

Design Committee
Main Street Advisory Board
June 08, 2016
Agenda
City Hall - 12:00 p.m.

Welcome

Visitors

Old Business

1. Approve COA revised application

New Business

1. Approve minutes from May 11, 2016
2. Review design plans for 1110 Washington Street
3. Discuss “little things” to improve appearance downtown
4. Discuss future improvements recommendations
5. Discuss historic period for downtown planning recommendations

Other

1. Certificate of Appropriateness issued
2. Available façade grant funding report

Work Plan Review

Chairman Items

1. Update on 706 Carroll Street (Ms. Peggie's)
2. Discuss streetscape of 700 block of Carroll Street and Jernigan Street between Commerce and Carroll

Adjourn

City of Perry Main Street Program
PO Box 2030
1211 Washington Street
Perry, GA 31069
(478) 988-2720
(478) 988-2725 – Facsimile
comm.development@perry-ga.gov

CERTIFICATE OF APPROPRIATENESS APPLICATION

Filing Date: _____ Application No. _____ Map Parcel No. _____

Applicant: _____

Property Owner: _____

Street Address: _____

Mailing Address: _____

Telephone Number: _____

Applicant's Signature

Printed Name

Date

I declare that I have examined this application, including accompanying materials and statements, and to the best of my knowledge it is true and correct.

Design approval by the City of Perry Main Street Design Committee does not waive any required inspections, fees or permits required by the City of Perry Community Development Department. Any structural changes to a building require staff review and a permit from the Community Development Department at (478) 988-2720 or comm.development@perry-ga.gov.

Decisions made by the Main Street Design Committee may be appealed to the Perry Planning Commission.

The intent of the City of Perry Downtown Development District Architectural and Signage Control Standards for Certificate of Appropriateness Permits is to provide necessary information to facilitate development, design and plan review, and to ensure preservation of the district and the enforcement process so that the provisions of the ordinance are administrated in the most effective, efficient and economical manner.

Each application is unique. All criteria listed below may not apply to every application. Please, contact the City of Perry Community Development Department or Main Street coordinator for information requirements for an individual application.

* Signage: Detailed drawings or sketched depicting size, location and colors.

* Architectural: Site plan depicting building footprint, parking area, elevations; front and rear and sides if open and other structures. Details of significant architectural design, exterior materials and color.

All applications shall be acted upon within thirty (30) days of filing date provided all required information has been submitted.

COA APPLICATION CHECKLIST

- _____ Detailed drawing(s) or sketch(es) showing the views of all building facades (exterior sides) facing public streets and building features, such as recessed doors or dormers, and sizes
- _____ Detailed drawing(s) or sketch(es) depicting size, location and colors of signage
- _____ Sample(s) for all proposed wall and trim paint colors
- _____ Sample(s) or photo(s) of proposed awning/canopy materials and color
- _____ Photo(s) of proposed doors, windows, lights or other features that will be added to the building
- _____ Photo(s) or sample of proposed roofing materials and color if roof will be visible
- _____ Photo(s) or sample of brick, stone, tile or other exterior construction materials that will be added to the building
- _____ Detailed drawing(s) or sketch(es) depicting any proposed vegetation and/or other landscaping features

* The Perry Main Street Design Committee usually meets on the second Wednesday of the month. If a special called meeting is deemed necessary, those meeting dates are indicated in italics.

APPLICATION DEADLINES FOR COA REVIEW

COA application and all supporting documentation are due by 5 p.m.

<u>Application Deadline</u>	<u>Design Committee</u>	<u>Planning Commission</u>
May 25, 2016	June 8, 2016	June 27, 2016
<i>June 8, 2016</i>	<i>June 22, 2016</i>	<i>July 11, 2016</i>
June 29, 2016	July 13, 2016	July 25, 2016
<i>July 13, 2016</i>	<i>July 27, 2016</i>	<i>August 8, 2016</i>
July 27, 2016	August 10, 2016	August 22, 2016
<i>August 10, 2016</i>	<i>August 24, 2016</i>	<i>September 12, 2016</i>
August 31, 2015	September 14, 2016	September 26, 2016
<i>September 14, 2016</i>	<i>September 28, 2016</i>	<i>October 24, 2016</i>
September 28, 2016	October 12, 2016	October 24, 2016
<i>October 12, 2016</i>	<i>October 26, 2016</i>	<i>November 14, 2016</i>
October 26, 2016	November 9, 2016	November 28, 2016
<i>November 16, 2016</i>	<i>November 30, 2016</i>	<i>December 19, 2016</i>
November 30, 2016	December 14, 2016	January 9, 2017
<i>December 14, 2016</i>	<i>December 28, 2016</i>	<i>January 23, 2017</i>

