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Historic Preservation Commission Agenda

Tuesday, February 11, 2025– 6:00 pm

Council Chambers, City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Approval of the Agenda
5. Approval of Minutes – January 14, 2025, meeting
6. Announcements
 - a. Procedures for Public Hearings
 - b. Please place cell phones in silent mode.
7. New Business
 - a. Public Hearing:
 - Ordinance to Designate the Swift Street Local Historic District.
 - **COA-0006-2025**. Certificate of Appropriateness to replace windows at 906 Evergreen Street. The applicant is Brandon James.
 - **COA-0012-2025**. Certificate of Appropriateness to renovate and add onto the existing house located at 705 Washington Street. The applicant is JMA Architecture, Inc.
8. Old Business
9. Other Business
 - a. Update on possible delegation of COAs
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 - January 14, 2025

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

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

Speakers: Cathy Compton, Daniel Gentry and David Garrett

3. Citizens with Input: Cathy Compton – 114 Jill Crest Drive wanted to follow up on email sent to Commissioner Sanders regarding changes on the report for 1205 Swift Street; Commissioner Sanders advised she had received and edited. Ms. Compton inquired about clear cutting on lots with or without dwellings; specifically, on Masee Lane; Mr. Wood advised there are tree preservation requirements in the ordinance and the lots in question were cleared before the district designation.
4. Approval of the Agenda – Commissioner Taylor motioned to approve as presented; Commissioner Beroza seconded; all in favor and was unanimously approved.
5. Approval of Minutes – December 10, 2024, meeting – Commissioner Sanders motioned to approve as submitted; Commissioner Hubbard seconded; all in favor and was unanimously approved.
6. Announcements – Chairman Griffin referred to the notices listed.
 - a. Procedures for Public Hearings
 - b. Please place cell phones in silent mode.
7. New Business
 - a. Election of Chair and Vice Chair for 2025

Commissioner Sanders motioned to nominate Andrew Griffin as Chair; Commissioner Beroza seconded; all in favor and was unanimously approved. Commissioner Beroza motioned to nominate Commissioner Sanders as Vice Chair; Commissioner Hubbard seconded; all in favor and was unanimously approved.

b. Public Hearing:

- **COA-0007-2025.** Construct a new house at 905 Masee Lane. Parcel number oP0100 008000. The applicant is David Garrett for Live Oak Construction.
- **COA-0008-2025.** Construct a new house at 903 Masee Lane. Parcel number oP0100 058000. The applicant is David Garrett for Live Oak Construction.

Mr. Wood advised an application was filed for each parcel but will present one report for both. The applicant proposes construction of two new single-family detached houses on a vacant parcel that was recently subdivided into two lots. The 1 1/2-story houses will be clad in cement-

fiber siding with a standing-seam metal roof. Per the plans an attached carport will be located on the side of the houses, set back approximately 40 feet from the front façade of the house. As a vacant lot, the subject property is a non-contributing property in the Washington-Evergreen district and has double frontage lot fronting both Masee Lane and Clinchfield Circle. The Design Guidelines for Residential New Construction and Site & Setting Walks & Drives apply.

Placement: The houses are proposed to front Masee Lane. The 900 block of Masee Lane consists of the two subject properties flanked by one developed lot on each side. To the north of the subject properties, at 909 Masee Lane, is a house fronting Forest Hill Drive. It was constructed circa 1954 and is identified as a “non-contributing” structure in the Washington-Evergreen Report of Designation. To the south of the subject properties, at 900 Clinchfield Circle, is a “contributing” Craftsman-style house facing Clinchfield Circle. The side yard at 900 Clinchfield Circle, adjacent to the subject properties, is approximately 60 feet wide, providing visual separation from the proposed new houses. Staff believe it is more appropriate to orient the new houses to Masee Lane rather than Clinchfield Circle. There is only one house fronting the 900 block of Clinchfield which is a “contributing” structure. Orienting the new houses to Masee protects the integrity of the one contributing house on the 900 block of Clinchfield. Since there are no other houses fronting Masee Lane in the 900 block, Staff believe the proposed orientation of the new houses meets the design guideline for placement.

Scale & Form: With no other structures fronting Masee Lane, and the closest existing structure being a one-story, non-contributing house with partial second floor, the scale and form of the proposed houses will have little impact. However, the proposed houses are one and half-story, approximately 30’ wide at the front façade with front-facing gable roof forms projecting from the primary side gable roof form. The deep, 16’-wide porch is covered with a shed roof. While an attached carport is proposed, it is near the rear of the houses, allowing the front façade of the houses to be the predominant visual element seen from the street. Staff believes the scale and form of the proposal is generally consistent with one-story houses throughout the Washington-Evergreen district, particularly those houses constructed prior to 1940.

Openings: The proposed houses have two sets of double, double-hung windows with 2/2 grid pattern. A smaller fixed window is located in the front-facing gable. The front door is proposed with 3/4 glazing. The proportions of the windows and doors to the overall front façade composition are appropriate. The façade facing Masee Lane of the adjacent non-contributing structure consists of large openings of a screened porch and sunroom. Staff believes the openings of the proposed houses are generally consistent with those of houses throughout the Washington-Evergreen district.

Materials & Details: Siding of the proposed houses is cement-fiber (i.e. Hardiboard) shown on the plans as vertical board-and-batten style. While brick is shown on the elevation drawing for the foundation, Staff understand the houses will be constructed as a slab on grade. A brick skirt wall may be incorporated below the windows. The roof is proposed to be standing-seam metal. Window and door materials are not identified in the application. Specific details about unspecified materials and any differences planned for the two houses should be addressed by

the applicant. Generally, however, staff believes the materials and details of the proposal are appropriate for the district.

Walks & Drives: A double-width concrete driveway will extend along the side of the houses to the attached carport and is consistent with the design guidelines.

In conclusion, Mr. Wood advised staff recommends approval, subject to specific details being provided for the materials and details by the applicant, and the Commission may also want to require the houses to be placed closer to Masee Lane than shown on the site plan.

Chairman Griffin opened the public hearing at 6:18pm and called for anyone in favor of the request. The applicants Mr. Daniel Gentry and David Garrett were present. Mr. Garrett advised their intention when the property was purchased was to provide structures that would fit within the district. Chairman Griffin inquired if there will be brick skirting; Mr. Garrett advised there would be. Commissioner Hubbard inquired if there would be a fireplace; Mr. Garrett advised there would not be. Commissioners Sanders requested confirmation both houses would not be identical in nature; Mr. Garrett advised they would not as some of the façade changes to create differences would be with the siding, windows, and color.

Chairman Griffin called for anyone opposed; there being none the public hearing was closed at 6:22pm.

Commissioner Beroza motioned to approve as presented COA 0007-2025; Commissioner Sanders seconded; all in favor and was unanimously approved.

Commissioner Taylor motioned to approve as presented COA 0008-225; Commissioner Hubbard seconded; all in favor and was unanimously approved.

8. Old Business

- a. Finalize Swift Street Report of Designation and Schedule Public Hearing – Mr. Wood reviewed the comments DCA provided. One comment is additional history from 1855 to 1961; Commissioner Sanders advised she will reach out to the Historical Society as nothing was found in initial research. Another comment was to verify the integrity of the houses listed as contributing; Mr. Wood and the Commission then reviewed each of the properties to be verified and reclassified, as either non-contributing, contributing, or to remove from the district. On conclusion of review and edits Mr. Wood will finalize the report. Mr. Wood provided the proposed public hearing dates, which would be February 11, 2025, for the Commission with Council’s public hearing on March 18, 2025. The Commission concurred to move forward with the schedule of public hearings.

9. Other Business

- a. Discuss possible delegation of certain COA types – Mr. Wood advised following discussions with other boards the delegation of certain COA’s to staff to streamline the process. The city attorney is reviewing if the Commission will be able to do so, however, the Commission would still review new construction, demolition, additions, and substantial modifications. The question before the Commission is for delegation to staff for minor reviews (ex. door changes, planters, etc). Mr. Wood advised the specifics are still being discussed to determine the standards and noted staff will always have the

ability to bring before the Commission or Main Street Advisory Board. The Commission concurred with staff proceeding.

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:14pm.

DRAFT

AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, FOR THE PURPOSE OF DESIGNATING A HISTORIC DISTRICT TO BE KNOWN AS THE SWIFT STREET HISTORIC DISTRICT; TO PRESCRIBE THE BOUNDARIES OF THE DISTRICT; TO LIST EACH PROPERTY IN THE HISTORIC DISTRICT; TO REQUIRE A CERTIFICATE OF APPROPRIATENESS FROM THE CITY HISTORIC PRESERVATION COMMISSION PRIOR TO ANY MATERIAL CHANGE IN APPEARANCE OF PROPERTY WITHIN THE HISTORIC DISTRICT AS SHOWN ON THE OFFICIAL ZONING MAP OF THE CITY AND FOR OTHER PURPOSES

WHEREAS, the Mayor and Council have established the Historic Preservation Commission in and for the city by its Ordinance No. 2022-28; and

WHEREAS, pursuant to its purposes under said Ordinance establishing the Historic Preservation Commission, the Commission has recommended to the Mayor and Council the establishment of a historic district in the city; and

WHEREAS, the Commission's recommendation to the Mayor and council for such number of historic districts comes after the Commission's conducting of a survey of local historic resources and a study of historic characteristics of the area recommended for designation; and

WHEREAS, the Historic Preservation Commission has prepared a report setting forth the physical description of the proposed historic district; a statement of the historical, cultural, architectural and/or aesthetic significance of this area; a map showing the district boundaries and classification of individual properties therein; and a statement justifying the district; and

WHEREAS, the Mayor and Council upon consideration of the recommendation and report of the Historic Preservation Commission find that the proposed historic district is a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the city, the county, the state or the region in which the city is located and cause such area, by reason of such factors, to constitute a visibly perceptible section of the municipality of the city;

NOW THEREFORE, the Council of the City of Perry hereby ordains as follows:

SECTION ONE

Purpose:

In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the city is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people; and

In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and stimulate business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business; and

In accordance with the ordinance to establish a Historic Preservation Commission in the city; to provide for the designation of historic properties of historic districts; to provide for issuance of certificates of appropriateness; to provide for an appeals procedure; to repeal conflicting ordinances; and for other purposes;

The city council hereby declares it to be the purpose and intent of this ordinance to designate a historic district in a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the city, the county, or the state.

SECTION TWO

Designation of the Swift Street Historic District and Boundary Description:

There is hereby created and designated in and for the city the Swift Street Historic District, with boundaries as follows:

All properties fronting Swift Street, from the 1100 to the 1400 blocks, the 1000 block of First Street; the 1000 block of Second Street; the 1000 and 100 blocks of Third Street, and the north side of the 1300 block of Houston Lake Drive.

SECTION THREE

List of Property in the Swift Street Historic District and Ownership Thereof:

The attached list of properties are located within the Swift Street Historic District as created in Section One hereof and the owner thereof is set forth beside the address of each property. The list of properties are attached hereto as Exhibit "A".

SECTION FOUR

Historic District boundaries on the Official Zoning Map:

Upon designation the Swift Street Historic District shall be shown on the Official Zoning Map of the city and kept as a public record to provide notice of such designation.



SECTION FIVE

Certificate of Appropriateness:

Upon the effective date of this Ordinance no material change in the appearance of any structure, site, object or work of art within the designated Historic district shall be made or be permitted to be made by the owner of occupant thereof, unless or until the application for a Certificate of Appropriateness has been submitted to and approved by the city's Historic Preservation Commission.

