



**HISTORIC PRESERVATION COMMISSION
STAFF REPORT – CERTIFICATE OF
APPROPRIATENESS APPLICATION
NO. HPC-CA-2026-04**

HEARING DATES
HISTORIC PRESERVATION
COMMISSION:
06/15/2026 at 5:00pm

CERTIFICATE OF APPROPRIATENESS APPLICATION AND DOCUMENTS:

HPC-CA-2026-04 - Certificate of Appropriateness – Staff Report
Attachment A: HPC-CA-2026-04 - Certificate of Appropriateness Application
Attachment B: HPC-CA-2026-04 – Window Specifications & Renderings
Attachment C: HPC-CA-2026-04 – Legal Notification

CERTIFICATE OF APPROPRIATENESS REQUEST:

APPLICATION No. HPC-CA-2026-04:

Applicant: *Georgia Highlands College*
Applicant Address: *3175 Cedartown Highway*
City: *Rome* State: *Georgia* Zip: *30161*

Titleholder: *Board of Regents of the University System of Georgia*
Titleholder Address: *270 Washington Street SW*
City: *Atlanta* State: *Georgia* Zip: *30334*

Location of Property: *25 Court House Square, Dallas, GA. 30132*
Tax Parcel ID No.: *116.3.4.015.0000*
Land Lot(s): *275* District: *2nd* Section: *3rd*
Intended Use of Property: *Educational Institution*
Proposed Unit Count: *n/a*
Zoning District: *CBD “Central Business District” (City)*

Setbacks & Lot Requirements:

Minimum Lot Size –N/A overall parcel.; Minimum Lot Width – 25ft over all parcel; Minimum Lot Frontage – 25ft.; Maximum Building Height₉ – (Principal 65ft.) (Accessory – 24ft.); Front Setback_{1,10} – 0ft / 15ft.₁₄; Side Setback₂ – (Principal – 0ft. / 5ft. ₁₃) Accessory – 5ft.); Rear Setback₂ – (Principal – 0ft. / 5ft. ₁₃) Accessory – 5ft.); Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/A) (2+ Story – N/A); Total Minimum Living Area (Per Unit) – 750sf Avg.; Minimum Living Area Façade Width – N/A; Maximum Lot Coverage (structures and buildings) – N/A; Maximum Lot Coverage (all impervious surfaces) – N/A



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06/15/2026 at 5:00pm

Unified Development Code Chapter(s) & Section(s):

- *Chapter X; Sec. 10.01 – Historic Preservation; 5) Application to Preservation Commission for Certificate of Appropriateness; a) Approval of Material Change in Appearance in Historic Districts or Involving Historic Properties*

Design Guidelines for Historic Districts and Sites:

- *A -Overview; Chapter 2 –How to use these Guidelines; 2.6. Certificate of Appropriateness Approval Matrix-Commercial*
- *B - Commercial Historic District Guidelines; Chapter 4 – Commercial Architectural Design Guidelines; 4.2. Upper Facades; HPC Design Guidelines 4.2.1 – 4.2.11*

Description of Project:

- 1- *Removal and replacement of existing building windows. Installation of windows compliant with current building code. Replacement windows are compliant with the city’s commercial historic district guidelines and architectural requirements.*

STAFF COMMENTS:

Georgia Highlands College (Applicant), and *Board of Regents of the University System of Georgia* (Titleholder), has applied and seeks a Certificate of Appropriateness for property legally known as *25 Court House Square, Dallas, GA. 30132*; Tax Parcel I.D. No. *116.3.4.015.0000* located in Land Lot: *275* in the *2nd* District and *3rd* Section of Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

NORTH: CBD & C-1 (City)
EAST: CBD (City)
SOUTH: CBD (City)
WEST: CBD (City)

ADJACENT DEVELOPMENT

NORTH: Commercial Property
EAST: Commercial Property
SOUTH: Commercial Property
WEST: Commercial Property

B. Impact on adjacent properties

- *None – The proposed scope of work will have no effect on adjacent properties.*



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C. Adverse effect on the usability of adjacent or nearby property

- *None – The proposed scope of work will have no effect on adjacent properties.*

D. Proposal causes excessive or burdensome use of streets, transportation facilities, utilities, schools

- *None – Property is a continued Educational Institution use*

E. Supported by current conditions

- *Replacement windows and installation shall conform to all historic and architectural requirements including but not limited to B - Commercial Historic District Guidelines; Chapter 4 – Commercial Architectural Design Guidelines; 4.2. Upper Facades; HPC Design Guidelines 4.2.1 – 4.2.11*

