



Where Georgia comes together.

**Historic Preservation Commission Agenda
Special Called Meeting**

Thursday, July 18, 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. Old Business – None
7. New Business
 - a. Public Hearing
 - i. **COA-0095-2024.** Construction of a fence and accessory structure at 711 Washington Street. The applicant is Richard Thigpen.
8. Other Business
 - a. Commission questions or comments
9. Adjournment

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

(478) 988-2720

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



Where Georgia comes together.

STAFF REPORT

July 10, 2024

CASE NUMBER: COA-0095-2024
APPLICANT: Richard Thigpen
REQUEST: Build privacy fence and accessory structure
LOCATION: 711 Washington Street; Parcel No. 0P0040 58A000
DISTRICT: Washington-Evergreen

APPLICANT'S REQUEST: The applicant asks for approval of the 6-foot-tall, wood privacy fence previously installed, and to construct an 8' X 20' accessory building. The accessory building will be located near the northwestern rear corner of the property. It will be clad in T-111 vertical wood siding, painted to match the house, with a metal roof also matching the roof color of the house. Windows and the front-facing door will be similar to the photograph included in the application.

STAFF COMMENTS: The subject property is a non-contributing property in the Washington-Evergreen district.

Accessory Structure: 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.

Because of its location near the rear of the property, existing trees, and the privacy fence, only the front gable of the proposed structure will likely be visible from the street. The proposed outbuilding appears to comply with the applicable design guideline.

Fence: The goal of the applicable design guideline is to maintain the pattern of open and enclosed spaces found within the historic district. New fences should be placed behind the façade line of the house; privacy fences should be at or behind the rear elevation, use appropriate design for the district and the house; use traditional materials; and may be up to 8' tall in the rear yard. The drawing of the acceptable locations for various fence types indicates privacy fences may extend forward of the rear elevation by some distance.

The fence appears to comply with the design guideline.

The applicant closed on the property in early March of this year, two months after the Washington-Evergreen district was designated. The applicant met with the Community Development Director about the fence in late June. The applicant stated he was not aware of the historic district, and that he had inquired of the Community Development office about any approvals needed for the fence. He indicated he was told no approvals were needed. Based on this the Director waived the fee for a delinquent COA.

STAFF RECOMMENDATION: Approval.

APPLICABLE DESIGN GUIDELINES ATTACHED. Site and Setting: Outbuildings; Walls & Fences.



Approximate location of fence and outbuilding at 711 Washington Street (red lines)



OUTBUILDINGS

GOAL:

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

Actions to achieve the goal:

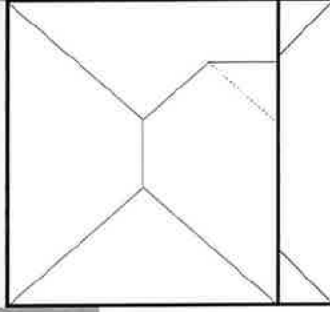
- ▶ Historic outbuildings should be preserved and maintained.
- ▶ Rehabilitation of historic outbuildings should be consistent with the rehabilitation guidelines for houses with regard to foundations, materials, details, windows, doors, and roofs.
- ▶ New outbuildings should:
 - a) use traditional placement, 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:

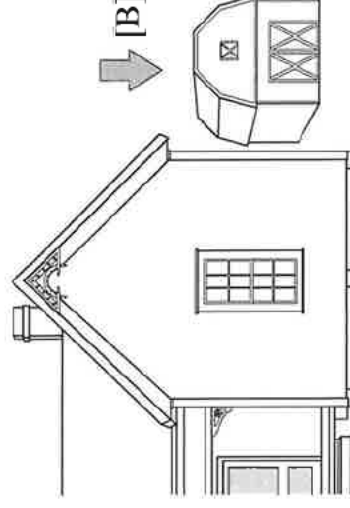
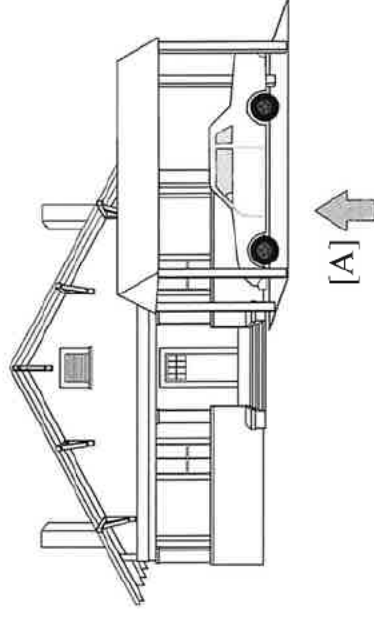
- * Demolition of an outbuilding.
- * Construction of garage or carport.
- * Construction of a storage shed.
- * Construction of any other type of outbuilding.
- * Adding to an outbuilding.
- * Relocation of an outbuilding.

