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Historic Preservation Commission Agenda

Tuesday, June 11, 2024– 6:00 pm

Council Chambers, City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Announcements
 - a. Procedures for conducting public hearings.
 - b. Please place cell phones in silent mode.
5. Approval of the Agenda
6. Approval of Minutes – May 14, 2024, meeting
7. Old Business – None
8. New Business - Public Hearing
 - a. **COA-0071-2024**. Install a privacy fence and landscaping at 904 Duncan Avenue. The applicant is Darrell Holder.
9. Other Business
 - a. Discuss Downtown Historic District
 - b. 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 14, 2024

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

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

Guests: Brandon James and Elle Loudermilk

3. Citizens with Input – None
4. Announcements – Vice Chairman Sanders asked cell phones be placed on silent and read the procedures for public hearings before the Commission.
 - a. Please place cell phones in silent mode.
5. Approval of the Agenda – Commissioner Griffin motioned to approve the agenda as submitted; Commissioner Taylor seconded; all in favor and was unanimously approved.
6. Approval of Minutes – March 12, 2024, meeting – Commissioner Beroza motioned to approve as submitted; Commissioner Taylor seconded; all in favor and was unanimously approved.
7. Old Business – None
8. New Business
 - a. Public Hearing
 - i. 906 Evergreen Street – COA to enclose existing accessory building

Mr. Wood advised the applicant proposes enclosing an existing detached carport to create habitable space. The building will be clad in white vinyl siding, soffits, and fascia. An arched vinyl window and a steel door will be installed on the street facing façade in the gable end. A vinyl window and steel double French door will be installed on the left side of the building facing into the back yard. Mr. Wood noted the goal of the applicable design guideline is “to preserve historic outbuildings and to pattern new outbuildings after historic examples.” To achieve this goal “New outbuildings should use traditional placement behind the rear wall of the house, should not be attached to the house, should not be out of scale with the house, and should use materials and design compatible with the house when within public view.” The guidelines also allows modern design and construction when the outbuilding is located directly behind the house. The carport was constructed in 1992, and therefore has no historic significance. It is located near the rear of the property, directly behind the house. The property shares a driveway with the adjacent property causing the carport to be offset from the driveway, limiting its visibility from the street. The scale of the existing structure with proposed modifications is subordinate to the primary house. Based on the location of the existing structure on the property, staff believes the application complies with the applicable design guidelines, and therefore recommends approval.

Vice Chairman Sanders opened the public hearing at 6:06pm and called for anyone in favor of the request. The applicant, Mr. Brandon James, advised the carport as noted is on the rear of the property and the vinyl will match the house and just wishes to enclose it. Vice Chairman Sanders called for anyone opposed; there being none the public hearing was closed at 6:08pm.

Commissioner Beroza motioned to approve the application as submitted as it complies with the guidelines and has no impact on historical significance; Commissioner Griffin seconded; all in favor and was unanimously approved.

b. Discussion of expanded downtown district designation

Mr. Wood advised in presenting to Administration the recommended boundary input was provided to include additional properties. The map provided showed the additional boundary as recommended by the City Manager. Mr. Wood noted with the proposed addition there were approximately 30-35% non-contributing parcels. Vice Chairman Sanders inquired why the suggestion; Mr. Wood advised it would allow for control over new development; and Mr. Wood noted they must take into consideration with new construction there are design guidelines adopted and enforceable. Mr. Wood had concern with the number of non-contributing properties and the state not approving because of this. Commissioner Griffin agreed with including the parcels the full length of Carroll Street to the railroad tracks. Commissioner Beroza felt keeping vacant parcels in for control and suggested maybe two different boundaries as the proposal is a large district. Mr. Wood noted the Main Street Advisory Board reviews applications currently and makes a recommendation to staff who make the final decision. Mr. Wood suggested some of the parcels on Macon Road be removed, seek the state and public input and modify to what Council will approve. Mr. Wood advised work still needs to be done on the report with the addition of property photos and will provide the Commission with the next steps.

c. 1013 Jernigan Street

Mr. Wood advised the owners of the building have been discussing with the Community Development department the possibility of a second story addition. They have consulted with an architect and contractor, with both suggesting it would be less expensive to demolish the existing building and rebuild. Mr. Wood advised, although the property has not been yet designated as historic it is in the Downtown Development Overlay District, and felt it was appropriate to bring before the Commission and the Main Street Advisory Board for preliminary comments for the owners to consider on how to proceed.