F. 2022 Comprehensive Plan

- *Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being shown within the Downtown Special Interest character area, per the future development map found on page 99.*

STAFF RECOMMENDATIONS:

Based on the preceding analysis, the City’s - Community Development Department recommends approval of the Certificate of Appropriateness to the Historic Preservation Commission with the following stipulations to be applied:

1. The Applicant shall remove and install the replacement windows in strict conformity with the renderings and specifications as approved by the Historic Preservation Commission.
2. The window material type, design, and installation specified in this approval shall not be altered. Any proposed changes to material type, design, and/or installation shall require the resubmission and approval of a new Certificate of Appropriateness (COA).

Unless explicitly stated herein, all other Historic Preservation requirements along with lot, development, design, and architectural standards shall comply as written in the City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga - Historic Preservation Commission make the final decision on all Certificate of Appropriateness Applications.



Historical Preservation Commission
Application for Certificate of Appropriateness

Applicant Name: Georgia Highlands College
Mailing Address: 3175 Cedartown Hwy
Rome, GA 30161
Phone:
Email:

NOTE: If the applicant is not the owner(s) as listed on the Property Deed, a notarized statement signed by the property owner(s) authorizing the applicant to make this request, shall be attached to the application. This statement shall include the property owner(s) name, address, phone number and email address.

Project Information

Property/Project Address:
25 Courthouse Square, Dallas, Ga 30132

Existing Building Type: Residential Commercial

Project Type: New Building Addition to Building Demolition
Fences, Walls, Landscape Minor Exterior Change
Major Restoration, rehabilitation or remodeling Other

Brief Project Description (example: addition of sunroom, install fence):

Window Replacement

Contractor/Consultant/Architect:
Brown and Root Industrial Services. LLC

Project Start Date: 6/22/26 Anticipated Completion: 8/10/26

Precedence of Decisions

Each application will be considered on its own merit with reference to the Secretary of the Interior's Standards and the Commission's published guidelines. While the Historic Preservation Commission may consider past actions when making decisions on an Application for a Certificate of Appropriateness, it is not held by those decisions when considering new applications that may appear similar in character.

PROCEDURE

Application Requirements

All applications must be complete and include support materials listed on the reverse of this form and a \$25 non-refundable application fee.

Application Deadlines

Applications shall be submitted no less than 30 days prior to the next regularly scheduled meeting of the Historic Preservation Commission. (Regular meetings are held the 3rd Tuesday of each month except for July and December (no meetings in those months).

Application Representation

The applicant or the authorized representative of the applicant, shall attend the public hearing before The Historic Planning Commission and shall be given an opportunity to address the Commission.

Building Permit Requirements

In addition to a COA application, building permits must be acquired from the Community Development Department. Building permits will not be issued without proof of a COA.

Deadline for Project Completion

After approval, the COA is valid for 18 months and void if construction does not begin within 6 months of approval.

Office Use Only

Date Received: 5/22/2026

Application #: HPC-CA-2026-04

Legal Notice: 5/28/2026

HPC Hearing: 6/15/2026

HPC Decision:

COA Expiration:

Project Description

Include support material (refer to list to the right) and attach additional sheets if needed. If the proposed scope of work will involve more than one type of project, please divide the description. (Example: (1) Addition to rear (2) New roof)

Replace all existing windows in the Bagby

new vinyl windows.

Authorization

~~In consideration for the City of Dallas' review of this application for a proposed change to a locally designated property, the applicant agrees to hereby indemnify and hold harmless the City and its agents and employees from and against all claims, damages, and/or liability arising from or related to this application or any issuance of a permit hereunder.~~

Jamie L. Petty

Printed Name

Jamie L. Petty
Signature

05/22/2026

Date

Support Material

The following list includes the support material necessary for review of a particular project:

New Buildings / New Additions

- Site Plan
- Architectural elevations
- Floor plans
- Landscape plan (vegetation not required)
- Description of construction materials
- Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling

- Architectural elevations or sketches
- Description of proposed changes
- Description of construction materials
- Photographs of existing building
- Documentation of earlier historic appearances (restoration only)

Minor Exterior Changes

- Description of proposed changes
- Description of construction materials
- Photographs of existing building

Site Changes

Parking Areas, Drives, Walks

- Site Plan or sketch of site
- Description of construction materials
- Photograph of site

Fences, Walls, Systems

- Site Plan or sketch of site
- Architectural elevations or sketches
- Description of construction materials
- Photograph of site

Signs

- Specifications
- Description of construction materials and illumination

Demolition

- Must include a complete plan for the new development.
- Timetable
- Demolition budget
- New construction budget
- Evidence of adequate financing.
- Demolition permit from Community Development Dept. (including lead & asbestos abatement)

Only complete applications will be placed on the agenda for design review.