SO ENACTED this ____ day of _____, 2025.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

1st Reading: _____

2nd Reading: _____

EXHIBIT "A"

0P0020 037000	BARRINGTON DAIRY LLC	1101 SWIFT ST
0P0020 038000	BREWER ROBERT W BREWER SANDRA G	1103 SWIFT ST
0P0020 039000	BRENT RICHARD QUINN	1105 SWIFT ST
0P0020 054000	FIRST BAPTIST CHURCH OF PERRY INC	1006 FIRST ST
0P0020 059000	FIRST BAPTIST CHURCH OF PERRY INC	1007 SECOND ST
0P0020 060000	FIRST BAPTIST CHURCH OF PERRY INC	1106 SWIFT ST
0P0020 063000	BENNETT DEBORAH H	1201 SWIFT ST
0P0020 064000	BATCHELOR JAMES E JR	1203 A SWIFT ST
0P0020 065000	MASON KERRY STRONG ESTATE IN REM	1205 SWIFT ST
0P0020 066000	GIBBS SANDRA LYNNE	1207 SWIFT ST
0P0020 067000	JMJ INVESTMENT GROUP LLC	1209 SWIFT ST
0P0020 068000	JLP PROPERTIES INC C/O JAMES L PAUL	1211 SWIFT ST
0P0020 069000	BAKER LOUIS MICHAEL BAKER ELIZABETH WELBORN	1103 THIRD ST
0P0020 070000	SHUMAKER AMY L	1105 THIRD ST
0P0020 071000	JMJ INVESTMENT LLC	1107 THIRD ST
0P0020 075000	CORSON DAVID A CORSON JOHN D	1005 THIRD ST
0P0020 076000	SOLAR LORI K	1007 THIRD ST
0P0020 077000	BOPP JONATHAN SETH	1212 SWIFT ST
0P0020 078000	COLLIER NATALIE SILVA COLLIER ZACHARY JAMES	1208 SWIFT ST
0P0020 079000	SKEEN MICHAEL H	1204 SWIFT ST
0P0020 080000	DAVIS CAROL B	1200 SWIFT ST
0P0020 081000	SHANK KATHY J SHANK JAMES T	1008 SECOND ST
0P0020 082000	BOONE CONOR P BOONE REGINA E	1006 SECOND ST
0P0020 085000	EYWAY LLC	1001 THIRD ST
0P0020 086000	FIRST BAPTIST CHURCH OF PERRY INC	1100 SWIFT ST
0P0020 40A000	ABNEY JOE KENNETH ABNEY BEVERLY A	1107 SWIFT ST
0P0020 61A000	FIRST BAPTIST CHURCH OF PERRY INC	1104 SWIFT ST
0P0090 004000	LANCASTER BARRY D LANCASTER CATHY S	1301 SWIFT ST
0P0090 005000	HAMMOCK CARLO N	1303 SWIFT ST
0P0090 006000	CAIN BRANDON T	1305 SWIFT ST
0P0090 007000	WALSH KIMBERLY ANN	1307 SWIFT ST
0P0090 008000	BENITEZ TYGER BENITEZ CHRISTIAN	1311 SWIFT ST
0P0090 010000	MCCONNELL TIMOTHY MCCONNELL DIANA	1300 SWIFT ST
0P0090 011000	BATES JUANITA F BATES ALLEN R	1004 THIRD ST
0P0090 012000	LUMPKIN ROBERT JR	1000 THIRD ST
0P0090 014000	LUMPKIN COREY D	1303 HOUSTON LAKE DR
0P0090 015000	BLUE DOOR REALTY LLC	1307 HOUSTON LAKE DR
0P0090 016000	BLUE DOOR REALTY LLC	1309 HOUSTON LAKE DR
0P0090 017000	BLUE DOOR REALTY LLC	1311 HOUSTON LAKE DR
0P0090 019000	KELLEN MICHAEL A	1310 SWIFT ST
0P0090 020000	CAA&E PROPERTIES LLC	1308 SWIFT ST
0P0090 021000	BAKER LOUIS MICHAEL BAKER ELIZABETH W	1306 SWIFT ST
0P0090 022000	SMITH KELLY M	1304 SWIFT ST
0P0090 030000	LUMPKIN ROBERT JR	1400 SWIFT ST
0P0200 001000	ROJANO STEPHANIE JEFSON STEPHEN J	1401 SWIFT ST
0P0200 002000	RAGIN JAMES F RAGIN AMINA MOOSA	1407 SWIFT ST



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STAFF REPORT

February 5, 2025

CASE NUMBER: COA-0006-2025
APPLICANT: Brandon James
REQUEST: Replace windows on right side of house
LOCATION: 906 Evergreen Street; Parcel No. 0P0030 057000
DISTRICT: Washington-Evergreen

APPLICANT'S REQUEST: The applicant proposes to replace the existing windows and storm windows on the right-side elevation of the house with vinyl windows with grills between the glass.

STAFF COMMENTS: The applicant requested preliminary comments from the HPC at its December 2024 meeting. Excerpt from the December minutes:

The owner, Mr. Brandon James, stated that he is updating his historic house to make it more energy-efficient. He has added insulation to his home's attic and crawl space; at this time, he has not insulated his walls due to lead paint and costs. Mr. James has spoken to a window company, and due to cost only looking to replace the windows on the side of the house on the east side of the home at this time. That side of the home is worse than the other windows. He was quoted to replace the wood windows with vinyl, from one-pane glass to two-pane glass with the grids.

After discussion with the applicant and the Commissioners, Chairman Griffin asked the applicant to come back to the Commission with more specifics relative to the windows i.e., pictures of the windows being requested to be repaired/replaced, cost estimates, and dimensions of the windows being replaced.

The applicant has provided photos of the existing window conditions. He did not provide evidence that he sought cost estimates for repair or replacement in kind. The proposed vinyl windows will have a flat muntin placed between the two panes of glass.

Staff believe the existing windows are character-defining elements of the house. The pertinent design guideline states the goal is "to maintain the historic windows, their design, and placement." Actions to achieve the goal are firstly, to replace damaged portions of windows rather than replacing them in total. Secondly, if windows are damaged beyond repair, historic windows should be replaced with windows of matching size, materials, pane configuration, and muntin profile. Aluminum clad wood windows may be allowed in some instances. Common mistakes include replacing damaged windows with stock windows of a different size, design, or with flat muntins; and using vinyl or aluminum replacement windows.

STAFF RECOMMENDATION: Denial as submitted.

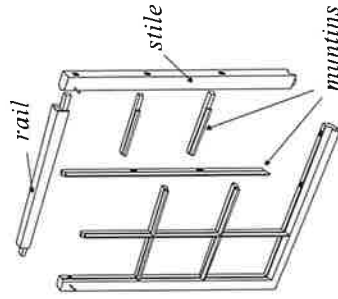
APPLICABLE DESIGN GUIDELINES ATTACHED. Residential Rehabilitation; Windows.

GOAL:

The primary goal is to maintain the historic windows, their design, and placement.

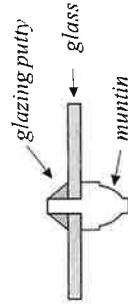
Actions to achieve the goal:

- ▶ Maintain and preserve historic windows — repair damaged portions of windows rather than replacing them in total.
- ▶ Historic windows damaged beyond repair should be replaced with windows of matching size, materials, pane configuration, and muntin profile. Aluminum clad wood windows may be allowed in some instances.
- ▶ Maintain or restore the historic window configuration on the facade.
- ▶ New windows on side and rear elevations should relate to historic windows in the following ways:
 - a) use matching materials,
 - b) be of matching or similar size, and
 - c) use matching or similar design.
- ▶ Only use storm windows which match the color of the window frame and hide the window as little as possible.



Replace only deteriorated sections rather than the entire window.

Section of historic muntin.



Windows refers to glazed openings in the exterior walls of the building.

Glossary terms:

Beyond repair.

When such a large portion of an element is damaged that repair becomes infeasible, generally, but not specifically, more than 50%.

Double hung window.

A window having two sashes, one sliding vertically over the other.

Fanlight.

An semicircular or semi-elliptical window with radiating muntins suggesting a fan.

Fenestration.

The arrangement of window openings in a building.

Lintel.

A horizontal beam over a door or window which carries the weight of the wall above; usually made of stone or wood.

Muntin.

A secondary framing member to divide and hold the panes of glass in a window.

Sash.

The portion of a window that holds the glass and which moves.

Sill.

The horizontal member located at the top of a foundation supporting the structure above; also the horizontal member at the bottom of a window or door.

Solid-to-void.

The total area of wall in comparison to the total area of openings on an elevation.

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

Changes requiring a COA Examples:

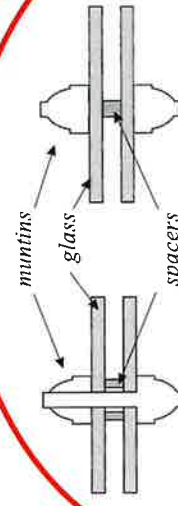
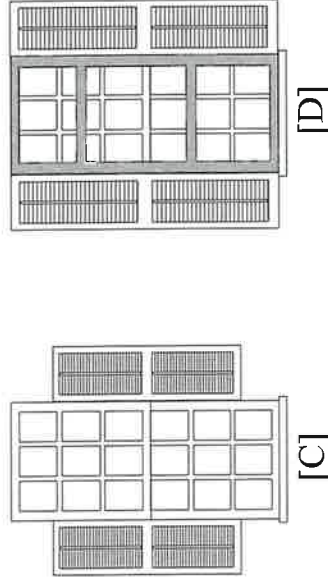
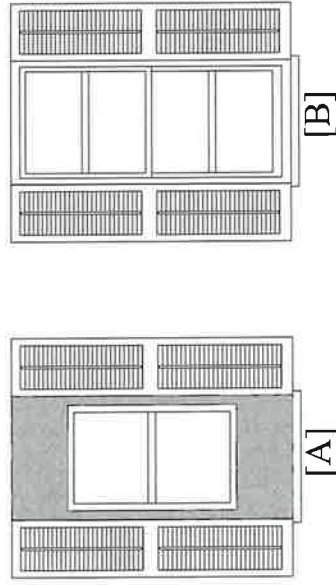
- * Removing and replacing windows.
- * Closing existing window openings.
- * Adding new window opening.
- * Adding new storm windows.

Changes not requiring a COA Examples:

- * Replacing broken window glass.
- * Repairing damaged portions of existing window sashes.
- * Weatherstripping, caulking, painting and other general maintenance.

Common Mistakes

- ▶ Replacing deteriorated but repairable historic windows with new windows, even similar looking windows. [A]
- ▶ Replacing damaged windows with stock windows of a different size, design, or with flat muntins. [A], [B], [E]
- ▶ Using vinyl or aluminum replacement windows. [C]
- ▶ Adding or removing windows on the facade. [C]
- ▶ Adding shutters which do not fit the window or adding shutters to paired windows. [C]
- ▶ Adding storm windows of “raw” aluminum or which hide the historic window. [D]



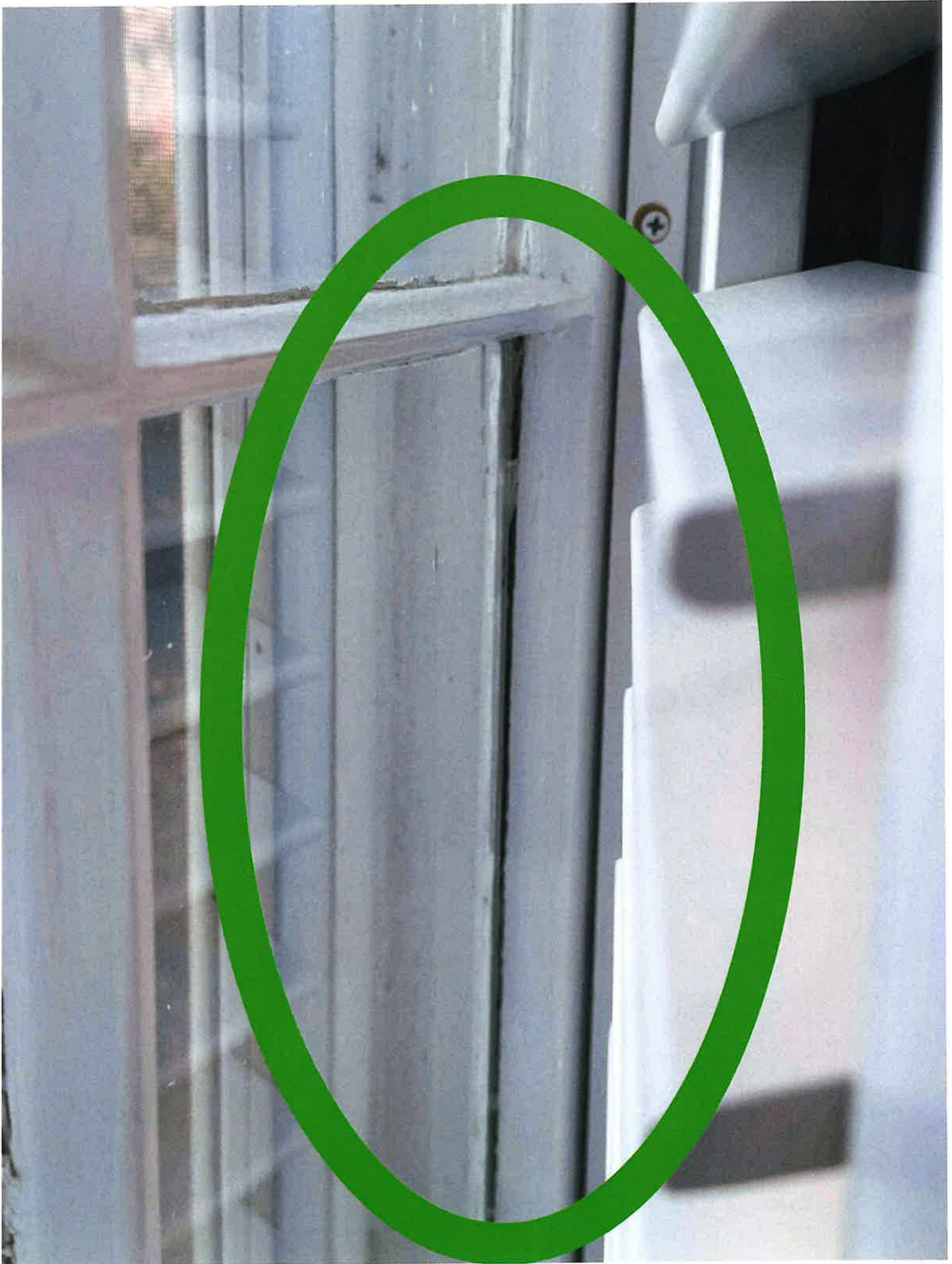
Use actual divided lights (ADLs), shown left, or simulated divided lights (SDLs), shown right, when replacing windows; **NOT** single light windows with grilles, shown below. [E]