OFFICE USE ONLY

STAFF REPORT

COA Application No. _____ Filing Date: _____ Map Parcel No. _____

Applicant: _____

Property Owner: _____

Street Address: _____

Mailing Address: _____

Telephone Number: _____

ADJACENT BUSINESSES/LAND USES:

North:

East:

South:

West:

STANDARDS FOR CERTIFICATES OF APPROPRIATENESS:

1. *Does the proposed signage comply with the City of Perry Land Development Ordinance Section 106?*

2. *Will the proposed construction/alteration(s) comply with the City of Perry Downtown Development District Architectural Control Standards?*

3. *Will the proposed construction/alteration(s) be appropriate for the building? Does the work follow the design guidelines outlined in FRESH and Designing Downtown guidelines provided by the Georgia Department of Community Affairs?*

4. *Will the proposed construction/alteration(s) be compatible with the surrounding properties for location, size, character and land use?*

5. *Does the proposed construction/alternation(s) adversely affect the Perry Downtown Development Plan, City of Perry Strategic/Master Plan or Comprehensive Plan?*

STAFF CONCLUSIONS:

REVIEW DATE: _____ **STAFF:** _____

Application **does meet** minimum requirements of standards.

Certificate of Appropriateness Approved by Department of Economic Development

Signature: _____ Date: _____

Estimated cost of improvements: _____

Application does not meet minimum requirements – hearing by Perry Main Street Design Committee required.

Hearing Date: _____ Routing Date: _____

Results: _____

Design Committee - Main Street Advisory Board
Minutes - May 11, 2016

Welcome : Chairman Walker called the meeting to order at 12:00 p.m.

Roll: Chairman Walker; Committee Members Lindsay Bailey, Vanna Brown, Trish Cossart, and Marty Myers.

Absent: Committee Members Bill Loudermilk and Connie Potter

Staff: Catherine Edgemon – Main Street Coordinator and Christine Sewell – Recording Clerk

Visitors: Jeff Leonard – ComSouth

Old Business

1. Discuss exterior colors allowed in district – review Sherwin Williams historic exterior palette

Color wheel from Sherwin Williams was provided and reviewed; it was noted the colors are similar to the Williamsburg already being used. Committee Member Myers motioned to adopt the Sherman Williams exterior color palette as provided; Committee Member Cossart seconded; all in favor and was approved.

New Business

1. Approve minutes from April 13, 2016, regular meeting and April 20 and April 25, 2016 special called meeting

Committee Member Myers motioned to approve the minutes as submitted; Committee Member Brown seconded; all in favor and was unanimously approved.

2. Select vice chairman nominee

It was the consensus of the board to recommend Vanna Brown as vice chairman.

3. Design review for 915-D Main Street – ComSouth utility building

Prior to review Chairman Walker reminded the committee of the architectural standards as set forth in the Perry Land Development Ordinance and are the guidelines the boards utilize. It was also noted the Perry Downtown Development Authority is pursuing possible obtainment of alleyways for beautification, and the proposed building would be visible from Main and Washington Streets.

Mr. Leonard with ComSouth advised the current location for their services are on a utility pole in the area; there is concern it has the potential to be damaged, and if so, it would shut down the entire Perry service area. ComSouth is also currently

upgrading equipment and would like to house all of it in the proposed secure enclosure. Mr. Leonard advised the proposed building is 10 x 10 feet, and he can plant around the structure to somewhat conceal its appearance. He said he is open to suggestions.

