



CITY OF HOGANSVILLE

Historic Preservation Commission

Regular Meeting Agenda

Tuesday, February 17, 2026 at 6:30 pm

111 High Street, Hogansville GA 30230

Chair: *Wanda Lowe 2028*

Board Member: *Carol Smith 2026*

Board Member: *Nicholas Murphy 2026*

Board Member: *Mary Ann Neureiter 2028*

Board Member: *Wendy Stolarick 2027*

Board Member: *Kristian Whisnand 2028*

Board Member: *Eli Kouns 2028*

Approval of Agenda

Approval of Minutes – January 20, 2026

New Business

1. Certificate of Appropriateness Application for 212 Johnson Street, Parcel No. 0241D007016

Member Concerns

Announcements

Next Meeting – May 19, 2026

Adjourn



City of Hogansville

Historic Preservation Commission

Regular Meeting – January 20, 2026

111 High Street, Hogansville GA 30230

Chair: *Wanda Lowe 2028*

Board Member: *Carol Smith 2026*

Board Member: *Sean Murphy 2026*

Board Member: *Mary Ann Neureiter 2028*

Board Member: *Wendy Stolarick 2027*

Board Member: *Kristian Whisnand 2028*

Board Member: *Eli Kouns 2028*

Board Members Present: Sean Murphy
Wanda Lowe
Eli Kouns
Kristian Whisnand

Also Present: Dhayna Portillo, Community Development Director

Absent: Carol Smith
Mary Ann Neureiter
Wendy Stolarick

Call to Order and Moment of Silence

Chair Wanda Lowe called the meeting to order and called for a moment of silence.

Approval of Agenda

The agenda was approved. Kristian Whisnand moved that the agenda be approved. Sean Murphy seconded the motion, and the agenda was adopted by all members present.

Approval of Minutes – September 30, 2025

Eli Kouns moved that the minutes of the regular meeting held September 30, 2025, be approved as presented. Sean Murphy seconded the motion. The motion carried with all in favor.

New Business

1. Chair Appointment

Sean Murphy made a motion to nominate Wanda Lowe to continue serving as chairperson of the Hogansville Historic Preservation Commission. This motion was seconded by Kristian Whisnand. The Hogansville Historic Preservation Commission approved the motion unanimously.

2. Certificate of Appropriateness Application for 311 E. Main Street, Parcel No. 0244W009007

Chris Swanson presented a request for a Certificate of Appropriateness to install a canvas awning on the building to protect it from weather exposure. He explained that when the building was originally purchased, it had an awning in place, but it was removed due to its weakened condition. Wanda Lowe expressed support for installing a canvas awning, noting it would be appropriate within the downtown area of influence.

Some confusion was noted, as the submitted materials referenced an aluminum awning; however, Mr. Swanson clarified that the proposed awning would be canvas. Sean Murphy made a motion to approve the Certificate of Appropriateness contingent upon a revised submission to Dhayna Portillo clearly identifying whether the awning material is canvas or aluminum. Eli Kouns seconded the motion, and the Historic Preservation Commission approved the motion unanimously.

Member Concerns

Next Meeting

The Hogansville Historic Preservation Commission will next meet on February 17, 2026, 6:30 pm at City Hall.

ADJOURN

Chair Wanda Lowe adjourned the meeting at 7:00 pm with unanimous consent.

Respectfully submitted,

Dhayna Portillo

Community Development Director ☺



Certificate of Appropriateness Application

Application Directions

- This form must be completed and signed before the Hogansville Historic Preservation Commission (HPC) will consider a request for exterior changes to a building or property within the City Historic District. The HPC does not review interior work.
- Applicants are encouraged to meet with the City Permit Officer before submitting an application. The Permit Officer can confirm whether or not your property is located within the City's Historic District, and if so, whether or not the proposed work will need a Certificate of Appropriateness from the City HPC.
- Most projects that require Certificates of Appropriateness will also require Building Permits. If so, apply for both at the same time, to save review time.
- Please refer to the Hogansville Design Manual to ensure that your project meets the criteria for approval. That Manual is available for viewing at City Hall.
- Your application and all required materials (listed below) must be submitted at least seven days prior to the next HPC meeting in order to put on the meeting agenda. All HPC meetings are open to the public and held at 6:30 pm on the 3rd Tuesdays quarterly, at City Hall
- Applicants are encouraged to attend the HPC review meeting, as the HPC may not consider the case, or may table the case until the next meeting, if the applicant is not present to answer questions.
- Submit this form and all required information to the City Hall, 111 High Street, Hogansville, GA 30230

Submitted	SUPPORTING MATERIALS REQUIRED FOR ALL APPLICATIONS
✓	Detailed description of proposed project
✓	Photographs of existing conditions
	Scaled drawings of proposed changes (Professional drawings are not required, but they must accurately show details, proportions and scale.)
✓	List of proposed materials, with dimensions
	Site plan (as requested)
	Manufacturer's literature (as requested)
	Material samples (as requested)
	Additional information may be requested as needed.

