



CITY OF HOGANSVILLE

Historic Preservation Commission

Regular Meeting Agenda

Tuesday, January 20, 2026 at 6:30 pm
111 High Street, Hogansville GA 30230

Chair: *Wanda Lowe 2028*

Board Member: *Carol Smith 2026*

Board Member: *Mary Ann Neureiter 2028*

Board Member: *Kristian Whisnand 2028*

Board Member: *Nicholas Murphy 2026*

Board Member: *Wendy Stolarick 2027*

Board Member: *Eli Kouns 2028*

Approval of Agenda

Approval of Minutes – September 30, 2025

New Business

1. Chair and Vice-Chair Appointment
2. Certificate of Appropriateness Application for 311 E. Main Street, Parcel No. 0244W009007

Member Concerns

Announcements

Next Meeting – May 19, 2026

Adjourn



Minutes

City of Hogansville

Historic Preservation Commission

Regular Meeting – September 30, 2025

111 High Street, Hogansville GA 30230

Chair: *Wanda Lowe 2028*

Board Member: *Carol Smith 2026*

Board Member: *Mary Ann Neureiter 2028*

Board Member: *Kristian Whisnand 2028*

Board Member: *Sean Murphy 2026*

Board Member: *Wendy Stolarick 2027*

Board Member: *Eli Kouns 2028*

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

Also Present: Dhayna Portillo, Community Development Director

Absent: Carol Smith
Mary Ann Neureiter

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. Wendy Stolarick moved that the agenda be approved. Eli Kouns seconded the motion, and the agenda was adopted by all members present.

Approval of Minutes – January 7, 2025

Wendy Stolarick moved that the minutes of the regular meeting held January 7, 2025, be approved as presented. Sean Murphy seconded the motion. The motion carried with all in favor.

OLD Business

New Business

1. Certificate of Appropriateness Application for 202 Commerce Street, Parcel Nos. 0244W002011

Nathan Tilson presented a proposal requesting exterior changes to his new office space in Hogansville. His request included:

- Installation of a 4 ft. wide by 8 in. high sign, which he explained would not dominate the surrounding area
- Painting the exterior of the existing brick building
- Construction of brick planters at the front entrance of the structure

During the discussion, Wanda Lowe inquired about the age of the building. It was clarified that the building was constructed in 1952 and has served various purposes over the years, including as a doctor's office and a duplex. Ms. Lowe noted that Section 8.3 of the Hogansville Design Manual states that *brick should never be painted*, identifying this as the only issue with the request.

The request for a Certificate of Appropriateness (COA) was then put to a vote. A motion for conditional approval of the sign, roof, and gutters was made by Wendy Stolarick and seconded by Kristian Whisnand. The motion carried, and the Commission unanimously approved this portion of the COA request.

A separate motion was made by Wendy Stolarick to deny the request to paint the brick, seconded by Eli Kouns. The Commission also unanimously denied this portion of the request.

Member Concerns

Announcements

Next Meeting

The Hogansville Historic Preservation Commission will next meet on January 20, 2026, 6:30 pm at City Hall.

ADJOURN

Chair Wanda Lowe adjourned the meeting at 7:40 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 of each month, 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.

Case No. COAZ6-01Date 4 Dec 2025

Certificate of Appropriateness Application

APPLICANT INFORMATION

Name: SARAH SWANSON
Mailing Address: 204 OAK St. Hogansville, GA 30230
Daytime Phone # (706) 577-5521 Other Phone # (706) 587-6839 (CHRIS S.)
E-mail: artqueensay@yahoo.com

PROJECT INFORMATION

Project Address: 311 E. Main St. Hogansville, GA 30230
Property Owner: SARAH & CHRIS SWANSON
Troup Tax Map No.: _____

This application is for: (check all that apply)

<input checked="" type="checkbox"/>	Sign/Awning
<input type="checkbox"/>	Fence
<input type="checkbox"/>	Driveways, sidewalks, landscaping features
<input 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 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.)

awning over entrance of 311 E. Main St.
The Suffering Artist Gallery

Applicant's Signature

Date

4 Dec 2025

Thank you for considering our proposed addition to The Suffering Artist at 311 E Main St. Below is a detailed description of our plans for the property's Main St facade. The description includes the proposed materials list and finished dimensions.

Nature of Project:

An awning over the Main St entrance to The Suffering Artist Gallery

Purpose of Project:

The building at 311 E Main had an awning when we purchased the property. It was in poor condition so we removed it as part of the renovations. We would like to put up a new awning over the main entrance. We believe it will restore its original character, enhance curb appeal, and protect the wood paneled facade from rain damage.

Description of Project:

We have chosen Southeast Awnings as our contractor for the project. They provided the description below as part of their estimate of cost:

Awning style:

Overhead supported aluminum canopy, a picture of the approximate finished appearance is included with this description.