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.*



WALLS & FENCES

GOAL:

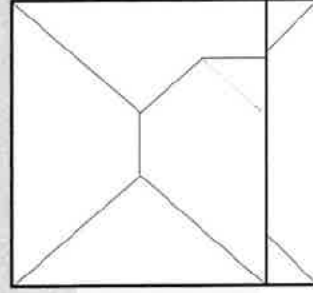
The primary goal is to maintain the pattern of open and enclosed spaces found within the historic district.

Actions to achieve the goal:

- ▶ Historic fences and retaining walls should be maintained and not removed.
- ▶ New fences and front yard retaining walls should respect the pattern within the district by:
 - a) being placed behind the facade line of the house (except retaining walls); privacy fences should be at or behind the rear elevation,
 - b) using a design appropriate to the district and the house, and
 - c) using traditional materials (in most cases wood for fences, poured concrete for retaining walls) appropriate to the district and the house.
- ▶ being no taller than 36" - 54" in height except privacy fences (rear yard only) which may be up to 8' tall.
- ▶ Pet enclosures of chainlink should be placed out of the public view or screened with evergreen vegetation or a traditional fence.

Fencing Locations

*Traditional and privacy fencing acceptable.
Traditional and modern retaining walls acceptable.
Pet enclosures in the public view should be screened.*



Traditional fencing and retaining walls acceptable.

Traditional fencing and retaining walls acceptable.

*Avoid fencing unless documented historically.
Traditional retaining walls acceptable.*

Walls and fences refers to nonvegetative elements used in and around a property for privacy, safety, security, and boundary definition.

Glossary terms:

Elevation.

Any of the external faces of a building.

Evergreen vegetation.

Vegetation which retains foliage through the winter months maintaining its screening property.

Facade line.

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

Vernacular.

Indigenous architecture that generally is not designed by an architect and may be characteristic of a particular area. Any local adaptation of popular architectural forms.

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

Notes/Revisions:

Changes requiring a COA *Examples:*

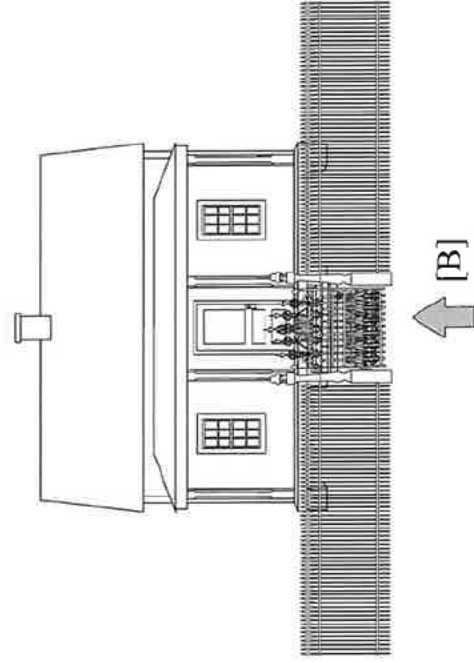
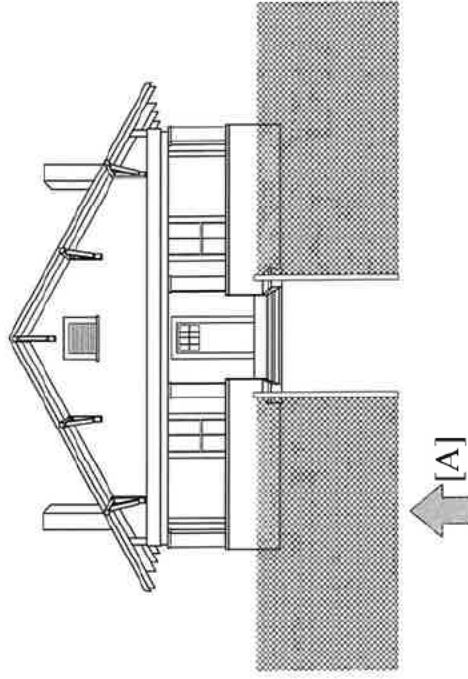
- * Construction of a new fence.
- * Construction of a new retaining wall.
- * Construction of a pet enclosure.