Commissioner Griffin was opposed to it being demolished; but had no issue with an addition. Vice Chairman Sanders felt it was the nicest building on Jernigan Street and did not want to see it demolished but was fine with an addition; Commissioner Taylor felt the same and would like to see a rendering of an addition. Commissioner Beroza asked if the brick could be reused and bring back the same look as it currently is. The consensus of the Commission was to not have the building demolished.

9. Other Business

- a. Commission questions or comments – Vice Chairman Sanders asked Mr. Wood if he could provide an update on the New Perry Hotel. Mr. Wood advised the current owners bought with the intention and expectation of renovating with tax credits and have consulted with structural engineers to rehab into a boutique hotel. However, the structure will not allow due to its condition even with the tax credits and rooms would

have to be listed at \$400-\$450 a night in a market that cannot support it. Mr. Wood noted this is the second owner that has tried to do this, and the property continues to deteriorate and will eventually fall in. The owner has filed a COA application that will be heard at the June Main Street Advisory Board meeting.

Mr. Wood advised Mayor and Council proclaimed May as National Historic Preservation month and Commissioner Griffin accepted on behalf of the Commission.

10. Adjournment – there being no further business to come before the Commission the meeting was adjourned at 7:06pm.



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STAFF REPORT

June 6, 2024

CASE NUMBER: COA-0071-2024
APPLICANT: Darrell Holder for The Trailer Shop LLC
REQUEST: Install privacy fence
LOCATION: 904 Duncan Avenue; Parcel No. 0P0110 003000
DISTRICT: Washington-Evergreen

APPLICANT'S REQUEST: The applicant proposes to enclose a portion of the subject property with a privacy fence to block the view of utility trailers planned to be stored on the property. The fence will enclose the eastern portion of the property, leaving the existing house and its front yard visible from Duncan Avenue. The fence will extend along the eastern property boundary adjacent to residentially zoned properties, then extend a short distance along Duncan Avenue, then follow the tree line separating the open area of the lot from the existing house. The wooden fence will be six-feet tall with brick columns on each corner of the section fronting Duncan Avenue. Shrubbery is proposed between the fence and Duncan Avenue.

STAFF COMMENTS: As previously discussed with the Commission, the subject property is zoned for industrial uses, although it contains a residential structure. The existing house is set back approximately 100 feet from Duncan Avenue. The applicable design guideline calls for privacy fences to be located in the back yard of a residential structure. This would reduce the usable space of the lot for the applicant's intended use by about half. The front setback of most other houses on the south side of Duncan Avenue is approximately 20-25 feet. This setback would appear to be a more reasonable requirement. The length of the proposed fence parallel to Duncan Avenue would then be approximately 40 feet.

The fence along with shade trees spaced every 30 feet along the eastern property line are required by the Land Management Ordinance as a buffer between residential and nonresidential uses. However, overhead powerlines extend along the eastern property boundary. Staff suggests that an understory tree with a fairly wide mature canopy, such as Natchez Crepe Myrtle, can be substituted for shade trees with a similar buffer effect.

STAFF RECOMMENDATION: Based on the unique characteristics of the subject property, Staff recommends approval of the application with the following conditions:

1. Placement of the fence shall maintain a 25-foot setback along Duncan Avenue.
2. Six-foot-tall Foster's Holly shall be installed 10 feet on center between the fence and Duncan Avenue.
3. A species of understory tree approved by staff may be substituted for required shade trees in the required buffer.
4. Installation of the fence shall not obstruct the flow of stormwater draining through the site.

APPLICABLE DESIGN GUIDELINES ATTACHED. Site and Setting: Fences.



GOAL:

The primary goal is to maintain the pattern of open and enclosed spaces found within the historic district.

Actions to achieve the goal:

- ▶ Historic fences and retaining walls should be maintained and not removed.
- ▶ New fences and front yard retaining walls should respect the pattern within the district by:
 - a) being placed behind the facade line of the house (except retaining walls); privacy fences should be at or behind the rear elevation,
 - b) using a design appropriate to the district and the house, and
 - c) using traditional materials (in most cases wood for fences, poured concrete for retaining walls) appropriate to the district and the house.
 - d) being no taller than 36"-54" in height except privacy fences (rear yard only) which may be up to 8' tall.
- ▶ Pet enclosures of chainlink should be placed out of the public view or screened with evergreen vegetation or a traditional fence.

