

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Wednesday, December 3, 2025

6:30 PM

2nd Floor Conference Room

Historic Preservation Commission

Chuck Kays, Chair

Pam Hopper, Vice Chair

Mark Ward, Board Member

Ashley Lyons, Board Member

Lucie Casey, Board Member

A. Call to Order:

Please silence all cell phones and electronic devices.

B. Approval of Previous Meetings Minutes**C. Unfinished Business****B. New Business****1. 2025-352: COA2025-049 : 59 S Peachtree Street**
Upgrades to property exterior.

Attachments:

1. COA2025-049 59 S Peachtree Staff Report
2. COA2025-049_Proposed Renovation for 59 S. Peachtree Street_10-09-25_w notes
3. COA2025-049_Existing Facade
4. COA2025-049_Cafe_Dominican_Letter of Intent
5. COA2025-049_Application

E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**F. Adjourn**



Historic Preservation Request

COA2025-049

Project Type: Historic Mixed-Use

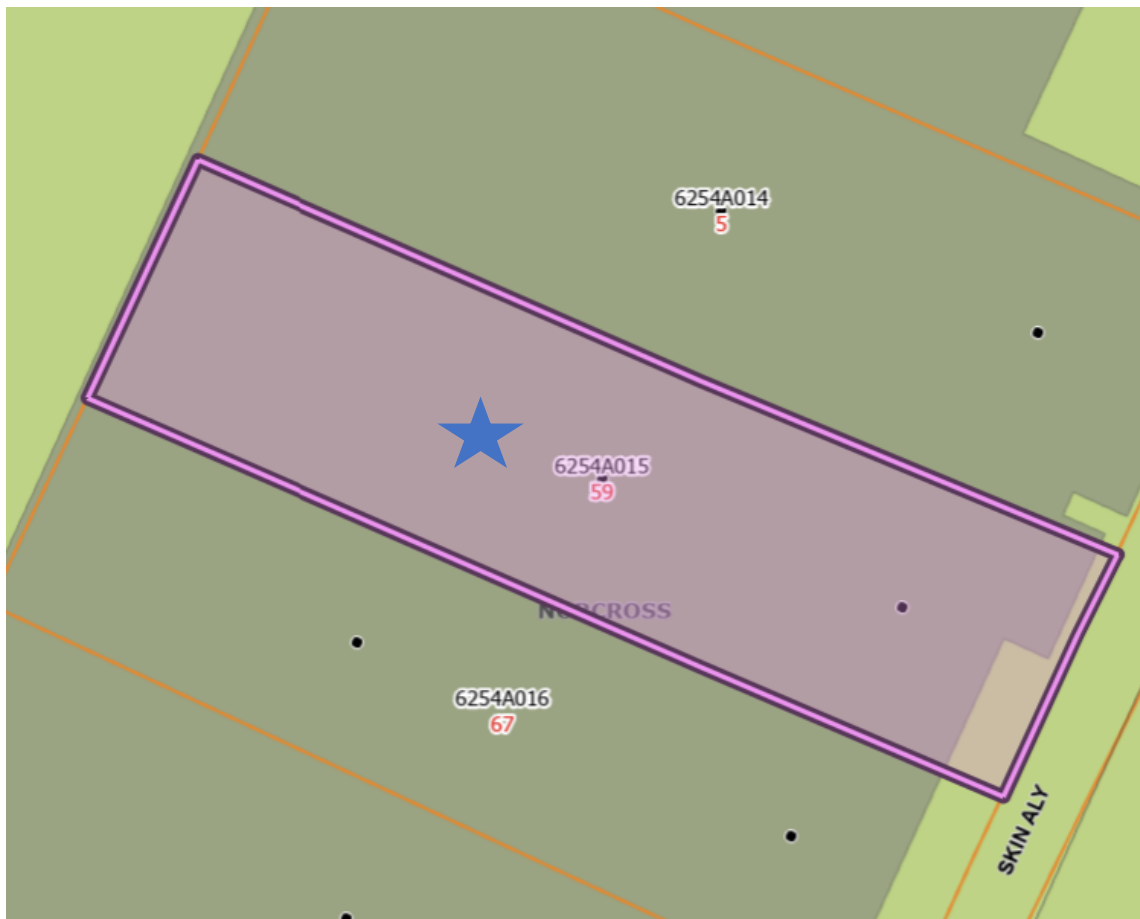
Property Location: 59 S Peachtree Street