Changes not requiring a COA *Examples:*

- * Repair of an existing fence.
- * Painting an existing fence.
- * Repair of an existing retaining wall.
- * Temporary fences at construction sites.

Common Mistakes

- ▶ *Placing a fence in front of the house where none existed. [A]*
- ▶ *Using nontraditional materials such as chainlink for fences and railroad ties for front yard retaining walls. [A]*
- ▶ *Using a fence design inappropriate to the age and style of the house or district. [B]*






Where Georgia comes together.

Application # 00915-2024

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	RICHARD H. THIGPEN	JOANN & RICHARD H THIGPEN
Title		
Address	711 WASHINGTON ST PERRY GA 31069	
Phone		
Email		
Signature		
Date	062724	

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

Property Address	711 Washington St.
------------------	--------------------

Type of Project (Check all that apply):	
Construction <input checked="" type="checkbox"/> New building <input type="checkbox"/> Addition to existing building <input type="checkbox"/> Major building restoration, rehabilitation, or remodel <input type="checkbox"/> Other type of exterior change, explain: _____	Site Changes <input type="checkbox"/> Parking area, driveways, or walkway <input type="checkbox"/> Fence, wall, or landscaping <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).

BUILD A STORAGE SHED - 8 X 20
- 2X6 TREATED FLOOR SYSTEM ON 6X6 SKIDS
- BLOCK & CEMENT FOUNDATION
- 2X4 STUD WALL
- T-111 SIDING & WOOD TRIM (PAINTED TO MATCH HOUSE)
- METAL ROOF TO MATCH ROOF ON HOME (COLOR)
- DOOR AND WINDOW SIZE DICTATED BY PLACEMENT AND SIZE OF INTERIOR SHELVING

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 \$238.00.
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.