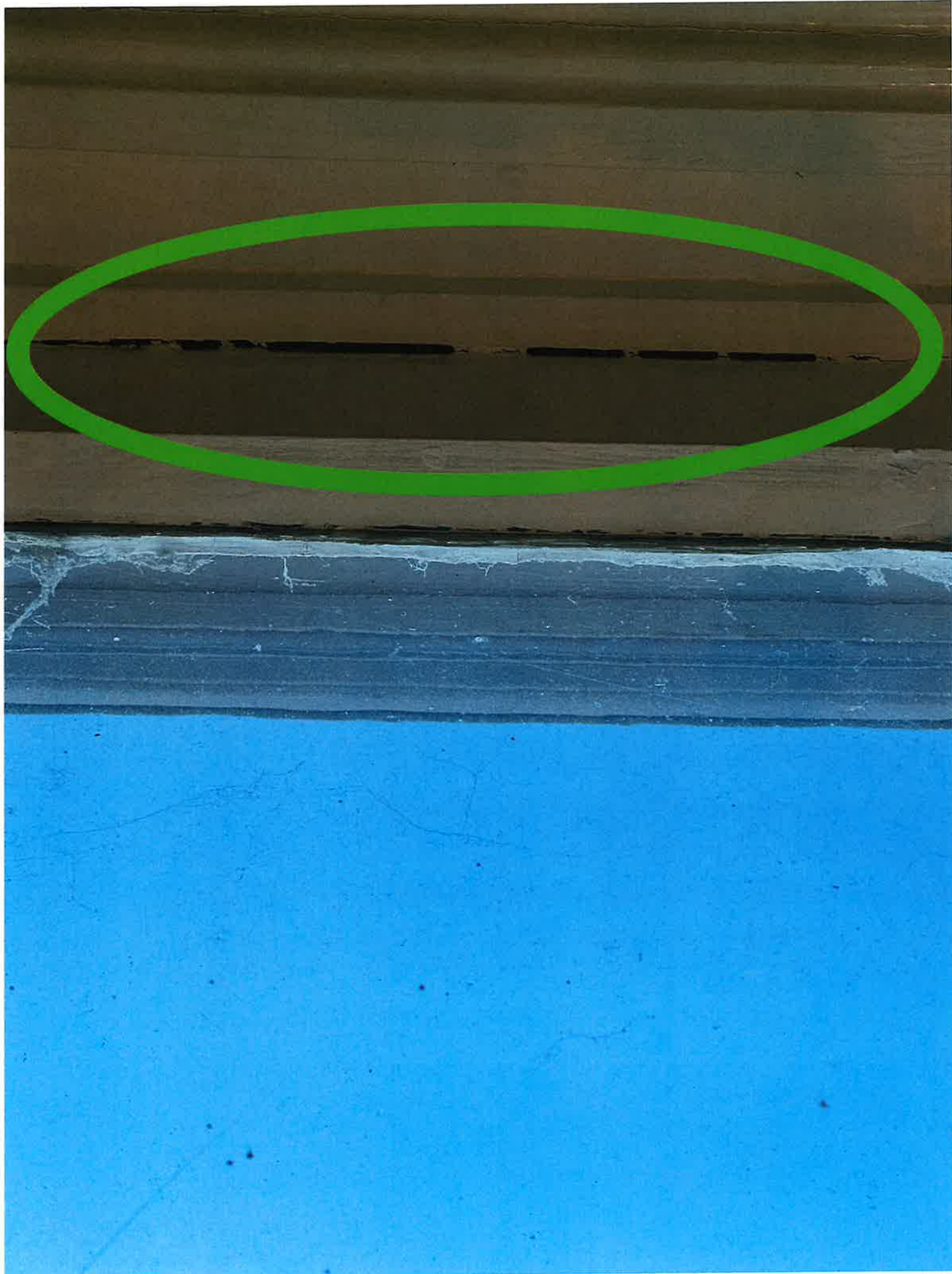






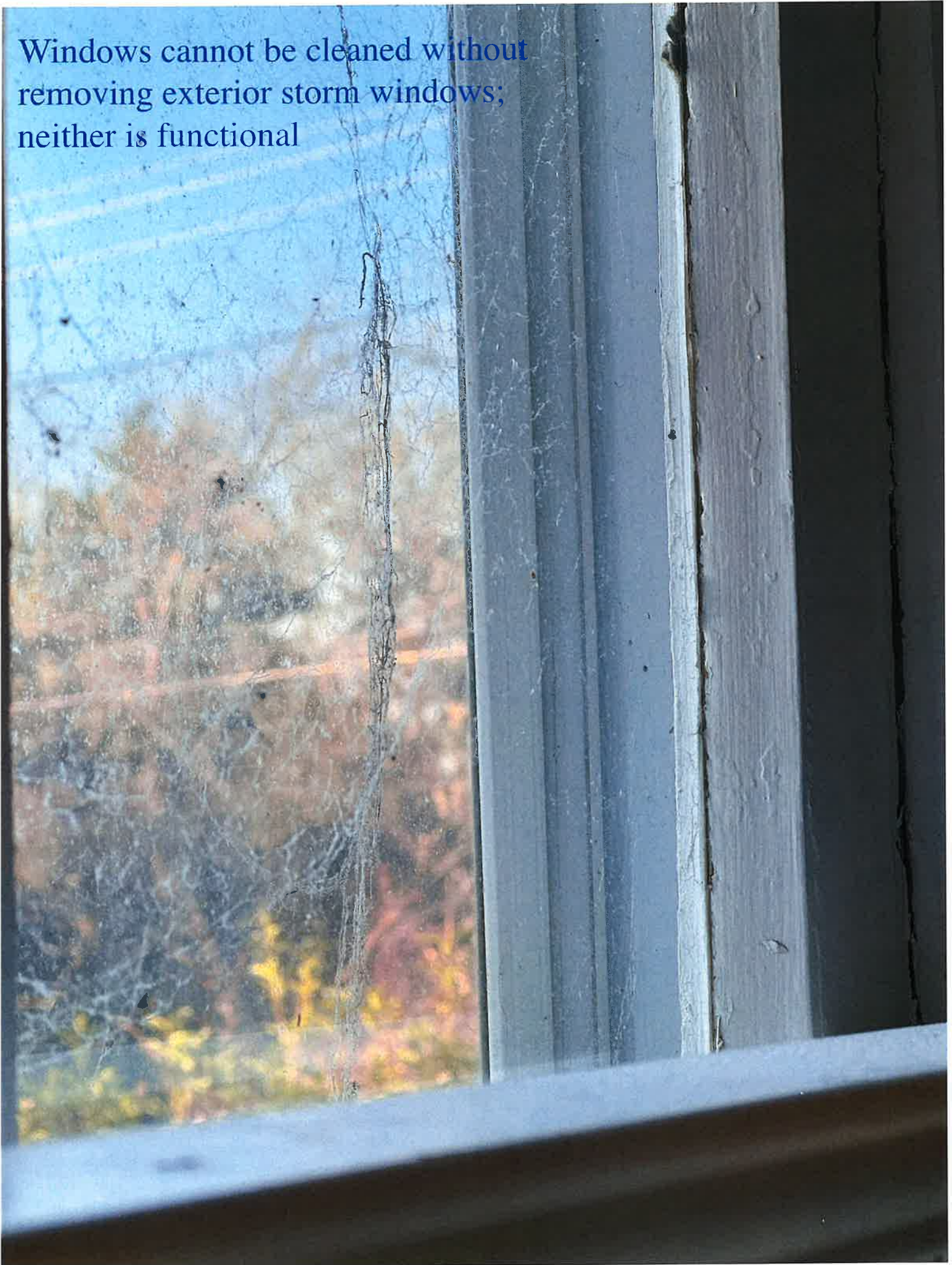
Grids approximately 5/16







Windows cannot be cleaned without removing exterior storm windows; neither is functional