**Submit to:
City of Dallas
Community Development Department
200 Main St.
Dallas, Ga. 30132**



SCOPE OF WORK

Project Name

Date

DISCLAIMER

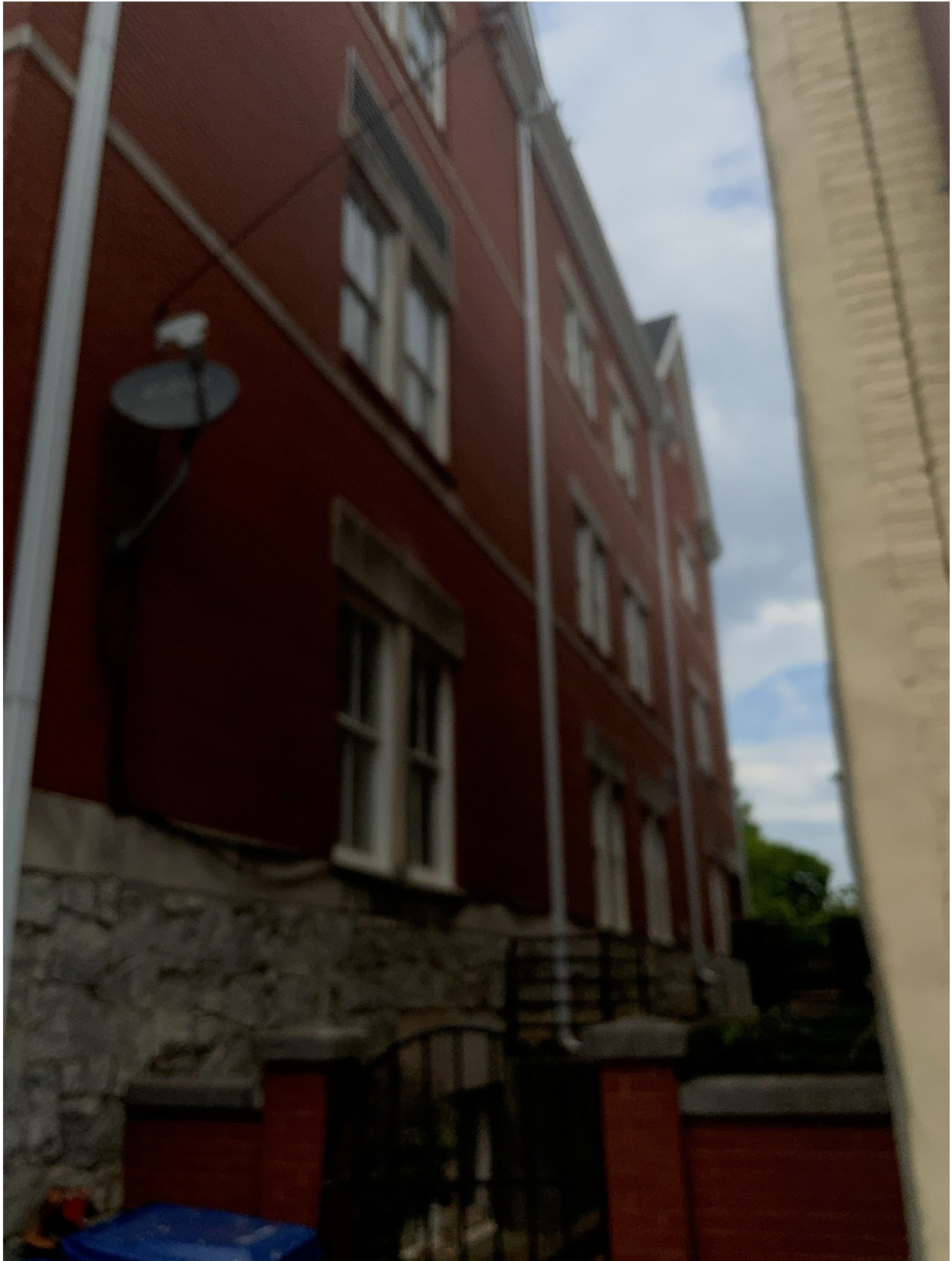
Georgia Highlands College does NOT pay deposits before a project begins. Partial draws can be made once material is on site and/or some work has been completed.