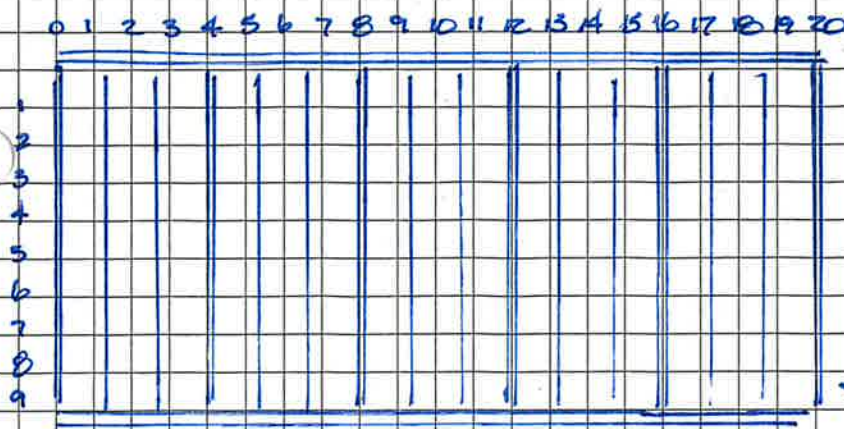
Application Checklist. A complete application requires support materials. The following materials are required for a complete application. Incomplete applications may be removed from the HPC's agenda. Digital photographs and PDFs of plans/elevations may be emailed to comm.development@perry-ga.gov	
New Buildings and Additions <input checked="" type="checkbox"/> site plan <input type="checkbox"/> architectural elevations <input checked="" type="checkbox"/> floor plan <input type="checkbox"/> landscape plan (specific vegetation not required) <input checked="" type="checkbox"/> description of materials <input type="checkbox"/> photographs of proposed site and adjoining properties	Site changes - parking areas, drives, and walks <input type="checkbox"/> Site plan or sketch of site with proposed improvements <input type="checkbox"/> description of materials <input type="checkbox"/> photographs of site
Major Restoration, Rehabilitation, or Remodeling <input type="checkbox"/> architectural elevations or sketches <input type="checkbox"/> description of proposed changes <input type="checkbox"/> description of materials <input type="checkbox"/> photographs of existing building <input type="checkbox"/> for restoration only, documentation of earlier historic appearance	Site changes - fences, walls, and mechanical systems <input type="checkbox"/> site plan or sketch of site with proposed improvements <input type="checkbox"/> architectural elevations or sketches <input type="checkbox"/> description of materials <input type="checkbox"/> photographs of site
Minor exterior changes <input type="checkbox"/> description of proposed changes <input type="checkbox"/> description of materials <input type="checkbox"/> photographs of existing building	Site changes - signs <input type="checkbox"/> drawing of sign with dimensions <input type="checkbox"/> site plan or sketch of site (for ground signs) <input type="checkbox"/> description of materials and illumination

THIS IS AN IDEA OF
THE LOOK THAT I AM
SHOOTING FOR. MY SHED
WILL HAVE TAPER WALLS
AND A 12/12 PITCH ROOF.
WINDOW LOCATION MAY BE
DIFFERENT. SIDING WILL
BE A LIGHTER COLOR AND
ROOF WILL BE METAL.

WILL HAVE A 3.0. DOOR.

I THINK THE AMOUNT OF
SHELVES THAT I NEED
WILL NOT GIVE WAY FOR
THE DOUBLE DOORS. WE
WILL MAKE THAT CALL
ONCE I AM ABLE TO
PULL A TAPE ON THE
RAISED STUD WALLS.