The board discussed various options such as a brick privacy panel, a brick screen as seen locally around commercial property dumpsters, etc. Mr. Leonard advised he would come back before the committee with a rendering to include a brick wall.

4. Approve COA application and staff review forms

Ms. Edgemon provided a revised COA application, which included more specific criteria of information for submittals, including submittal deadlines and meeting dates. Committee Member Myers requested the verbiage under minimum information required be reviewed as what is listed will not be required in all applications; staff will review/revise and bring back at next meeting.

*Committee Member Cossart left at 12:35 p.m.

5. Approve schedule for special called meetings if necessary

Committee Member Bailey motioned to approve the special called meeting schedule as provided; Committee Member Brown seconded; all in favor and was unanimously approved.

Other

1. Certificate of Appropriateness issued – report was reviewed
2. Available façade grant funding report – report was reviewed

Work Plan Review

1. Review proposed budget request – Ms. Edgemon reviewed the FY 17 request
2. Discuss work plan and accreditation status – Ms. Edgemon reviewed and noted accreditation status was on track.

Adjourn: There being no further business to come before the committee, the meeting was adjourned at 12:50 p.m.

Historic Depot Rehabilitation

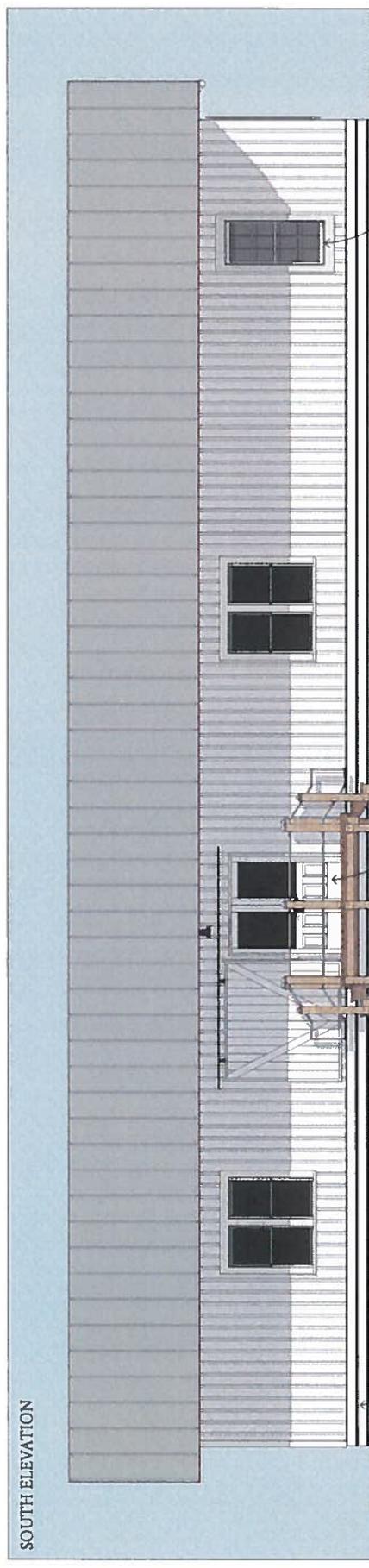
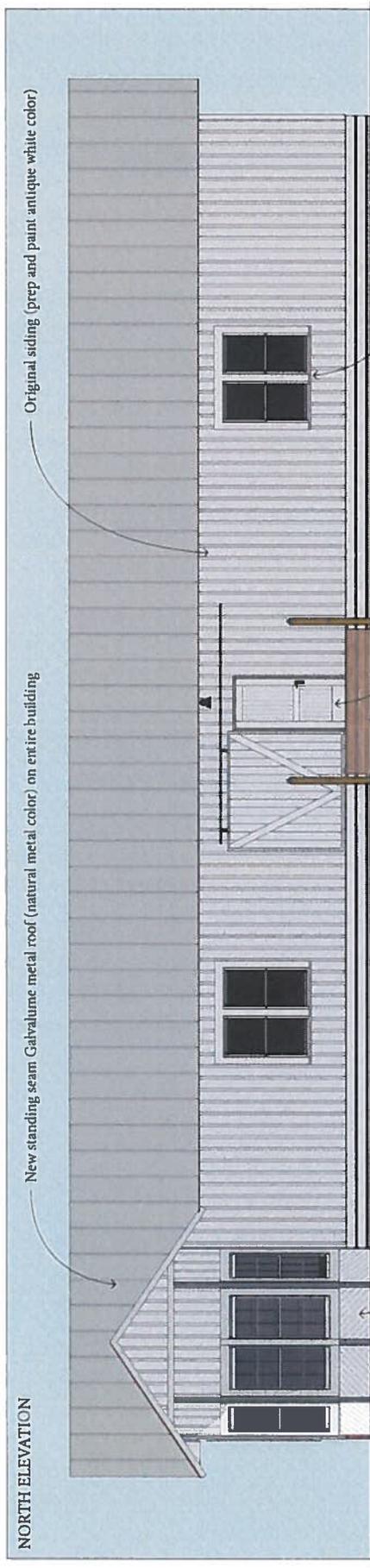
1110 Washington Street | Perry, Ga



