



Historic Preservation Commission

Called Meeting Agenda

Thursday, September 24, 2026 at 7:00 pm

111 High Street, Hogansville GA 30230

Chair: Wanda Lowe 2028

Board Member: *Carol Smith 2029*

Board Member: *Nicholas Murphey 2029*

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 – July 21, 2026

Approval of Work Session Minutes – August 4, 2026

New Business

1. Certificate of Appropriateness Application for West Main Street, Parcel No.

0244X003017

2. Hogansville Historic Design Manual Discussion

Member Concerns

Announcements

Next Meeting – January 19, 2027

Adjourn



Chair: *Wanda Lowe 2028*

Board Member: *Carol Smith 2026*

Board Member: *Sean Murphey 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 Murphey
Eli Kouns
Wendy Stolarick
Mary Ann Neureiter

Also Present: Dhayna Portillo, Community Development Director

Absent: Wanda Lowe
Carol Smith
Kristian Whisnand

Call to Order and Moment of Silence

Acting Chair Sean Murphey called the meeting to order and called for a moment of silence.

Approval of Agenda

The agenda was approved. Mary Ann Neureiter moved that the agenda be approved. Wendy Stolarick seconded the motion, and the agenda was adopted by all members present.

Approval of Minutes – June 16, 2026

Mary Ann Neureiter moved that the minutes of the regular meeting held June 16, 2026, be approved as presented. Wendy Stolarick seconded the motion. The motion carried with all in favor.

New Business

1. Certificate of Appropriateness Application for 203 Johnson Street, Parcel No. 0244W001002

Property owner Rebecca outlined plans to restore a 100-year-old house to its historic character, addressing past non-historic alterations (1990s vinyl siding, drop ceilings) and interior damage from leaks and squatting. Windows to be replaced within original frames, maintaining two existing sizes. Preserve and reuse front brick elements where possible; existing brick porch veneer is non-structural and removable; steps leading to the road (non-original and unsafe) will be removed. They would also be replacing rotted wooden porch railing with a hand-built metal railing; keeping the original hardwood front door.

Sean Murphey brought up concerns about compliance concerns regarding substituting original wood railing with metal and using board-and-batten instead of matching original horizontal lap siding. He brought up that he would like to have a called meeting on August 4th to discuss the project further with the full commission.

Wendy Stolarick made a motion to partially approve the Certificate of Appropriateness for 203 Johnson Street with the condition that additional discussion will be had regarding the board and batten siding, gable windows, and the iron/metal railing. Mary Ann Neureiter 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 August 4, 2026, 7:00 pm at City Hall for a called meeting.

ADJOURN

Acting Chair Sean Murphey adjourned the meeting at 8:00 pm with unanimous consent.

Respectfully submitted,

Dhayna Portillo

Community Development Director ☺



Chair: *Wanda Lowe 2028*

Board Member: *Carol Smith 2029*

Board Member: *Sean Murphey 2029*

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 Murphey
Eli Kouns
Wendy Stolarick
Mary Ann Neureiter
Wanda Lowe

Also Present: Dhayna Portillo, Community Development Director

Absent: Carol Smith
Kristian Whisnand

New Business

1. Certificate of Appropriateness Application for 203 Johnson Street, Parcel No. 0244W001002

The commission reviewed a renovation proposal for a property at 203 Johnson Street, a former mill house built around 1920. The owners, Rebecca and Trey, plan a significant renovation but noted the property has no original historical elements left due to previous modifications and moisture damage. The exterior is covered in vinyl over T-111 siding, and the interior plaster and lath are mostly gone. The owners' proposal includes:

- **Siding:** Installing board and batten siding, arguing it is lighter than horizontal lap siding, which could strain the aging structure's "wonky" walls and less robust foundation. They also claim it is easier to install level on the uneven surfaces.
- **Porch Railings:** Replacing wooden posts with black powder-coated metal railings.
- **Windows:** Replacing existing vinyl windows with new ones of the same dimensions.

The committee expressed significant concerns that the proposed materials did not align with the historic district's guidelines.