Walls and fences refers to nonvegetative elements used in and around a property for privacy, safety, security, and boundary definition.

Glossary terms:

Elevation.

Any of the external faces of a building.

Evergreen vegetation.

Vegetation which retains foliage through the winter months maintaining its screening property.

Facade line.

An imaginary line established by the fronts of buildings on a block.

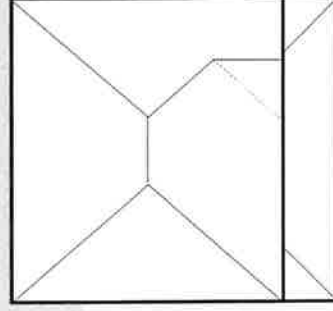
Vernacular.

Indigenous architecture that generally is not designed by an architect and may be characteristic of a particular area. Any local adaptation of popular architectural forms.

- more terms found in the *Glossary*, p. 96

Fencing Locations

Traditional and privacy fencing acceptable. Traditional and modern retaining walls acceptable. Pet enclosures in the public view should be screened.



Traditional fencing and retaining walls acceptable.

Traditional fencing and retaining walls acceptable.

Avoid fencing unless documented historically. Traditional retaining walls acceptable.

Notes/Revisions:

Changes requiring a COA *Examples:*

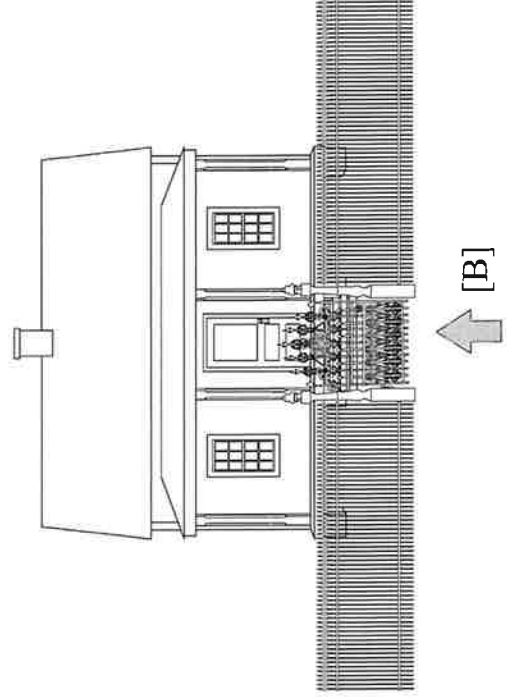
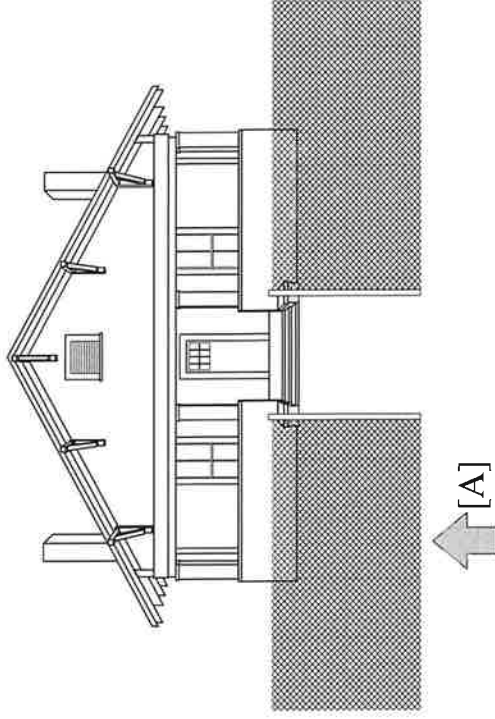
- * Construction of a new fence.
- * Construction of a new retaining wall.
- * Construction of a pet enclosure.

Changes not requiring a COA *Examples:*

- * Repair of an existing fence.
- * Painting an existing fence.
- * Repair of an existing retaining wall.
- * Temporary fences at construction sites.