Prepared by The Office of Downtown Development, Georgia DCA Main Street Program

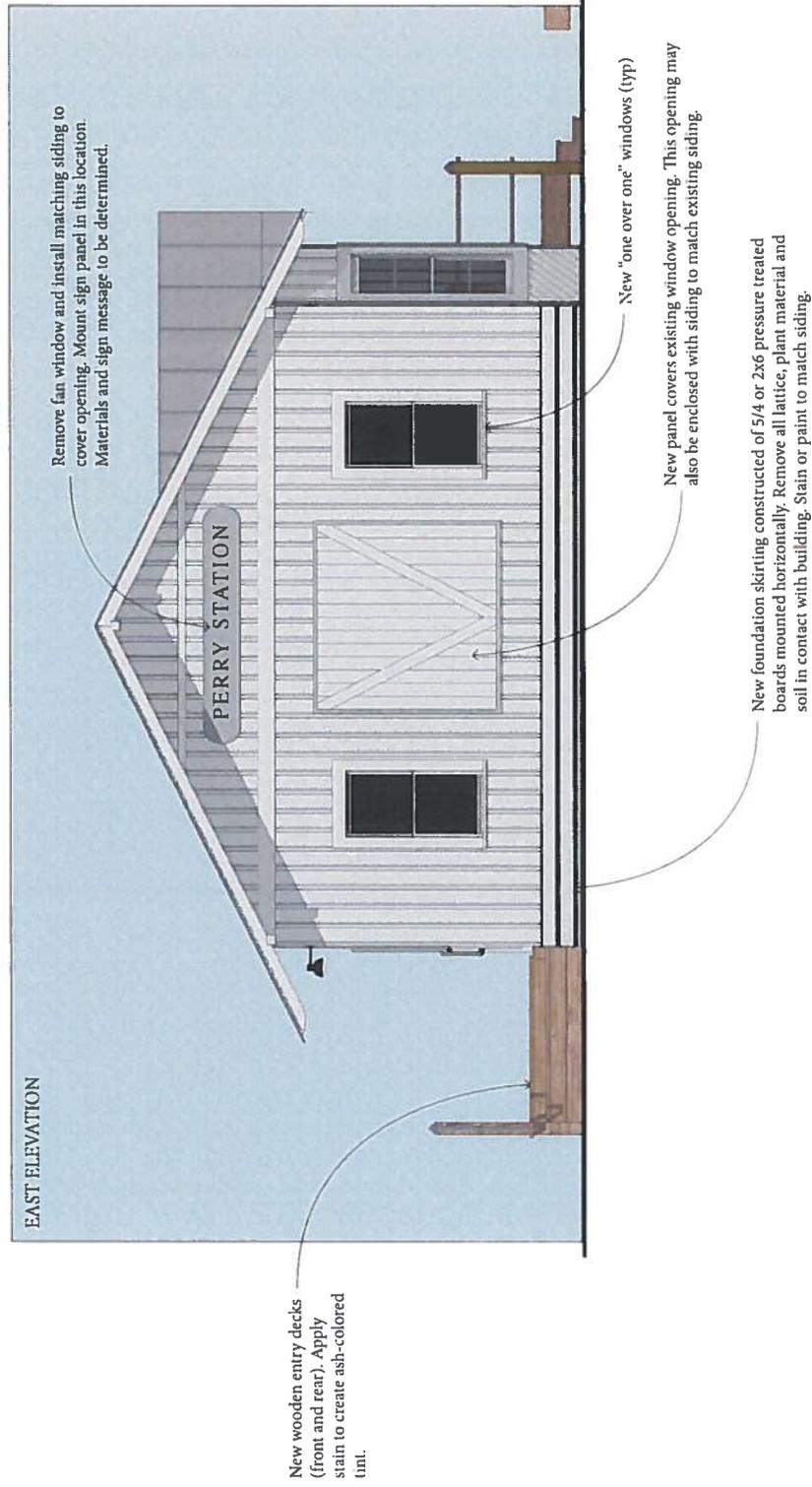
Building Elevations

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



Building Elevations

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



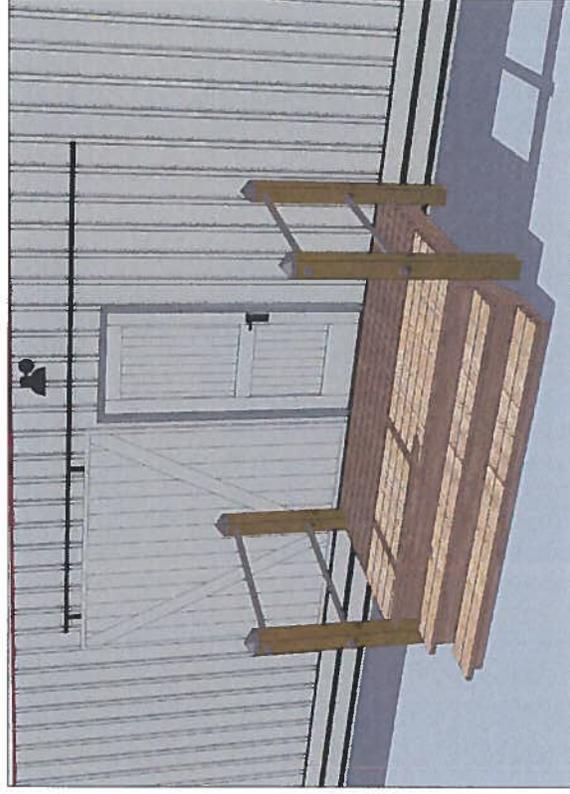
Entrance Deck Design

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program

PRIMARY ENTRANCE

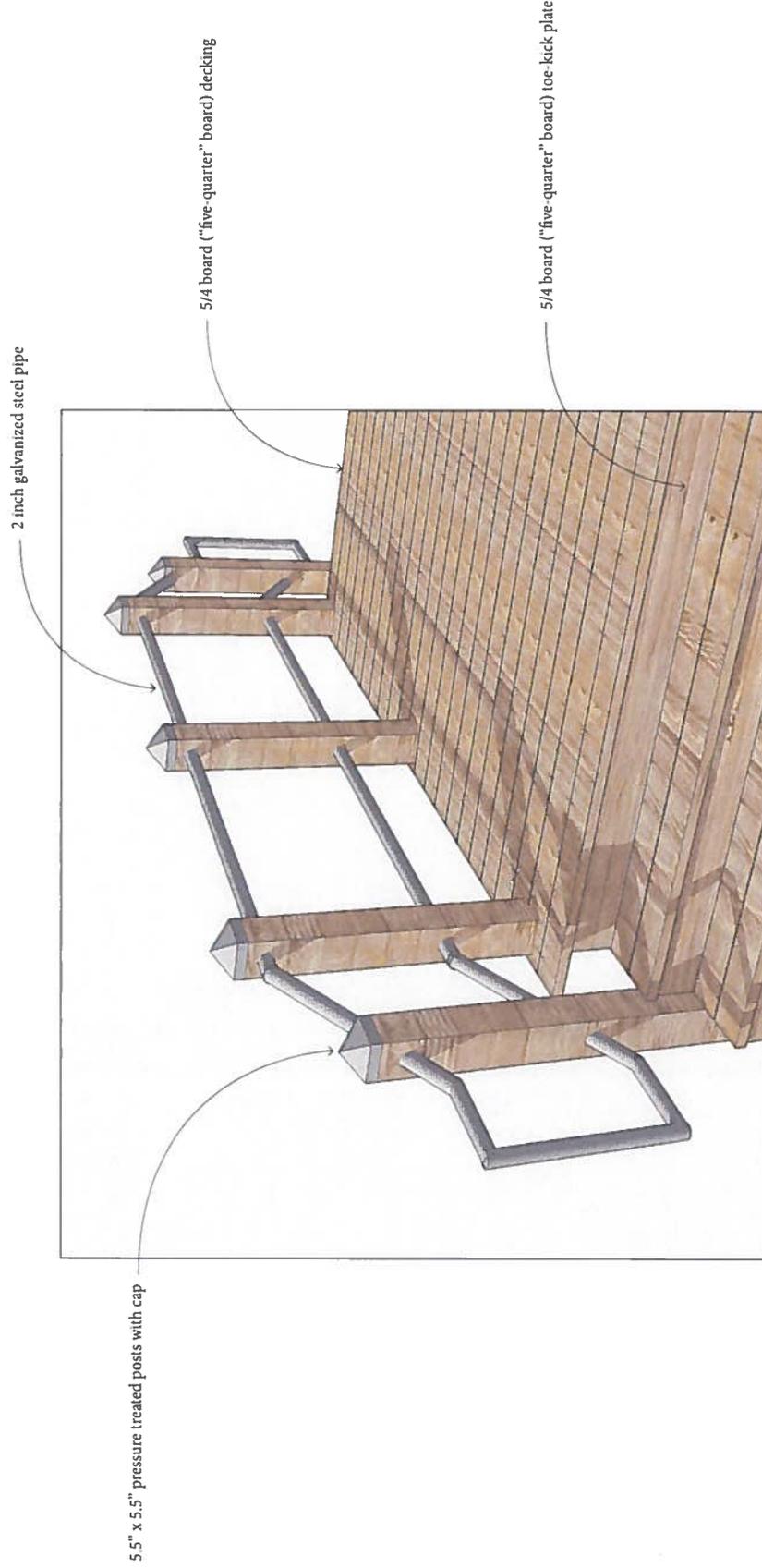


SECONDARY ENTRANCE



Deck Construction Example

Prepared by The Office of Downtown Development, Georgia DCA Main Street Program



NOTE: Apply stain or wood stabilizer to all wood components semi-annually. Apply stain to create ash-colored effect

Design Committee Perry Main Street Startup



1211 Washington Street
P.O. Box 2030
