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Historic Preservation Commission Agenda

Tuesday, May 14, 2024 – 6:00 pm

Council Chambers, City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Announcements
 - a. Please place cell phones in silent mode.
5. Approval of the Agenda
6. Approval of Minutes – March 12, 2024, meeting
7. Old Business – None
8. New Business
 - a. Public Hearing
 - i. 906 Evergreen Street – COA to enclose existing accessory building
 - b. Discussion of expanded downtown district designation
 - c. 1013 Jernigan Street
9. Other Business
 - a. Commission questions or comments
10. 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 - March 12, 2024

1. Call to Order: Chairman Moore called the meeting to order at 6:00pm.
2. Roll Call: Chairman Moore; Commissioners Beroza, Griffin, Sanders, and Taylor were present.

Staff: Bryan Wood – Community Development Director and Christine Sewell – Recording Clerk

Guests: Darryl Holder, Jim & Sue Lay, Ellie Loudermilk, Curtis George, Edward Zammitt, Robert Kelly, and Angie Cline.

3. Citizens with Input – None
4. Announcements – Chairman Moore referred to the announcement as listed
 - a. Please place cell phones in silent mode.

5. Approval of the Agenda

Commissioner Sanders motioned to approve as submitted; Commissioner Beroza seconded; all in favor and was unanimously approved.

6. Approval of Minutes – January 9, 2024, meeting

Commissioner Griffin motioned to approve as submitted; Commissioner Taylor seconded; all in favor and was unanimously approved.

7. Old Business – None

8. New Business

- a. Preliminary Comments on Removing 904 Duncan Avenue from the Washington-Evergreen Historic District

Chairman Moore advised the item was for preliminary comments from Commission on the possible removal of the property from the district. Mr. Wood advised Mr. Holder had contacted him about purchasing and removing from the district; Mr. Wood advised him the property had only been in the district for two months since it was established and suggested bringing to the Commission for comments. Chairman Moore called for comments from the Commissioners. Commissioner Sanders was opposed to commercial development in the area and wished for the property to remain even though non-contributing and should remain residential. Mr. Wood advised the property is zoned industrial and has been since 1961 and the Commission has no regulation on use of the property, only design standards for the district. Commissioner Griffin inquired of future plans; Mr. Wood advised Mr. Holder would like to use for additional trailer storage. It was noted the original home is from 1870 but has been modified significantly over the years. Chairman Moore stated in establishing the district it was very deliberate to place in the boundary and to keep the whole area intact and does not wish to see it removed.

Mr. Holder provided a presentation and as non-contributing understands creating a buffer from residential, but the dwelling is in dire need of renovation and uninhabitable, with the foundation giving way, among other issues and with current standards most likely a mortgage could not be obtained. The property is surrounded by commercial on three sides with access entry off Ball

Street and will generate more tax revenue. Mr. Holder advised he proposes to install a fence on the property to buffer the residential on Duncan Ave and does not intend to demolish the dwelling and is open to possibly having it moved to another location, and has access from the rear without ever having to utilize Duncan Avenue. Mr. Wood reiterated historic designation does not impact the use of the property but does the dwelling and it will have to be maintained. Mr. Wood stated the fence will require review and modifications to the dwelling. Commissioner Beroza would like to see the dwelling remain. Mr. Wood advised there are guidelines for residential and commercial renovations and staff is available to assist Mr. Holder or any applicant.

Chairman Moore asked if anyone present had comments. Mrs. Sue Lay said it would be preferable for the property to blend in with the surrounding area and be more presentable. Mr. Jim Lay would like to see the trailers obscured from public view. Mrs. Ellie Loudermilk inquired about the foundation supports as some of the brick may have been made in Perry in the 1800's. Mr. Curtis George felt there was a conundrum with the property being in a historic district and zoned as industrial. Mr. Edward Zammit does not want to see trailers parked on Duncan Avenue. Commissioner Beroza suggested Mr. Holder work with staff to keep the property in the district and add a fence.

b. Discussion of downtown district designation

Mr. Wood provided a preliminary draft report based on previous discussions, updates and pictures are still needed. Mr. Wood had a question about when the area started for the period of significance and thought 1824 as the streets and lots had been laid out and an ending period possibly for the late 1970's. There are some questions on the boundaries which include three parcels behind Jernigan Street behind Swan Motel, Kerri Moore Interiors on Macon Road, and the realty office on the corner of Washington/Commerce Streets. Commissioner Sanders felt the parcels going to Legacy Park should be included, as well as the Village Shops and the old Toomer Funeral Home on the 700 block of Carroll Street. Mr. Wood advised individual properties can be added, even those that may be non-contributing. On conclusion of discussion addition of 11 properties will be added with 6 as non-contributing. Staff will continue working on the boundary and bring back for review at the April meeting.

