



Where Georgia comes together.

Historic Preservation Commission Agenda

Tuesday, October 10, 2023– 6:00 pm

Council Chamber, 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 – September 12, 2023, meeting
7. Old Business – Update - Report of Designation
8. New Business
 - a. Review Frequently Asked Questions
 - b. Preparation for Public Hearing on Washington-Evergreen District designation
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 Agenda
Minutes - September 12, 2023

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

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests – Terre Walker – Perry Area Historical Society and Dietra Taylor

3. Citizens with Input – None
4. Announcements- Chairman Moore asked for cellphones to be placed on silent
 - a. Please place cell phones in silent mode.
5. Approval of the Agenda – Commissioner Griffin motioned to approve as presented; Commissioner Sanders seconded; all in favor and was unanimously approved.
6. Approval of Minutes – August 8, 2023, Meeting - Commissioner Sanders motioned to approve as presented; Commissioner Griffin seconded; all in favor and was unanimously approved.
7. Old Business – DCA comments on Report of Designation – Mr. Wood advised comments have finally been received; it was advised everything was in order but there were eleven properties suggested to be reviewed based on the information submitted that show significant alterations that may make them non-contributing. The Commission reviewed each of the listed individual properties and as noted determined contributing or non-contributing.

713 Washington St – contributing

708 Washington St – non-contributing

904 Duncan Ave – non-contributing

1006 Cater Ave – non-contributing

709 Evergreen St- non-contributing

802 Evergreen St – contributing

1101 Beckham Circle – contributing

1208 Beckham Circle – contributing

909 Masse Lane – non-contributing

1107 Cater Ave – non-contributing

1208 Main St – contributing

8. New Business
 - a. Schedule Public Hearing for Washington-Evergreen District designation
 - b. Other public meetings

Mr. Wood also requested review of the district boundaries; 904 Duncan Ave and 711 Washington St will remain, as well as Masse Lane. Mr. Wood will have the proposed district map updated from discussion and what was added from DCA report. Mr. Wood advised the next step is to start the designation process and hold a public hearing, which has requirements of placing legal ads in the county organ and sending notices to property owners and occupants. The question arose should a preliminary meeting be held prior to the public hearing; it was decided the Commission will hold a public hearing and do outreach prior to the council public hearing. Staff will ensure notices include all vital information, with links to the guidelines and

DCA report, along with creating on the recently established engage platform for public comments. Mr. Wood advised staff will work on meeting with the local real estate association. On conclusion of discussions staff will work towards having the first public hearing in November with the engage platform live by the October meeting.

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 7:00pm.

DRAFT



Where Georgia comes together.

Memorandum

To: Historic Preservation Commission
From: Bryan Wood, Community Development Director
Date: October 4, 2023
Re: Modification of Approved Report of Designation

Following the Commission's approval of the Report of Designation for the proposed Washington-Evergreen district, I discovered that the gazebo at 1103 Duncan Avenue had been removed. The gazebo was included in the report as a contributing secondary structure.

Since the structure no longer exists, I modified the Report of Designation by removing references to that structure.

Perry Historic District Designation and Design Review

Frequently Asked Questions

What is historic preservation? The concept is fairly simple – maintain Perry’s small-town character and sense of place by protecting what makes the community unique.

What are the benefits of creating a Local Historic District? Designation of an area as a historic district will not directly affect property values. Because Local Historic District properties are protected from insensitive development, owners may be more inclined to make improvements to their properties which may increase the value of all properties in a given district.

National and statewide economic studies show that historic designation first stabilizes property values and then slowly values begin to rise. In most cases properties in local historic districts appreciate at rates greater than the local market as a whole, and similar neighborhoods that are not designated.

A historic district that is aesthetically cohesive and well promoted can be one of a community’s most important attractions. They attract tourist dollars which makes good economic sense. The protection of local historic districts can also enhance business recruitment. Companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.

Are all buildings in a historic district necessarily historic? No. A major goal of local historic districts is maintaining the overall character of the area. When the boundary is drawn for a local historic district, it will often include non-historic properties and vacant lots. Reviewing proposed changes to non-historic properties as well as historic properties ensures that more recent construction will not become more intrusive. If these properties are not included in the district, there is a greater chance that changes to these properties could have a negative impact on the area or on adjacent buildings.

Does designation of my property as part of a historic district affect the use of the property? No. Historic district designation does not change the zoning or land use of properties.