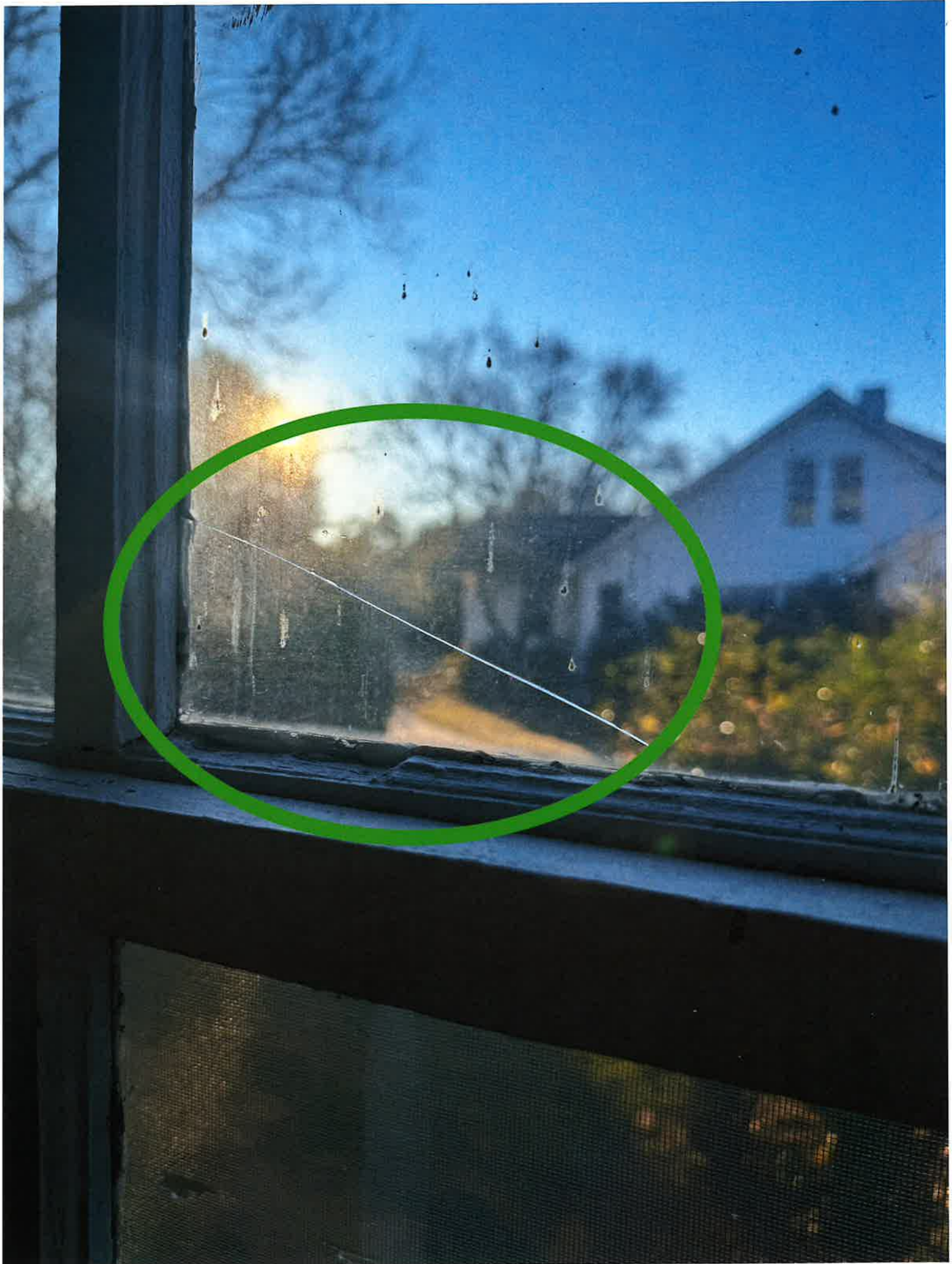


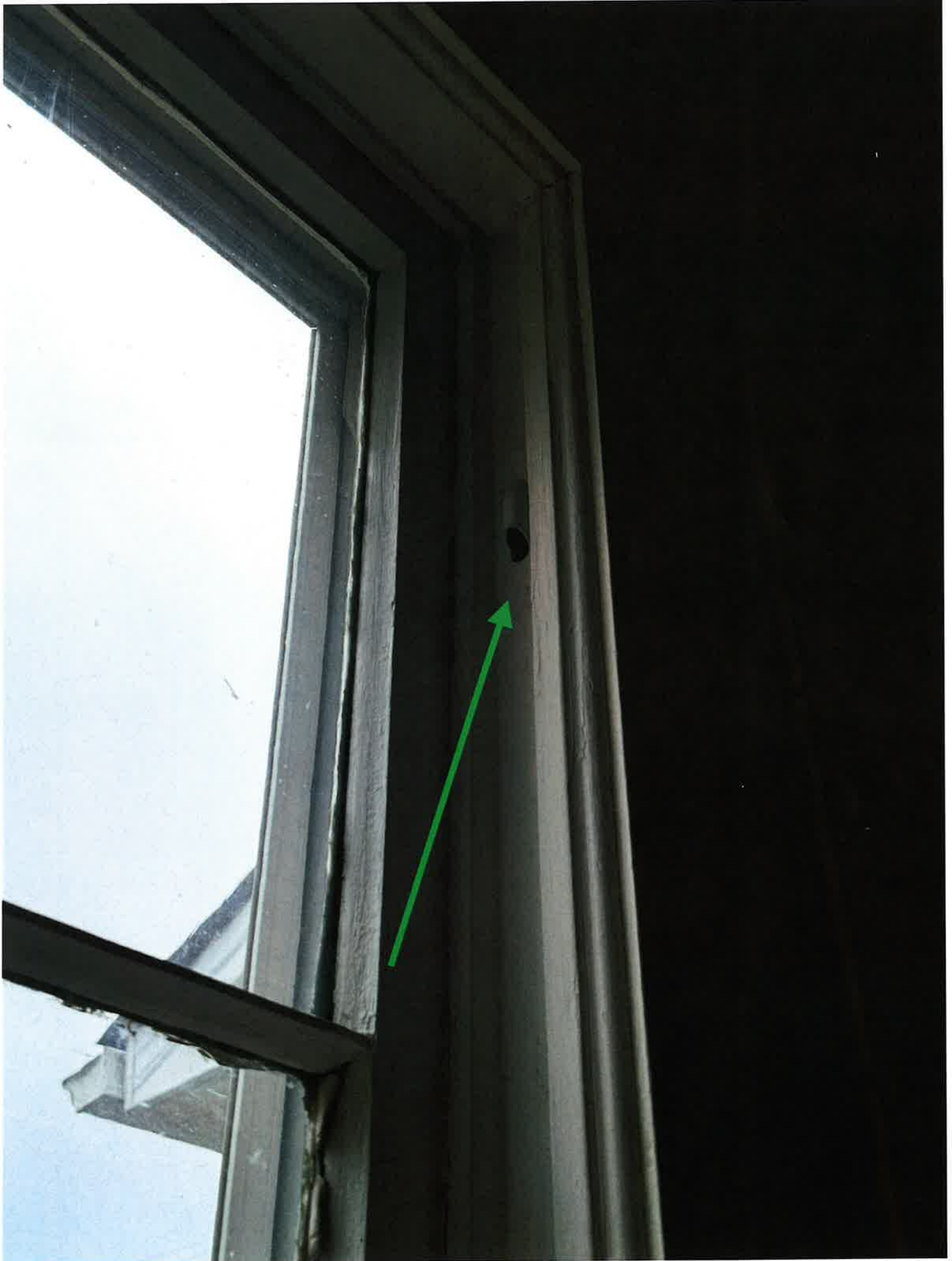


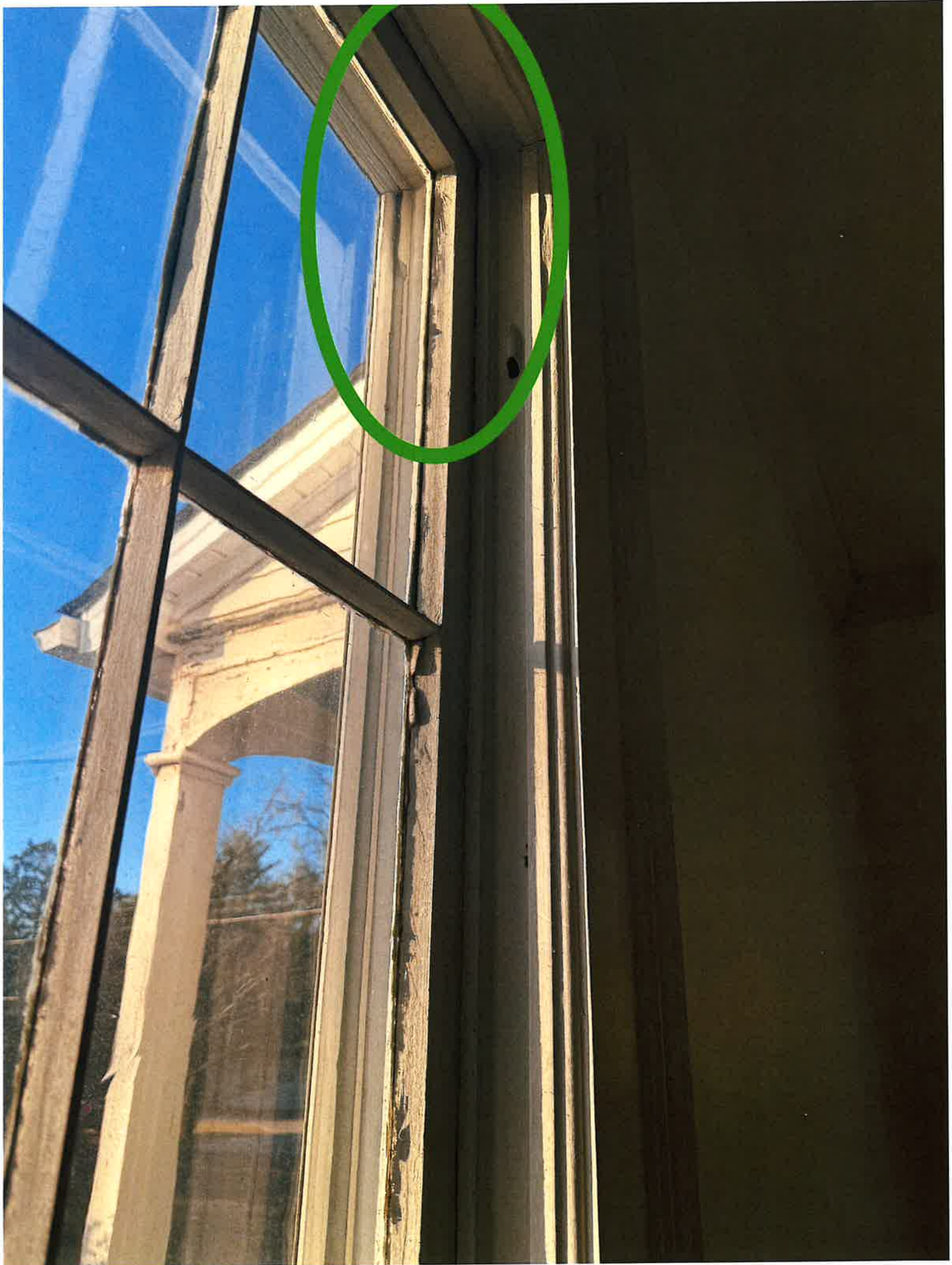




Sash completely separated due to age









Wood window plus storm



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Application # COA
0006-2025

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	BRANDON JAMES	BRANDON JAMES
Title		
Address	906 EVERGREEN ST.	
Phone	478.997.1176	
Email	BJAMES61726MAIL.COM	
Signature		
Date	1.9.2025	

*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, driveways, or walkway
<input type="checkbox"/> Addition to existing building	<input type="checkbox"/> Fence, wall, or landscaping
<input type="checkbox"/> Major building restoration, rehabilitation, or remodel	<input type="checkbox"/> Mechanical system or non-temporary structure
<input checked="" type="checkbox"/> Other type of exterior change, explain: <u>WINDOW</u> <u>REPLACEMENT</u>	<input type="checkbox"/> Sign
	<input type="checkbox"/> Demolition or relocation of building

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).

REPLACE RIGHT ELEVATION WINDOWS + STORM WINDOWS

<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 \$238.00.</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>

<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>	
<p>New Buildings and 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 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 checked="" type="checkbox"/> description of proposed changes</p> <p><input checked="" type="checkbox"/> description of materials</p> <p><input checked="" 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>



Where Georgia comes together.

STAFF REPORT

February 5, 2025

CASE NUMBER: COA-0012-2025
APPLICANT: Jim Mehserle, JMA Architecture Inc., for Curtis and Theresa George
REQUEST: Renovate and add onto existing house
LOCATION: 705 Washington Street; Parcel No. 0P0040 058000
DISTRICT: Washington-Evergreen

APPLICANT'S REQUEST: The applicant proposes to renovate the original portion of the existing house, remove an addition located on the rear and shed carport on the left side, and construct a new addition on the rear. An existing shed at the rear of the property will remain. The wood siding on the existing house will be renovated with hardi plank to match on the addition. The base and porch piers will be brick to match existing building piers. The roofing material on the original house and the addition will be galvalume finished standing-seam metal with exposed rafter detailing to match the existing house. Windows will be true divided light. Exterior doors will be 5-panel wood doors. Hardware will be polished and lacquered nickel. Screening on the rear porch will be aluminum with painted wood framing. The driveway and patios will be natural concrete. Decks adjacent to the house will be synthetic wood.

STAFF COMMENTS: The existing house was constructed circa 1920 with Craftsman elements and contributes to the Washington-Evergreen Historic District. The house currently has vinyl or metal siding, vinyl replacement windows, with a rear addition and shed carport which are all noncontributing modifications. The existing porch columns are probably not original.

The proposed addition encroaches into the required rear setback. A variance request has been submitted to the Planning Commission.

Roof Shape and Dormers – Maintain the original form of the house, especially as seen from the public view. The applicant proposes to maintain the existing hip roof form.

Roof Materials and Features – Maintain the texture and silhouette created by the historic roofing materials and features. The current roof material is asphalt shingles. These are clearly not the original from 1920. The original roof material is unknown. The applicant proposes a galvalume finished standing-seam metal roof. Such material was available and would have been used on a Craftsman style house of this period.

A chimney addition is proposed on the right-side elevation of the existing structure. The guideline suggests new chimneys should be placed on toward the rear on side elevations, use traditional design, and be brick. The proposed chimney addition is toward the front of the right-side elevation and is brick and hardi board.

Materials – Maintain the texture created by historic exterior materials. The original wood siding is proposed to be renovated.

Foundation – Maintain the original design of the foundation. The foundation of the house is skirted with stamped metal panels. The applicant indicates the new foundation skirting will match the existing brick house piers which are not readily visible. Some existing brick at the porch step has been painted. The guideline suggests open pier foundations be maintained, particularly on porches. The applicant is proposing to infill the foundation on both the house and the front porch.

Details – Maintain detail elements typical to historic houses, many of which impart a specific architectural style. The existing exposed rafter tails of the hip roof will be maintained.

Windows – Maintain the historic windows, their design, and placement. All of the existing windows are vinyl replacements. On the front façade the applicant proposes to replace the vinyl windows with true divided light 9/9 windows. Existing location and size of windows will remain. Window material was not indicated. Windows on the side elevations will be 1/1.

On the right-side elevation, the applicant proposed to replace two single, double-hung windows with 1) two short, high-set windows flanking the chimney (an arrangement typical of Craftsman-style houses), and 2) double French doors with sidelights opening onto a new open porch.

On the left-side elevation, one long double-hung window is proposed to be replaced with two double-hung 1/1 windows, and a short double-hung window is proposed to be replaced with a shed-roofed bump out with two casement or fixed windows.

Doors – Maintain historic doors their design, and their placement. The existing front door is a replacement. The applicant proposes to maintain the existing placement and size but replace with a 5-panel door.

Porches – Maintain the form, design, and materials of historic porches. The existing front porch form and design will be maintained. New brick piers and columns are proposed, and the porch floor will be replaced with synthetic wood.