Dimensions:

236" Wide x 48" Projection

Materials:

7" Roll Formed Aluminum Fascia
12" x 3" Flat Aluminum Deck Pans
6" Square Wall Plates with 1.5" Square Support Bars
Scupper Style Water Discharge

Price:

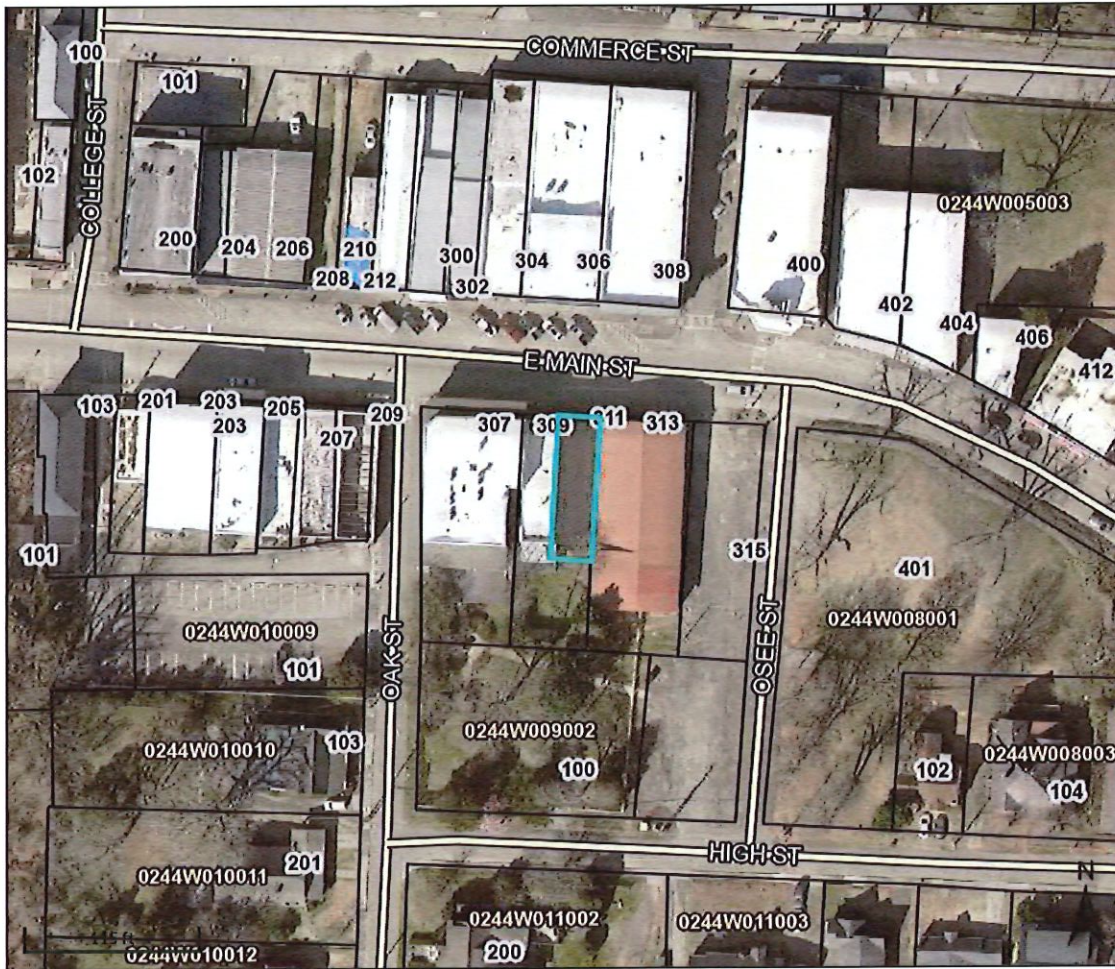
\$2800.00 plus \$117.60 Sales Tax

Other Notes:

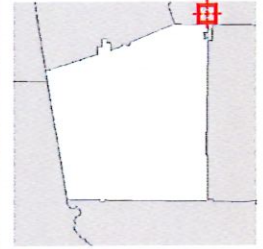
1. Terms: Due at Installation
2. Southeast Awnings has Complete Workman's Compensation and General Liability Coverage.

Sincerely,
Sarah and Chris Swanson





Overview



Legend

Address Numbers

Parcels

Roads

Parcel ID	0244W009007	Owner	SWANSON CHRISTOPHER MICHAEL &	Last 2 Sales			
Class Code	Commercial		SARAH S	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		204 OAK ST	1/29/2015	\$25000	IP	U
City	HOGANSVILLE		HOGANSVILLE, GA 30230	12/21/2007		N	U
Acres	0.06	Physical Address	311 E MAIN ST				
		Assessed Value	Value \$139100				
		Land Value	Value \$9000				
		Improvement Value	Value \$130100				
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 1/13/2026
Last Data Uploaded: 1/12/2026 10:33:08 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