9. Other Business

a. Commission questions or comments – None

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:12pm.



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STAFF REPORT

May 9, 2024

CASE NUMBER: COA-0060-2024
APPLICANT: Brandon James
REQUEST: Enclose existing accessory structure
LOCATION: 906 Evergreen Street; Parcel No. 0P0030 057000
DISTRICT: Washington-Evergreen

APPLICANT'S REQUEST: The applicant proposes enclosing an existing detached carport to create habitable space. The building will be clad in white vinyl siding, soffits, and fascia. An arched vinyl window and a steel door will be installed on the street facing façade in the gable end. A vinyl window and steel double French door will be installed on the left side of the building facing into the back yard.

STAFF COMMENTS: The goal of the applicable design guideline is "to preserve historic outbuildings and to pattern new outbuildings after historic examples." To achieve this goal "New outbuildings should use traditional placement behind the rear wall of the house, should not be attached to the house, should not be out of scale with the house, and should use materials and design compatible with the house when within public view."

The guideline also allows modern design and construction when the outbuilding is located directly behind the house.

The carport was constructed in 1992, and therefore, has no historic significance. It is located near the rear of the property, directly behind the house. The subject property shares a driveway with the adjacent property causing the carport to be offset from the driveway, limiting its visibility from the street. The scale of the existing structure with proposed modifications is subordinate to the primary house.

STAFF RECOMMENDATION: Based on the location of the existing structure on the property, Staff believes the application complies with the applicable design guideline, and therefore, recommends approval.

APPLICABLE DESIGN GUIDELINES ATTACHED. Site and Setting: Outbuildings.



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Application # COA-0000-2024

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	BRANDON JAMES	BRANDON JAMES
Title		
Address	906 EVERGREEN ST.	
Phone	[REDACTED]	
Email	[REDACTED]	
Signature	<i>Brandon James</i>	
Date		

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

Property Address 906 EVERGREEN ST.

Type of Project (Check all that apply):

Construction	Site Changes
<input type="checkbox"/> New building	<input type="checkbox"/> Parking area, driveways, or walkway
<input type="checkbox"/> Addition to existing building	<input type="checkbox"/> Fence, wall, or landscaping
<input type="checkbox"/> Major building restoration, rehabilitation, or remodel	<input type="checkbox"/> Mechanical system or non-temporary structure
<input checked="" type="checkbox"/> Other type of exterior change, explain: <u>CLOSE</u> <u>IN EXISTING CARPORT</u>	<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).