Additions – Allow for the expansion of a house while maintaining its historic character. The proposed addition will be located on the rear elevation, with a garage set well behind the facade of the existing house. The addition does not obscure the form or orientation of the original structure. A discernable break is proposed between the historic structure and the addition. Brick, horizontal lap siding, double-hung windows, and hip roofs consistent with the historic structure are proposed.

STAFF RECOMMENDATION: While some modifications are proposed to the historic structure, the integrity of the Craftsman house remains. The addition is complimentary to the character of the house and set fully behind the original structure. Staff recommend approval of the request subject to the new chimney being full brick.

APPLICABLE DESIGN GUIDELINES ATTACHED. Residential Rehabilitation.

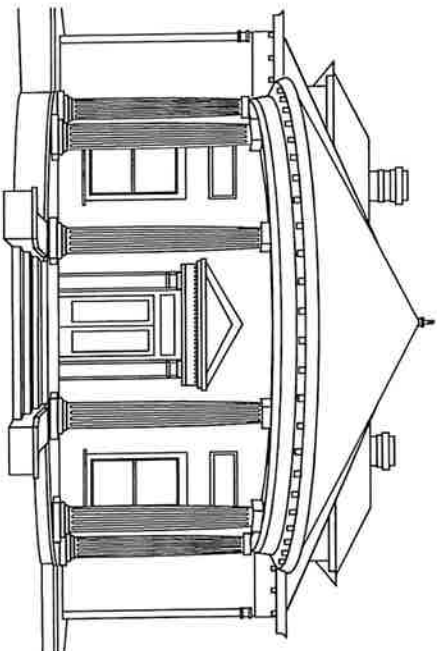


GOAL:

The primary goal is to maintain the original form of the house, especially as seen from the public view.

Actions to achieve the goal:

- ▶ Maintain the existing pitch and shape of the roof.
- ▶ Maintain the shape and style of historic dormers.
- ▶ Place new dormers on the rear roof slope out of the public view.
- ▶ Place skylights on the rear roof slope out of the public view. Use skylights with a flat profile, not “bubble” skylights.



Roof shape refers to the overall roof type, its pitch, as well as any secondary roof forms. Dormers are roofed windows projecting from the slope of the main roof.

Glossary terms:

Facade.

The front elevation or “face” of a building.

Pitch.

A term which refers to the steepness of roof slope.

Public view.

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

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.

- more terms found in the Glossary, p. 96

Changes requiring a COA

Examples:

- * Changing the pitch or shape of a roof.
- * Altering the shape of a dormer.
- * Addition of a dormer.
- * Removal of a dormer.
- * Adding a skylight.

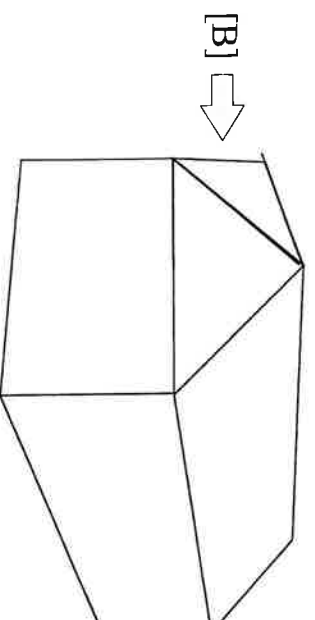
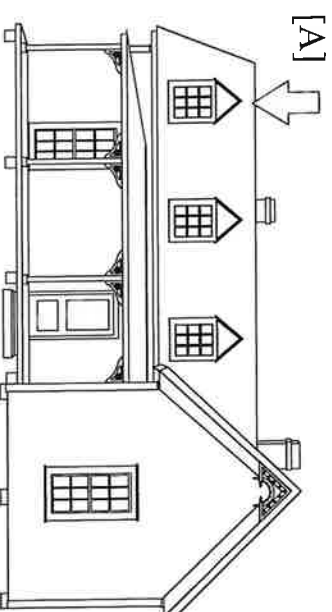
Changes not requiring a COA

Examples:

- * Routine maintenance to dormers.

Common Mistakes

- ▶ *Placing a new dormer on the facade of a house where none has existed before. [A]*
- ▶ *Changing the shape of a roof in order to gain upstairs space. [B]*
- ▶ *Changing a historic dormer's shape.*
- ▶ *Placing skylights on a front roof slope.*



Changes requiring a COA

Examples:

- * Re-roofing with a material which is different than the existing material.
- * Removing or adding chimneys.
- * Stuccoing brick chimneys.
- * Adding roof vents.
- * Adding gutters were none exist.

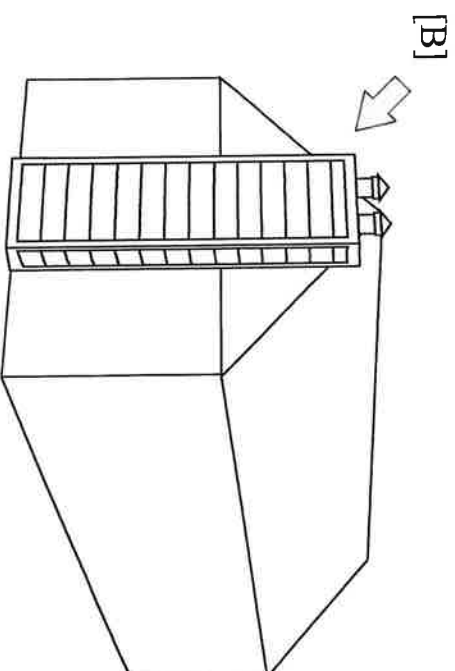
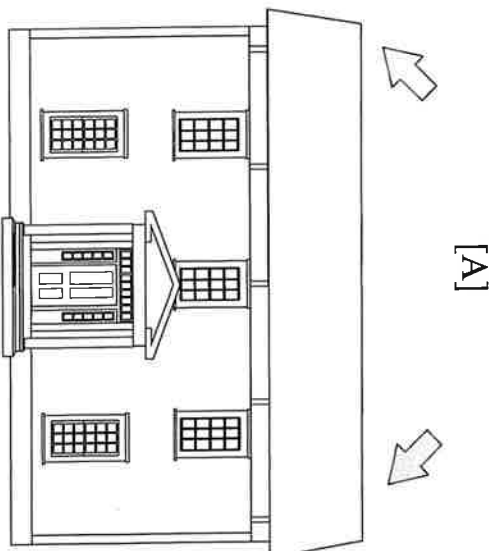
Changes not requiring a COA

Examples:

- * Re-roofing with a material which is the same as the existing material.
- * Routine maintenance of roofs, chimneys, vents, and gutters.

Common Mistakes

- ▶ Replacing character defining roofing materials (e.g. pressed metal shingles) with another material.
- ▶ Removing chimneys. [A]
- ▶ Adding modern-looking, false chimneys. [B]
- ▶ Using contemporary metal roofing systems on residences where metal roofs are inappropriate for the style or age of the house, for example: high style Queen Anne houses or post-WWII structures such as ranch houses.



Changes requiring a COA

Examples:

- * Removing siding material.
- * Residing a building.
- * Painting unpainted masonry.
- * Entirely removing paint from a building.
- * Repointing of brick.

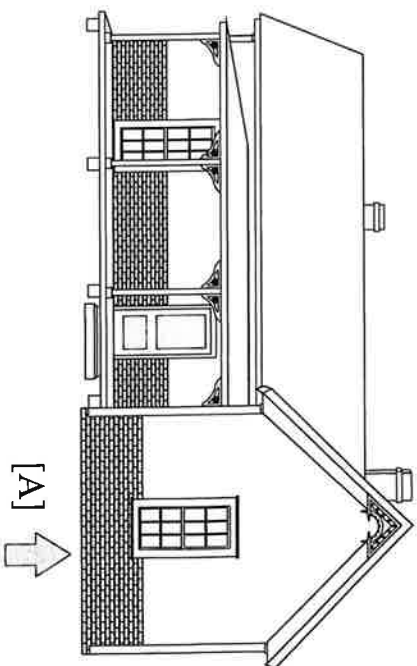
Changes not requiring a COA

Examples:

- * Repainting a building.
- * Preparing surfaces for repainting.

Common Mistakes

- ▶ Placing vinyl or aluminum siding, EIFS (synthetic stucco), or any other type of synthetic siding on a historic house rather than maintaining and repairing the existing exterior materials.
- ▶ Adding brick veneer to a house. [A]
- ▶ Sandblasting exterior surfaces.
- ▶ Painting or "waterproof" coating unpainted masonry.



Changes requiring a COA

Examples:

- * Rebuilding foundations.
- * Placing material between pier foundations.
- * Painting unpainted foundations.
- * Stuccoing foundations.

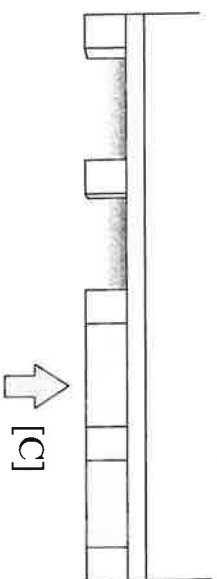
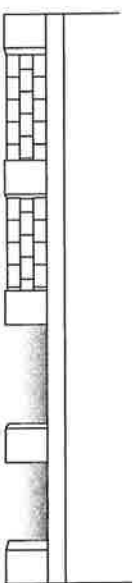
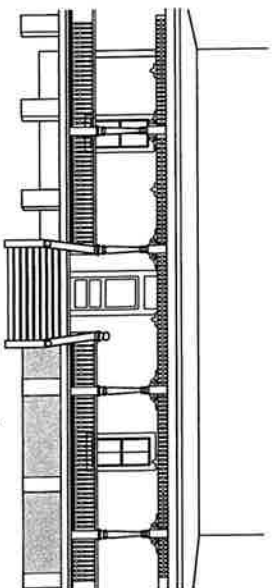
Changes not requiring a COA

Examples:

- * Repairing foundations.
- * Repointing brick foundations.
- * Repairing infill material between pier foundations.

Common Mistakes

- ▶ *Infilling porch foundations with solid fill.* [A]
- ▶ *Using concrete block between piers without a skim coat of stucco or painting it a dark color.* [B]
- ▶ *Not recessing infill between piers.* [C]
- ▶ *Painting unpainted, historic, masonry foundations.*



Changes requiring a COA

Examples:

- * Removing architectural details.
- * Adding architectural details.

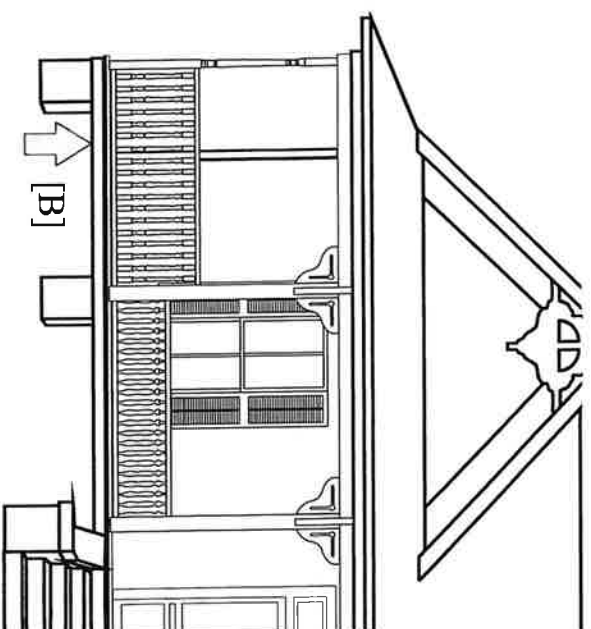
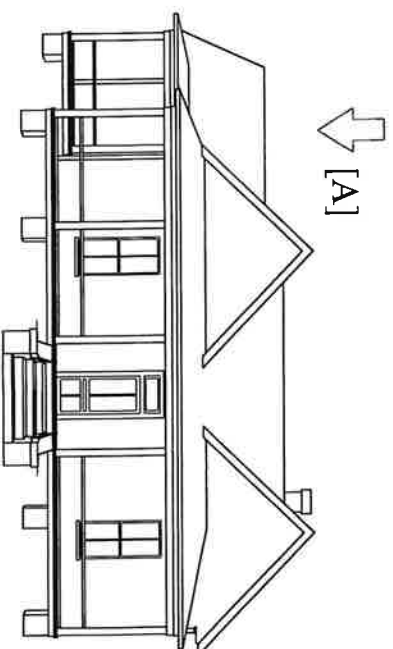
Changes not requiring a COA

Examples:

- * Repairing architectural details.
- * Repainting architectural details.