General Requirements

- Remove all windows on all four sides of the Bagby building. (104 regular windows, 8 picture windows, 8 small attic windows, 8 semi-circular window, 1 round windows, 6 partial arch window)
- Remove all rotten wood as needed around the windows, including the windowsills, trim and moldings and replace with white PVC window trim.
- Replace old windows with new single hung exterior vinyl windows with a center muntin.
- Replace all small rectangular windows, semi-circular windows and round windows (no muntin unless existing window has one).
- Windows must be primed and painted after installing. Paint must match existing color, GHC will provide paint specs.
- The contractor is responsible for providing all materials. The contractor is also responsible for all disposal of demolished material.
- The contractor is responsible for contacting the proper authority from the city of Dallas for any street closures or traffic issues, i.e. city police or public works. GHC will provide a contact.
- The contractor will provide all material, equipment and labor for the project.



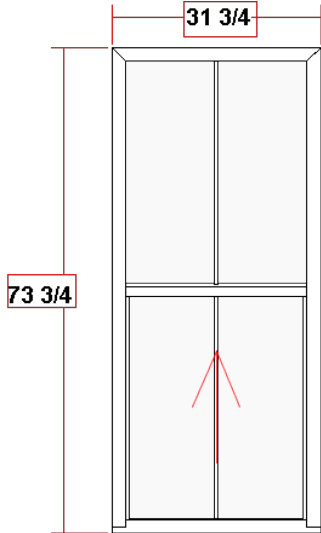






No.	Description	Qty
1	900 Series Replacement	23

Outside View



Description: SINGLE HUNG

Location:			
Frame size:	Width: 31 3/4	Height: 73 3/4	
1/4" RO:	Width: 32	Height: 74	
	Area: 16.27 sq. ft	Weight: 0.00 lb t	

Options

Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Screen	: Half Screen
Reinforce	: Not Required
Sash Stop	: Not Required

Notes

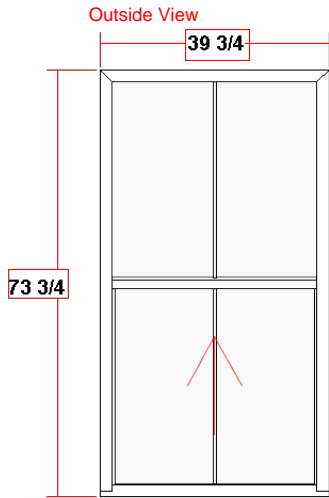
3/4" FLAT WHITE GRIDS

Glass

SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

2 900 Series Replacement

13



Description: SINGLE HUNG

Location:			
Frame size:	Width: 39 3/4	Height: 73 3/4	
1/4" RO:	Width: 40	Height: 74	
	Area: 20.36 sq. ft	Weight: 0.00 lb t	

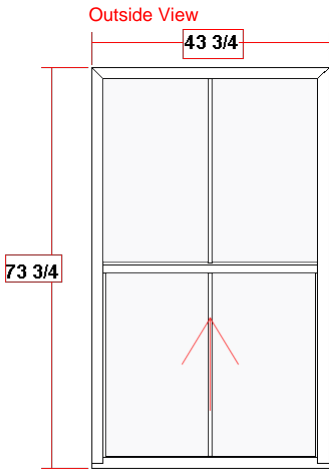
Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Screen	: Half Screen
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
3/4" FLAT WHITE GRIDS

Glass
 SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

3 900 Series Replacement

1



Description: SINGLE HUNG

Location:			
Frame size:	Width: 43 3/4	Height: 73 3/4	
1/4" RO:	Width: 44	Height: 74	
	Area: 22.41 sq. ft	Weight: 0.00 lb t	

