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Historic Preservation Commission Agenda

Tuesday, July 9, 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. Please place cell phones in silent mode.
5. Approval of the Agenda
6. Approval of Minutes – June 11, 2024, meeting
7. Old Business – None
8. New Business
 - a. Public Hearing
 - i. **COA-0078-2024**. Addition to house located at 901 Washington Street. The applicant is James Holloway.
9. Other Business
 - a. Downtown Historic District discussion
 - 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 – June 11, 2024

1. Call to Order: Chairman Moore called the meeting to order at 6:02 pm.
2. Roll Call: Chairman Moore, Vice Chairman Sanders; Commissioners Beroza and Taylor were present. Commissioner Griffin was absent.

Staff: Bryan Wood – Community Development Director; Emily Carson – Community Planner; and Joni Ary – Recording Clerk.

Guests: Darrell Holder and Elle Loudermilk

3. Citizens with Input – None.
4. Announcements – Chairman Moore asked cell phones to be placed on silent and read the procedures for public hearings before the Commission.
5. Approval of Agenda – Vice Chairman Sanders motioned to approve the agenda as submitted; Commissioner Beroza seconded; all were in favor, and it was unanimously approved.
6. Approval of Minutes - Commissioner Beroza motioned to approve the minutes as submitted; Vice Chairman Sanders seconded; all were in favor, and it was unanimously approved.
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.

Mr. Wood advised the applicant's original proposal stated that there would be brick columns on each corner of the section fronting Duncan Avenue, but has advised he will not include the columns. The applicant requests to enclose a portion of the 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 wooden fence will be six-foot tall, with shrubbery between the fence and Duncan Avenue. The staff recommendation is to approve 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 and 4). Installation of the fence shall not obstruct the flow of stormwater draining through the site.

Chairman Moore opened the public hearing at 6:05 pm and called for anyone in favor of the request.

The applicant, Darrell Holder, stated the fence he wanted to install would match the fence at 711 Washington Street. Mr. Holder asked for clarification regarding the location of the trees to be planted along the eastern property boundary. Mr. Wood stated the trees can be planted either inside or outside the fence. Mr. Holder stated he was not a fan of Holly trees. Mr. Wood stated it would be acceptable for a different type of evergreen tree. Commissioner Beroza asked if the double gate would be the primary access to the property. Mr. Holder stated it would be. Vice Chairman Sanders stated she was not opposed to the fence, but stated the current fence on Ball Street does not look maintained. Mr. Holder

advised he is working diligently to replace flawed boards with new ones. Mr. Holder stated he will use his workers during the slow months to install the new fencing at 904 Duncan Avenue, and the taller trailers will be parked in the back corner of the property to keep out of sight.

Chairman Moore asked if anyone present would like to speak in opposition to the request; there being none, the public hearing was closed at 6:18 pm.

Commissioner Beroza moved to approve the application as submitted with the conditions outlined by staff, including allowing acceptable substitution for Holly trees as determined by staff. Commissioner Taylor seconded the motion, all in favor, and it was unanimously approved.

9. Other Business.

a. Discuss Downtown Historic District.

Mr. Wood stated a computer has been set up at the Community Development building so Commissioners can work on the downtown historic district report. Vice Chairman Sanders stated she has worked on summaries of some of the properties and has pictures to add to the report. Mr. Wood stated the Commission will have access to the Tax Assessor's website and the completed Historic Survey on the computer.

Chairman Moore stated that she was not present at the last meeting and had concerns about enlarging the historic district to include non-contributing parcels. Mr. Wood stated suggested the Commission can recommend a smaller district boundary based on public comment.

b. Commission questions or comments.

Commissioner Beroza asked all future staff reports to be labeled so that the documents would be easier to use at the meetings.

Commissioner Beroza asked if items would still go to the Main Street Board first, and based on their recommendations, the item would be forwarded to this Commission. Mr. Wood stated that this is correct, which is why the Historic Preservation Commission normally meets after the Main Street Advisory Board.

10. Adjournment. There being no further business to come before the Commission, the meeting was adjourned at 6:33 pm.



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STAFF REPORT

June 24, 2024

CASE NUMBER: COA-0078-2024
APPLICANT: James Holloway
REQUEST: Addition to existing building
LOCATION: 901 Washington Street; Parcel No. 0P0040 036000
DISTRICT: Washington-Evergreen

APPLICANT'S REQUEST: The applicant proposes to construct an 8' X 18' addition to the north side of the existing house. The roof of the addition will be an extension of the roofline of the existing house. Hardi-plank siding will be painted to match the existing house. An existing window, removed to create access to the addition from the existing house, will be installed on the front-facing wall of the addition. The foundation of the addition will be brick matching the existing building, taken from a privacy wall to be removed.

