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STAFF REPORT

September 22, 2025

CASE NUMBER: COA-0177-2025
APPLICANT: Chip Shelton, 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 amending a previously approved application for a full exterior home renovation and construction of a new carport.

STAFF COMMENTS: The applicant previously received a second Certificate of Appropriateness (COA-130-2025) following the August 8, 2025 Historic Preservation Commission meeting. There was also an original approval February 12, 2025 (COA-0012-2025), and the applicant is returning with requested adjustments to the approved plan which would alter the visual characteristics of the site from street view.

The applicant has summarized the desired change in scope work, and Staff highlight proposed deviations from the previously approved COA as follows:

1. Addition of a fenced in courtyard located on the right (north) side of the house, to be fenced in by a pierced brick wall and a wooden gate. An additional side stoop featuring French doors would be added in alignment with a walking path to the courtyard. The applicant states a similar north facing entry was approved following their original application for COA-0012-2025.
2. An 8' rear storage addition, extending from the rear of the house (not visible from street view).
3. Siding matching the home is to be removed from the new carport as a construction material, with the carport now proposed to be constructed entirely of brick, with open air carve-out areas on each side - differentiating it from the primary structure and the most recently approved COA. The previous approval granted that the carport was to have siding, and the foundation only was to be of a matching brick aligning with the existing structure's appearance.

Staff find the proposed courtyard/fence and rear addition to be contributing changes to the plan. Proposed changes to the carport, and side stoop area do however significantly change the site appearance from the most-recently approved plan, hence Staff requiring an additional review for appropriateness. The inclusion of French doors leading to the courtyard do appear to provide a unique livability feature to the home.

The applicant raised a question as to if Hardie board lap siding would be an acceptable substitute for the wood siding previously approved on the primary structure.

The Design Guidelines provide direction toward maintaining historic character by using matching or similar materials for siding, maintaining consistency with original materials where possible, and avoiding irreversible changes.

STAFF RECOMMENDATION: Staff recommends approval pending the following discussion items:

- Explanation for the requested visual and material changes to the carport.
- Confirmation that the French door entry way will contribute to neighborhood character, and was part of the original COA approval.
- Recommendation to utilize wood siding rather than substitute Hardie board.

APPLICABLE DESIGN GUIDELINES ATTACHED. Residential Rehabilitation: Additions; Residential Site and Settings: Modern Features

APPLICABLE ORDINANCE SECTION:

3-2.2 Establishment of zoning districts and specific purposes.

- (3) *HP, Historic preservation overlay district. The purpose of this district is to promote the educational, cultural, economic, and general welfare of the community through the preservation and restoration of its historic properties, spaces, neighborhoods, and other elements which serve as visible reminders of the cultural and architectural heritage of the City of Perry and the State of Georgia. Regulations are intended to ensure the construction, reconstruction, alteration, restoration, demolition or moving of buildings and appurtenant fixtures are consistent with the historic or architectural character of the area.*







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Application # COA 0177-
2025

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	Chip Shelton	Curtis & Teresa George
Title	Contractor	Owner
Address	2025 Northside Rd	705 Washington St.
Phone	[REDACTED]	[REDACTED]
Email	[REDACTED]	[REDACTED]
Signature		
Date	SEPT 9 2025	9/9/2025

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

Property Address	705 WASHINGTON ST. PERRY
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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 <u>8' EXTENSION (REAR)</u> <input type="checkbox"/> Major <u>building restoration, rehabilitation, or remodel</u> <input checked="" type="checkbox"/> Other type of exterior change, explain: <u>ADD CARPORT ON LEFT / 4'x5' STOOP ON RIGHT</u>	Site Changes <input checked="" type="checkbox"/> Parking area, <u>driveways</u> , or <u>walkway</u> <input type="checkbox"/> Fence, <u>wall</u> , or landscaping <u>@ RIGHT SIDE</u> <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).	
PLEASE SEE ATTACHED PAGE	

GEORGE RESIDENCE
705 WASHINGTON ST

1. DEMO EXISTING SHED CARPORT, ADD NEW 24x24 CARPORT W/ HIP ROOF w/ SHALLOW PITCHED ROOF TO CONNECT TO EXISTING HOUSE, MAIN CARPORT ROOF PITCH 8/12 MATCH EXISTING
2. ADD STOOP TO RIGHT SIDE OF HOUSE 6' W x 4' DEEP. ACCESS FROM LIVING ROOM TO COURT YARD.
3. ADD BRICK COURT YARD W/ 24' x 24' @ 36" HIGH TO RIGHT SIDE OF HOUSE w/ WOODEN GATE @ FRONT CENTER.
3. ADD DRIVE WAY (CONCRETE) @ LEFT OF HOUSE WITH SIDE PARKING AREA & WALK TO FRONT PORCH.
4. ADD 8' x 23' ADDITION TO REAR OF EXISTING HOUSE, ROOF LINE TO CONTINUE W/ SAME RIDGE LINE
5. EXTERIOR DOORS & WINDOWS REPLACED W/ PERIOD CORRECT STYLE.
6. EXTERIOR SIDING PATCHED WITH "LIKE" WOOD ALL VINYL OR ALUMINUM REMOVED.
7. STANDING SEAM METAL ROOF INSTALLED (GALVALUME COLOR)
8. PROVIDE TRASH BIN AREA TO SHIELD FROM VIEW.
9. EXTERIOR BRICK / CHEROKEE "OLD ORLEANS" MORTAR: WHITE "GEORGIA HAND CRAFTED"
- ? 10. CAN WE USE HARDI BOARD LAP SIDING IF WOOD SIDING IS COST PROHIBITIVE?

THIS PAGE ATTACHED TO:

Application for Certificate of Appropriateness
HISTORIC PRESERVATION COMMISSION.

Chip Shelton

<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> <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 type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of site</p>
<p>Major Restoration, Rehabilitation, or Remodeling</p> <p><input checked="" type="checkbox"/> architectural elevations or sketches</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><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 checked="" type="checkbox"/> architectural elevations or sketches</p> <p><input checked="" 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 checked="" type="checkbox"/> drawing of sign with dimensions</p> <p><input checked="" type="checkbox"/> site plan or sketch of site (for ground signs)</p> <p><input checked="" type="checkbox"/> description of materials and illumination</p>

Estimated valuation of proposed modification: n/a