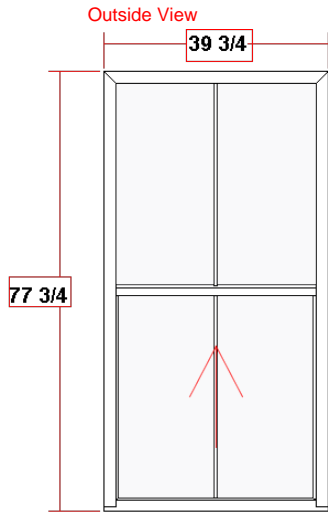
Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Screen	: Half Screen
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
3/4" FLAT WHITE GRIDS

Glass
 SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

4 900 Series Replacement

10



Description: SINGLE HUNG

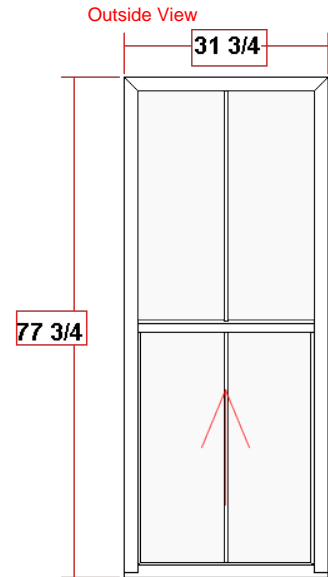
Location:			
Frame size:	Width: 39 3/4	Height: 77 3/4	
1/4" RO:	Width: 40	Height: 78	
	Area: 21.47 sq. ft	Weight: 0.00 lb t	

Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Screen	: Half Screen
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
3/4" FLAT WHITE GRIDS

Glass
SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

5 900 Series Replacement



Description: SINGLE HUNG

Location:			
Frame size:	Width: 31 3/4	Height: 77 3/4	
1/4" RO:	Width: 32	Height: 78	
	Area: 17.15 sq. ft	Weight: 0.00 lb t	

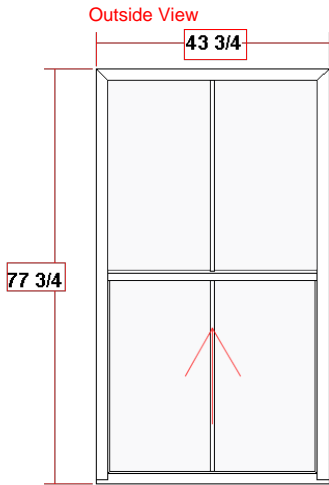
Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Screen	: Half Screen
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
3/4" FLAT WHITE GRIDS

Glass
SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

6 900 Series Replacement

1



Description: SINGLE HUNG

Location:			
Frame size:	Width: 43 3/4	Height: 77 3/4	
1/4" RO:	Width: 44	Height: 78	
	Area: 23.63 sq. ft	Weight: 0.00 lb t	

Options

Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Screen	: Half Screen
Reinforce	: Not Required
Sash Stop	: Not Required

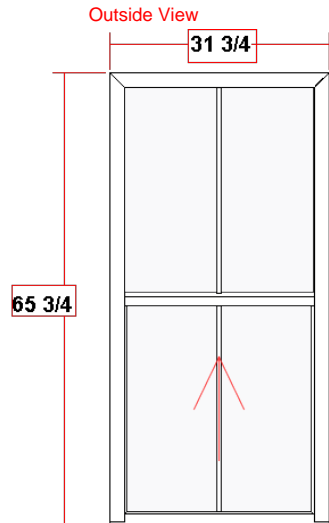
Notes

3/4" FLAT WHITE GRIDS

Glass

SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

7 900 Series Replacement



Description: SINGLE HUNG

Location:			
Frame size:	Width: 31 3/4	Height: 65 3/4	
1/4" RO:	Width: 32	Height: 66	
	Area: 14.5 sq. ft	Weight: 0.00 lb t	

Options

Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Screen	: Half Screen
Reinforce	: Not Required
Sash Stop	: Not Required