STAFF COMMENTS: While located on the side, the proposed addition will be setback approximately 27 feet from the front elevation of the existing building. The existing building is clad in aluminum lap siding. The proposed materials are consistent with existing. The proposed addition appears to comply with the applicable design guidelines. Additionally, existing Camilla shrubs will limit visibility of the addition from the street.

STAFF RECOMMENDATION: Approval

APPLICABLE DESIGN GUIDELINES ATTACHED. Residential Rehabilitation - Additions.



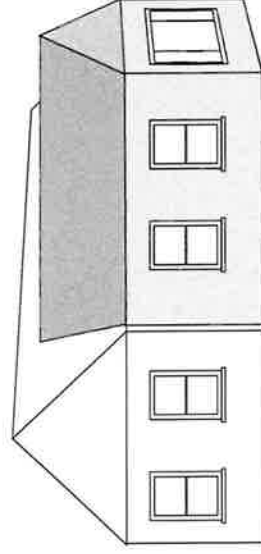
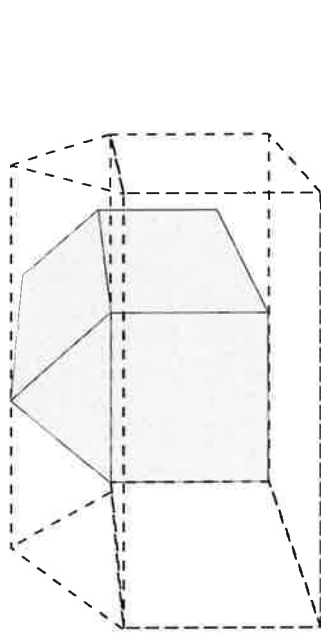
74 REHABILITATION ADDITIONS

GOAL:

The primary goal is to allow for the expansion of a house while maintaining its historic character.

Actions to achieve the goal:

- ▶ Additions should respect the original portion of the house by:
 - a) being placed away from the public view on the rear elevation or on a side elevation well behind the facade,
 - b) not obscuring the form, orientation, or symmetry of the original structure,
 - c) creating a discernible break at the juncture with the original structure,
 - d) using matching or similar materials for roofing and siding,
 - e) using matching or similar elements, such as windows, on side elevations and reserving more modern elements for the rear elevation,
 - f) not exceeding the degree of ornamentation on the original structure, and
 - g) being reversible with a limited loss of historic materials and elements.



Additions refers to any increase in the square footage of a house.

Glossary terms:

Elevation.

Any of the external faces of a building.

Facade.

The front elevation or “face” of a building.

Public view.

That which can be seen from any public right-of-way.

Reversible.

Constructing additions or new elements in such a manner that if removed in the future original form and material would be largely unchanged.

Routine maintenance.

Any action performed in order to preserve a historic property including minor replacement of material with like material providing no change is made to the appearance of the structure or grounds.

Orientation.

The direction that the building (usually includes the primary entrance) faces.

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

Notes/Revisions:

Changes requiring a COA **Examples:**

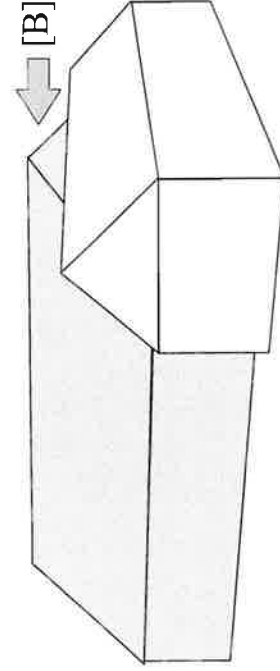
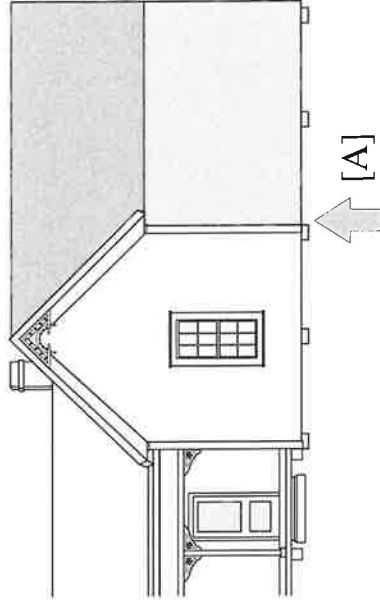
- * Adding an addition to a house.
- * Removing an addition from a house.

