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**Historic Preservation Commission Agenda**

Tuesday, July 11, 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 – May 9, 2023, Meeting
7. Old Business – Status of DCA review of Report of Designation
8. New Business
  - a. Establish subcommittees to research future districts
  - b. Part 1 of “Best Practices for an Effective Local Preservation Commission”
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 - May 9, 2023

1. Call to Order: Chairman Moore called the meeting to order at 6:00pm.
2. Roll Call: Chairman Moore; Commissioners Beroza, Sanders, and Griffin were present. Commissioner Nelson was absent.

Staff: Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk

Guests: Elle Loudermilk – Perry Historical Society

3. Citizens with Input – None
4. Announcements
  - a. Please place cell phones in silent mode – Chairman Moore asked for cell phones to be silenced.
5. Approval of the Agenda

Commissioner Griffin motioned to approve the agenda as submitted; Commissioner Beroza seconded; all in favor and was unanimously approved.

6. Approval of Minutes – April 11, 2023, Meeting

Commissioner Sanders motioned to approve as submitted; Commissioner Griffin seconded; all in favor and was unanimously approved.

7. Old Business - None
8. New Business
  - a. Discussion of design guidelines application

Mr. Wood asked in follow up to the previous meeting questions in regard to enforcement of the guidelines and how the Commission would like to handle. Chairman Moore voiced concern there will be potential issues with property owners not being able to do what they wanted and have a process to follow. Commissioner Sanders voiced concern with being able to find materials and craftsmen to perform the work. It was asked if information could be provided on craftsmen; Mr. Wood advised staff could do some research and this information if obtained could be provided, but it would not be provided as a recommendation for a contractor, but only as a courtesy. Discussion ensued with the Commissioners weighing in on what items they would be comfortable with such as if already vinyl replacing with the same; brick already painted can do again; but concern with painting brick that has not been done so. Windows should only be what's visible from the street or the entire house; Mr. Wood advised the impact of the property is just not the public, but the neighbors. Roofing, additions, driveways, and modern features such as solar panels and satellite dishes were discussed. The Commission agreed the same standards have to apply to all the areas and preservation for the next generation and preserving the historical integrity. Mr. Wood reviewed the COA process, which included the application, submittal deadlines, and staffs' report to the Commission and the public hearing procedures.

- b. Update on Report of Nomination (if comments received from DCA)

Mr. Wood advised as of this afternoon comments had not been received.

9. Other Business

- a. Commission questions or comments – Ms. Loudermilk suggested holding informal sessions before the process begins so property owners are aware of the requirements and also reaching out to local realtors.

10. Adjournment – there being no further business to come before the Commission the meeting was adjourned at 7:03pm.

DRAFT

## Statement of Significance of the proposed Washington-Evergreen District

Perry, originally called Wattsville, was founded in 1821 in the geographic center of the newly created Houston County for the purpose of conducting the county's legal affairs. Twenty families living in log cabins resided in the town, but with such fertile soil, more settlers were soon drawn to the area. By 1824 Justices of the Inferior Court had sold most of the lots created in this new settlement, and residences and businesses were beginning to establish a proper town. On December 9, 1824, the Georgia legislature approved the incorporation of Perry as the first official town in Houston County and named it in honor of Commodore Oliver Hazard Perry, a hero of the War of 1812. Washington Street and Evergreen Street became one of the first residential areas supporting the new town.

The period of significance of the proposed Washington-Evergreen District is c. 1835 through c. 1968. Perry has had a consistently prosperous history, with residential building booms during periods of exceptional prosperity. The Washington-Evergreen district is significant because it represents the residential development of the community during all of its periods of growth through the late 20th century. There are exceptional examples of Queen Anne, Carpenter Italianate, Stick, Folk Victorian, English Vernacular, Colonial Revival, Craftsman, and Minimal Traditional architectural styles throughout the district. The district was also the home of many significant military and political leaders.

Most properties in the proposed district were developed prior to the late 1960s, therefore, the district conveys a sense of the history and architectural styles of the periods in which it developed. Five houses in the district are less than 50 years of age and are scattered primarily in the north and east portions of the district. A minimal number of demolitions and non-contributing alterations during the past 50 years has kept the district's history and character intact.

The 1800s - Today, fourteen 19th Century homes remain in the district with eight concentrated along Washington Street. (5 Carpenter Italianate; 4 American Queen Anne; 2 Craftsman; 1 Neoclassical Revival; 1 Stick; 1 Greek Revival)

The first frame dwelling in Perry was constructed c. 1835 at the end of Washington Street (now 802 Washington Street) by James E. Duncan. The original structure consisted of two rooms and a kitchen. In 1877, Duncan's son, Clinton C. Duncan, expanded the home into an outstanding Carpenter Italianate gable ell house. Following Clinton C. Duncan's service in the Civil War where he attained the rank of Sergeant, he returned to Perry where he practiced law and served in the Georgia legislature in 1868 and 1869. He was also a judge of the Superior Court of Houston County and a municipal court judge. In 1893 he was appointed to a four-year term as General Inspector of Indian Agents by President Grover Cleveland. Duncan was born in Perry on December 5, 1839, at 802 Washington Street.