Common Mistakes

- ▶ Adding architectural details where none existed before.
- ▶ Removing details from a house. [A]
- ▶ Using stock, out of scale details rather than matching the original details. [B]



Changes requiring a COA

Examples:

- * Removing and replacing windows.
- * Closing existing window openings.
- * Adding new window opening.
- * Adding new storm windows.

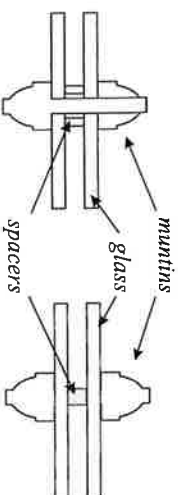
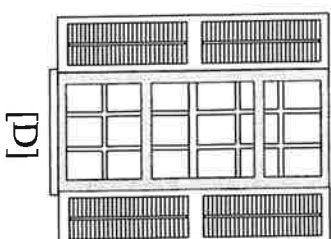
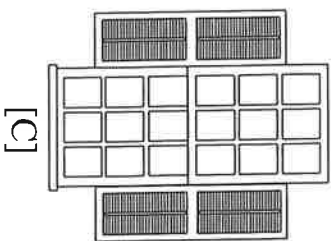
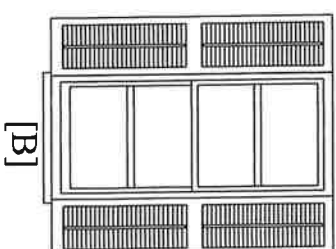
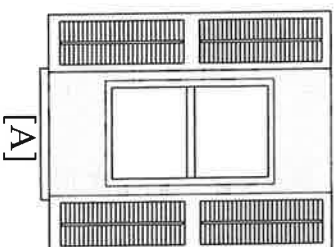
Changes not requiring a COA

Examples:

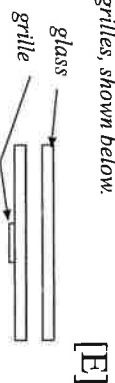
- * Replacing broken window glass.
- * Repairing damaged portions of existing window sashes.
- * Weatherstripping, caulking, painting and other general maintenance.

Common Mistakes

- ▶ Replacing deteriorated but repairable historic windows with new windows, even similar looking windows.
- ▶ Replacing damaged windows with stock windows of a different size, design, or with flat muntins. [A], [B], [E]
- ▶ Using vinyl or aluminum replacement windows.
- ▶ Adding or removing windows on the facade.
- ▶ Adding shutters which do not fit the window or adding shutters to paired windows. [C]
- ▶ Adding storm windows of “raw” aluminum or which hide the historic window. [D]



Use actual divided lights (ADLs), shown left, or simulated divided lights (SDLs), shown right, when replacing windows; **NOT** single light windows with grilles, shown below.



Changes requiring a COA

Examples:

- * Removing and replacing doors.
- * Closing existing door openings.
- * Adding new door openings.
- * Adding new storm or screen doors.

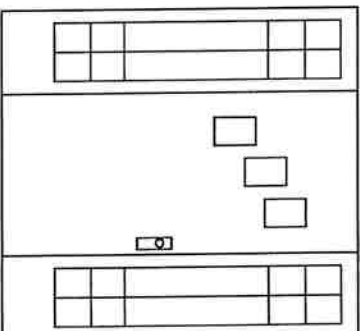
Changes not requiring a COA

Examples:

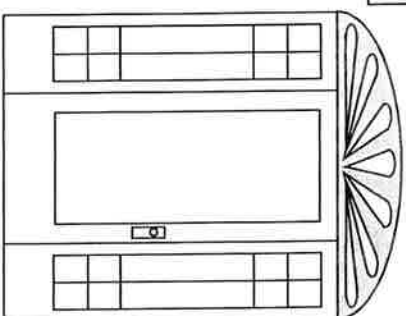
- * Repairing damaged portions of existing doors.
- * Weatherstripping, caulking, painting and other general maintenance.

Common Mistakes

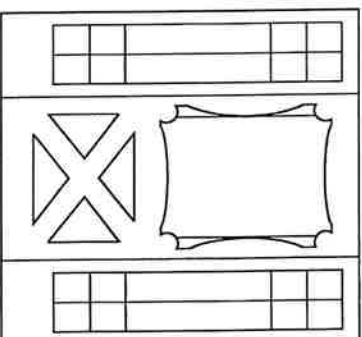
- ▶ Replacing deteriorated but repairable historic doors with new doors, even if similar looking.
- ▶ Replacing damaged doors with stock doors of a different size or design. [A]
- ▶ Adding or removing doors on the facade.
- ▶ Adding sidelights, transoms, fanlights, or other features where none existed before. [B]
- ▶ Adding storm doors which hide the historic door. [C]



[A]



[B]



[C]

Changes requiring a COA

Examples:

- * Removing porches or portions of porches.
- * Adding a new porch. (For new decks see p. 88)
- * Enclosing, glazing, or screening a porch.
- * Adding, removing, or replacing porch posts, railings, or other porch features.
- * Reroofing a porch with a different material.

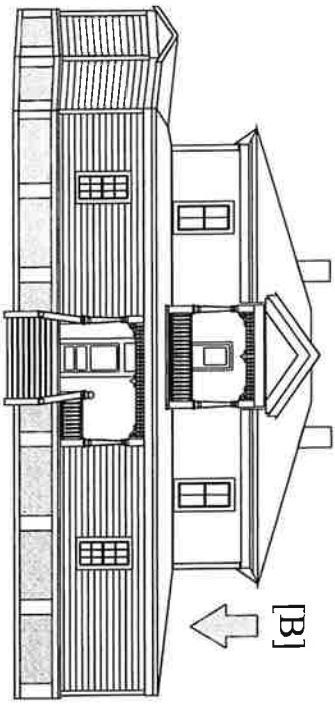
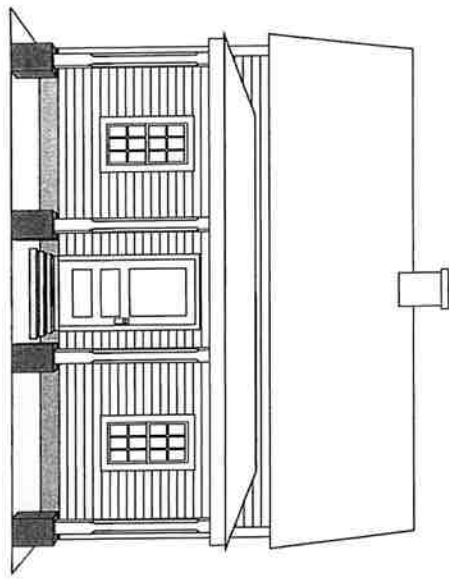
Changes not requiring a COA

Examples:

- * Repainting a porch.
- * Replacing a damaged porch floor with the same material.
- * Reroofing a porch with the same material.
- * Routine maintenance.

Common Mistakes

- ▶ Replacing porch floor and foundation with slab concrete or brick. [A]
- ▶ Enclosing or glazing front porches or enclosing side porches. [B]
- ▶ Adding front porches to historic homes where none existed before.
- ▶ Screening architecturally significant front porches.
- ▶ Using stock "Victorian" replacement porch features that are out of scale with historic examples.



Changes requiring a COA

Examples:

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

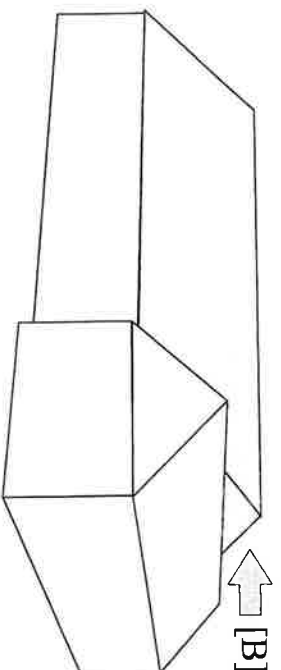
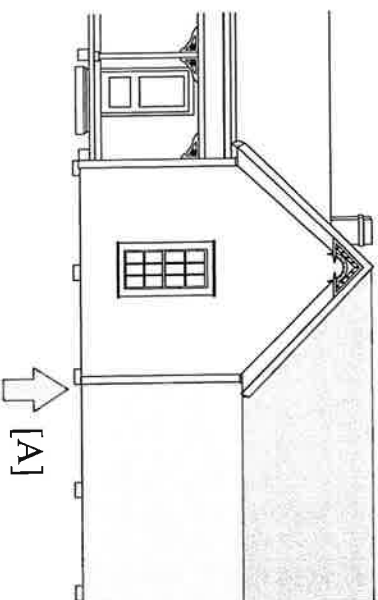
Changes not requiring a COA

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.*




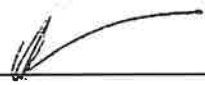


Where Georgia comes to gether.

Application # COA
0012-2025

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	JMA Architecture Inc., Jim Mehserle	Curtis and Theresa George
Title	Architect	Property Owner
Address	1002 Main Street, Perry, GA 31069	710 Washington Street, Perry, GA 31069
Phone	(478) 987-1814	(305) 793-1090
Email	jmeahserle@jmaarch.net	curtis@sacur.com
Signature		
Date	Jan 13, 2025	Jan 13, 2025

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

Property Address 715 Washington Street, Perry, GA 31069

Type of Project (Check all that apply):

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

Original Building and Addition

1. Siding - renovated wood on existing, hardie plank to match on addition - light tan
2. Base - brick to match existing building piers
3. Roof - galvalume finish standing seam metal roofing; exposed rafter tail detailing to match existing
4. Windows - true divided lite windows (white) with insulated glass with Low-E coating
5. Doors - 5 panel wood exterior doors
6. Hardware - polished and lacquered nickel (brite and satin)
7. Screens (at porch) - Aluminum with painted wood framing

Site

1. Driveway - 3000 psf concrete (natural)
2. Decks adjacent to home - synthetic wood
3. Patios - 3000 psf concrete (natural)

See attached sheets for description of project

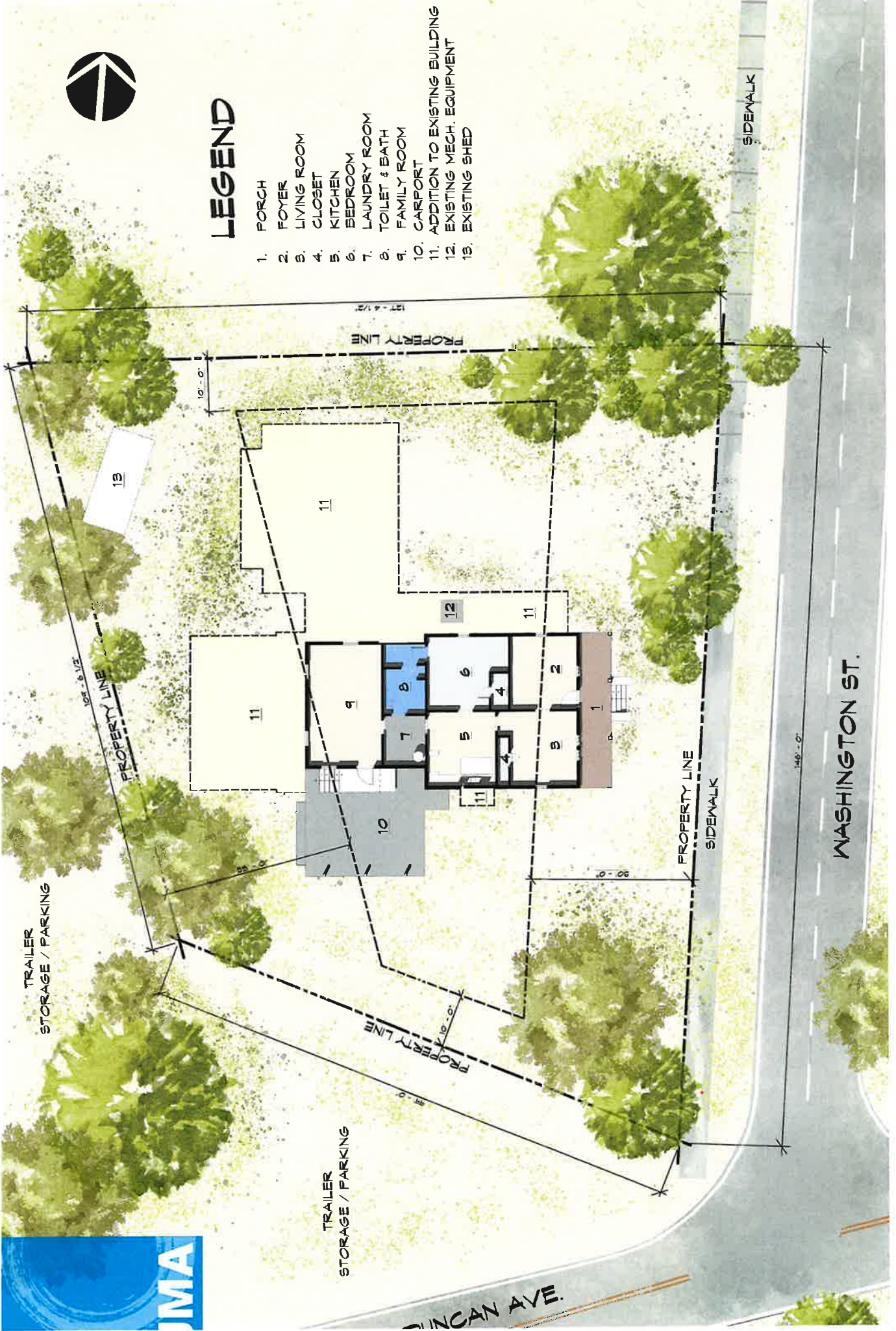
<p>Application Requirements. All applications must be complete and include the required support materials (See Application Checklist below). Incomplete applications will not be forwarded to the Preservation Commission for review.</p>
<p>Fee. No fee is required for review of an application for Certificate of Appropriateness unless work is started before a Certificate of Appropriateness is approved. In such cases the fee is \$238.00.</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>