Tax Parcel ID: 6254A015

Petitioner: Lenin Portes & Cristino Hiraldo

Petitioner's Request: Upgrades to exterior façade

Vicinity Map:



City of Norcross Historic Preservation Commission
Meeting for May 28, 2025 at 6:30 PM

Site Description:

59 S Peachtree St is in the Town Center Character Area and is situated within the Local Historic District. The property is zoned Historic Mixed-Use (HX). The parcel extends between S Peachtree St and Skin Alley St. Site served as the location for the Showroom of Camp Chvrolet, as well as a Publix Employee Federal Credit Union. According to the Gwinnett County Tax Assessor's Office, this property was constructed in 1951, is one story, and was acquired by Café Dominican Restaurant Inc in 2024.

Petition:

The applicant is seeking to make the following upgrades to the historic property:

1. Replacement of existing awning with an identical design and dimensions.
2. Installation of a new three feet by three feet (3'x3') exterior sign displaying the business name, utilizing the existing electrical connection.
3. Addition of two decorative sconce lights
4. Painting of brick front façade (Roycroft Copper Red SW2839) and exterior trim (Classical White – SW2889)

Previous Conditions

The photo below shows the previous conditions for the front of the property (Photo derives from Gwinnett County Tax Assessor's office website)



Existing Conditions (Front Façade):

The photo below shows the existing conditions for the front of the property (Top photo taken by Google Maps; Bottom photo taken by Staff)



Existing Conditions (Rear Façade)

The photo below shows the existing conditions for the rear facade of the property (Photo taken by Staff)



Neighboring Buildings

The photo below shows the existing conditions of the property and its adjacent properties (Photo taken by Staff)



Proposed Front Façade



General Notes
All paint colors have been selected in accordance with the Historic
Paint Colors Palette by Sherwin Williams
1 - All trims to be painted in Classical White - SW2889
2 - Brick wall to be painted in Roycroft Copper Red SW2839





Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
 65 Lawrenceville Street Norcross, GA 30071

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
Primary Façade: First	Roycroft Copper Red SW2839	Brick
Primary Façade:	Classical White - SW2889	Wood Trim
Primary Façade: Third		
Left Side:		
Left Side: Second		
Left Side: Third		
Left Side:		
Right Side:		
Right Side: Second		
Right Side:		
Right Side:		
Rear: First		
Rear: Second		
Rear: Third		
Rear: Basemnt		

Colors



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
65 Lawrenceville Street Norcross, GA 30071

COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
Component	Color (Include manufacturer's ID)	Material
Masonry	Roycroft Copper Red SW2839	Brick
Garage Doors		
Trim	Classical White - SW2889	Wood
Mortar		
Gutters		
Corner Board		
Railings		
Windows		
Window Sills		
Window Muntin/Mulli		
Columns		
Other Architectural Features		
Other Architectural		

Colors

SAVE

H Historic Color *Expert Pick*
SW 2839

Roycroft Copper Red

FULL DETAILS

Get this color in at:

- Color Sample
- Paint Sample
- Interior Paint
- Exterior Paint

UPLOAD A PHOTO

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color sample.

Coordinating Colors

- Weathered Shingle
SW 2841
- Dark Brown
SW 7520



- BEDROOM
- LIVING ROOM
- KITCHEN
- BATHROOM
- EXTERIOR**

Colors – Trim

Note: the correct color code for Classical White is SW2829, although applicant put SW2889 in the application.

SAVE

H Historic Color
SW 2829

Classical White

FULL DETAILS

Get this color in a:

- Color Sample
- Paint Sample
- Interior Paint
- Exterior Paint

UPLOAD A PHOTO

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color sample.

Coordinating Colors

- Downing Stone SW 2821
- Rustic City SW 7699



Discussion items:

1. Replacement of existing awning with an identical design and dimensions.
2. Installation of a new 3'x3' exterior sign displaying the business name, utilizing the existing electrical connection.
3. Addition of two decorative sconce lights
4. Painting of front exterior façade brick
5. Painting of exterior window trim; Classical White code is 2829. Note that the correct color code for Classical White is SW2829, although applicant put SW2889 in the application.

