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Historic Preservation Commission Agenda

Tuesday, March 10, 2026 – 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 – February 10, 2026, meeting
6. New Business
 - a. COA 0023-2026 – 806 Commerce Street – Small rear storage building addition
 - b. Jernigan Street Area Envisioning Exercise – Ms. Alicia Hartley – Downtown Manager
7. 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 - February 10, 2026

1. Call to Order: Chairman Griffin called the meeting to order at 6:01pm.
2. Roll Call: Chairman Griffin; Commissioners Beroza, Sanders, and Taylor were present. Commissioner Hubbard was absent.

Staff: Joe Duffy – Community Development Director and Christine Sewell – Recording Clerk

Guests: Mayor Randall Walker, Robert Smith – City Manager, and Ms. Sandra Hall - DCA

3. Guests
 - a. Mayor Randall Walker and City Manager Robert Smith- 2026 Welcome

Mayor Walker thanked the Commission for their commitment to the city and the Commission and their role in preserving Perry's history. Mr. Smith reiterated and noted as always, he and Council are supportive of the Commission and their duties.

- b. Ms. Sandra Hall – DCA - Discussion regarding consideration of pursuing Certified Local Government (CLG) Status

Ms. Hall provided an overview of the program which can enhance the city's role in preservation and the opportunity for grant funds, along with the program benefits and eligibility requirements. Ms. Hall advised an application can be submitted at any time for consideration with a review time of three to four months and if approved grant applications can be submitted in December. Mayor Walker advised it was the desire of the city to become a CLG. Ms. Hall provided some examples of possible grant-funded projects, such as boundary surveyors, oral histories, and rehabilitation projects.

During general discussion, Commissioner Sanders asked how corrections to the adopted designation reports could be submitted. Ms. Hall advised an amendment, or an appendix could be done; this was the first she'd had and advised she would be glad to review when submitted. Mr. Duffy asked the Commission what projects they would like to pursue; Chairman Griffin stated historical markers for residential properties, webpage with detailed information, tours, more information on the city's history. Commissioner Sanders and Taylor audio history, specifically in the Old Field area, and to document the areas' history and changes over time.

4. Citizens with Input – None
5. Approval of the Agenda – Commissioner Beroza motioned to approve as presented; Commissioner Sanders seconded; all in favor and was unanimously approved.
6. Approval of Minutes – January 13, 2026, meeting – Commissioner Sanders motioned to approve as submitted; Commissioner Taylor seconded; all in favor and was unanimously approved.
7. New Business

- a. Change in Commission by-laws- IV Meetings – time of meetings from 6:00 pm to 5:45 pm

Chairman Griffin advised from previous discussion to allow for a work session or pre- meeting such as Council does to review and have open discussion of COA's prior to the public hearing for any questions among the Commission. It was decided to have the current meeting time remain and if necessary, as per the by-laws the Chairman could call a special meeting prior to the regularly scheduled meeting date/time. Commissioner Beroza motioned to deny the proposed by-law change as presented; Commissioner Taylor seconded; all in favor and was unanimously denied.

8. Adjournment – there being no further business to come before the Commission the meeting was adjourned at 6:54pm.

DRAFT



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STAFF REPORT

March 5, 2026

CASE NUMBER: COA-0023-2023
APPLICANT: Chad Bryant
REQUEST: Addition for storage
LOCATION: 806 Commerce Street; Parcel No. 0P0010 01C000

APPLICANT'S REQUEST: The applicant proposes a 16' x 5' shed addition to the west side of the Muse Theater. The addition will be used to store chairs and tables associated with the event venue. The shed will have board and batten siding with a cedar shake shingle roof. Colors will match those already used in the complex, is removable and will not permanently alter the historic integrity of the building or environment.

STAFF COMMENTS: The shed design is in keeping adopted local design guidelines for additions, in that it respects the character of the existing building and is relatively shielded from public view via placement within a larger existing courtyard. Choices of building materials were intentionally chosen to compliment the building's presence and encourage the strength of ongoing business operations. The addition is also reversible with a limited loss of historic materials and elements.

A similar shed with slightly larger dimensions was previously issued a Certificate of Appropriateness by the Main Street Advisory Board in 2023, however was not constructed within the permitted time frame.

STAFF RECOMMENDATION: Approval as presented.

APPLICABLE DESIGN GUIDELINES ATTACHED. Commercial Rehabilitation – Additions.

