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**Historic Preservation Commission Agenda**

Tuesday, September 12, 2023– 6:00 pm

Economic Development Conference Room, City Hall, 808 Carroll Street, 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 – August 8, 2023, Meeting
7. Old Business – DCA comments on Report of Designation
8. New Business
  - a. Schedule Public Hearing for Washington-Evergreen District designation
  - b. Other public meetings
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 - August 8, 2023

1. Call to Order: Chairman Moore called the meeting to order at 6:00pm.
2. Roll Call – Chairman Moore; Commissioners Beroza, Griffin, Nelson and Sanders were present.  
Staff: Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk
3. Citizens with Input – None
4. Announcements
  - a. Please place cell phones in silent mode. – Chairman Moore asked cellphones to be placed on silent
5. Approval of the Agenda  
Commissioner Beroza motioned to approve the agenda as presented; Commissioner Griffin seconded; all in favor and was unanimously approved.
6. Approval of Minutes – July 11, 2023, Meeting  
Commissioner Griffin motioned to approve as submitted; Commissioner Sanders seconded; all in favor and was unanimously approved.
7. Old Business – Status of DCA review of Report of Designation – Mr. Wood advised no updated has been received from DCA.
8. New Business
  - a. Questions/Issues with research for future districts  
Chairman Moore suggested working on the downtown district as a group in lieu of breaking out with two other districts at this time; the Commission agreed. Commissioner Griffin advised the template had been created and he has started working on obtaining the parcel ID number and the photo from the tax assessors' site. Mr. Wood advised to put in what they thought was important for the parcel; staff will go back and review all when complete. Mr. Wood will provide a map of the existing boundaries for reference and noted DCA did ask for a picture date.
  - b. Part 2 of “Best Practices for an Effective Local Preservation Commission”  
The Commission viewed a 40-minute webinar on “Best Practices for an Effective Local Preservation Commission”, Part 12.
9. Other Business
  - a. Commission questions or comments – None
10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:09pm.

08/15/2023

Bryan Wood  
Community Development Director  
P.O. Box 2030 741 Main Street  
Perry, GA, 31069

**RE: Local Designation Report**

Dear Mr. Wood:

Thank you for the opportunity to review the Local Designation Report for the Washington-Evergreen Historic District. The Historic Preservation Division (HPD) has been given this opportunity to review the Local Designation Report in accordance with Georgia Historic Preservation Act § 44-10-26 (b)(1) and at the request of the local government.

The Local Designation Report is well documented and assembled with maps, representative photographs, physical boundaries, and historic descriptions. We support the designation of the Washington-Evergreen Historic District due to its significance to the City of Perry's history of community planning and development, social history, and its association with historic local politicians and military leaders.

Based on the photographs provided, several properties may have been altered significantly and we would recommend reviewing any alterations within the district against the integrity criteria outlined in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* to confirm the contributing or non-contributing determination. We specifically noted the alterations to the properties listed below. The final determination of contributing or non-contributing by the City does not change our recommendation of the district.

- 713 Washington Street
- 708 Washington Street
- 904 Duncan Avenue
- 1006 Cater Avenue
- 709 Evergreen Street
- 802 Evergreen Street
- 1101 Beckham Circle
- 1208 Beckham Circle
- 909 Masee Lane
- 1107 Cater Avenue
- 1208 Main Street

Please note, since designation is a local zoning power, these comments relate to preservation best practices only. We provide comments for guidance only, and they are not final nor enforceable. All final decisions regarding the designation of a local historic district must be determined through local processes by the Perry Historic Preservation Commission and the City of Perry's local governing body.

Thank you for your community's commitment to preservation planning and the opportunity to comment on this designation. Please note that this submittal and determination will be kept on file for public record. If HPD can be of further assistance, please contact our Certified Local Government Coordinator, Paige Jennings, at (404) 426 - 7230 or at [paige.jennings@dca.ga.gov](mailto:paige.jennings@dca.ga.gov).