- **Siding:** Board and batten siding is not characteristic of the neighborhood, which primarily features horizontal lap siding or brick. Citing Guidelines 5.4.10 and 5.4.3, the committee recommended to the homeowners to search for similar materials.
- **Porch Railings:** Guideline 7.6 was referenced, stating that original wooden posts should be retained or replaced in-kind, not with materials like welded steel. While the homeowners argued wrought iron was used in the 1920s-40s, the committee noted it was not typical for porches in Hogansville.
- **Gable Windows:** The addition of gable windows was mentioned as a previous point of concern.

Wendy Stolarick made a motion to disapprove the Certificate of Appropriateness for 203 Johnson Street for the following proposed items: board and batton siding, gable windows, and iron railing. Mary Ann Neureiter seconded the motion, and the Historic Preservation Commission approved the motion unanimously.

ADJOURN

Chair Wanda Lowe adjourned the meeting at 8:15 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

Date



Case No. _____

Date _____

Certificate of Appropriateness Application

APPLICANT INFORMATION

Name: 1884, LLC (Andrew Villarreal)

Mailing Address: PO Box 218, Brooks, GA 30205

Daytime Phone # 678-622-1383 Other Phone # _____

E-mail: avill@campinvestments.com

PROJECT INFORMATION

Project Address: W. Main St (Parcel 0244x003017 - Approved for lot split)

Property Owner: 1884, LLC

Troup Tax Map No.: Parcel 0244x003017

This application is for: (check all that apply)

☐	Sign/Awning
☐	Fence
☐	Driveways, sidewalks, landscaping features
☐	Removal of non-historic features
☐	Renewal of expired Certificate of Appropriateness without change to the original approval
☐	Emergency construction to abate a hazardous condition
☐	Addition / Alteration
☒	New construction
☐	Outbuilding
☐	New Roof
☐	Other:

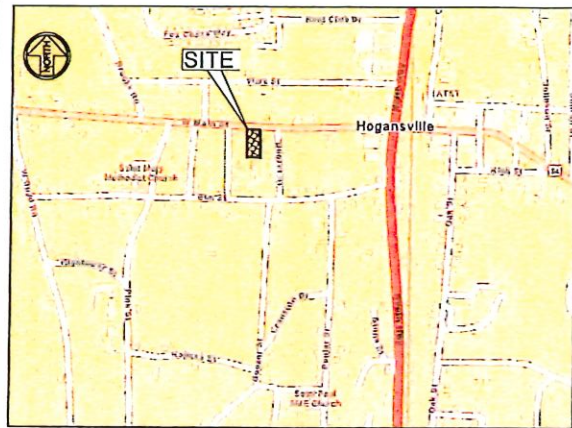
DETAILED PROJECT DESCRIPTION

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

Construction of new single family residential homes. Homes
should be built with hardie lap siding, architectural shingles,
hardie wrapped columns, wood/fer front doors, etc. See attached
survey, lot pictures and possible house plans.

