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**Historic Preservation Commission Agenda
Special Called Meeting**

Tuesday, July 20, 2026 – 6:00 pm

Economic Development Conference Room, City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Election of Chairman and Vice Chairman
4. Welcome new Commissioner David Washington
5. Citizens with Input
6. Approval of Agenda
7. New Business
 - a. **COA 0099-2026.** 902 Washington Street – Installation of new roof ridge vents. The applicant is Matthew Spires.
8. Adjournment

All meetings of the Historic Preservation Commission are open to the public.

(478) 988-2720

<https://perry-ga.gov/historic-preservation-commission>



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STAFF REPORT

July 6, 2026

CASE NUMBER: COA-0099-2026
APPLICANT: Matthew Spires
REQUEST: Replace Roof
LOCATION: 902 Washington Street

APPLICANT'S REQUEST: Replace roof with dark architectural shingles of similar style and color and adding a ridge vent.

STAFF COMMENTS: The applicant proposes to replace the roof on the home at 902 Washington Street with similar, dark-colored architectural shingles. This request also includes the addition of a ridge vent. The applicant has provided sufficient details for his project in addition to information regarding the presence of other, similar roof construction types within the area, including along Washington Street. The roof replacement with ridge vent does not compromise the historic character of the subject property.

STAFF RECOMMENDATION: Approval

APPLICABLE ORDINANCE SECTIONS:

The proposed roof replacement maintains the existing roof configuration and utilizes similar roofing material as the existing roof. Staff finds that the proposed work is consistent with the review criteria contained in Section 2-3.4.4(G)(1) of the City of Perry Land Management Ordinance because it does not adversely affect the historic character of the structure and is consistent with the Secretary of the Interior's Standards for Rehabilitation, which encourages the preservation and repair of historic materials and replacement.









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Application # COA 0099-2026

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	Matthew Spires	Same
Title	Owner	
Address	902 Washington Street	
Phone		
Email		
Signature		
Date	07-01-2026	

*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 ☐ New building ☐ Addition to existing building ☐ Major building restoration, rehabilitation, or remodel ☒ Other type of exterior change, explain: <u>Replace Roof and add Ridge Vents</u>	Site Changes ☐ Parking area, driveways, or walkway ☐ Fence, wall, or landscaping ☐ Mechanical system or non-temporary structure ☐ Sign ☐ 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).

SEE ATTACHED

Application for Certificate of Appropriateness – HPC – Page 2

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.
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.
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
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.
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.
Permits Required. Approval of a certificate of appropriateness does not waive the need to obtain any required permits.

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

New Buildings and Additions ___ site plan ___ architectural elevations ___ floor plan ___ landscape plan (specific vegetation not required) ___ description of materials ___ photographs of proposed site and adjoining properties	Site changes - parking areas, drives, and walks ___ Site plan or sketch of site with proposed improvements ___ description of materials ___ photographs of site
Major Restoration, Rehabilitation, or Remodeling ___ architectural elevations or sketches ___ description of proposed changes ___ description of materials ___ photographs of existing building ___ for restoration only, documentation of earlier historic appearance	Site changes - fences, walls, and mechanical systems ___ site plan or sketch of site with proposed improvements ___ architectural elevations or sketches ___ description of materials ___ photographs of site
Minor exterior changes ✓ ___ description of proposed changes ✓ ___ description of materials ✓ ___ photographs of existing building	Site changes - signs ___ drawing of sign with dimensions ___ site plan or sketch of site (for ground signs) ___ description of materials and illumination

Estimated valuation of proposed modification: _____ (Commercial only)

revised 7/1/25

We need a new roof.

We will be replacing the existing shingle roof with dark architectural shingles of a similar style and color to the existing shingles.

With the roof change we would be installing a ridge vent to better ventilate the attic space. No other changes will be made to the slope, characteristics, or color of the existing roof.

See photos below of our existing roof which will be replaced with similar shingles as well as photos of the homes around our home with existing ridge vents on their roofs.

Subject property 902 Washington Street Front



Subject property 902 Washington Street Front Right



Subject property 902 Washington Street Right Side



Subject property 902 Washington Street Rear



Subject property 902 Washington Street Rear Left



Roof of 901 Washington Street with ridge vent



Roof of 907 Washington Street with ridge vent



Roof of 906 Washington Street with ridge vent (This roof was replaced in the past year)



Roof of 900 Washington Street with ridge vent (Direct Neighbor)