☒ Application Approved for Staff Review

☐ Application Rejected


Zoning Administrator

2-2-2026
Date



Case No. COA26-02

Date 2-4-26

Certificate of Appropriateness Application

APPLICANT INFORMATION

Name: David McKibben

Mailing Address: P. O. Box 382 Hogansville, GA 30230

Daytime Phone # (706) 637-8623

Other Phone # (706) 302-4667

E-mail: david@mckibbenfuneralhome.com

PROJECT INFORMATION

Project Address: 212 Johnson St. Hogansville, GA 30230

Property Owner: McKibben Funeral Home

Troup Tax Map No.: 0241D007016

This application is for: (check all that apply)

<input type="checkbox"/>	Sign/Awning
<input type="checkbox"/>	Fence
<input type="checkbox"/>	Driveways, sidewalks, landscaping features
<input checked="" type="checkbox"/>	Removal of non-historic features
<input type="checkbox"/>	Renewal of expired Certificate of Appropriateness without change to the original approval
<input type="checkbox"/>	Emergency construction to abate a hazardous condition
<input checked="" type="checkbox"/>	Addition / Alteration
<input type="checkbox"/>	New construction
<input type="checkbox"/>	Outbuilding
<input type="checkbox"/>	New Roof
<input type="checkbox"/>	Other:

DETAILED PROJECT DESCRIPTION

(Please see other side for additional submittal requirements. Attach additional pages as necessary.)

See attached work list

David McKibben
Applicant's Signature

1/13/2026

Date

1. Replace rotted post on front porch with similar style. New post is composite material. Picture of new post is attached.
2. Remove concrete block stairs on front porch (front and side) and replace with brick stairs. Concrete block is not historically accurate, and brick would be a better alternative. Picture of alternative is attached.
3. Original porch on side of house was enclosed. We would like to return that area back to being a porch.
4. Any rotted siding would be replaced with cement fiber board. Boards are 1x6 and have a wood grain pattern on the face. These would replicate original wood siding with reveal and texture.

Post

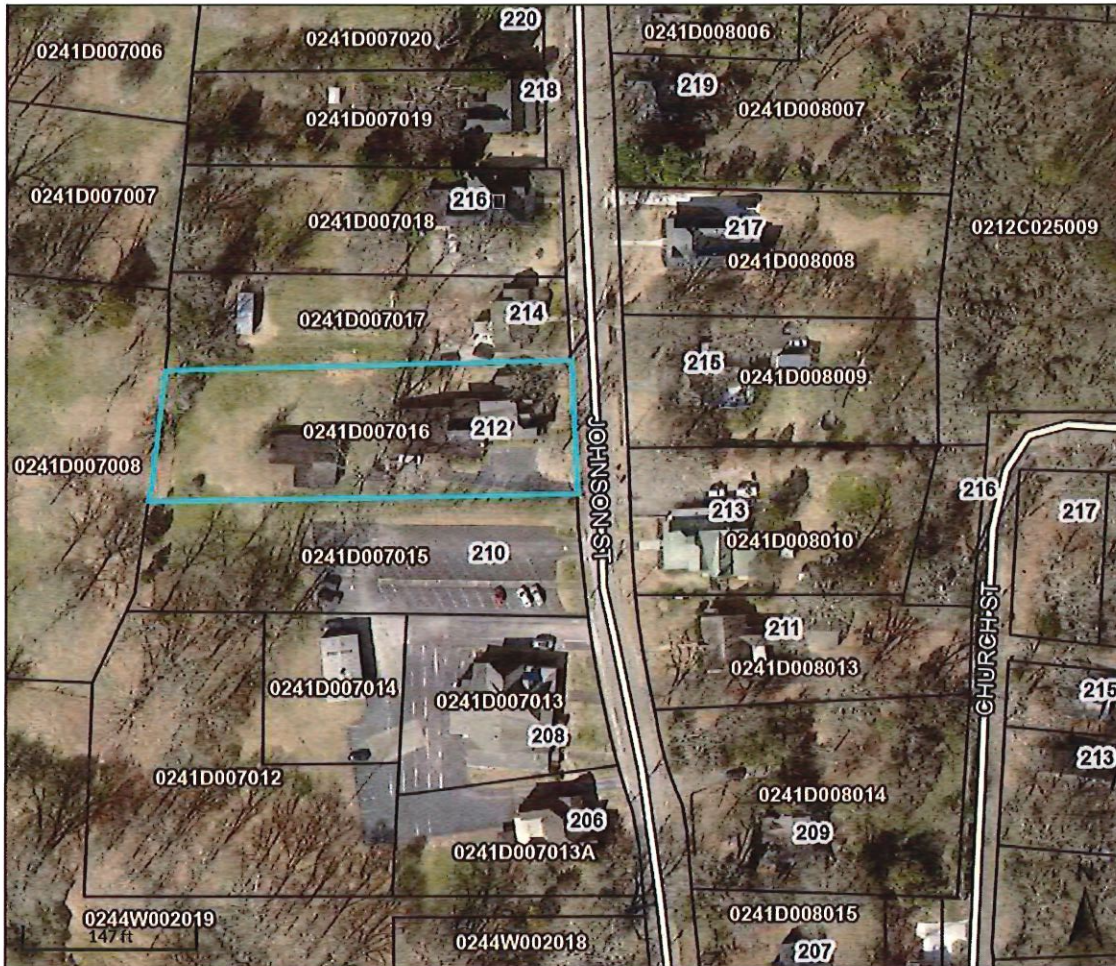


Stairs

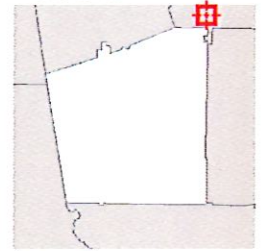


Side





Overview



Legend

Address Numbers



Parcel ID	0241D007016	Owner	MCKIBBEN FUNERAL HOME INC	Last 2 Sales			
Class Code	Residential		P O BOX 385	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		HOGANSVILLE, GA 30230	8/31/2018	\$74500	FM	Q
City	HOGANSVILLE	Physical Address	212 JOHNSON ST	10/9/2013	\$35000	N	U
Acres	0.98	Assessed Value	Value \$137490				
		Land Value	Value \$22100				
		Improvement Value	Value \$107500				
		Accessory Value	Value \$7890				

(Note: Not to be used on legal documents)

Date created: 2/4/2026

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