Recommendations:

Staff recommends approval with the following with conditions:

1. Replacement of existing awning shall be identical in design, dimensions, and color.
2. Exterior building signage renderings shall be submitted to the Community Development department as a sign permit application for review and approval.
3. Addition of two (2) decorative sconce lights shall be installed on the front façade on left and right side of front door.
4. The front façade wall shall be prepped well, and a quality paint shall be used that does not trap moisture, allowing brick to breathe, to prevent spalling.
5. This approval assumes general conformance with the adopted City of Norcross Architectural and Site Design Standards and Unified Development Ordinance. The applicant and/or builder is responsible for conforming with any specific design standard or UDO code section not addressed in the staff report and Historic Preservation Commission approval.
6. The applicant shall conform to the elevations in terms of design, and materials submitted as part of this application.
7. Applicant shall correct and submit any outstanding missing or inconsistent documentation and/or elevations, including, but not limited to the proposed sconce light dimensions and type.
8. The existing historical plaque installed on the front of the building noting that it was used the original "Showroom of Camp Chevrolet" shall remain appended to the exterior façade.
9. Any changes from the Historic Preservation Commission approved component shall be communicated with the City of Norcross Community Development Department., and shall follow established procedures, which may require additional public hearings.
10. A final Historic Preservation Commission inspection shall occur prior to release of the certificate of occupancy to confirm compliance with the above conditions.



General Notes

All paint colors have been selected in accordance with the Historic
Paint Colors Palette by Sherwin Williams

- 1 - All trims to be painted in Classical White - SW2889
- 2 - Brick wall to be painted in Roycroft Copper Red SW2839







 *Public Employees
Federal Credit Union*



59
S Peachtree Street

**HOURS
OF OPERATION**
MONDAY 8:30 - 5:00
TUESDAY 8:30 - 5:00
WEDNESDAY 10:00 - 5:00
THURSDAY 8:30 - 5:00
FRIDAY 8:30 - 5:00

BRING
YOUR
JEWELRY
& GIFTS

Atlanta's Best
Jewelry & Gifts



**HOURS
OF OPERATION**

MONDAY	
TUESDAY	8:30 - 5:00
WEDNESDAY	8:30 - 5:00
THURSDAY	10:00 - 5:00
FRIDAY	8:30 - 5:00
	8:30 - 5:00

59
S Peachtree Street

Anna
JEWELRY
& GIFTS

 Publix Employees
Federal Credit Union





Café Dominican Latin Cuisine Inc.

59 S Peachtree Street

Norcross, GA 30071

Phone: (678) 328-0509

Email: cafedominican@hotmail.com

Tax ID / Parcel Number: R6254A015

October 12, 2025

City of Norcross

Community Development Department

65 Lawrenceville Street

Norcross, GA 30071

Subject: Authorization Letter for Certificate of Appropriateness Application

Dear Community Development Department,

I, **Cristino Hiraldo**, as the authorized representative and owner of **Café Dominican Latin Cuisine Inc.**, located at **59 S Peachtree Street, Norcross, GA 30071**, hereby authorize **Lenin Portes with Soapstone Construction** to act on behalf of Café Dominican Latin Cuisine Inc. in submitting and processing an application for a **Certificate of Appropriateness** for the above-referenced property (Parcel No. R6254A015).

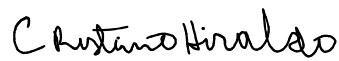
The proposed work pertains exclusively to the **exterior improvements** of the building, as follows:

- Replacement of the existing awning with an identical design and dimensions.
- Installation of a new **3'x3' exterior sign** displaying the business name, utilizing the existing electrical connection.
- Addition of **two decorative sconce lights**.
- Painting of the brick façade and exterior trim using **colors approved from the City of Norcross Historical Collection**.

No modifications will be made to the existing storefront structure, brickwork, or trim details. The intent of this project is to maintain the architectural integrity and historical character of the property while enhancing its appearance for the new restaurant use.

Should you require additional documentation or clarification, please contact me at (678) 328-0509 or by email at cafedominican@hotmail.com.

Sincerely,



Cristino Hiraldo

Owner, Café Dominican Latin Cuisine Inc.