Perry, Georgia 31069

MEMORANDUM

TO: Catherine Edgemon
Cc: Lee Gilmour, Robert Smith, PMS Design Committee

FROM: Terre Walker, Chairman, Perry Main Street Design Committee

DATE: May 23, 2016

REFERENCE: Request for guidance on historic reference dates for downtown restorations

It would seem that compatibility is the key to moving forward. Fortunately, the colonial Williamsburg slipcovers which were placed on many buildings in the mid-1970s blend well with restoration of the buildings back to the period before the use of pigmented glass stores fronts. Since pigmented glass was fragile, most of these facades were removed prior to the installation of the colonial Williamsburg slipcovers; so as the current facades are replaced pigmented glass should not pose a problem. Once slipcovers are removed you will find the original 1900-1920 facades on most buildings.

Ideally for preservation purposes the slipcovers would be removed and the building restored to the original facades at time of construction (most building 1900-1930). However, when this is not feasible, the colonial slipcovers do blend well with the original facades and are aesthetically compatible.

In order to encourage restoration back to the original façade the Design Committee has requested funding for grants to be used to employ the services of the Georgia Main Street Design Studio. In addition, the committee might consider realigning the current Façade Grant Program with the historic preservation ethic by only granting a match for restoration or at least a larger match for façade restoration projects.