Applicant's Signature _____

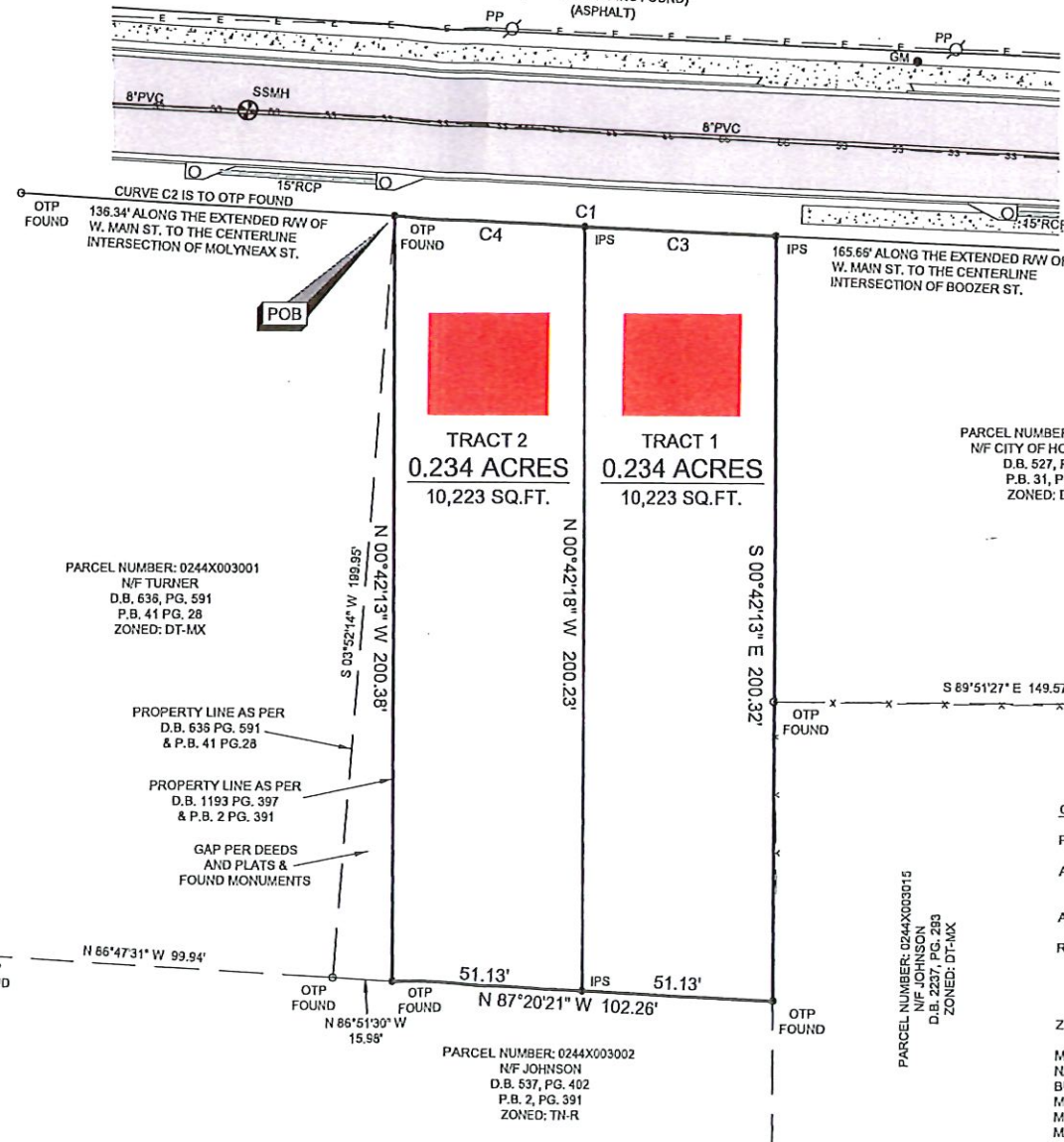
9-4-26
Date



VICINITY MAP
NTS

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10547.21'	102.27'	102.27'	N 87°18'04" W
C2	10547.21'	100.24'	100.24'	S 85°45'04" E
C3	10547.21'	51.13'	51.13'	N 87°26'24" W
C4	10547.21'	51.14'	51.14'	S 87°09'44" E

WEST MAIN STREET
a.k.a. GA. HWY. NO. 54
~APPARENT 30' R/W~
(AS PER IRON PINS FOUND)
(ASPHALT)



PARCEL NUMBER: 244X003016
N/F CITY OF HOGANSVILLE
D.B. 527, PG. 131
P.B. 31, PG. 183
ZONED: DT-MX

PARCEL NUMBER: 0244X003001
N/F TURNER
D.B. 636, PG. 591
P.B. 41 PG. 28
ZONED: DT-MX

PARCEL NUMBER: 0244X003015
N/F JOHNSON
D.B. 237, PG. 293
ZONED: DT-MX

PARCEL NUMBER: 0244X003002
N/F JOHNSON
D.B. 537, PG. 402
P.B. 2, PG. 391
ZONED: TN-R

GENERAL NOTES:

PARENT PARCEL NUMBER: 0244X003017

ADDRESS: W. MAIN STREET
HOGANSVILLE, GA. 30230

AREA: 0.469 ACRES/ 20,446 SQ. FT

REFERENCES: D.B. 1193, PG. 397-398
FILED/RECORDED: JUNE 23, 2004
P.B. 2, PG. 391-392
FILED/RECORDED: JULY 6, 1956

ZONED: DT-MX

MAXIMUM NUMBER OF PRIMARY DWELLINGS (PER LOT):
N/A
BUILDING COVERAGE (MAXIMUM, % OF LOT AREA): 100%
MINIMUM LOT SIZE: NONE
MINIMUM LOT FRONTAGE: NONE
MAXIMUM BUILDING HEIGHT: 40'

FRONT SETBACK: NONE
REAR SETBACK: NONE
SIDE SETBACK: NONE

THERE ARE NO STATE WATERS ON THE PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF
THE PARTY OR ENTITY NAMED HEREON AND THE
CERTIFICATION DOES NOT EXTEND TO ANY OTHERS.