Date: 10/12/2025



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027

65 Lawrenceville Street Norcross, GA 30071

JOB LOCATION			
Job Site Address: 59 S Peachtree Street	Lot # 44	Tax Parcel ID: R6254A015	
LANDOWNER OF RECORD			
If applicant is not the owner, as listed on the property deed, a letter from the owner authorizing the proposed work must be included along with the owner's phone number and address.			
Name: Cafe Dominican Latin Cuisine Inc.		Phone: 678-328-0509	
Address: 5803 Williamsburg Dr	City: Norcross	State: Georgia	Zip Code: 30093
APPLICANT			
Applicant Name: Lenin Portes		Phone: 470-258-9014	
Company Name: Soapstone Construction		Email: info@soapstoneconstruction.net	
Address: 63 Soapstone Lane	City: Acworth	State: GA	Zip Code: 30101
DESCRIPTION OF PROJECT			
Project Type <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other project			
Briefly, yet accurately, describe all new construction, alterations, repairs or other changes to the exterior appearance or site for the property under consideration. Use additional pages as needed:			
<p>The interior space is being transformed into a Latin Cuisine restaurant. The exterior facade features an existing awning that will be replaced with an identical one, and a proposed 3'x3' sign displaying the business name will be added using the existing electrical wiring. Two sconce lights are also included in this application. The brick and exterior trim will be painted using approved colors from the historical collection provided by the city of Norcross officials. No changes will be made to the storefront, bricks, or trim work.</p>			
STATEMENT			
<p>Has this property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Board of Appeals or Board of Planning and Zoning within the last 24 months?</p> <p style="text-align: center;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="text-align: center;">If yes, please list the board and reference number:</p> <p style="text-align: center;">_____</p>			
OWNER'S SIGNATURE			
Signature: <i>Lenin Portes</i>		Date: 10/12/2025	
<p>NOTE: Please submit electronic copies online of site plan, landscape plan, floor plans, paint palettes, as well as photos for all proposed building materials, light fixtures, windows, and doors, along with this application form by creating an account with https://eplansolution.com/norcrossga Hard copies of application materials will not be accepted.</p>			



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027

65 Lawrenceville Street Norcross, GA 30071

Foundation Type: (Circle One)		
Slab	Crawl Space	Basement
Building Dimensions:		
Width: 35'	Length: 130'	Height:* 16'
Area Dimensions:		
First Floor:	Second Floor:	Third Floor:
Basement**:	Front Porch:	Rear Porch:
Patio:	Garage:	
Primary Roof System: (Circle One)		
Gable	Hip	Grambel
Mansard	Jerkinhead	Flat
Saltbox	Shed	Other:
Roof Pitches:		
Primary Roof Pitch:	4/12	
Secondary Roof Pitch:		
Additional Roof Pitch:		
Floor and Elevation Plan information to be included on each		
Street Address and Lot Number 53 S Peachtree Street	Scale with scale bar N/S	Scaled measurement for each floor level and building elevation N/A
Site Plan and Landscape Plan information to be included on each		
Scale with scale bar and North Arrow	Building and driveway foot print	HVAC and utility equipment
Location and type of plantings	List of planting materials	
*Height of building means the vertical distance measured from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.		
**Dwellings with a basement and a third story must submit a grade plan elevation to determine if the residential building has a fourth floor.		



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027

65 Lawrenceville Street Norcross, GA 30071

ELEVATION COLOR AND MATERIAL PLACEMENT ADDENDUM (Façade and sides)		
Component	Color (Include manufacturer's ID)	Material
Primary Façade: First	Roycroft Copper Red SW2839	Brick
Primary Façade:	Classical White - SW2889	Wood Trim
Primary Façade: Third		
Left Side:		
Left Side: Second		
Left Side: Third		
Left Side:		
Right Side:		
Right Side: Second		
Right Side:		
Right Side:		
Rear: First		
Rear: Second		
Rear: Third		
Rear: Basemnt		



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027

65 Lawrenceville Street Norcross, GA 30071

COLOR AND MATERIAL PLACEMENT ADDENDUM (Exterior Components)		
Component	Color (Include manufacturer's ID)	Material
Masonry	Roycroft Copper Red SW2839	Brick
Garage Doors		
Trim	Classical White - SW2889	Wood
Mortar		
Gutters		
Corner Board		
Railings		
Windows		
Window Sills		
Window Muntin/Mulli		
Columns		
Other Architectural Features		
Other Architectural		