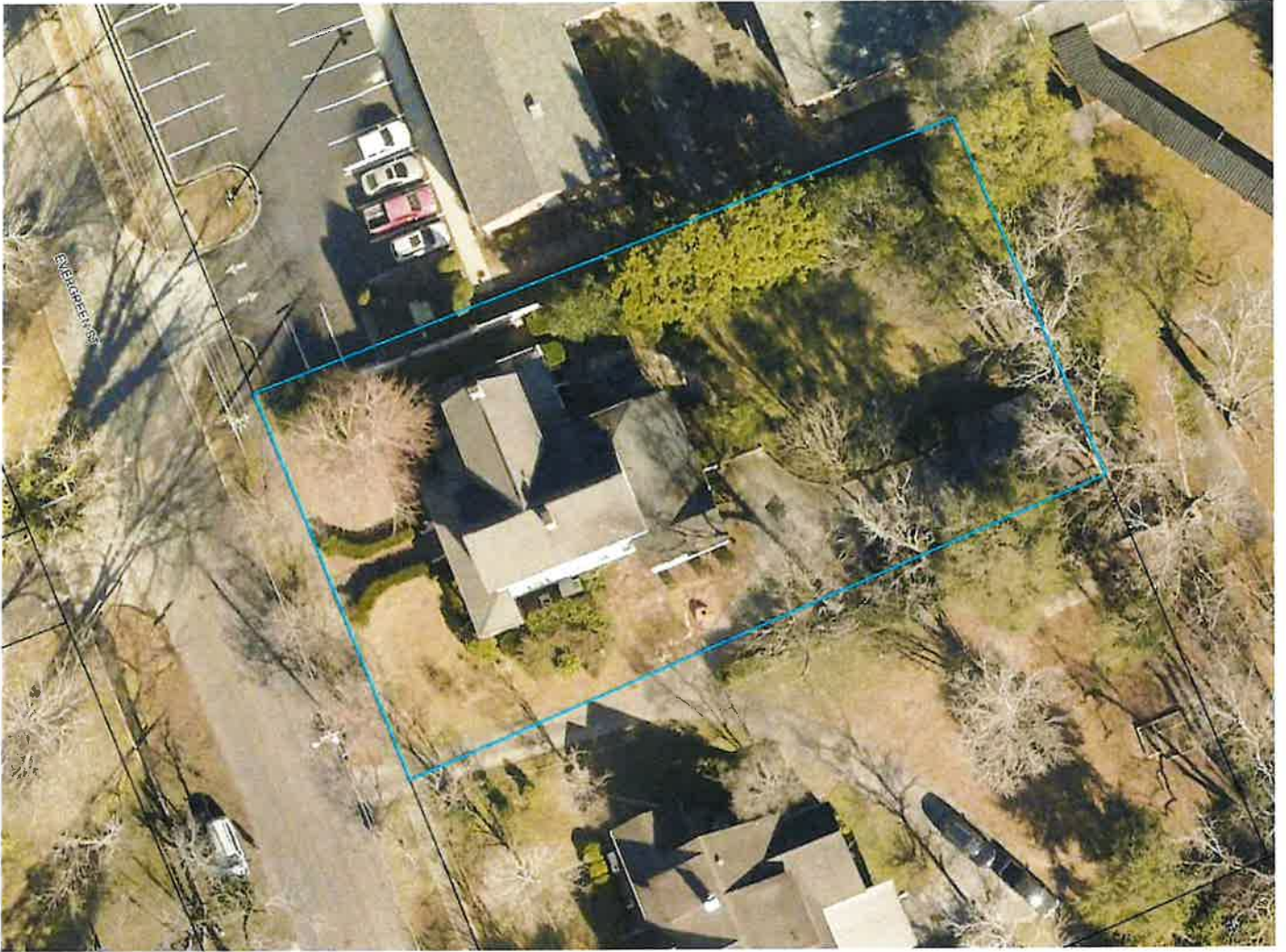
1) ENCLOSE EXISTING CARPORT (WOOD FRAMING)

2) ELEVATIONS: VINYL SIDING TO MATCH HOME (WHITE); VINYL WINDOWS (HALF MOON ON FRONT; 8-9' ON LEFT); METAL INSULATED DOORS W/ GLASS (DOUBLE DOOR ON LEFT, 3" x 6" ON FRONT)

*CURRENT: MASONITE SIDING WITH Ø WINDOWS OR DOORS

<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 \$230.00.</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 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 type="checkbox"/> architectural elevations or sketches</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><input type="checkbox"/> for restoration only, documentation of earlier historic appearance</p>	<p>Site changes - fences, walls, and mechanical systems</p> <p><input type="checkbox"/> site plan or sketch of site with proposed improvements</p> <p><input checked="" type="checkbox"/> architectural elevations or sketches</p> <p><input 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 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>



GOAL:

The primary goal is to preserve historic outbuildings and to pattern new outbuildings after historic examples.