For new construction the guiding principle would be as outlined in the PLDO.

Included you will find for your reference the façade changes on the building at 906 Carroll Street through several decades.



906 Carroll Street
Johnson's Grocery



906 Carroll Street
Jone's Jewlery ca 1965
Pigmented Glass Facade



906 Carroll Street
The Teacher's Nest ca 2015
Colonial Williamsburg facade

2016 CERTIFICATE OF APPROPRIATENESS

<u>APPLICATION #</u>	<u>LOCATION/WORK TO BE DONE</u>	<u>DATE</u>	<u>VALUATION</u>
#16-01	736- Carroll Street (sign)	01.12.16	\$300.00
#16-02	1023/1025 Ball Street (door change remove mansard Roof)	01.26.16	\$16,000
#16-03	914 Carroll Street (paint and remove damaged window)	01.26.16	\$900.00
#16-04	1023 Ball Street (signs)	02.04.16	\$100.00
#16-05	1101 Washington Street (sign)	02.22.16	\$250.00
#16-06	915 Carroll St. (pressure washing and painting)	03.11.16	\$1700.00
#16-07	1307-11 Ball St. (signs)	03.24.16	\$500.00
#16-08	742 Main Street (sign)	03.31.16	\$200.00
#16-09	343 Gen Courtney Hodges Blvd. (sign)	03.31.16	\$600.00
#16-10	753 Commerce St. (sign and awning)	04.05.16	\$1500.00
#16-11	1109 Washington St (rear door and awning) O'Neal Insurance	04.6.16	\$700.00
#16-12	813 Carroll Street (painting, windows, roof) Antiques on Carroll	04.13.16	\$4800.00
#16-13	807 Carroll Street (new metal roof) (Rusty's)	04.20.16	\$25,000
#16-14	604 Gen. Courtney Hodges Blvd. (signs) (Dollar General)	04.20.16	\$15,000
#16-15	904 Carroll Street (signs – using existing) (Eyewear Boutique)	05.02.16	\$0.00
#16-16	910 Carroll Street (signs) (Jones & Company)	05.04.16	\$475.00

FAÇADE GRANTS BUDGET FY 2016 - \$7,007.45 45 (\$3,007.45 from FY15 + \$4,000 from FY

06/01/2016

Payment	Address	Date	Amount	Work	Complete
Shear Keba's Salon	736 Carroll St #14	07/23/2015	\$ 137.50	signage	Oct. 2015
Eyewear Boutique	1019 Ball Street	07/23/2015	\$205.00	signage	Aug. 2015
Daisy Patch	1131 Macon Road	08/26/2015	\$259.75	awning	Oct. 2015
Destiny Fitness	1121 Ball Street	08/26/2015	\$500.00	signage	Jan. 2016
Rehab Center	733-B Carroll St	08/26/2015	\$500.00	painting, lighting, new front door	Jan. 2016
Crossroads Family Eye Care	938 Carroll Street	08/26/2015	\$500.00	awning	Oct. 2015
Crossroads Family Eye Care	938 Carroll Street	09/23/2015	\$468.13	signage	Oct. 2015
Liberty Tax Service	717 Commerce St	09/23/2015	\$500.00	signage	Oct. 2015
Calvary Way Community Church	753/755 Carroll St.	10/28/2015	\$1,000.00	painting, new front door, stucco work	Jan. 2016
Dairy Queen	353 Gen. CHB	12/09/2015	\$1,000.00	exterior remodel	Jan. 2016
Dave Corson (Jackson Hewitt Tax)	1032 Ball St.	12/18/2015	\$487.50	painting, new shingles, repair wood	Apr. 2016
Brian Burnham (new tenant)	1023 Ball St.	01/13/2016	\$949.57	new door, façade improvements	Apr. 2016
Palace Boutique	753 Commerce St	02/10/2016	\$487.50	new awning	Apr. 2016
Brian Burnham (new tenant)	1023 Ball St.	02/10/2016	\$12.50	add to previous award for \$962.07 total	Apr. 2016
TOTAL			\$7,007.45		

AVAILABLE FAÇADE GRANT FUNDS

\$0.00