GRAPHIC SCALE: 1" = 30'

LEGEND

GP = GUIDE POLE
PP = POWER POLE
POB = POINT OF BEGINNING
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
R/W = RIGHT OF WAY
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
IPS = IRON PIN SET (#4 REBAR)
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE

WOODEN POWER POLE —
EX. OVERHEAD POWERLINES —
EX. FENCE —
STORM PIPE —
SINGLE WING CATCH BASIN —
EX. WATER METER —
EX. WATER VALVE —
FIRE HYDRANT —
EX. BUILDING —
EX. ASPHALT —
EX. GRAVEL —
EX. CONCRETE —
EX. ASPHALT MILL —

APPROVED:
PLANNING & ZONING DIRECTOR

SIGNATURE _____ DATE _____

APPROVED:
PLANNING COMMISSION CHAIRMAN

SIGNATURE _____ DATE _____

SURVEY ORDERED BY: ANDREW VILLAREAL
FIELDWORK COMPLETED ON 7-22-26
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN
OR NOT SHOWN, RECORDED OR UNRECORDED.
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH
COULD REVEAL ENCUMBRANCES NOT SHOWN.
UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL
UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO
RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS SURVEY WAS COMPLETED USING A EGPS 20TL DUAL FREQUENCY
GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A
POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95%
CONFIDENCE LEVEL.
PLAT E.O.C. 1: 195,211

FLOOD STATEMENT
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY
IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER
COMMUNITY PANEL NUMBER 13285C0065E DATED: JULY 3, 2012

SURVEYORS CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Tim L. Miller GA. RLS # 3150 Date: 07-30-2026

**SIBLEY-MILLER
SURVEYING & PLANNING INC.**

212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

MINOR PLAT FOR:

MALLARD RESIDENTIAL
W. MAIN STREET

TOTAL AREA: 0.469 ACRES

CITY OF HOGANSVILLE

LAND LOT 10 OF THE 12th DISTRICT
TROUP COUNTY, GEORGIA



PROJECT #: L26104
MINOR PLAT

DRAWN BY: PWF
CHECKED BY: TLM / KM
SCALE: 1" = 30'
DATE: 07/30/2026

SHEET: 1 OF 1







THE MAHONEY

MASCORD PLAN 21149A | 1,394 SQ FT

3 BEDROOMS | 2.5 BATHS | 2 STORIES | NO GARAGE

MODERN FARMHOUSE STYLE IN A COMPACT FOOTPRINT

A narrow two-story design with an open main level, covered front porch, rear patio, and all three bedrooms upstairs. At only 26 feet wide, the plan is especially well suited to compact lots.

1,394

HEATED SQ FT

26'

WIDTH

34'