The c. 1890 Craftsman-style house at 907 Washington Street was the home of Houston Parks Houser, Sr., Superintendent of Houston County Schools (1926-1934), his son Colonel Houston Parks Houser, Jr. and his grandson son Brigadier General Houston Parks Houser III. Colonel Houser was born in the house and lived his retired years there. He was a 1931 graduate of The U. S. Military Academy at West Point. As a Major, Houser was held as a POW for three years in the Philippines, surviving the Bataan Death March, before being liberated at the end of World War II. Brigadier General Houser was raised in the house at 907 Washington Street and also graduated from West Point Military Academy. He served two tours in Vietnam. His many decorations were the Distinguished Service Medal, Silver Star, Defense Superior Service Medal, Legion of Merit, and Bronze Star.

General Courtney Hicks Hodges was born and raised in the c. 1894 Queen Anne style home at 903 Evergreen Street. General Hodges, who rose from private to four-star general during his career, was the commander of the First Army during World War II. After the surrender of Germany, Hodges and the First Army were ordered to the Pacific Theater to prepare for an invasion of Japan before the Japanese Empire surrendered. General Hodges is one of only a few individuals present at the surrenders of both Germany and the Japanese Empire. Col. Hodges' father, John Hicks Hodges served as Mayor of Perry (1901-1902).

Early 1900s – 41 homes in the district were constructed between 1900 and 1941. This period represents the growth of tourism and industry in the community. With the paving of roads and the development of the Dixie Highway, the

owner of the New Perry Hotel advertised Perry as the perfect stopover between Chattanooga Tennessee and Jacksonville Florida. In early 1920s the Clinchfield Portland Cement Corporation (later Penn-Dixie Cement Company) opened a plant about ten miles outside of Perry. The Tolleson Lumber Company, located just to the west of the Washington-Evergreen district, grew into one of the largest lumber producing mills in Georgia. (2 American Queen Anne; 1 Folk Victorian; 18 Craftsman; 4 English Vernacular Revival; 11 Colonial Revival; 5 No Academic Style)

The district includes 12 Craftsman-style Sears kit homes constructed in 1925 by the Penn-Dixie Cement Company to house their workers. The company also purchased two adjacent houses, 1208 Main Street (c. 1860) and 1212 Main Street (c. 1875) to house its supervisor and as a club for visiting company officials. The company bused the workers to and from work each day.

The c. 1850-1859 Powers-Mann-Beckham House was moved from its original site at the corner of Main Street and Evergreen Street in 1924 to make way for a new consolidated school building (later Perry High School). The house now sits at 1102 Beckham Circle. Upon its move, the house was added to and remodeled in the Neoclassical Revival style.

Four-term U. S. Senator Sam Nunn (1972-1997) was raised in the c. 1937 house located at 1105 Beckham Circle. Sen. Nunn served in the Georgia House of Representatives prior to being elected to the U.S. Senate. He also co-founded the Nuclear Threat Initiative (NTI), a charitable organization working to prevent catastrophic attacks with nuclear, biological, and chemical weapons. Sam was raised in Perry graduating from Perry High School in 1956. Sen. Nunn's father, Samuel A. Nunn, Sr. served as Mayor of Perry (1938-1945).

The c. 1939 Colonial Revival house at 809 Evergreen Street was constructed for Mayo Davis. Mr. Davis served as Mayor of Perry (1950-1953), Houston County Commissioner, and State Senator. He was in the real estate business and developed several residential neighborhoods in Perry.

1941-1968 – The entry of the United States in World War II saw the development of Robins Army Airfield (now Robins Air Force Base) about 15 miles east of Perry and Myrtle Field Auxiliary Training Facility (now Perry-Houston County Airport) just to the northwest of Perry. These developments created the need to construct new houses to accommodate the civilian workers at these military facilities and the returning airmen and their families following the war. 45 houses were constructed in the district between 1942 and 1968. (1 Neoclassical Revival; 2 English Vernacular Revival; 2 Colonial Revival; 33 Minimal Traditional; 7 No Academic Style) A concentration of Minimal Traditional houses was constructed in the 1940s along Duncan Ave, Tolleson Ave, and Cater Ave.

The c. 1951 house at 803 Evergreen Street was home to Geo. F. Nunn, Sr. Served as Mayor of Perry (1946-1947). He also served as President and Director of the Georgia Farm Equipment Dealers Association and served on the National Directors Board of the J. I. Case Company.

Educational – Included in the district is a site owned by the Houston County Board of Education on which the restored c. 1904 Springhill School now sits. The property was originally the site of the Perry High School basketball gymnasium where Coach Eric Staples (also school principal) and his players won 924 games with only 198 losses over a span of 38 years. Staples' basketball teams at the school captured 8 state championships and 25 region/district championships. Coach Staples earned the title "Winningest Coach in Georgia" which has not been surpassed to date. Coach Staples was inducted into the Georgia Sports Hall of Fame in 1957 and the Georgia Athletic Coaches Association Hall of Fame in 2002.