

Historic Preservation Commission
Minutes - July 9, 2024

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

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

Chairman Moore referred to the announcement as listed and read the procedures for public comment before the Commission and noted the Commission has no jurisdiction over the New Perry Hotel.

3. Citizens with Input

Catilin Mee – requested clarification on ordinance and the designation of the New Perry Hotel as a historic designated property and the demolition of the structure.

Cathy Compton – voiced concern with the demolition of the New Perry Hotel and why it was not already in a historic district and were there any other options to preserve or move it.

Chairman Moore responded and advised the Commission as ordained by Council and charged with establishing historic districts began with the Washington-Evergreen area, that took nearly a year to complete, as there is a process in place, which includes compiling data, review by the state, approval by Council and the same process is currently being undertaken for the downtown area, which already had in place design guidelines through the Main Street Advisory Board's Certificate of Appropriateness process. Commissioner Sanders commented the property has been sold four times and each time it has been financially unviable to rehabilitate. Mr. Wood also noted the demolition permit has not been issued and the owner is working on asbestos abatement as required by state law.

Andrea Mehefko – encouraged developers and owners to maintain the exterior of properties to have thriving commercial development and look at areas outside of Perry in metro Atlanta for success, as well consider using major brand hotels for rehab.

4. Announcements – Chairman Moore made announcement at beginning of meeting
 - a. Please place cell phones in silent mode.
5. Approval of the Agenda – Commissioner Beroza motioned to approve as submitted; Commissioner Sanders seconded; all in favor and was unanimously approved.
6. Approval of Minutes – June 11, 2024, meeting

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

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.

Mr. Wood advised 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. Mr. Wood further noted, while located on the side, the proposed addition will be set back 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.

Chairman Moore opened the public hearing at 6:21pm and called for anyone in favor of the request. The applicant, Mr. Holloway, had nothing further to add, but advised it will not be able to be seen from the street. Chairman Moore called for anyone opposed; there being none the public hearing was closed at 6:22pm.

Commissioner Sanders complimented Mr. Holloway on his plan and Commissioner Griffin appreciated the reuse of the window.

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

9. Other Business

a. Downtown Historic District discussion

Mr. Wood in continuous discussions from the past few months regarding to expansion of the current proposed downtown district provided and updated map depicting the boundary with possible contributing, likely non-contributing, and buildings 50 years or older for discussion. The red map outline show the original boundary proposed and those to include per direction from the City Manager. In the expanded boundary 61 would be non-contributing and 13 contributing. Mr. Wood advised he had spoken with the Mayor and was asked to have the Commission consider what was appropriate for the district. Mr. Wood noted the ordinance in place provides the guidelines and the state comments are not binding, but the Commission should consider the original core and does it represent what the ordinance states. On discussion and conclusion, it was the consensus of the Commission to include the 700 block of Carroll, Commerce Street to Main Street.

b. Commission questions or comments – None

10. Adjournment: there being no further business to come before the board the meeting was adjourned at 6:42pm.

Approved 08.13.24