Actions to achieve the goal:

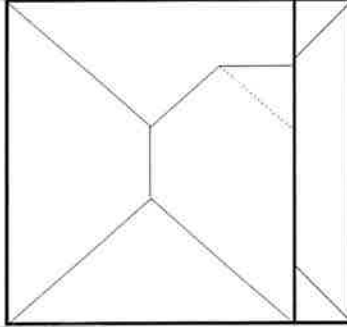
- ▶ Historic outbuildings should be preserved and maintained.
- ▶ Rehabilitation of historic outbuildings should be consistent with the rehabilitation guidelines for houses with regard to foundations, materials, details, windows, doors, and roofs.
- ▶ New outbuildings should:
 - a) use traditional placement, generally well behind the rear wall of the house,
 - b) should not be attached to the house,
 - c) should not be out of scale with the house, and
 - d) should use materials and design compatible with the house when within the public view.

Outbuilding Locations

*traditional
design and
construction
acceptable*

*modern design
and
construction
acceptable*

*traditional
design and
construction
acceptable*



Outbuildings refers to historic and modern structures secondary to the main structure on the property.

Glossary terms:**Facade line.**

An imaginary line established by the fronts of buildings on a block.

Public view.

That which can be seen from any public right-of-way.

Routine maintenance.

Any action performed in order to preserve a historic property including minor replacement of material with like material providing no change is made to the appearance of the structure or grounds.

- more terms found in the *Glossary*, p. 96

Notes/Revisions:

Changes requiring a COA **Examples:**

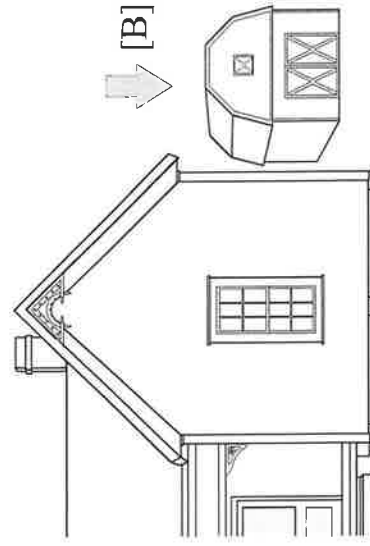
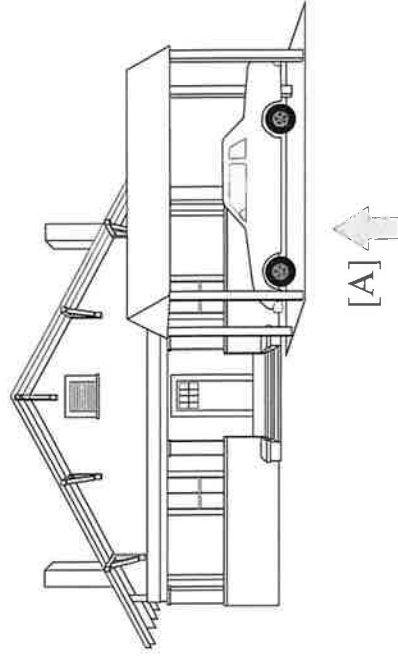
- * Demolition of an outbuilding.
- * Construction of garage or carport.
- * Construction of a storage shed.
- * Construction of any other type of outbuilding.
- * Adding to an outbuilding.
- * Relocation of an outbuilding.

Changes not requiring a COA **Examples:**

- * Painting an outbuilding.
- * Reroofing an outbuilding.
- * Routine maintenance to an outbuilding.

Common Mistakes

- ▶ *Placing outbuildings, including garages and carports, at the front of the property. [A]*
- ▶ *Attaching carports or garages to the house.*
- ▶ *Constructing outbuildings of an incompatible design when within the public view. [B]*
- ▶ *Using modern materials when the outbuilding is within the public view.*
- ▶ *Constructing outbuildings of an inappropriate scale.*





2 2-Street View Left Photo
View from front; left of driveway (not visible)