<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>	
<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 checked="" type="checkbox"/> Site plan or sketch of site with proposed improvements</p> <p><input checked="" 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 checked="" type="checkbox"/> for restoration only, documentation of earlier historic appearance</p>	<p>Site changes - fences, walls, and mechanical systems</p> <p><input checked="" 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>



LEGEND

- 1. PORCH
- 2. FOYER
- 3. LIVING ROOM
- 4. CLOSET
- 5. KITCHEN
- 6. BEDROOM
- 7. LAUNDRY ROOM
- 8. TOILET & BATH
- 9. FAMILY ROOM
- 10. CARPORT
- 11. ADDITION TO EXISTING BUILDING
- 12. EXISTING MECH. EQUIPMENT
- 13. EXISTING SHED





REAR
EXISTING
ADDITION



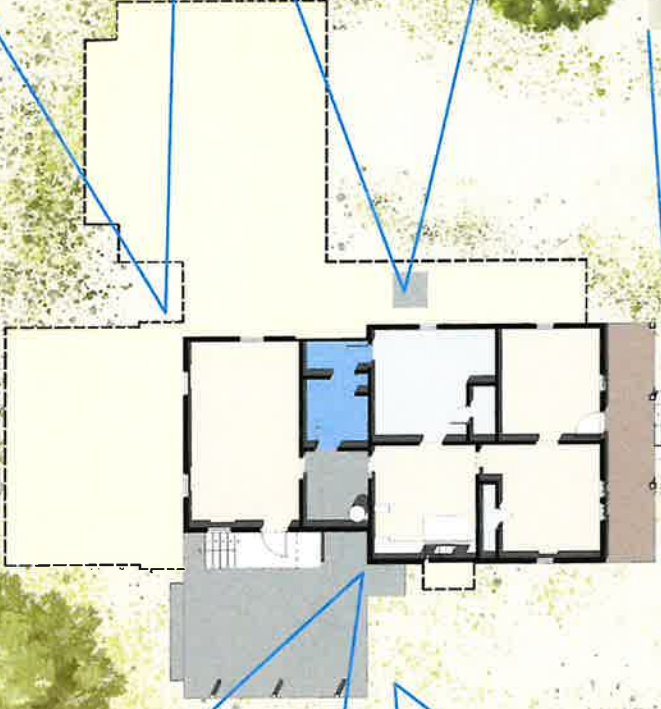
EXISTING
MECHANICAL
EQUIPMENT



EXISTING
FRONT STAIRS
AND DECKING
CONDITION



EXISTING
SHED



ORIGINAL
WALL ON E
EXISTING SIDING

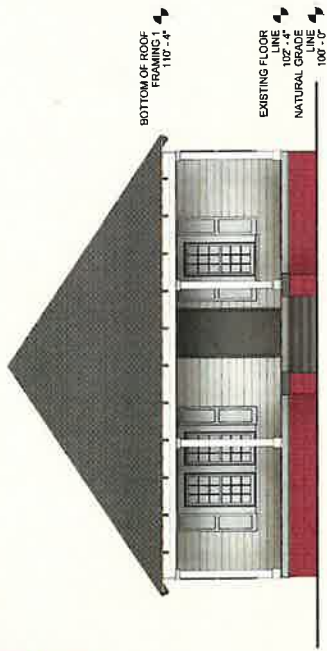


EXISTING
CARPORT

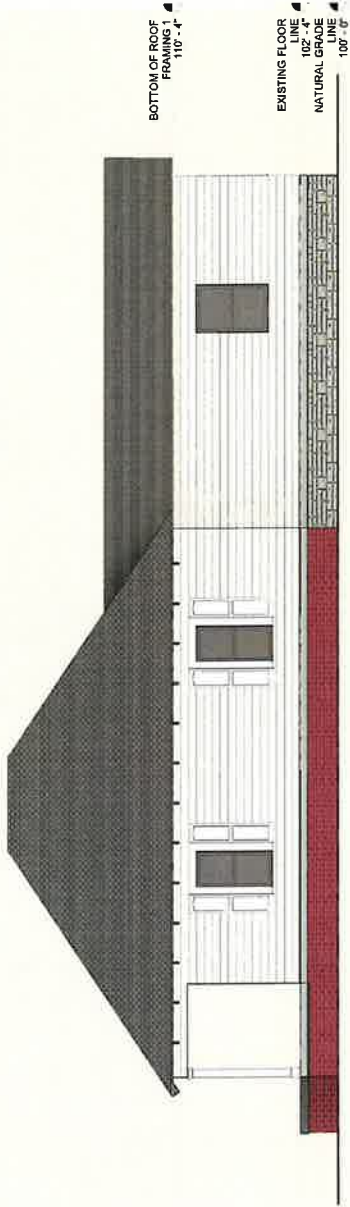


EXISTING
FRONT VIEW

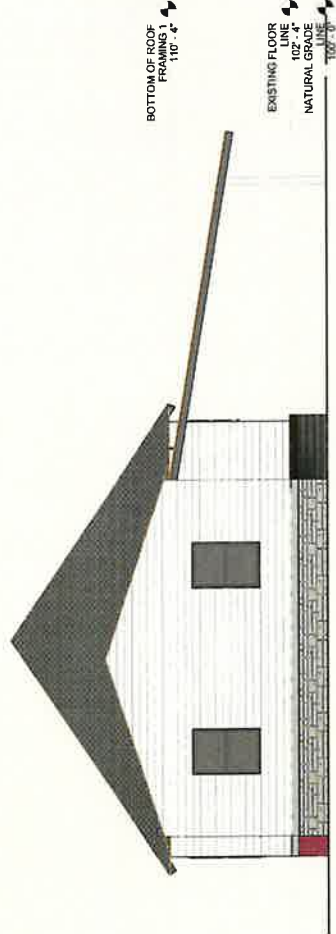




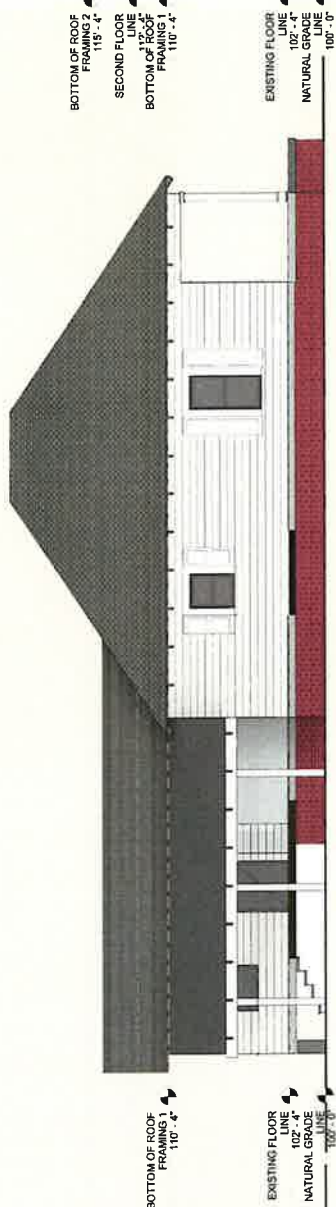
**(EXISTING)
EAST ELEVATION**



**(EXISTING)
NORTH ELEVATION**



**(EXISTING)
WEST ELEVATION**



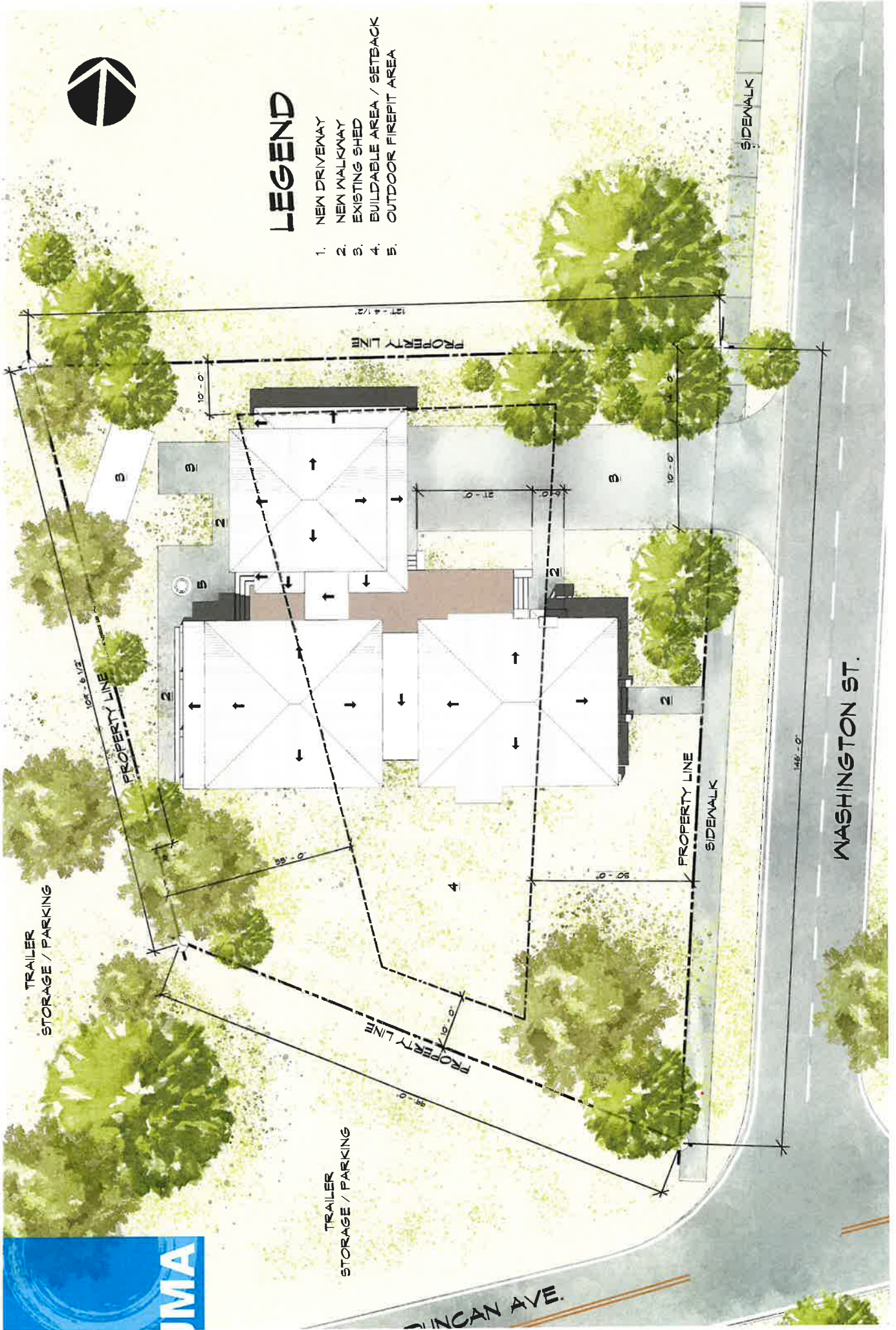
**(EXISTING)
SOUTH ELEVATION**

EXISTING FLOOR LINE 102'-4"
NATURAL GRADE LINE 100'-0"