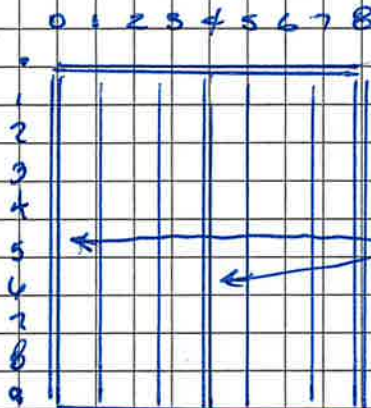


WALLS!
LOSE WITH
9' WALLS FOR
MORE STORAGE
OF CAMPING GEAR
AND CHRISTMAS
DECORATIONS

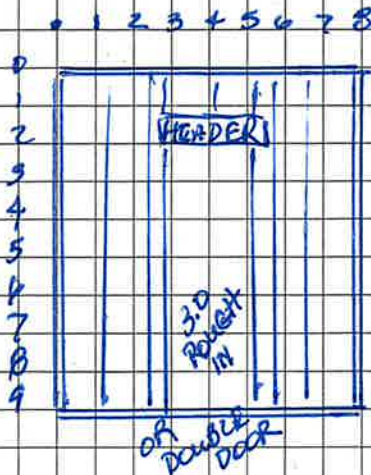
LONG WALL - BOTH
SIDES

2X4 STUDS 16" OC - DOUBLED EVERY FOUR FEET

SHORT END WALL 89" LONG



DOUBLE 2X4 ON ENDS AND CENTER



DOOR END

SHED DOOR FROM PLYWOOD
TRIMED IN 1X4. PAINTED TO
BLEND WITH SIDING & TRIM

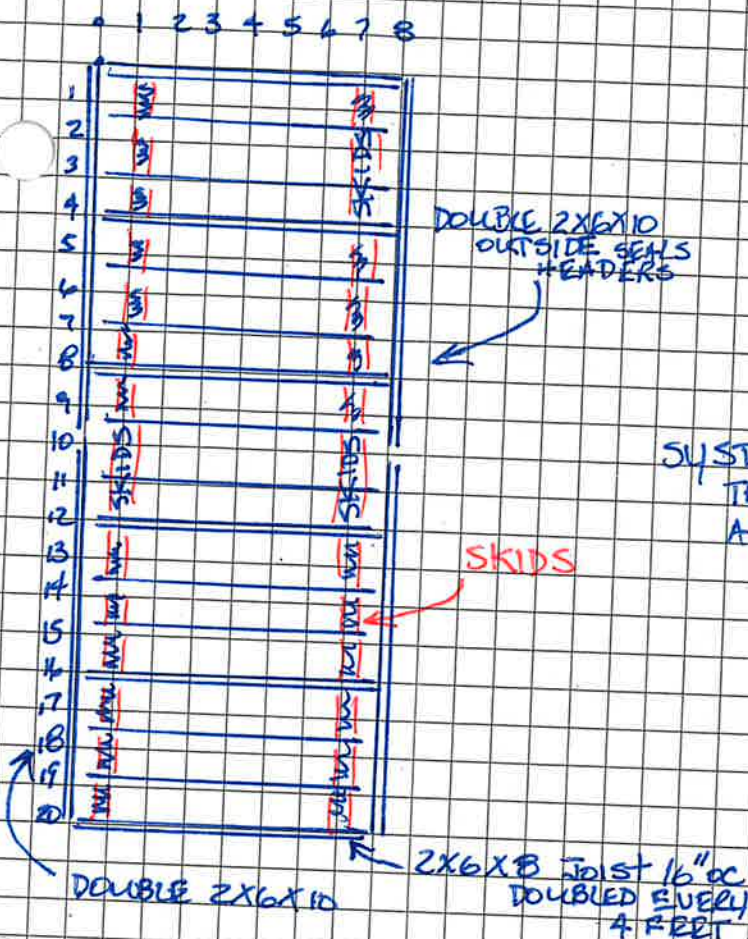
SIDING & PAINT

COVERED IN T-111 OR SIMILAR PRODUCT
PAINTED TO MATCH HOUSE

WHITE TRIM - 1X4 OUTSIDE CORNERS, DOOR TRIM,
AND RAFTER TAILS & EYES

WINDOWS INSTALLED AFTER INTERIOR SHELVING HAS
BEEN INSTALLED - TRIMED IN WHITE

8X20 FLOOR SYSTEM



SYSTEM SITS ON 2 6X6 TREATED SKIDS WITH BLOCK AND CONCRETE FOUNDATION SKIDS ARE 6' APART

FLOOR SYSTEM COVERED WITH ADVANTECH 23/37 TONGUE & GROOVE 4X8 SHEETS

GROUND ANCHORS IF NEEDED - ADDED BEFORE ADVANTECH IS INSTALLED.

RAFTER
BUILD

Rafter Run Outer Wall 4'

