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STAFF REPORT

September 29, 2025

CASE NUMBER: COA-0186-2025
APPLICANT: Ryan Cheney
REQUEST: Exterior Renovation
LOCATION: 1005 Duncan Ave; Parcel No. 0P0030 028000
DISTRICT: Washington-Evergreen

APPLICANT'S REQUEST: The applicant proposes an exterior renovation of an existing residential building.

STAFF COMMENTS: The residential building was constructed in 1948 and is 1,100 square feet in size according to Houston County records. The building aligns with "Minimal-Traditional" architectural characteristics. It is located in the Washington-Evergreen Historic District.

The applicant proposes interior and exterior renovations to the building including an HVAC update.

Plans call for replacement of the dilapidated front and rear steps with pressure treated lumber to maintain the existing appearance with replacement materials.

The roof is proposed to be replaced with like black-colored architectural shingles, and new black vinyl shutters are also proposed to replace those of the existing condition. New front and rear doors are planned to replace the current doors and are of like kind, also black in color without windows.

The siding is proposed to be replaced with either Dutch lap siding of like appearance (listed as option 1) or vertical board on the front of the house (option 2).

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 recommend approval of the application, with encouragement to utilize the "Option 1" siding choice which mimics the historic character of the current building with horizontally oriented siding.

APPLICABLE DESIGN STANDARDS ATTACHED: Residential Rehabilitation

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 0184-
2025

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	<u>Ryan Chaney</u>	<u>Roy Crenshaw</u>
Title	<u>Buyer</u>	<u>Owner</u>
Address	<u>225 Grovania Rd Elko, GA 31025</u>	<u>100 Gilbert Rd Elko GA 31025</u>
Phone	[REDACTED]	[REDACTED]
Email	[REDACTED]	[REDACTED]
Signature		
Date	<u>9/22/25</u>	<u>9/22/25</u>

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

Property Address 1005 Duncan Ave Perry GA 31069

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: _____

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).

New Roof system; Metal or architectural
New exterior siding
New HVAC system
New shatrock ceilings
New LVP flooring throughout

<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 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 checked="" 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 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 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 checked="" 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>

Estimated valuation of proposed modification: _____

Ryan Chaney

1005 Duncan Ave

- 1) New roofing system to include rafter and ceiling joists, shingles, and chimney flashing
 - a) Architectural design shingles
 - i) Manufacturer: CertainTeed
 - ii) Color: Moire Black
 - iii) Underlayment: Synthetic felt paper
 - iv) Drip edge color: Black
- 2) New vinyl siding to exterior elevations; new vinyl soffit and fascia to be installed to overhangs
 - a) Color Option A: White
 - i) Manufacturer: Royal
 - b) Color Option B: Grey
 - i) Manufacturer: Royal (Harbor Stone)
 - ii) Manufacturer: Veriform (Georgian Grey)
 - Comparable to Royal (Harbor Stone) – Veriform product listed only in the case that Royal siding is unavailable at time of purchase
 - c) Exterior Option 1: Double 5" Dutch lap siding to all sides of house
 - d) Exterior Option 2: Double 5" Dutch lap to back, left, and right sides of house; vertical board and batten style to front of house
- 3) New front and back exterior doors to match existing fiberglass doors with no windows
 - a) Color: Black (matches existing)
- 4) New vinyl louver shutters
 - a) Color: Black (matches existing)
- 5) Repairs to front and back decks
 - a) Material: pressure treated lumber to maintain existing design
- 6) New HVAC unit and duct work to be installed
 - a) Manufacturer: RunTru by Trane
 - b) Product Details:
 - 2.5T Heat Pump Split System
 - 14.3 Seer 2 / 454B A2L Refrigerant LGWP
 - 10KW Heat Kit
 - Polymer Pan
 - Pad
 - (1) 2.5T Fully Engineered Duct System utilizing Manual J to design and install residential duct systems. We will be using a metal trunk line wrapped in R-8 duct wrap (highest industry standard), flexible supply runs (R-8 also), metal saddle taps (wrapped with R-8), and metal boots (R-8). The returns will also be R-8.

1005 Duncan Ave
Current State



** Color options shown below will have all 4 sides of house matching in color with only variance being board and batten style to front elevation

** Renderings intended to show black architectural shingles – chimney removed from visuals only for the purpose of this illustration. Original brick chimney will remain protruding from roof with new flashing installed.

Exterior Option 1, White



Exterior Option 2, White



Exterior Option 1, Grey



Exterior Option 2, Grey