DEPTH

3

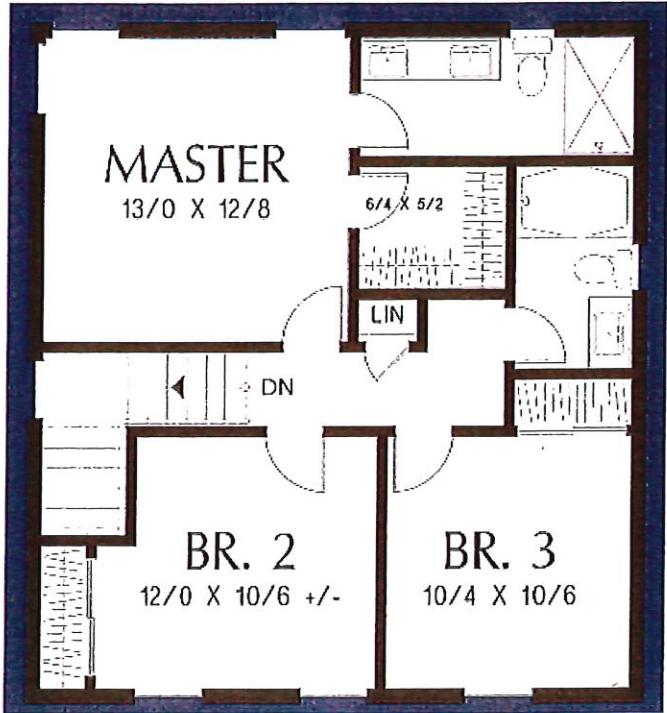
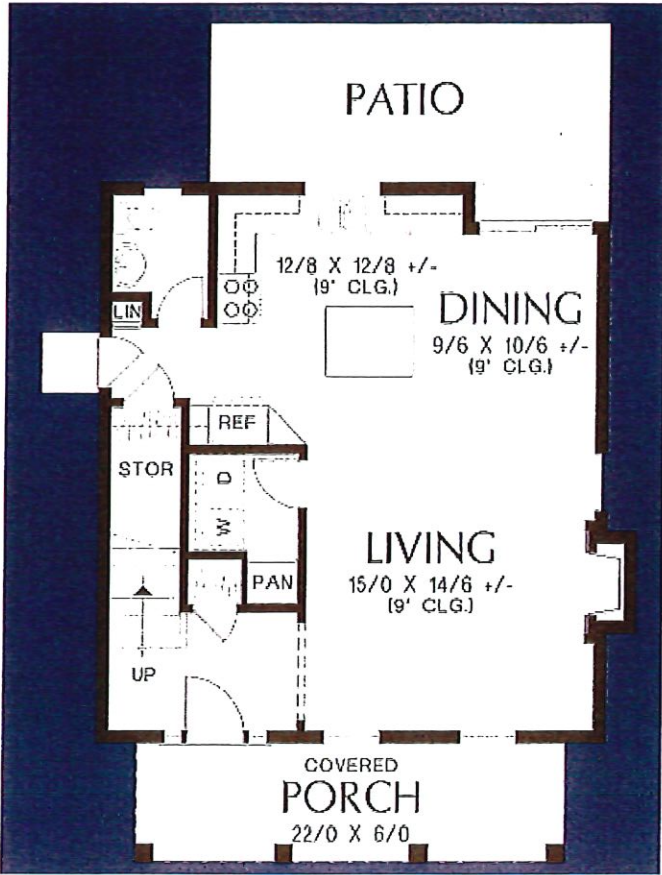
BEDROOMS

Marketing concept sheet based on Mascord Plan 21149A, The Mahoney.
Verify dimensions, specifications, licensing, and construction requirements before building.

FLOOR PLAN & FEATURES

MAIN LEVEL — 714 SQ FT

UPPER LEVEL — 680 SQ FT



PLAN HIGHLIGHTS

- 3 bedrooms upstairs, including primary suite
- 2 full baths upstairs + main-level powder room
- Open living / dining area
- Kitchen island and walk-in pantry
- Main-level laundry
- 22' x 6' covered front porch
- Rear patio
- No garage in the base design

Floor plan and exterior images supplied by the user. Not for construction.



COUNTRY FARMHOUSE

PLAN 69893AM | 1,474 SQ FT
3 BEDROOMS | 2.5 BATHS | 2 STORIES

CLASSIC FARMHOUSE CHARACTER. EFFICIENT FAMILY PLAN.

A compact two-story home with generous front and rear porches, an open living/dining area, and a private main-level primary suite. Two additional bedrooms are located upstairs.