Changes not requiring a COA **Examples:**

- * Routine maintenance to existing additions.

Common Mistakes

- ▶ *Placing a side addition flush with the facade of the house. [A]*
- ▶ *Constructing an addition out of scale which greatly alters the original form or roof of the house. [B]*
- ▶ *Using incompatible materials or details on an addition.*
- ▶ *Removing a large amount of original material to add an addition.*





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Application # COA
0078-2024

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	James Holloway	Same as Applicant ↓
Title	Mr.	
Address	701 Washington St	
Phone	[REDACTED]	
Email	[REDACTED]	
Signature	James A Holloway	
Date	4-5-24	

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

Property Address 901 Washington St.

Type of Project (Check all that apply):

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

Build an attached small laundry room approximately 8 feet by 18 feet on the North side of my home, all the way to the rear. The room will project out from the side of the house by 7.5 feet and the rear face of the structure will be flush with the rear face of the house. Existing shrubs will largely obscure any visibility of the structure from the front. The roof line will be a straight line extension of the existing roof line at the same angle. We plan to re-use an existing window (removed to create the interior doorway) to be installed in the new structure facing the front of the property. The siding will be Hardie-plank painted to match (white). The roof will be asphalt shingles selected to match the existing roof. The foundation will be built using original

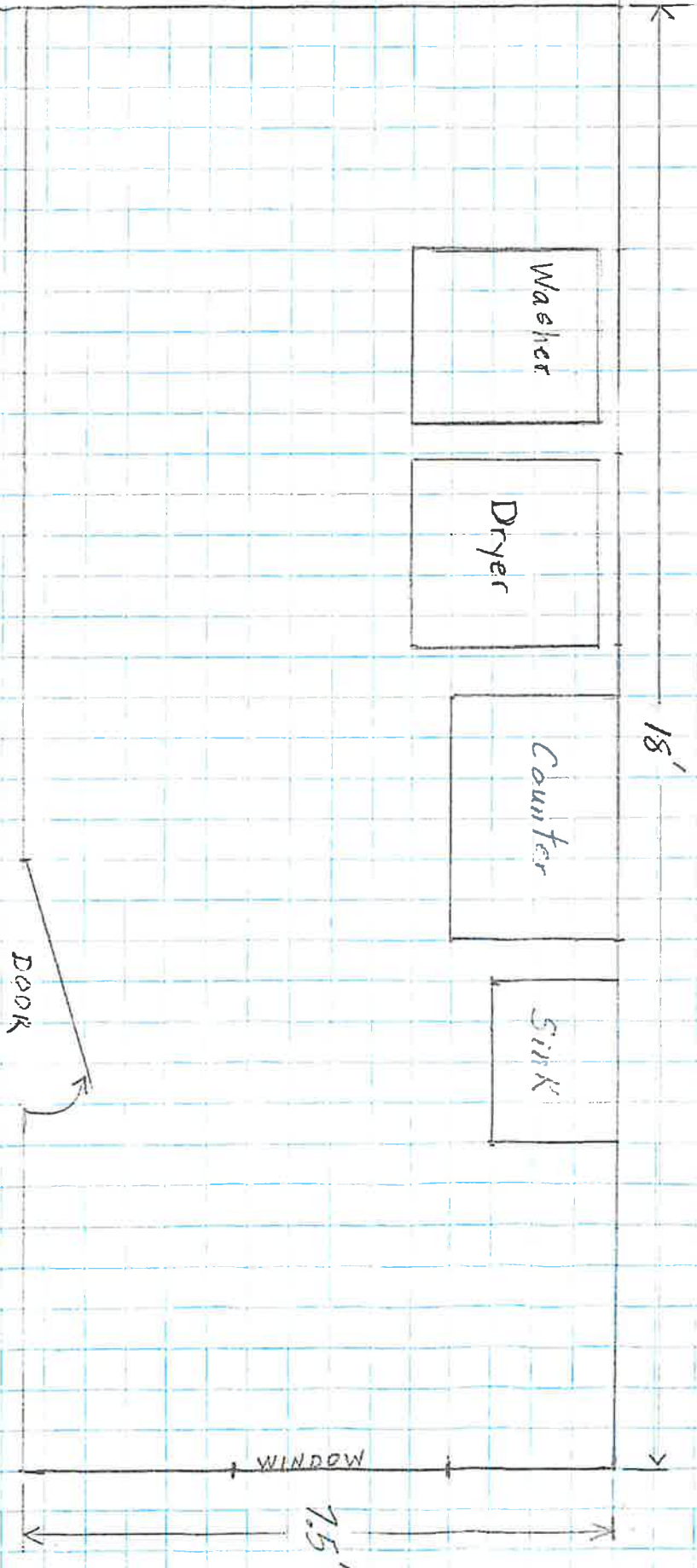
brick recovered from a portion of the brick wall which ...
removed for this project. This brick is an exact match to the
existing foundation brick. The front face of the laundry room
is set back from the front face of the house by 27.5 feet ($45.5 - 18 = 27.5$)