Sincerely,



Allison Asbrock  
Director, Office of Community and Technical Services  
Georgia Historic Preservation Division



1. Unknown
2. 1925
3. Craftsman - elements
4. Features exposed rafter tails. Common architectural type. Good integrity. Contributes to neighborhood development pattern.
5. Aluminum siding, vinyl replacement windows, addition on left side and rear (garage), 3 detached outbuildings.

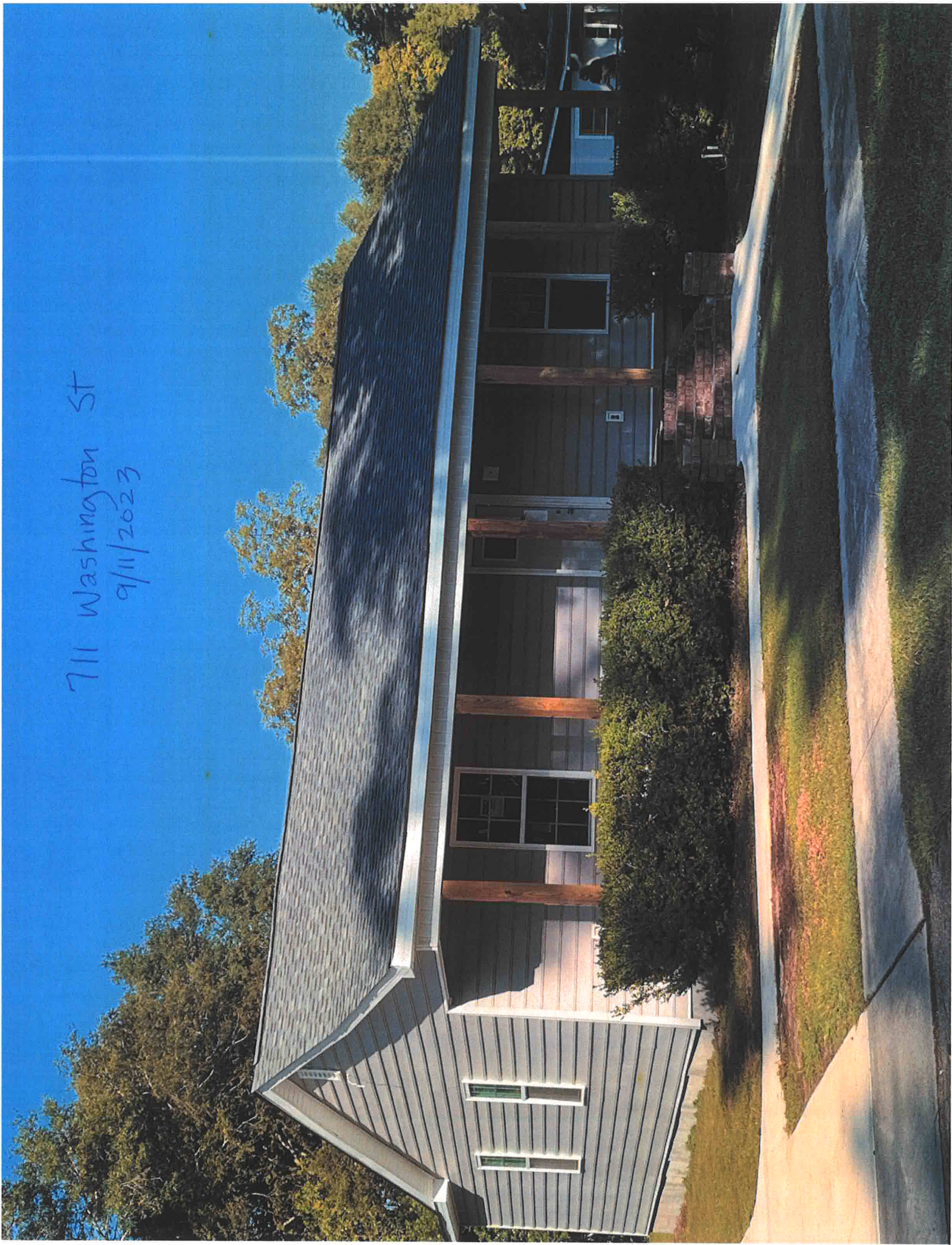


1. Unknown
2. 1913
3. No Academic Style
4. Contributes to neighborhood development pattern.
5. New cementitious siding, vinyl replacement windows, reconstructed front porch, rear addition, 2 detached garages.