1,474
HEATED SQ FT

3
BEDROOMS

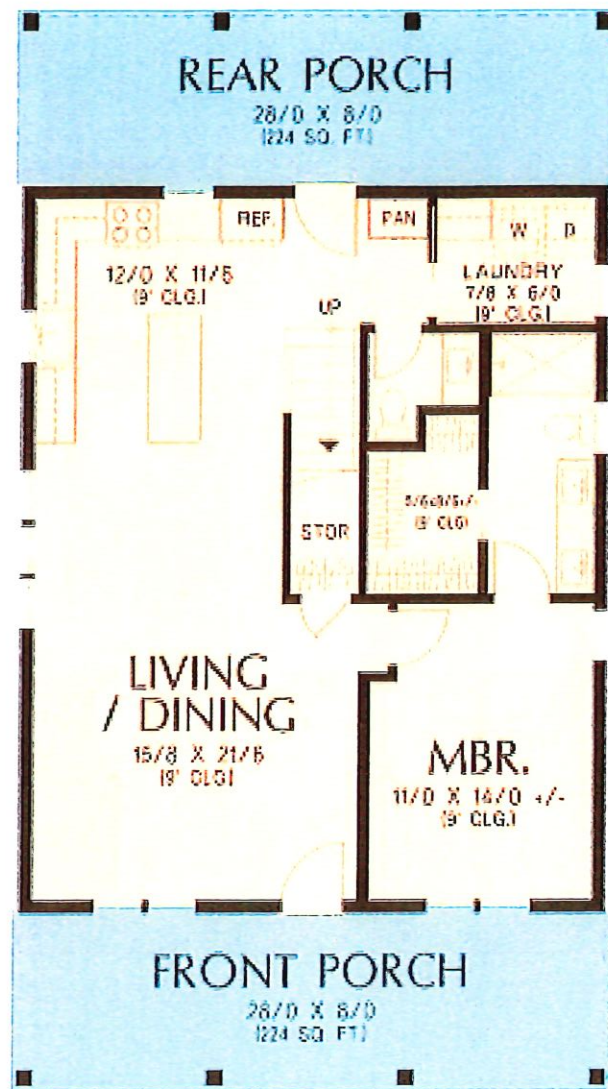
2.5
BATHS

2
STORIES

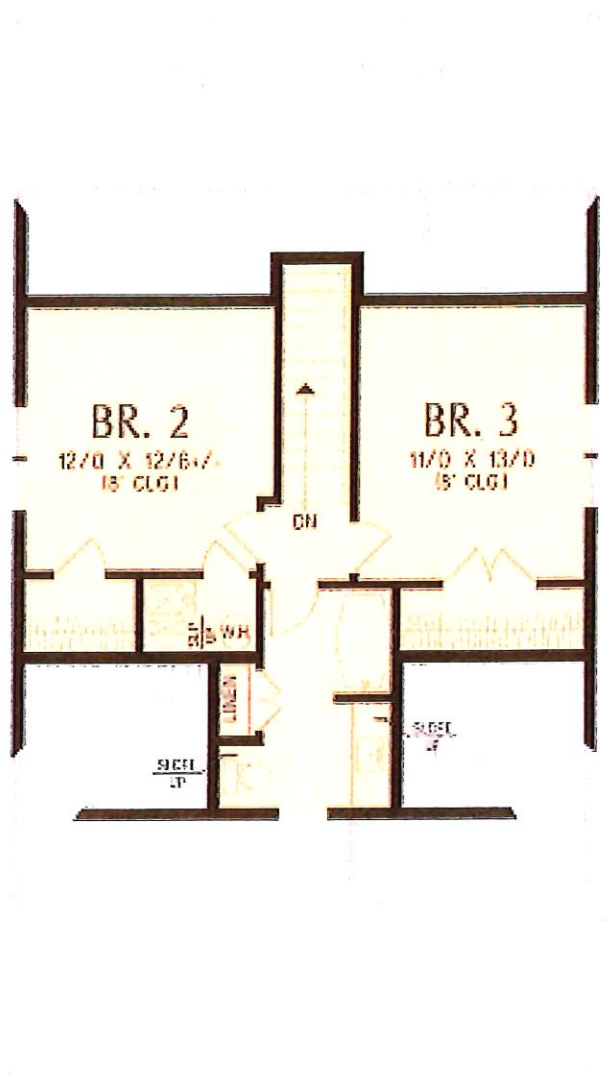
*Concept marketing sheet based on Architectural Designs Plan 69893AM.
Verify all dimensions, specifications, pricing, and plan licensing before construction.*

FLOOR PLAN & FEATURES

MAIN LEVEL



UPPER LEVEL



PLAN HIGHLIGHTS

- 28' x 8' covered front porch
- 28' x 8' covered rear porch
- Open living / dining space
- Main-level primary bedroom
- Kitchen with island and pantry
- Main-level laundry
- Two secondary bedrooms upstairs
- Compact two-story footprint

Floor plan images reproduced from user-provided plan marketing images. Not for construction.