

Historic Preservation Commission
Minutes - November 14, 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, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

3. Citizens with Input – None
4. Announcements- Chairman Moore requested cellphones be placed on silent.
 - a. Please place cell phones in silent mode.

Chairman Moore introduced herself, the Commissioners and staff. Chairman Moore advised the Commission since its inception in January has worked through the process of establishing the district for discussion.

5. Approval of the Agenda

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

6. Approval of Minutes – October 10, 2023, meeting

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

7. Old Business – None

8. New Business

- a. Public Hearing – Designation of Washinton-Evergreen Local Historic District

Mr. Wood presented a PowerPoint presentation which showed a map of the proposed area and noted historic districts are being formed to maintain Perry's small-town character and sense of place by protecting what makes our community unique. The process of creating the district included:

- Review of the 2003 Perry Historic Resources Survey Report and previous district boundary
- Review of each property based on the Criteria for Selection of Historic Districts
- Prepared preliminary Report of Designation for review by Georgia Historic Preservation Division
- Revised Report of Designation considering comments from Georgia Historic Preservation Division
- Mailed and published notice of the November 14, 2023, Public Hearing
- Historic Preservation Commission will prepare a recommendation to City Council
- Perry City Council will hold a public hearing before acting on the proposed district

In establishing the criteria for the proposed Washington-Evergreen district a historic district is a geographically definable area which contains buildings, structures, sites, objects, and landscape features, or a combination thereof, which:

- Has special character or special historic/aesthetic value or interest
- Represents one or more periods, styles, or types of architecture typical of one or more eras in the history of the municipality, county, state, or region, and
- Causes such area, by reasons of such factors, to constitute a visibly perceptible section of the municipality or county

Mr. Wood advised the period of significance of the Washington-Evergreen District is c. 1835 through c. 1968 and 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 Perry during all its periods of growth through the late 20th century. There are exceptional examples of American architectural styles throughout the district and the district was also the home of many significant military and political leaders.

Mr. Wood reviewed the resources in the districts, which include vacant parcels, total parcels, primary and secondary structures. Mr. Wood provided the style of structures for each time period which consisted of the 1800's, early 1900's, and 1942-1968.

Before opening the public hearing Chairman Moore advised the Commissioners have received training for historic preservation and it's not the intent of the Commission to deny applications, as one of their main goal is to preserve and protect the remaining historic properties in the city.

Chairman Moore presented the procedures of public hearings before the Commission and opened the public hearing at 6:12pm and called for public comment.

Mrs. Terre Walker – 800 Evergreen Street – thanked the Commission for the establishment of the district and asked what would be required if someone purchased and tore down a non-contributing property. Mr. Wood advised would be required for a COA review (Certificate of Appropriateness) and that the new structure would still fit the character of the area with regard to scale, material, style.

Mr. James Bloodworth, Sr. – 805 Evergreen Street – asked if additions can be made. Mr. Wood advised interior renovation is not reviewed, but exteriors would be through the COA process and advisement could be made that they could be more appropriate on the side or rear, and additions should not take away from the exterior.

Mr. Jim Lay – 807 Washington Street – inquired if there were any landscape requirements. Mr. Wood advised there were not under the proposed district as they fall under the current ordinance.

Mr. Clay Smith – asked if it was a zoning distinction; Mr. Wood advised it was and is considered an overlay district and does not affect the use of the property. Mr. Smith asked what the COA process entailed. Mr. Wood advised an application is submitted to city staff, it's reviewed for compliance with the design guidelines and forwarded to the Commission for review and action. Mr. Smith asked the timeline; Mr. Wood advised the Commission meets the second Tuesday of each month and it should be a thirty-day process. Mr. Smith asked what type of plans would be required; Mr. Wood advised that would depend on what is being proposed; but a site plan, elevation and exterior plans. Mr. Smith asked what is the enforcement process for noncompliance; Mr. Wood advised stop work order would be issued and the goal is to work with applicants' for compliance.

Mr. George Nunn, Jr. – 1104 Beckham Circle – asked if a COA for painting and paving was required; Mr. Wood advised neither required a COA. Mr. Wood further noted color is not regulated but the design guidelines provide color references for the time periods.

There being no further comment the Chairman Moore closed the public hearing at 6:30pm.

Commissioner Griffin stated the Commission is here to help serve the citizens and wants to be a resource to the community as Perry has a lot of rich history and wants to preserve it.

Commissioner Nelson motioned to recommend approval of the ordinance to designate the Washington-Evergreen Local Historic District as presented; Commissioner Beroza seconded; all in favor and was unanimously recommended for approval.

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 6:35pm.

Approved 01.09.24