<p>Application Requirements. All applications must be complete and include the required support materials (See Application Checklist below). Incomplete applications will not be forwarded to the Preservation Commission for review.</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 and answer any questions the Commission may have.</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

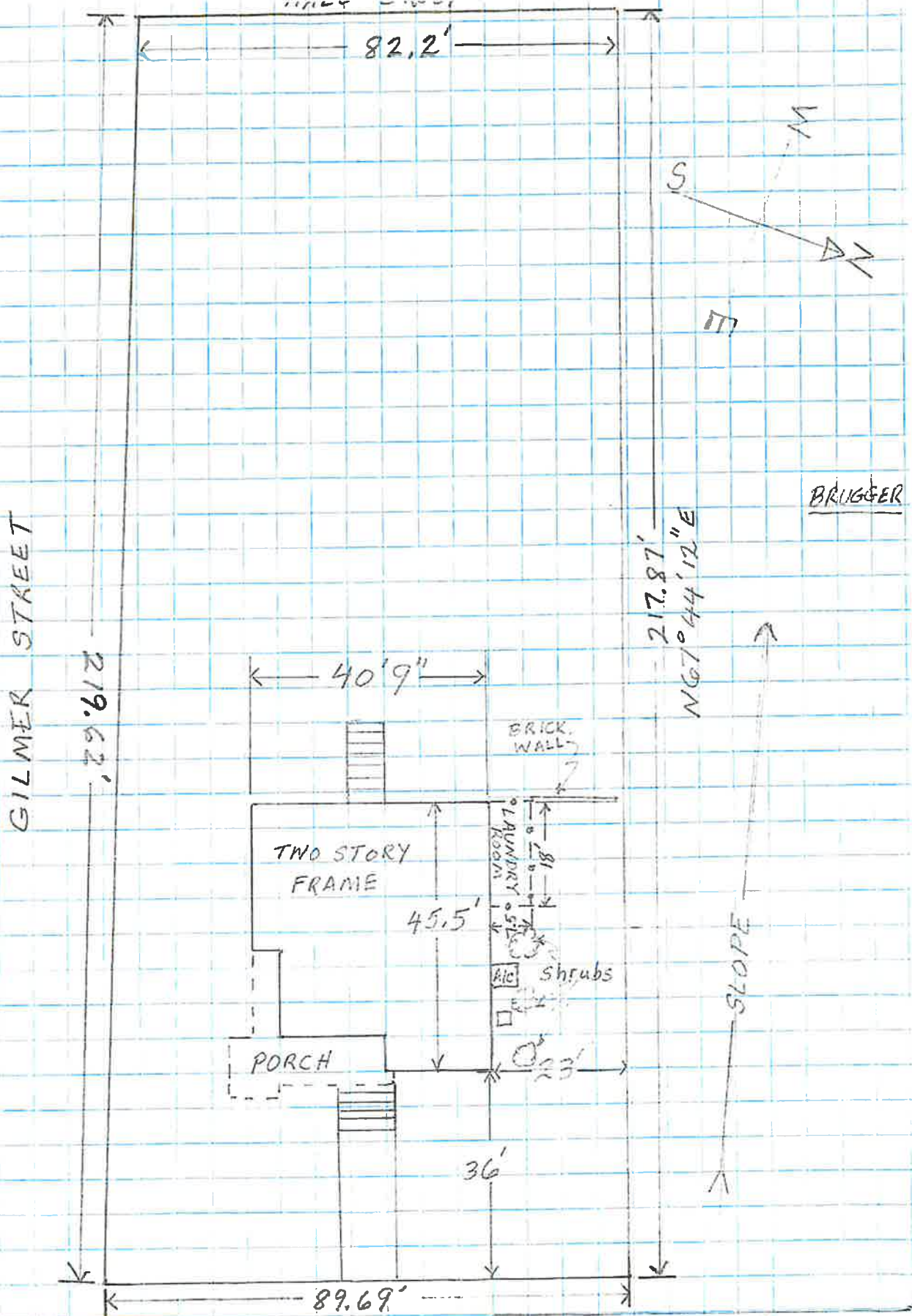
<p>New Buildings and Additions</p> <p><input checked="" type="checkbox"/> site plan</p> <p><input checked="" type="checkbox"/> architectural elevations</p> <p><input checked="" type="checkbox"/> floor plan</p> <p><input checked="" type="checkbox"/> landscape plan (specific vegetation not required)</p> <p><input checked="" type="checkbox"/> description of materials</p> <p><input checked="" 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 with proposed improvements</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"/> for restoration only, documentation of earlier historic appearance</p>	<p>Site changes - fences, walls, and mechanical systems</p> <p><input type="checkbox"/> site plan or sketch of site with proposed improvements</p> <p><input type="checkbox"/> architectural elevations or sketches</p> <p><input type="checkbox"/> description of materials</p> <p><input 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"/> drawing of sign with dimensions</p> <p><input type="checkbox"/> site plan or sketch of site (for ground signs)</p> <p><input type="checkbox"/> description of materials and illumination</p>