LEGEND

1. NEW DRIVEWAY
2. NEW WALKWAY
3. EXISTING SHED
4. BUILDABLE AREA / SETBACK
5. OUTDOOR FIREPIT AREA





LEGEND

1. LIVING AREA
2. BEDROOM / OFFICE
3. CLOSET
4. TOILET AND BATH
5. DINING AREA
6. KITCHEN
7. PANTRY
8. DEN
9. MASTER'S BEDROOM
10. MASTER'S TOILET AND BATH
11. SCREEN PORCH
12. HALF BATH
13. LAUNDRY
14. 2 CAR GARAGE
15. PATIO
16. PORCH
17. EXISTING SHED
18. FIRE PIT

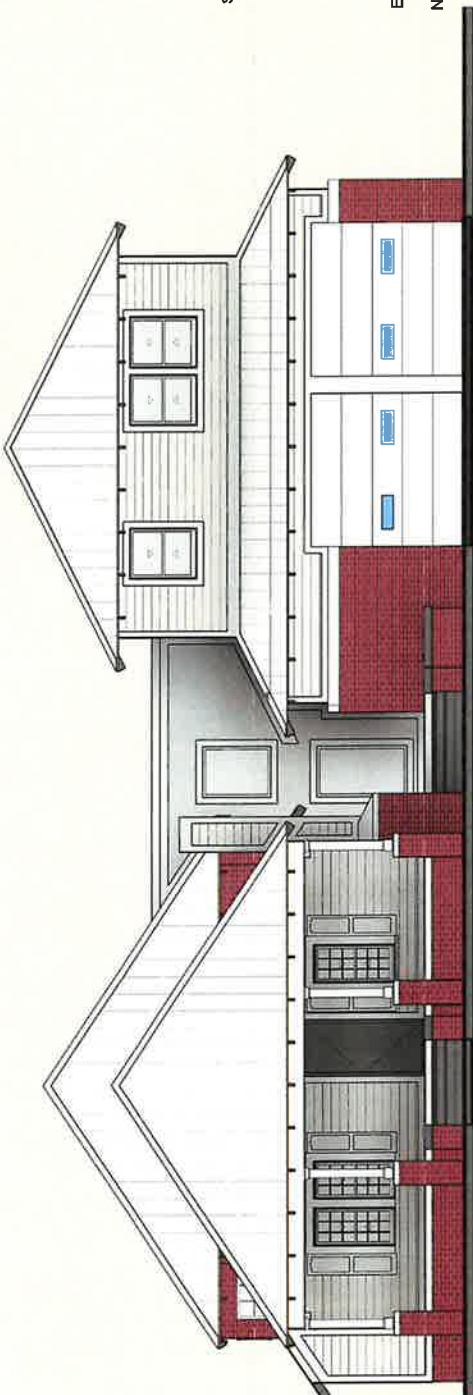




LEGEND

- 1. BED
- 2. STORAGE
- 3. DINING AREA
- 4. KITCHEN
- 5. TOILET AND BATH



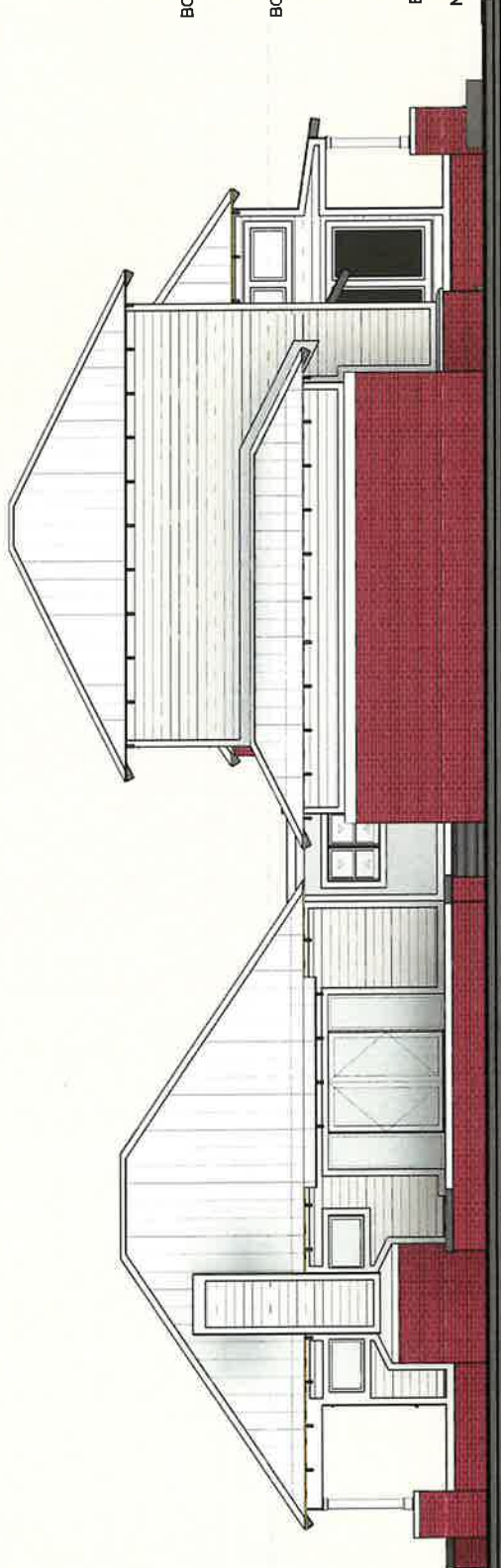


SECOND FLOOR
LINE
112'-4"

EXISTING FLOOR
LINE
NATURAL 102'-4"

LINE
100'-0"

EAST ELEVATION



BOTTOM OF ROOF
FRAMING 2
LINE
115'-4"

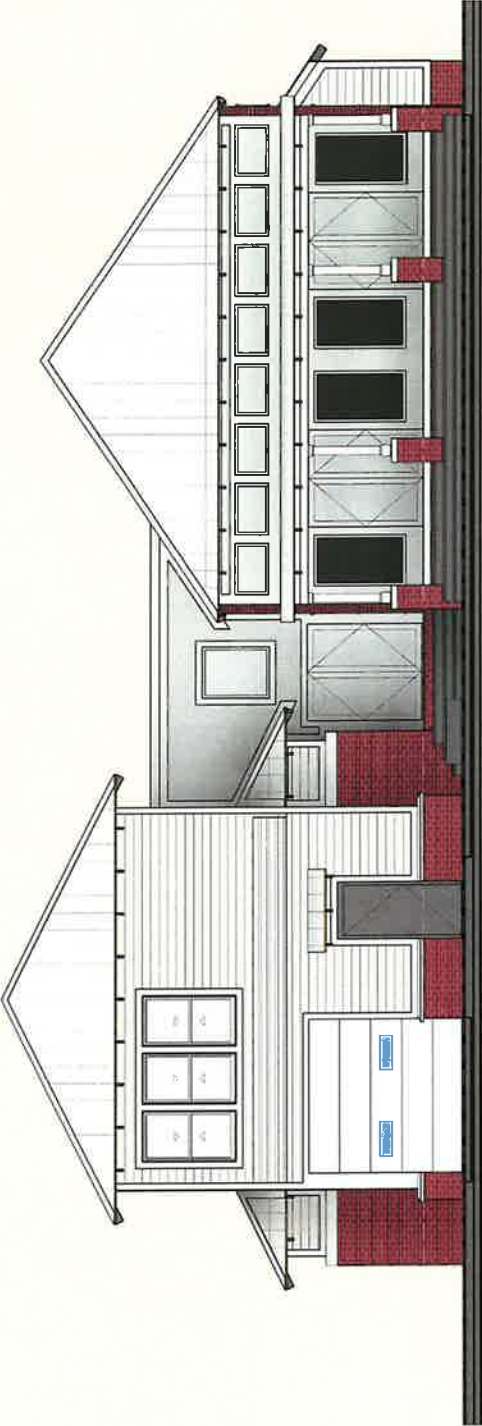
SECOND FLOOR
LINE
110'-4"

BOTTOM OF ROOF
FRAMING 1
LINE
100'-0"

EXISTING FLOOR
LINE
NATURAL 102'-4"

LINE
100'-0"

NORTH ELEVATION



SECOND FLOOR
LINE
112' - 4"

EXISTING FLOOR
LINE
102' - 4"

NATURAL
LINE
100' - 0"

WEST ELEVATION



BOTTOM OF ROOF
FRAMING 2
LINE
115' - 4"

SECOND FLOOR
LINE
110' - 4"

BOTTOM OF ROOF
FRAMING 1
LINE
110' - 4"

EXISTING FLOOR
LINE
102' - 4"

NATURAL
LINE
100' - 0"

SOUTH ELEVATION



NORTH EAST PERSPECTIVE



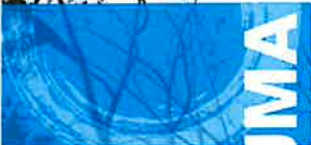


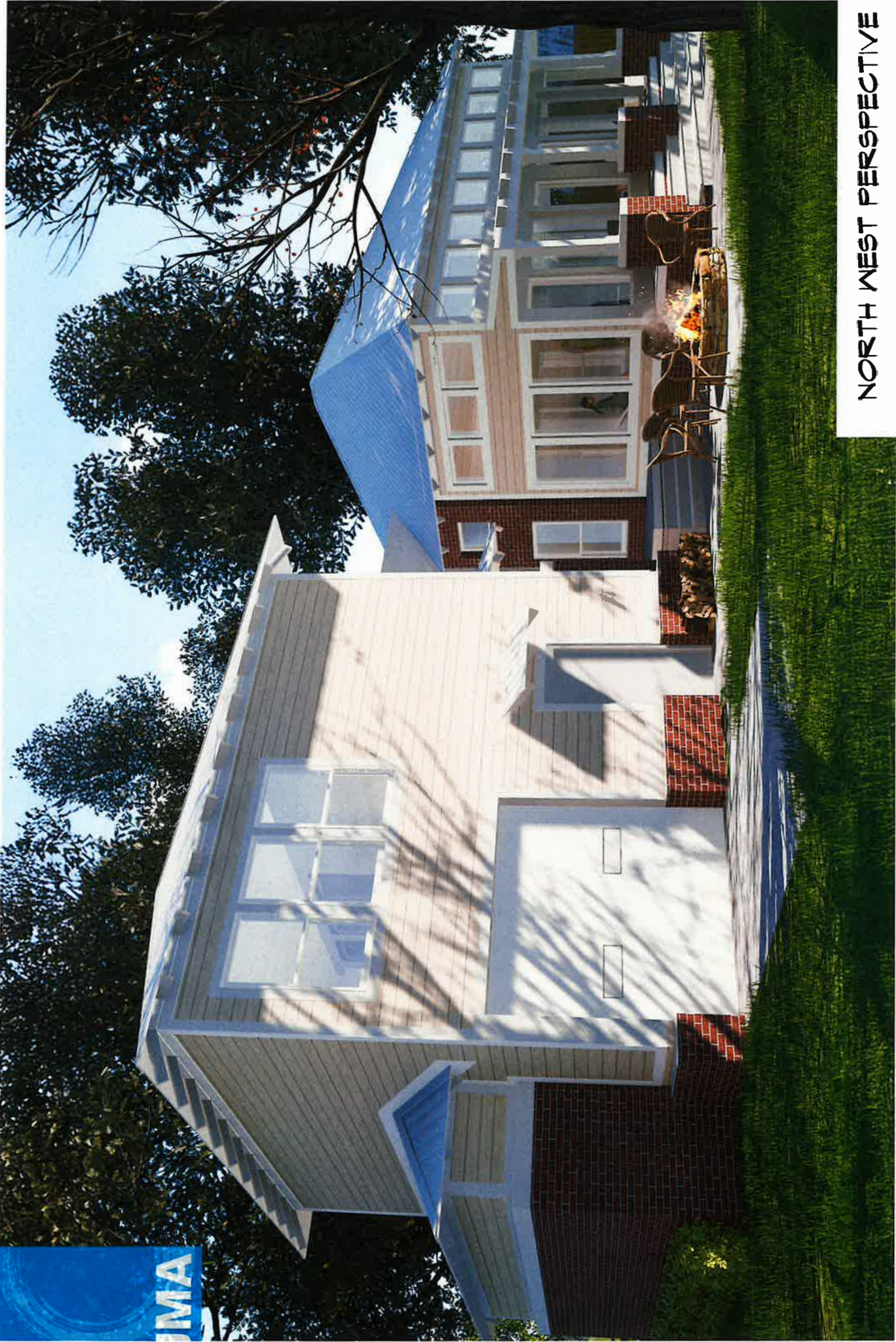
SOUTH EAST PERSPECTIVE





SOUTH WEST PERSPECTIVE





NORTH WEST PERSPECTIVE