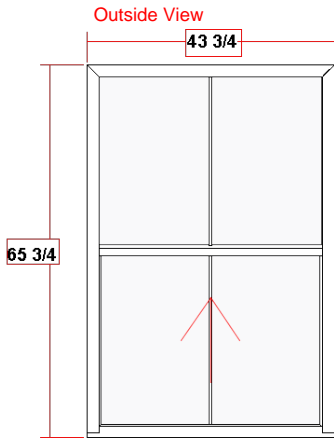
Notes

3/4" FLAT WHITE GRIDS

Glass

SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

8 900 Series Replacement



Description: SINGLE HUNG

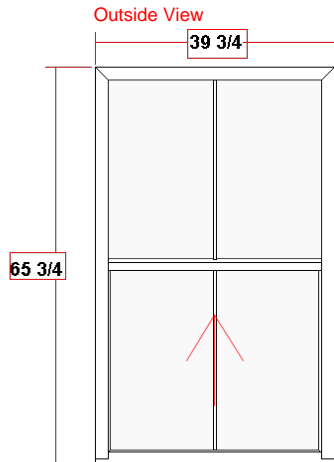
Location:			
Frame size:	Width: 43 3/4	Height: 65 3/4	
1/4" RO:	Width: 44	Height: 66	
	Area: 19.98 sq. ft	Weight: 0.00 lb t	

Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Screen	: Half Screen
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
3/4" FLAT WHITE GRIDS

Glass
 SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

9 900 Series Replacement



Description: SINGLE HUNG

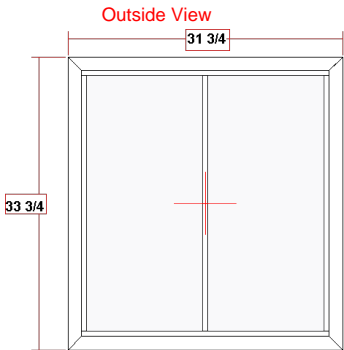
Location:			
Frame size:	Width: 39 3/4	Height: 65 3/4	
1/4" RO:	Width: 40	Height: 66	
	Area: 18.15 sq. ft	Weight: 0.00 lb t	

Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Screen	: Half Screen
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
3/4" FLAT WHITE GRIDS

Glass
 SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

10 900 Series Replacement



Description: PICTURE WINDOW

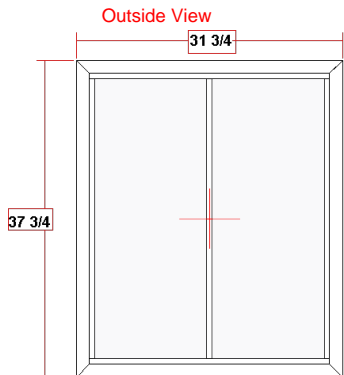
Location:			
Frame size:	Width: 31 3/4	Height: 33 3/4	
1/4" RO:	Width: 32	Height: 34	
	Area: 7.45 sq. ft	Weight: 0.00 lb t	

Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
3/4" FLAT WHITE GRIDS

Glass
 SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

11 900 Series Replacement



Description: PICTURE WINDOW

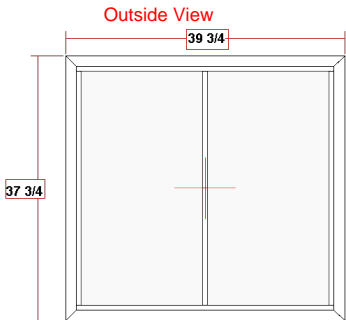
Location:			
Frame size:	Width: 31 3/4	Height: 37 3/4	
1/4" RO:	Width: 32	Height: 38	
	Area: 8.33 sq. ft	Weight: 0.00 lb t	

Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
3/4" FLAT WHITE GRIDS

Glass
 SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

12 900 Series Replacement



Description: PICTURE WINDOW

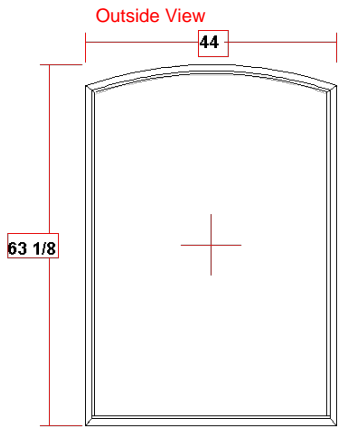
Location:			
Frame size:	Width: 39 3/4	Height: 37 3/4	
1/4" RO:	Width: 40	Height: 38	
	Area: 10.43 sq. ft	Weight: 0.00 lb t	

Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
3/4" FLAT WHITE GRIDS

Glass
 SS 270 + SS CL 3/4OA 3/4OA | Colonial 3/4

13 900 Series Replacement



Description: EBX

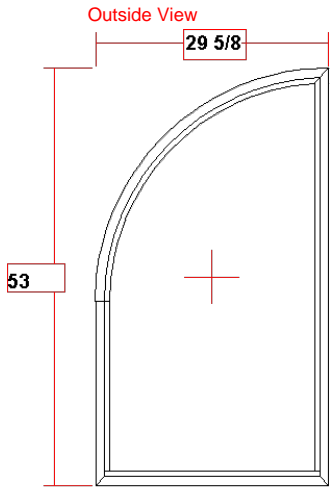
Location:			
Frame size:	Width: 44	Height: 63 1/8	
1/4" RO:	Width: 44 1/4	Height: 63 3/8	
	Area: 19.29 sq. ft	Weight: 0.00 lb t	

Options	
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Reinforce	: Not Required
Sash Stop	: Not Required

Notes
SHORT LEG 59 3/8"

Glass
 DS CL + DS CL 3/4OA 3/4OA
 Arc - Extended | Base = 44 | L Height = 63 1/8 | S Height = 59 3/8 | R = 66 13/32

14 900 Series Replacement



Description: QUATER ROUND W/LEGS - 1 RT & 1 LT

Location:			
Frame size:	Width: 29 5/8	Height: 53	
1/4" RO:	Width: 29 7/8	Height: 53 1/4	
	Area: 10.91 sq. ft	Weight: 0.00 lb t	

Options

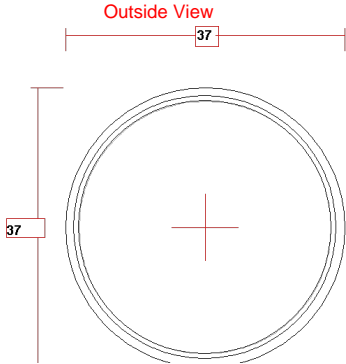
Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Reinforce	: Not Required
Sash Stop	: Not Required

Glass

SS 270 + SS CL 3/4OA 3/4OA

Quarter Round Left- Extended | Base (Width)= 29 5/8 | L Height = 53 | S Height = 23/64 | R = 29 5/8

15 900 Series Replacement



Description: CIRCLE

Location:			
Frame size:	Width: 37	Height: 37	
1/4" RO:	Width: 37 1/4	Height: 37 1/4	
	Area: 9.51 sq. ft	Weight: 0.00 lb t	

Options

Job Type	: Replacement
Color	: White
Gas Type	: High Efficiency
Head Expander	: Not Required
Sill Angle	: Not Required
Jamb Extension	: Not Required
Brickmold	: Not Required
Spacer Type	: High Efficiency
Reinforce	: Not Required
Sash Stop	: Not Required

Glass

SS 270 + SS CL 3/4OA 3/4OA

Circle | Diameter = 37 |

CITY OF DALLAS
HISTORIC PRESERVATION COMMISSION
PUBLIC HEARING NOTIFICATION
LEGAL NOTICE
(HPC-CA-2026-04)

Georgia Highlands College (Applicant), and *Board of Regents of the University System of Georgia* (Titleholder), has applied and seeks a Certificate of Appropriateness for property legally known as **25 Court House Square, Dallas, GA. 30132**; Tax Parcel I.D. No. **116.3.4.015.0000** located in Land Lot: **275** in the **2nd** District and **3rd** Section of Paulding County.

The public hearing for the Historic Preservation Commission will be held on **Monday, June 15, 2026**, at **5:00pm**. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, GA 30132.

The public is invited to attend the meeting for oral comments, or submit written comments on the subject to the City of Dallas, Attention: Dallas Historic Preservation Commission, 129 E. Memorial Drive, Dallas, Georgia 30132, prior to the public meeting. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401.

Certificate of Appropriateness Request: _____

- *City of Dallas - Code of Ordinance; Unified Development Code; Chapter X; Sec. 10.01 – Historic Preservation; 5) Application to Preservation Commission for Certificate of Appropriateness; a) Approval of Material Change in Appearance in Historic Districts or Involving Historic Properties*
 - o *Exterior Window Replacement*
- *Design Guidelines for Historic Districts and Sites; A -Overview; Chapter 2 –How to use these Guidelines; 2.6. Certificate of Appropriateness Approval Matrix-Commercial*
- *Design Guidelines for Historic Districts and Sites; B - Commercial Historic District Guidelines; Chapter 4 – Commercial Architectural Design Guidelines; 4.2. Upper Facades*
 - o *HPC Design Guidelines 4.2.1 – 4.2.11*

This the **28th** day of **May, 2026**.