revised 9/13/2023



KITCHEN

LAUNDRY ROOM Floor Plan
Scale: 1/500 = 6"



WASHINGTON STREET

Scale: 1 square = 6 feet

901 Washington St.
 Land lot 49, 10th District
 Houston Co. Perry, GA
 JAMES ANTHONY HOLLOWAY

ASPHALT SHINGLES (BLACK)

EXISTING ALUMINUM SIDING (WHITE)

27.5'

HARDIE PLANK (WHITE)

18'

BRICK

44"

Kitchen Ceiling

Asphalt Shingles (black)

Hardie-Plank (white)

12'

Kitchen

Ceiling

Original Wood frame Window (relocated)

8'

Window

10' Porch (front)

Alcove

BRICK WALL

Alcove

7.5'

44"

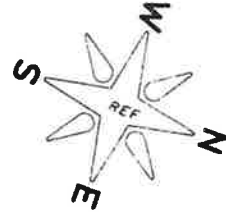
12"

12"

F.F.L. (Room) 5.67
Ground - 1.0
Sill - 12.10
Eave - 0.0

F.F.L. to bottom of window 26"
Outside ground to F.F.L. is 44" AVG

NOW OR FORMERLY MOODY



N 20° 04' 43" W
82.20'

R/W

20' R/W

GILMER STREET

S 69° 42' 17" W
219.62'

ASPHALT PAVING

SHOP

FRAME

PATIO

BRICK WALL

EVANS

N 67° 44' 12" E
217.67'

40' 9"

1 WO STORY FRAME

45' 5"

23' ±

36' ±

89.69'

S 21° 17' 52" E

R/W

WASHINGTON STREET

60' R/W



Richard L. Jones
Surveyor

N.A.
RAY TRAV.

110,294

REF. PLAT FOR TONI P. SMITH & JAMES L. PAUL BY RICHARD L. JONES DATED 8-28-80

● IRON PIN FOUND
○ IRON PIN PLACED



SURVEY FOR

BEATRICE LYNN ASBURY

LAND LOT 49 10TH DISTRICT
HOUSTON CO PERRY, GEORGIA

SCALE: 1" = 20' SEPTEMBER 26, 1991

JONES SURVEYING COMPANY
PERRY, GA 987-2705

Criteria for Local historic district or individual historic property

A. Designation of a historic district.

1. Criteria for selection of historic districts. A historic district is a geographically definable area, which contains buildings, structures, sites, objects, and landscape features or a combination thereof, which:
 - a. has special character or special historic/aesthetic value or interest;
 - b. 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
 - c. causes such area, by reason of such factors, to constitute a visibly perceptible section of the municipality or county.
2. Boundaries of a Historic District. Boundaries of a Historic District shall be included in the separate ordinances designating such districts and shall be shown on the Official Zoning Map of the City of Perry, or in the absence of zoning, on an official map designated as a public record.
3. Evaluation of properties within Historic Districts. Individual properties within historic districts shall be classified as:
 - a. Contributing (contributes to the district)
 - b. Non-contributing (does not contribute to the district, as provided for in A.1 above.)

B. Designation of a historic property.

1. Criteria for selection of Historic Properties. A historic property is a building, structure, site, or object; including the adjacent area necessary for the proper appreciation or use thereof, deemed worthy of preservation by reason of value to the City of Perry, the region, or the State of Georgia for one of the following reasons:
 - a. it is an outstanding example of a structure representative of its era;
 - b. it is one of the few remaining examples of a past architectural style;
 - c. it is a place or structure associated with an event or persons of historic or cultural significance to the City of Perry, State of Georgia, or the region; or
 - d. it is the site of natural or aesthetic interest that is continuing to contribute to the cultural or historical development and heritage of the municipality, county, state, or region.

