



Where Georgia comes together.

Historic Preservation Commission Agenda

Tuesday, May 9, 2023– 6:00 pm

Perry Events Center

1121 Macon Road, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Announcements
 - a. Please place cell phones in silent mode.
5. Approval of the Agenda
6. Approval of Minutes – April 11, 2023, Meeting
7. Old Business - None
8. New Business
 - a. Discussion of design guidelines application
 - b. Update on Report of Nomination (if comments received from DCA)
9. Other Business
 - a. Commission questions or comments
10. Adjournment

All meetings of the Historic Preservation Commission are open to the public.

(478) 988-2720

<https://perry-ga.gov/historic-preservation-commission>

Historic Preservation Commission Minutes
Minutes – April 11, 2023

1. Call to Order: Chairman Moore called the meeting to order at 6:00 p.m.
2. Roll Call: Chairman Moore, Commissioners Beroza, Nelson, Sanders, and Griffin were present.

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner; and Joni Ary – Recording Clerk.

Guests – Ellie Loudermilk

3. Citizens with input – None.
4. Announcements. Chairman Moore asked for cell phones to be placed in silent mode.
5. Approval of the Agenda. Commissioner Griffin moved to approve the agenda as presented; Commissioner Beroza seconded the motion, and it carried unanimously.
6. Approval of Minutes. Commissioner Sanders moved to approve the March 14, 2023 minutes as submitted, Commissioner Nelson seconded the motion, and it carried unanimously.
7. Old Business:
 - a. Report of Nomination.

Mr. Wood reviewed with the Commission the nomination report for all the properties that will be sent to the State for review once approved. Once the State reviews, any comments will be addressed before it is available to the public.

Commissioners had the following updates:

- Include 1103 Duncan Ave Gazebo that was moved in 1957
- Page 13, 807 Washington St – Close the parenthesis in line 3.
- Page 24, 905 Washington St – dormer was added to the house.
- Page 30, 105 Gilmer St – window replacement (based on street view)

Mr. Wood stated he would complete the updates before the packet is sent to the State.

Commissioner Nelson moved to approve sending a report to the State with updates. Commissioner Beroza seconded the motion, and it carried unanimously.

- b. Design Guidelines.

Mr. Wood reviewed the design guidelines. Mr. Wood stated he worked with Ms. Ellie Loudermilk. Mr. Wood noted this information would be available on the City of Perry's website once the design guidelines are approved. Commissioner Sanders noted this Commission couldn't dictate taste.

Commissioner Nelson asked in reference to new flag poles being erected in the historic district; Mr. Wood will follow up with the City Attorney.

Commissioner Beroza asked the following items be updated.

- Page 3, Acworth historic district needs to be the City of Perry
- Page 13, 4th paragraph, insert a comma between Frito Lay and Tolleson Lumber
- Page 53, the left side of the sheet has random arrows.

Ms. Ellie Loudermilk asked that our first line of defense are realtors; she encouraged them to read the guidelines for the historic district. Mr. Wood stated he would prepare a list of groups to notify and have the information on the City's website.

Commissioner Griffin moved to approve the Design Guidelines as outlined, including the updates. Commissioner Nelson seconded the motion, and it carried unanimously.

8. New Business.

Mr. Wood gave everyone information for the Commission to review for their next meeting. The information included questions that in the past have been problematic relative to vinyl siding/ asbestos siding, brick being painted, and replacement windows (vinyl, fiberglass/grid pattern).

Mr. Wood also passed out Preservation Brief No. 17 for the Commission to review and discuss at their next meeting. Mr. Wood will also send everyone a link for the 50 Preservation Briefs.

9. Other Business. None.

10. Adjournment – there being no further business to come before the Commission, the meeting was adjourned at 6:47 p.m.



Where Georgia comes together.

Memorandum

To: Historic Preservation Commission
From: Bryan Wood, Community Development Director
Date: May 5, 2023
Re: Application of Design Guidelines

You have been provided with a copy of the Design Guidelines for Perry Historic Districts. As you begin reviewing Certificates of Appropriateness there are several questions that will be raised about how strictly you want to implement the guidelines. I thought the HPC should discuss these and decide your position ahead of time. I would like to discuss these at your May 9th meeting. Following are the most common issues that have caused discussion on other historic boards in my experience:

1. **Vinyl siding** (pp 62-63). Many houses in the Washington-Evergreen district already have vinyl or aluminum siding. Will you allow vinyl/aluminum to be replaced with vinyl? Will you allow vinyl siding to cover asbestos shingle siding? Will you allow wood siding to be covered with vinyl?
2. **Cement fiber siding** (i.e., Hardiboard) (pp 62-63). Will you allow wood siding to be replaced with cement fiber siding? On front, sides, rear? Must the cement fiber siding have the same profile as the existing siding?
3. **Brick** (pp 62-63). Will you allow unpainted historic brick to be painted?
4. **Windows** (pp 68-69). Many houses in the district already have replacement windows. Will you allow wood windows to be replaced with vinyl or fiberglass windows? Will you require vinyl or aluminum windows to be replaced with wood? Will you allow grills between the glass? Will you allow an exterior snap on grill? Will you require windows to have true divided lights?
5. **Roofing materials** (pp 60-61). Will you allow metal roofing where it doesn't already exist? Will you require an appropriate residential profile or any profile of metal roofing?
6. **Additions** (pp 74-75). Will you allow cement-fiber siding on an addition?
7. **Driveways** (pp 86-87). Will you allow a circular driveway in the front of a house where it doesn't already exist?
8. **Modern Features** (pp 88-89). Because of its orientation, will you allow satellite dishes and solar panels on the front/ front yard of a house?

These questions primarily relate to residential structures, and that is what you should be thinking about as you consider them.

We will discuss commercial district guidelines at a later date.