Georgia Highlands College (Applicant)

Board of Regents of the University System of Georgia (Titleholder)



CITY OF DALLAS, GEORGIA
Office of Community Development
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

PUBLIC HEARING NOTIFICATION

HISTORIC PRESERVATION COMMISSION

HPC-CA-2026-04

Dear Surrounding Property Owners:

Georgia Highlands College (Applicant), and **Board of Regents of the University System of Georgia** (Titleholder), has applied and seeks a Certificate of Appropriateness for property legally known as **25 Court House Square, Dallas, GA. 30132**; Tax Parcel I.D. No. **116.3.4.015.0000** located in Land Lot: **275** in the **2nd** District and **3rd** Section of Paulding County.

The public hearing for the Historic Preservation Commission will be held on **Monday, June 15, 2026**, at **5:00pm**. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, GA 30132.

The public is invited to attend the meeting for oral comments or submit written comments on the subject to the City of Dallas, Attention: Dallas Historic Preservation Commission, 129 E. Memorial Drive, Dallas, Georgia 30132, prior to the public meeting. For questions or concerns, contact the Community Development Department at 770.443.8110 x 1401.

Certificate of Appropriateness Request:

- *City of Dallas - Code of Ordinance; Unified Development Code; Chapter X; Sec. 10.01 – Historic Preservation; 5) Application to Preservation Commission for Certificate of Appropriateness; a) Approval of Material Change in Appearance in Historic Districts or Involving Historic Properties*
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 - o *HPC Design Guidelines 4.2.1 – 4.2.11*

This the 28th day of May, 2026.

Georgia Highlands College (Applicant)

Board of Regents of the University System of Georgia (Titleholder)

Sincerely yours,

Brandon Rakestraw
Community Development Director

Surrounding Property Owner Information

Application: HPC-COA-2026-04

Board of Regents of the University System of the Georgia

25 Courthouse Sq., Dallas, GA 30132

Tax Parcel I.D. No.: 116.3.4.015.0000

1. City of Dallas Georgia
Mailing Address: *129 E Memorial Dr
Dallas, Ga 30132*
Property Address: *246 W. Memorial Dr.*
Tax Parcel ID No.: *137.2.1.025.0000*
Zoning District: *CBD*
2. Downtown Development Authority of the
City of Dallas Georgia
Mailing Address: *129 E. Memorial Dr.
Dallas, Ga 30132*
Property Address: *228 W. Spring St*
Tax Parcel ID No.: *137.2.1.070.0000*
Zoning District: *CBD*
3. Downtown Development Authority of the
City of Dallas Georgia
Mailing Address: *129 E. Memorial Dr.
Dallas, Ga 30132*
Property Address: *228 W. Spring St.*
Tax Parcel ID No.: *137.2.1.070.0000*
Zoning District: *CBD*
4. SCD Realty Investments LLC
Mailing Address: *290 Koller Dr.
Powder Springs, Ga 30132*
Property Address: *29 Courthouse Sq.*
Tax Parcel ID No.: *137.2.1.085.0000*
Zoning District: *CBD*
5. Sondi D Justice
Mailing Address: *1578 North Bellview Rd.
Rockmart, GA 30153*
Property Address: *31 Courthouse Sq.*
Tax Parcel ID No.: *137.2.1.024.0000*
Zoning District: *CBD*
6. City of Dallas Georgia
Mailing Address: *129 E Memorial Dr
Dallas, Ga 30132*
Property Address: *11 Courthouse Sq.*
Tax Parcel ID No.: *116.3.4.025.0000*
Zoning District: *CBD*
7. Paulding County Georgia
Mailing Address: *240 Constitution Blvd.
Dallas, Ga. 30132*
Property Address: *160 Confederate Ave.*
Tax Parcel ID No.: *116.3.4.033.0000*
Zoning District: *C-1*
8. Ruth T Higgins
Mailing Address: *6714 Nebo Rd.
Hiram, GA 30141*
Property Address: *119 W. Memorial Dr.*
Tax Parcel ID No.: *116.3.4.002.0000*
Zoning District: *CBD*



N JOHNSTON ST

CONFEDERATE AVE

E MEMORIAL DR

CHURCH ST

COURTHOUSE SQ

E GRIFFIN ST

W GRIFFIN ST

MAIN ST

HOOD ST

S JOHNSTON ST

W SPRING ST

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