1 1-Street View Photo
View from front; center of driveway



3 3-Street View Right Photo
View from front; right of driveway



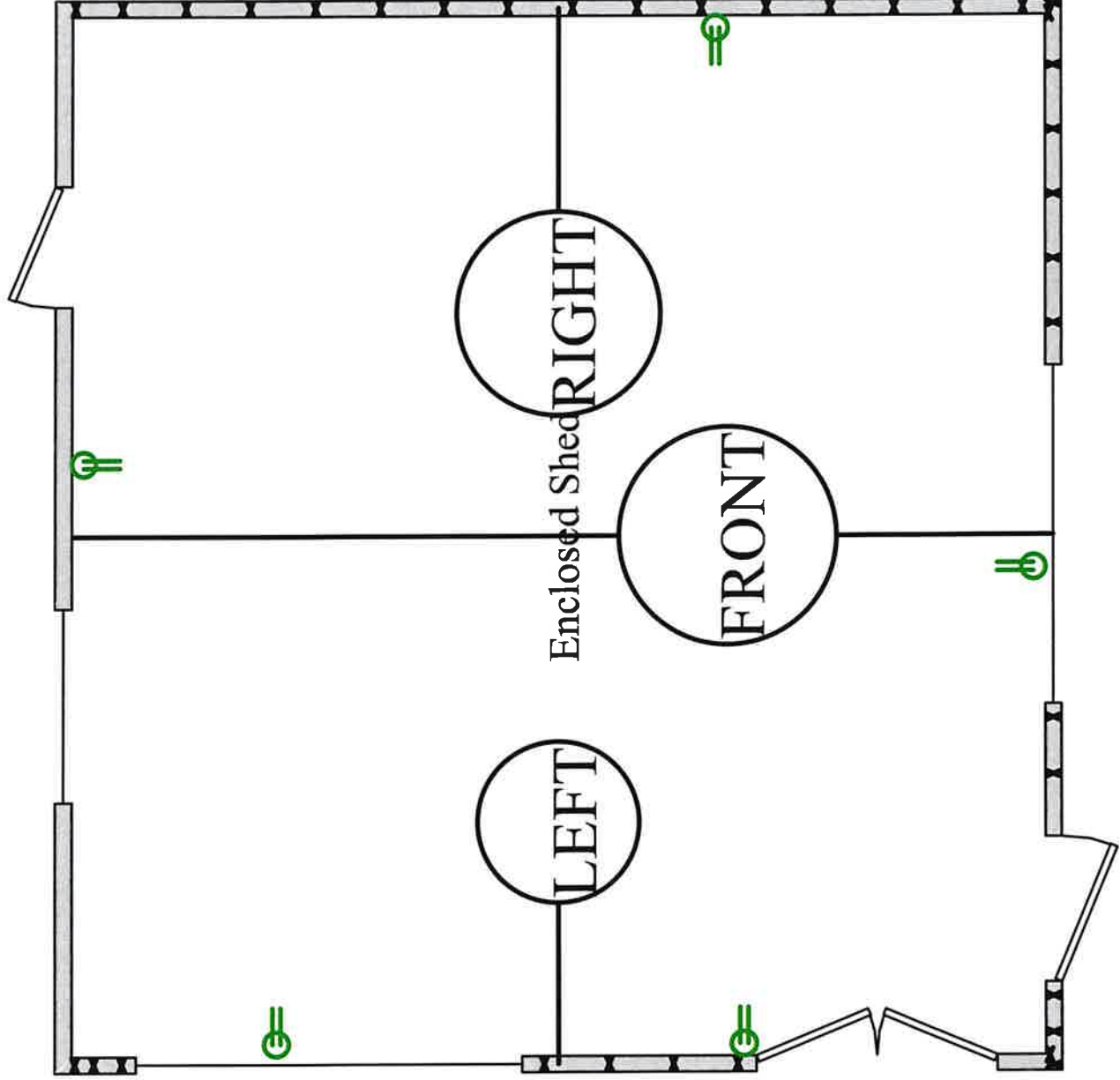
4 4-Front OV
Front; from driveway



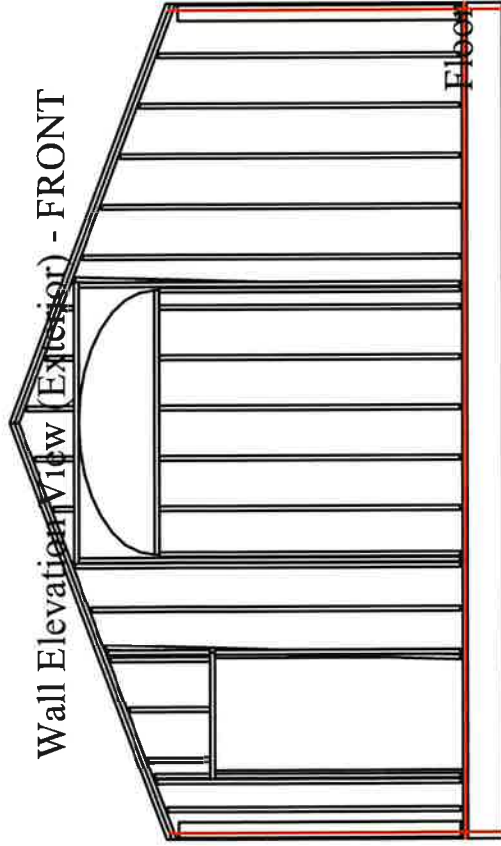
5 5-Left OV
Left elevation; from backyard