Certificate of Appropriateness Application

Community Development Department Phone: 678-421-2027
 65 Lawrenceville Street Norcross, GA 30071

ARCHITECTURAL REVIEW BOARD MEETING CALENDAR

Pre-Application Submittal Deadline	Application Submittal Deadlines	ARB Meeting
12/01/2024	12/08/2024	01/21/2025
12/30/2024	01/06/2025	02/18/2025
01/27/2025	02/03/2025	03/18/2025
02/24/2025	03/03/2025	04/15/2025
03/31/2025	04/07/2025	05/20/2025
04/28/2025	05/05/2025	06/17/2025
05/26/2025	06/02/2025	07/15/2025
06/30/2025	07/07/2025	08/19/2025
07/28/2025	08/04/2025	09/16/2025
09/01/2025	09/08/2025	10/21/2025
09/29/2025	10/06/2025	11/18/2025
10/27/2025	11/03/2025	12/16/2025

HISTORIC PRESERVATION COMMISSION MEETING CALENDAR

Pre-application Meeting Deadline	Application Submittal Deadline	Historic Preservation Commission Meeting
12/01/2024	12/08/2024	01/22/2025
01/06/2025	01/13/2025	02/26/2025
02/03/2025	02/10/2025	03/26/2025
03/03/2025	03/10/2025	04/23/2025
04/07/2025	04/14/2025	05/28/2025
05/05/2025	05/12/2025	06/25/2025
06/02/2025	06/09/2025	07/23/2025
07/07/2025	07/14/2025	08/27/2025
08/04/2025	08/11/2025	09/24/2025
09/01/2025	09/08/2025	10/22/2025
10/06/2025	10/13/2025	11/26/2025
11/03/2025	11/10/2025	12/24/2025

ARCHITECTURAL REVIEW BOARD/ HISTORIC PRESERVATIONS REVIEW FEES		
Commercial/Industrial Major Reviews	Major Project Reviews	\$500
Commercial/Industrial Reviews	Minor improvements to façade	\$150
Residential Major Review	New Residential Construction in the City or Historic District	\$150
Residential Minor/Administrative Staff Review	Minor improvements or alterations in the City or Historic District/Administrative Staff Review	\$25
Historic Demolition	Historic Demolition Review	\$500



Owner's Affidavit

Community Development Department Phone: 678-421-2027 65
Lawrenceville Street Norcross, GA 30071

Section I. Land Ownership	
I, <u>Cristino Hiraldo</u> , hereby attest to ownership of the property located at <u>59 S Peachtree St</u> , Parcel ID# <u>R6254A015</u> for which this Application is submitted. The Ownership, as recorded on the deed, is in the name of <u>Cafe Dominican Latin Cuisine Inc</u> .	
Section II. Type of Ownership	
<input type="checkbox"/> Individual <input type="checkbox"/> Corporation/LLC <input type="checkbox"/> Partnership <input type="checkbox"/> Government <input type="checkbox"/> Homeowner	
Corporation/LLC/Partnership Name: <u>Cafe Dominican Latin Cuisine Inc.</u>	Secretary of State Registration Number: <u>25088861</u>
Registered Agent Name: <u>CRISTINO HIRALDO</u>	
Provide Names of all Officers/Members/General Partners (If applicable): <u>CRISTINO HIRALDO</u>	
Registered Agent Address: <u>5803 Williamsburg Dr, Norcross Ga 30093</u>	Registered Agent Phone #: <u>678-328-0509</u>
COMPLETE BY OWNER	
As the owner of the above designated property for which this affidavit is submitted, I wish to allow <u>Lenin Portes</u> (applicant's name) to apply for a <u>Certificate Of Appropriateness</u> for the address mentioned in Section I of this form. I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief.	
NOTARY	
Owner states under oath that he/she is the owner of the property described under Section I, which is made part of this Application.	Sworn and subscribed before me this <u>10th</u> day of <u>October</u> , 20 <u>2025</u> .
Name: <u>Cristino Hiraldo</u>	Notary Public:
Address: <u>5803 Williamsburg Drive</u>	Seal:
City, State, Zip Code: <u>Norcross, GA 30093</u>	Commission expires: <u>November 8th, 2025</u>
Email address: <u>cafedominican@hotmail.com</u>	
Phoner Number: <u>678-328-0509</u>	
Owner's signature: 	