APPLICABLE ORDINANCE SECTION:

6-6.3. *Design Standards for the Downtown Development District.*

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
 - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.

- (3) **Parking.** Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) **Courtyards and outdoor spaces.** Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*
- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
 - (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
 - (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
 - (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
 - (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
 - (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
 - (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
 - (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 - (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.
- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.





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Application # COA 0023-2026

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	Chad Bryant	Chad Bryant
Title	owner	" "
Address	PO Box 1821 Perry, GA 31069	" "
Phone	(478) 244-7070	" "
Email	chad@bryantengllc.com	" "
Signature		" "
Date	2-13-26	" "

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

Property Address	806 Commerce Street
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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

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).

small storage building addition
 Located at The Muse Theatre at 806 Commerce Street in Perry, Georgia.

<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 \$245.00.</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> <ul style="list-style-type: none"> <input type="checkbox"/> site plan <input type="checkbox"/> architectural elevations <input type="checkbox"/> floor plan <input type="checkbox"/> landscape plan (specific vegetation not required) <input type="checkbox"/> description of materials <input type="checkbox"/> photographs of proposed site and adjoining properties 	<p>Site changes - parking areas, drives, and walks</p> <ul style="list-style-type: none"> <input type="checkbox"/> Site plan or sketch of site with proposed improvements <input type="checkbox"/> description of materials <input type="checkbox"/> photographs of site
<p>Major Restoration, Rehabilitation, or Remodeling</p> <ul style="list-style-type: none"> <input type="checkbox"/> architectural elevations or sketches <input type="checkbox"/> description of proposed changes <input type="checkbox"/> description of materials <input type="checkbox"/> photographs of existing building <input type="checkbox"/> for restoration only, documentation of earlier historic appearance 	<p>Site changes - fences, walls, and mechanical systems</p> <ul style="list-style-type: none"> <input type="checkbox"/> site plan or sketch of site with proposed improvements <input type="checkbox"/> architectural elevations or sketches <input type="checkbox"/> description of materials <input type="checkbox"/> photographs of site
<p>Minor exterior changes</p> <ul style="list-style-type: none"> <input type="checkbox"/> description of proposed changes <input type="checkbox"/> description of materials <input type="checkbox"/> photographs of existing building 	<p>Site changes - signs</p> <ul style="list-style-type: none"> <input type="checkbox"/> drawing of sign with dimensions <input type="checkbox"/> site plan or sketch of site (for ground signs) <input type="checkbox"/> description of materials and illumination

Estimated valuation of proposed modification: \$5000.00



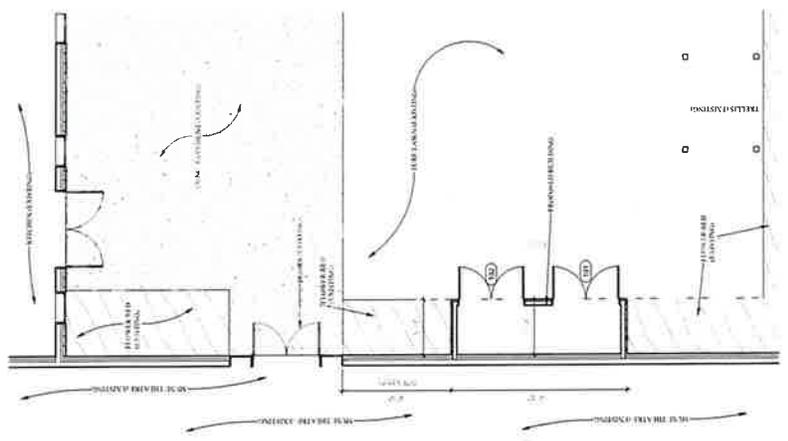
BRYAN ENGINEERING
 1111 Peachtree Street, N.E. P.O. Box 1211
 Atlanta, Georgia 30309
 Phone: 404.525.1211
 Fax: 404.525.1212
 www.bryaneng.com