1. Unknown
2. 1920
3. No Academic Style
4. Original wood siding, original windows, contributes to neighborhood development pattern.
5. Porch railing added.

711 Washington St  
9/11/2023





1. Edward L. Felder House
2. 1870
3. Craftsman - elements
4. Appears to have been originally built as an I-house later remodeled to reflect Craftsman style. Good integrity. Contributes to neighborhood development pattern.
5. Front porch enclosed, roof pitch increased, dormer added.







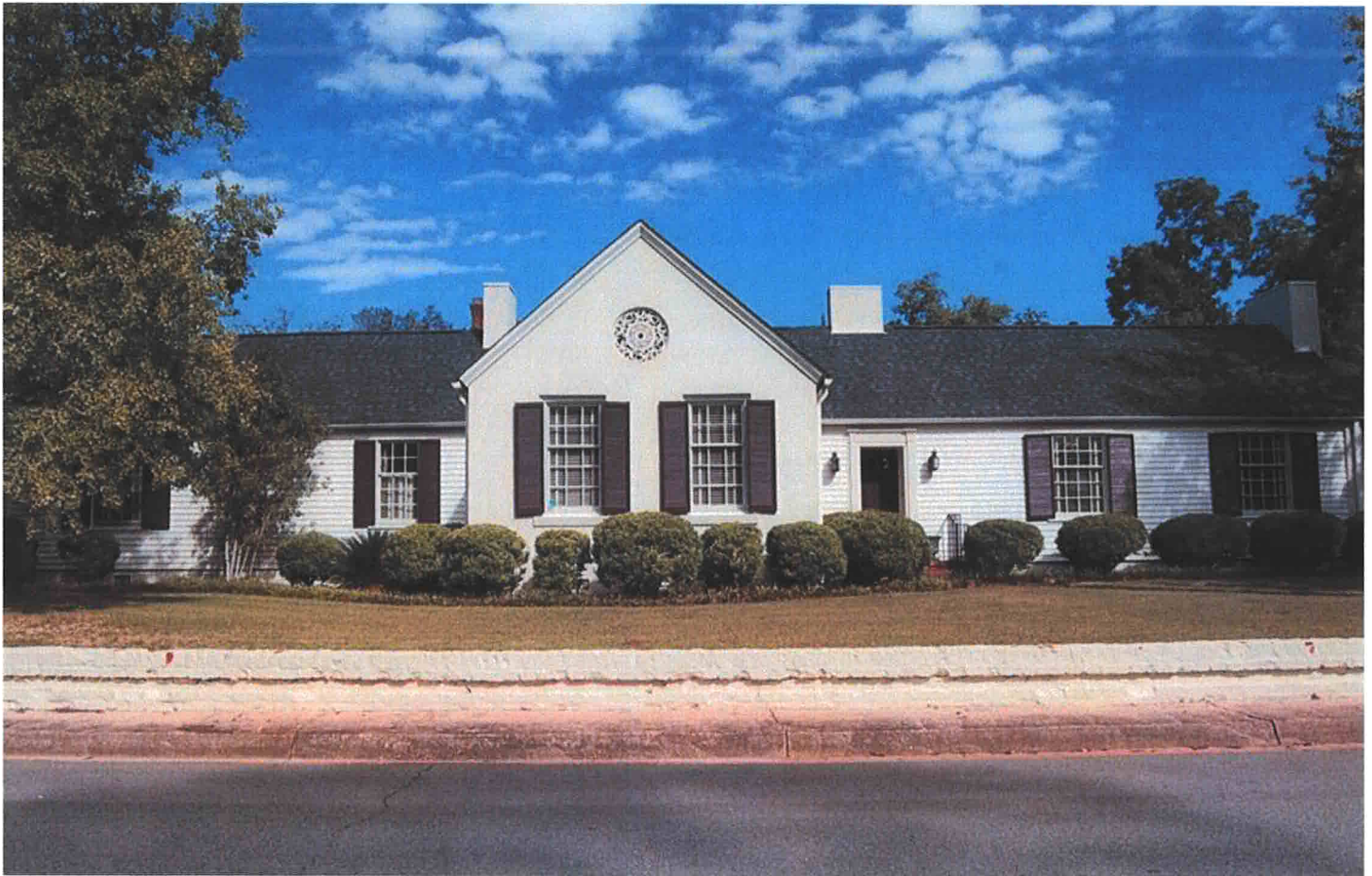
1. Rape House
2. 1946
3. Minimal Traditional - elements
4. Fair integrity. Represents post WWII era development of Duncan Avenue area.
5. Side addition, attached carport, replacement windows, aluminum siding on gable ends, aluminum porch cover.