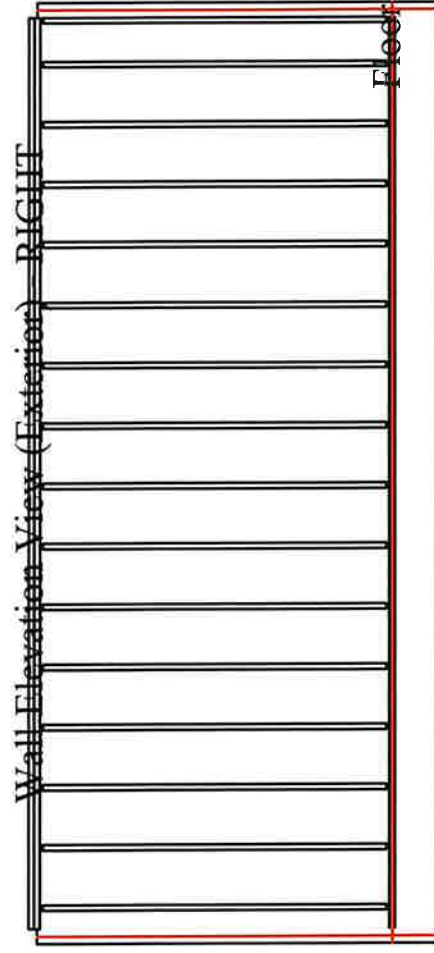
6 6-Right OV
Right elevation



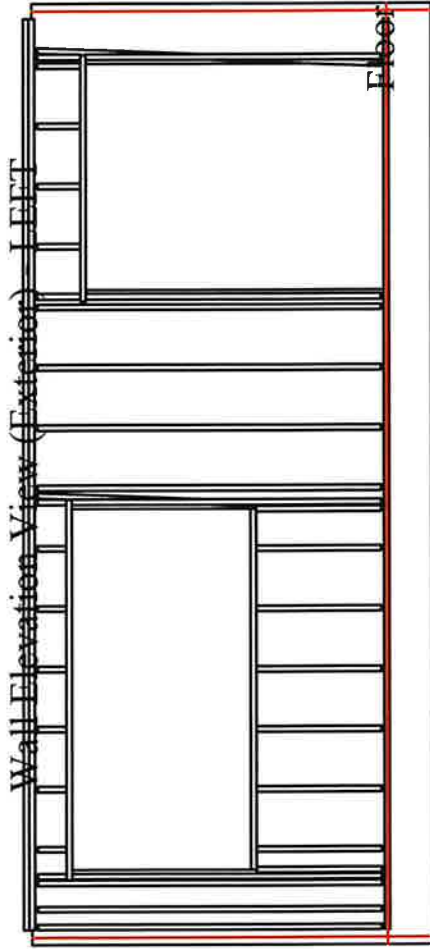
Wall image



Wall image



Wall image





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Memorandum

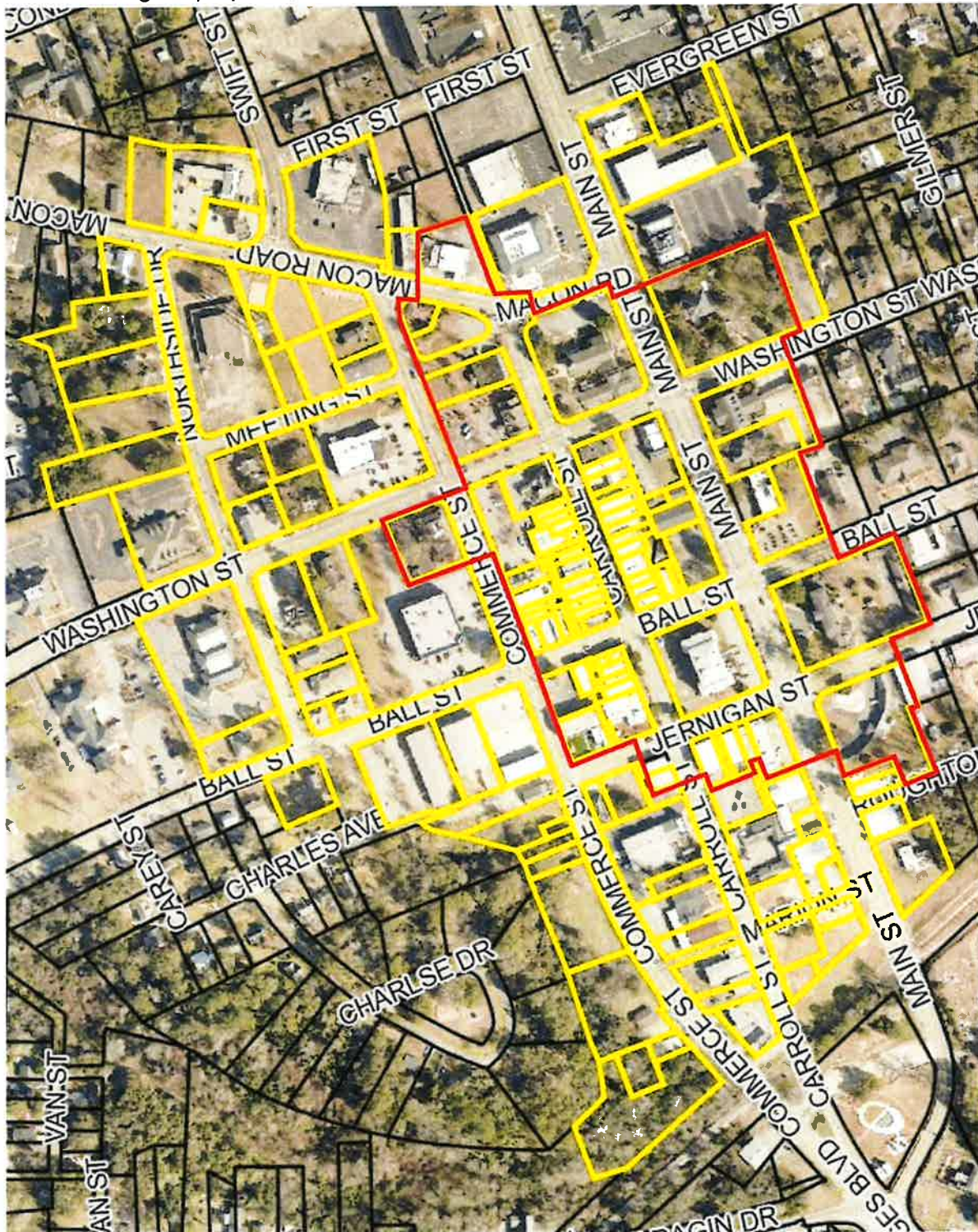
To: Historic Preservation Commission

From: Bryan Wood, Community Development Director

Date: May 10, 2024

Re: Downtown Historic District Boundary Expansion

Below is the recommended Downtown Historic District boundary recommended by the City Manager. The red line indicates the original proposal.





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Memorandum

To: Historic Preservation Commission, Main Street Advisory Board
From: Bryan Wood, Community Development Director
Date: May 10, 2024
Re: 1013 Jernigan Street

The owners of the building at 1013 Jernigan Street, where Davida's Salon is located, have been discussing with Community Development the possibility of adding a second story on the building. After working with an architect and contractor on how to make this work, the contractor has suggested that it would be less expensive to demolish the existing building and rebuild.

Although the property has not yet been designated as historic, but is in the Downtown Development Overlay District, I thought it would be appropriate for the two boards to provide preliminary comments for the property owners to consider as they decide how to proceed. Tax records indicate the building was constructed in 1920.