PROJECT NO.: 1003-006
 SCALE: _____
 DATE: _____
 D.W.: _____
 A.D.: _____
 COUNTY: _____

SITE/FLOOR/FOUNDATION PLAN FOR:
ACCESSORY BUILDING
@ THE MUSE THEATRE
 GEORGIA

NO.	DATE
1	10/11/11
2	10/11/11
3	10/11/11
4	10/11/11
5	10/11/11
6	10/11/11
7	10/11/11
8	10/11/11
9	10/11/11
10	10/11/11

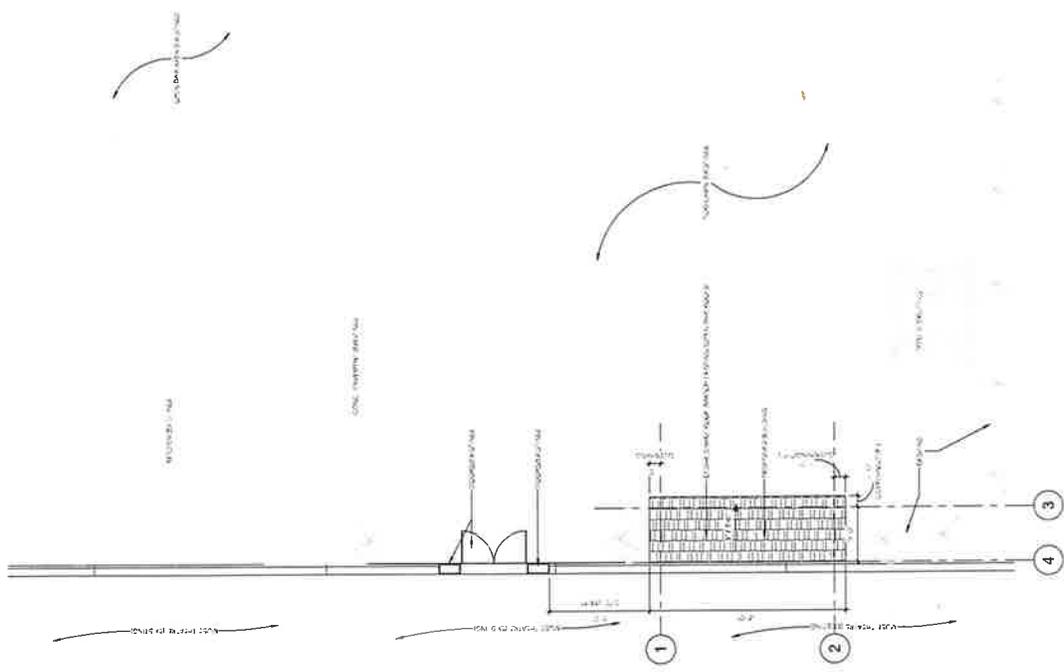
Sheet No. **A2**



② FLOOR PLAN
 3/16" = 1'-0"

Mark	Width	Height	Type	Comments
101	6'-0"	7'-0"	PRIVATE	
102	6'-0"	7'-0"	PRIVATE	

Grand total: 2



① SITE PLAN
 3/16" = 1'-0"

NOTES:
 1. ALL CONCRETE SHALL BE CAST WITH URBANESH OR KOS-BU IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA.
 2. ALL CONCRETE SHALL BE CAST WITH URBANESH OR KOS-BU IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA.
 3. ALL CONCRETE SHALL BE CAST WITH URBANESH OR KOS-BU IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA.
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 7. ALL CONCRETE SHALL BE CAST WITH URBANESH OR KOS-BU IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA.
 8. ALL CONCRETE SHALL BE CAST WITH URBANESH OR KOS-BU IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA.
 9. ALL CONCRETE SHALL BE CAST WITH URBANESH OR KOS-BU IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA.
 10. ALL CONCRETE SHALL BE CAST WITH URBANESH OR KOS-BU IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA.

COMPACTION NOTE
 CONTRACTOR SHALL VERIFY PROPER COMPACTION OF ALL CONCRETE WITH STANDARD TAMPERS IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA. CONTRACTOR SHALL VERIFY PROPER COMPACTION OF ALL CONCRETE WITH STANDARD TAMPERS IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA. CONTRACTOR SHALL VERIFY PROPER COMPACTION OF ALL CONCRETE WITH STANDARD TAMPERS IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA. CONTRACTOR SHALL VERIFY PROPER COMPACTION OF ALL CONCRETE WITH STANDARD TAMPERS IN ACCORDANCE WITH SECTION 05100-01.00 OF THE 2012 DIVISION 5 SPECIFICATIONS TO THE 2012 BUILDING CODE OF GEORGIA.

③ FOUNDATION PLAN
 3/16" = 1'-0"