1. Unknown
2. 1941
3. Minimal Traditional - elements
4. Good integrity. Contributes to neighborhood development pattern.
5. Multiple additions



1. Allen Pritchett House
2. 1961
3. Minimal Traditional - elements
4. Original form. Good integrity. Contributes to neighborhood development pattern
5. Painted brick, replacement windows, vinyl shingles on gables, metal roof, rear addition, detached outbuilding.



1. Pritchett House
2. 1935
3. Colonial Revival - elements
4. Unusual asymmetrical Colonial Revival tyle house featuring Colonial Revival style windows and door surround. Nice example of style. Good integrity. Contributes to neighborhood development pattern.
5. Vinyl siding, windows, rear addition.



1. Chapman-Mitchell House
2. 1900; Moved from Main Street in the 1960s
3. American Queen Anne - elements
4. Fair integrity. Contributes to neighborhood development pattern.
5. Vinyl siding, replacement windows, rear addition, attached garage, covered front porch removed during move.



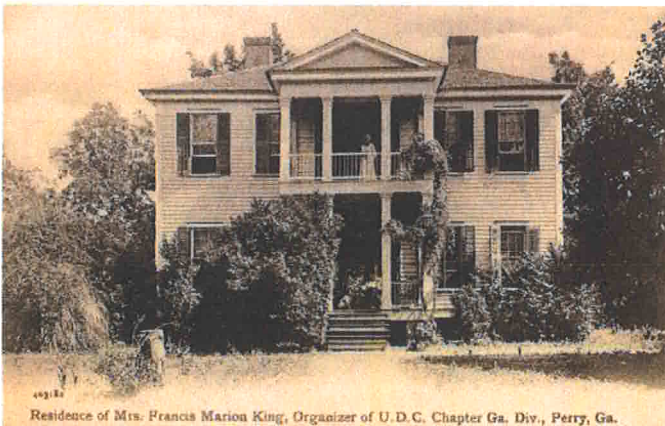
1. Mann House
2. 1954
3. No Academic Style
4. Good integrity. Contributes to neighborhood development pattern.
5. Additions, semi-attached carport, 2 detached outbuildings.



1. Unknown
2. 1949
3. Minimal Traditional - elements
4. Contributes to neighborhood development pattern.
5. Renovations, additions 2020; left side addition, stone veneer, attached carport.



1. Samuel D. Killen House; now Watson Hunt Mortuary
2. 1852
3. Greek Revival – elements; Neoclassical Revival – elements
4. Antebellum Greek Revival style house displaying several alterations – appears to have been remodeled in the Neoclassical Revival style during the 1920s and further remodeled in the 1950s for use as a funeral home. Features wide central hallways as exhibited by the original Greek Revival door surrounds. Nice windows/balcony on second floor over formal entrance. Originally built for Judge Samuel D. Killen, later occupied by Francis Marion King, then used in the 1920s as a clubhouse for visiting officials of the Penn-Dixie Cement Corporation. Purchased for use as a mortuary in 1955, its current use. Modification of the front porch and the side wing additions likely occurred around 1955. Fair integrity.
5. Front porch altered, wings added and expanded, garage added in 1983.