May I make changes to my property if it is included in a historic district? Designation does not prevent owners from making changes to their properties, nor does it require them to restore or repair their property. Existing property maintenance codes apply city wide. Designation ensures that exterior alterations, additions, demolitions, and new construction are in keeping with the special character of the area.

Do I have any say as to whether my property is included in a Local Historic District? Yes. Before a Local Historic District is designated, all tenants and owners of property in the proposed district have an opportunity to express their views at public hearings held by the Historic Preservation Commission (HPC) and City Council. The HPC and City Council evaluate a property’s designation based on object criteria in the ordinance, not on personal preference. City Council is legally obligated to pass laws that treat similarly situated properties alike, and therefore, treat similar historic properties uniformly.

What is a Certificate of Appropriateness? A Certificate of Appropriateness is the process in which an applicant proposes modifications to the exterior of a property in a historic district and the HPC evaluates the proposal using adopted design guidelines, technical assistance, and the unique character of each property. The process is intended to ensure that proposed modifications are appropriate for the architectural style of the building and compatible with the district as a whole.

Where can I go for assistance in developing design changes that will be appropriate for the historic district? *Perry Design Guidelines* is useful tool in planning a project. While the HPC and staff do not develop plans or designs, they can

help guide an applicant in the early planning stages of the project. For information concerning the process or for assistance with the preparation of an application, contact the Community Planner at 741 Main Street, (478) 988-2702. The historic preservation ordinance, *Perry Design Guidelines*, application forms, and more information are available at <https://perry-ga.gov/historic-preservation-commission>

What should be included in an application? In order for the HPC to make an informed decision, completed applications must be accompanied by required supporting documentation (see Application Checklist). Illustrations may include site plans, building elevations, floor plans drawn to a standard architectural scale, e.g., 1/4 inch equals one foot. Photographs of the building, site, and neighboring properties are also helpful. Support materials may differ according to the type and size of the project.

Which properties require design review? All designated properties require design review. Designated properties include all properties within historic districts and any individually designated property. Please note that design review covers both contributing and non-contributing properties. The City's Official Zoning District Map shows all designated districts and properties.

If I am not happy with the Commission's decision concerning my Certificate of Appropriateness application, may I appeal? Yes. Appeals of an HPC decision may be made to City Council who will determine if the HPC abused its discretion in reaching their decision by not following the standards in the ordinance or the design guidelines. Appeals of a City Council decision may be made to the County Superior Court.

Are other reviews required? Review of projects by the HPC may not be the only review required before work may proceed. Other city departments and commissions may be required to examine a project for compliance with existing zoning, building, engineering, sign, and landscape ordinances.



Where Georgia comes together.

Policies and Procedures Governing Historic Preservation Public Hearings

1. The hearing shall be called to order by the presiding officer. The presiding officer shall explain the procedures to be followed in the conduct of the public hearing. After calling the hearing to order, the presiding officer shall request that staff identify the parcels of property and/or references to the code sections which are the subject of the proposal. Following such identification, staff shall present its recommendation which shall include an analysis of each standard provided for in the Land Management Ordinance applicable to the subject proposal. When the hearing is before Mayor and Council, staff shall also present the recommendation of the Historic Preservation Commission. The written recommendation and all documentation of staff and the Historic Preservation Commission shall be made a part of the record.
2. The applicant and other proponents of each proposal shall then be allowed to present data, evidence and opinion concerning the proposal.
3. Opponents of each proposal shall then be allowed to present data, evidence and opinion concerning the proposal.
4. No time limit shall be imposed upon any person speaking at a public hearing, but all speakers are urged to make their comments brief and avoid repeating other comments. Each side, for and against a proposal, shall have an equal minimum time period for its presentation, such minimum time period to be ten (10) minutes per side. At the conclusion of presentations for both sides, Mayor and Council/Commission may ask questions of any party or staff relative to the application under consideration.
5. All speakers shall identify themselves and state their current address. Remarks should be limited to data, evidence, and opinions relevant to the proposal under consideration. Speakers shall address all remarks to the presiding officer.
6. Following public comment, the presiding officer shall announce that the public hearing for the requested decision is closed. The Historic Preservation Commission, in its subsequent business session, shall then consider the proposal and shall, at that time, act on the matter. At the close of the public hearing before the City Council, the governing authority shall consider the recommendation for the decision in its subsequent business session and act on the proposal.
7. Printed copies of these policies and procedures shall be available for distribution to the general public.