Common Mistakes

- ▶ *Placing a fence in front of the house where none existed. [A]*
- ▶ *Using nontraditional materials such as chainlink for fences and railroad ties for front yard retaining walls. [A]*
- ▶ *Using a fence design inappropriate to the age and style of the house or district. [B]*





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Application # COA
#0071-2024

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	Darrell Holder	The Trailer Shop, LLC, Darrell Holder
Title	President	President
Address	904 Duncan Ave.	650 Ball St.
Phone	478-714-9889	478-714-9889
Email	darrell@traxandtrailers.com	darrell@traxandtrailers.com
Signature	<i>Darrell Holder</i>	<i>Darrell Holder</i>
Date		

*If the applicant is not the owner, the owner must sign this form or provide a letter authorizing the proposed work.

Property Address

Type of Project (Check all that apply):

Construction	Site Changes
<input type="checkbox"/> New building	<input type="checkbox"/> Parking area(s), driveways(s), or walkway(s)
<input type="checkbox"/> Addition to building	<input checked="" type="checkbox"/> Fence(s), wall(s), or landscaping
<input type="checkbox"/> Major building restoration, rehabilitation, or remodel	<input type="checkbox"/> Mechanical system(s) or non-temporary structure(s)
<input type="checkbox"/> Minor exterior change	<input type="checkbox"/> Sign(s)
	<input type="checkbox"/> Demolition or relocation of building(s)

<p>Describe the proposed project (attach additional sheets as necessary). The description should include proposed materials. Please divide the description if the proposed scope of work will involve more than one type of project. (Example: 1. building addition and 2. sign installation).</p> <p>1. Addition of wood privacy fence between commercial and residential property as well as some Brick/Stone/Faux Stone columns in the front of property to better match the look of the Historic District. See attached drawings for rough example.</p>

<p>Application Requirements. All applications must be complete and include the required support materials (See Application Checklist below). <u>Incomplete applications will not be forwarded to the Preservation Commission for review.</u></p>
<p>Fee. No fee is required for review of an application for Certificate of Appropriateness unless work is started before a Certificate of Appropriateness is approved. In such cases the fee is \$230.00.</p>
<p>Application Deadline. Applications and support materials must be submitted 21 days prior to the regular Preservation Commission meeting, the second Tuesday of each month. Applications may be submitted to the Community Development office or online at https://perryga-energovpub.tylerhost.net/Apps/SelfService#/home</p>
<p>Application Representation. The applicant or an authorized representative of the applicant must attend the public hearing to support the application.</p>
<p>Expiration of Certificate. The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the life of the permit.</p>
<p>Permits Required. Approval of a certificate of appropriateness does not waive the need to obtain any required permits.</p>

Application Checklist. A complete application requires support materials. The following materials are required for a complete application. Incomplete applications may be removed from the HPC's agenda. Digital photographs and PDFs of plans/elevations may be emailed to comm.development@perry-ga.gov

<p>New Buildings and New Additions</p> <p><input type="checkbox"/> site plan</p> <p><input type="checkbox"/> architectural elevations</p> <p><input type="checkbox"/> floor plan</p> <p><input type="checkbox"/> landscape plan (specific vegetation not required)</p> <p><input type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of proposed site and adjoining properties</p>	<p>Site changes - parking areas, drives, and walks</p> <p><input type="checkbox"/> Site plan or sketch of site</p> <p><input type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of site</p>
<p>Major Restoration, Rehabilitation, or Remodeling</p> <p><input type="checkbox"/> architectural elevations or sketches</p> <p><input type="checkbox"/> description of proposed changes</p> <p><input type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of existing building</p> <p><input type="checkbox"/> documentation of earlier historic appearance (Restoration only)</p>	<p>Site changes - fences, walls, and systems</p> <p><input checked="" type="checkbox"/> site plan or sketch of site</p> <p><input checked="" type="checkbox"/> architectural elevations or sketches</p> <p><input checked="" type="checkbox"/> description of materials</p> <p><input checked="" type="checkbox"/> photographs of site</p>
<p>Minor exterior changes</p> <p><input type="checkbox"/> description of proposed changes</p> <p><input type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of existing building</p>	<p>Site changes - signs</p> <p><input type="checkbox"/> approved sign application</p> <p><input type="checkbox"/> site plan or sketch of site</p> <p><input type="checkbox"/> description of materials and illumination</p>