3. Required public hearings. The Preservation Commission and the City Council shall each hold a public hearing on any proposed ordinance for the designation of any historic district or property. Notice of the hearing shall be published in at least three (3) consecutive issues in the principal newspaper of local circulation, and written notice of the hearing shall be mailed by the administrator to all owners and occupants of such properties. All such notices shall be published or mailed not less than ten (10) nor more than twenty (20) days prior to the date set for the public hearings. A notice sent via the United States mail to the last-known owner of the property shown on the City tax digest and a notice sent via attention of the occupant shall constitute legal notification to the owner and occupant under this ordinance.
4. Notification to DCA. No less than thirty (30) days prior to making a recommendation on any ordinance designating a property or district as historic, the Preservation Commission must submit the report, required in Section 2-3.4.3(A)(3), to the Historic Preservation Division of the Department of Community Affairs.
5. Recommendations on proposed designations. A recommendation to affirm, modify or withdraw the proposed ordinance for designation shall be made by the Preservation Commission within 45 days following the Public Hearing and shall be in the form of a resolution to the City Council.
6. City council actions on the preservation commission's recommendation. Following receipt of the Preservation Commission recommendation, the City Council may adopt the ordinance as proposed, may adopt the ordinance with any amendments they deem necessary, or reject the ordinance.
7. Notification of adoption of ordinance for designation. Within thirty (30) days following the adoption of the ordinance for designation by the City Council, the owners and occupants of each designated historic property, and the owners and occupants of each structure, site or work of art located within a designated historic district, shall be given written notification of such designation by the City Council, which notice shall apprise said owners and occupants of the necessity of obtaining a Certificate of Appropriateness prior to undertaking any material change in appearance of the historic property designated or within the historic district designated. A notice sent via the United States mail to the last-known owner of the property shown on the City tax digest and a notice sent via attention of the occupant shall constitute legal notification to the owner and occupant under this ordinance.
8. Notification of other agencies regarding designation. The administrator shall notify all necessary agencies within the City of Perry of the ordinance for designation.
9. Moratorium on applications for alteration or demolition while ordinance for designation is pending. If an ordinance for designation is being considered, the City Council shall have the power to freeze the status of the involved property.

#### 2-3.4.4. Application for certificate of appropriateness.

##### A. Exemptions.

1. The Georgia Department of Transportation and any contractors, including cities and counties, performing work funded by the Department of Transportation are exempt from this section.
2. Local governments are exempt from the requirement of obtaining certificates of appropriateness; provided, however, that local governments shall notify the preservation commission 45 days prior to beginning an undertaking that would otherwise require a certificate of appropriateness and allow the preservation commission an opportunity to comment.

##### B. Approval of material change in appearance in historic districts or involving historic properties. After the designation by ordinance of a historic property or of a historic district, no material change in the appearance of such historic property, or of a contributing or non-contributing building, structure, site, or object within such historic district, shall be made or be permitted to be made by the owner or occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the Preservation Commission. A Building Permit shall not be issued without a Certificate of Appropriateness.

##### C. Submission of plans. An Application for a Certificate of Appropriateness shall be accompanied by such drawings, photographs, plans and documentation as may be required by the Preservation Commission.

# SEPTEMBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15 <i>Noon deadline for 9/20 paper</i>	16
17	18	19	20	21	22	23
24	25	26	27	28 <i>Public NOTICE PERIOD</i>	29	30

*Homemade GIFTS MADE EASY*

Holidays and Observances: 4: Labor Day

# OCTOBER 2023

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9 HPC Public Hearing	10	11	12	13 Noon deadline for 10/18 paper	14
15	16	17	18 ↓	19 Public Notice	20	21
22	23	24	25	26 Period	27	28 ↑
29	30	31	1	2	3	4

Homemade GIFTS MADE EASY

Holidays and Observances: 9: Columbus Day, 31: Halloween

NOV 7  
Council P.H