Roof Angle 45.000° 12

Overhang (level) 10' 1

Rafter Depth 1/2 Actual

Rafter Thickness 3 1/2 Actual

Free ☐ Inch ☒ Calculate

Birdsmouth Plumb ☐

Birdsmouth Seal ☐

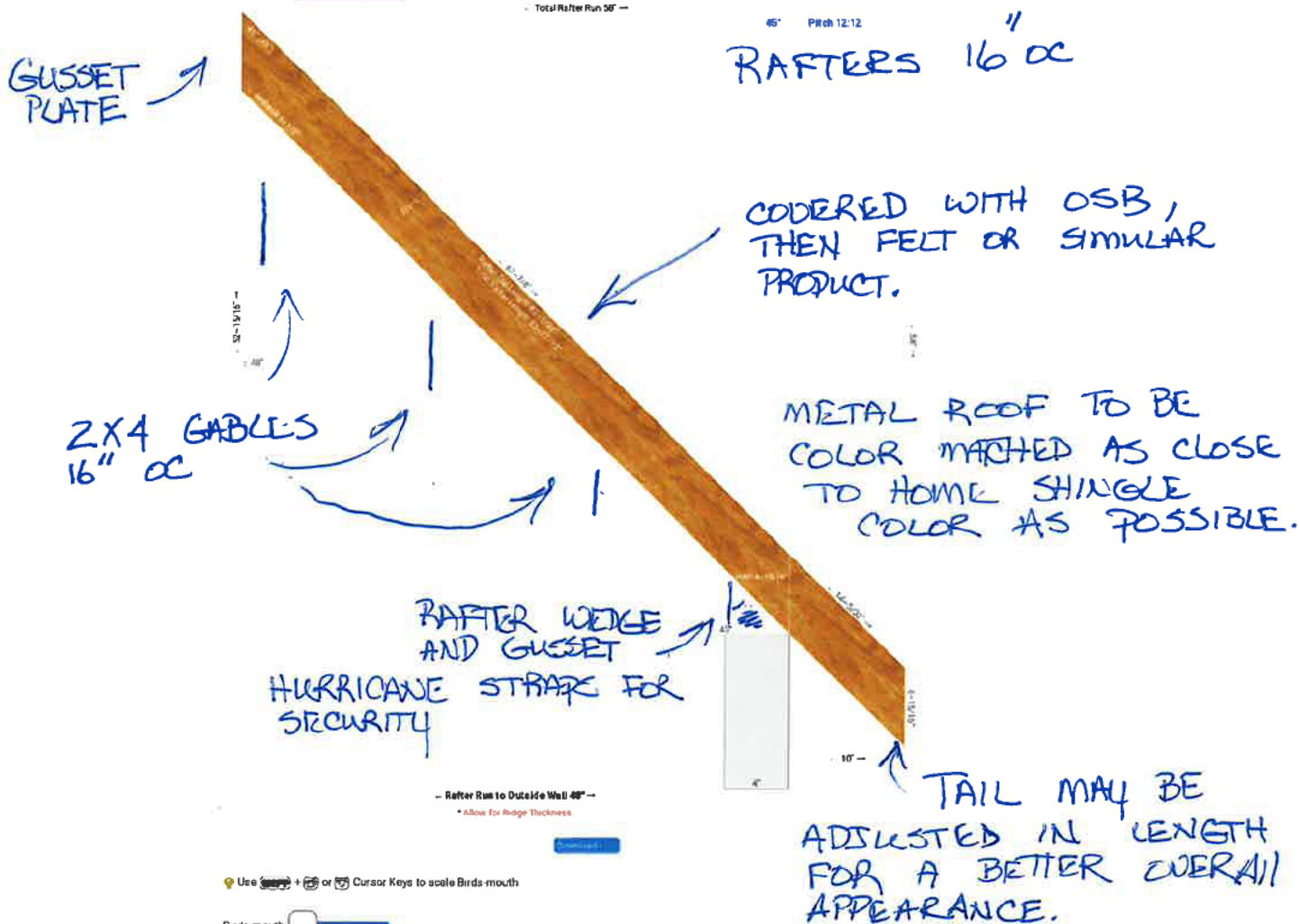
Wall Thick ☐

Wall Height ☐

Allow for Ridge Thickness when determining Rafter Run to Outer Wall eg Half building width minus 1/2 ridge thickness
See Rafter Run to Outer Wall Calculator Below

Angle Overhang

Lay Device on Incline and hit Start Measuring to directly measure Pitch Hit Speech to continuously speak angle



Rafter Run to Outside Wall 40' -

Allow for Ridge Thickness

Use + or Cursor Keys to scale Birds-mouth

Birds-mouth

Total Rafter Length 85-17/32'

Rafter Angle 45° Pitch 12:12

3-1/2" Plumb Cut Setback

Total length of Rafter = 85-17/32'

Measure back 3-1/2" to form Plumb-Cut, giving Rafter Top Length of 82-1/32'

With Rafter depth of 3-1/2" the rise from top of wall to top (high) end of rafter = 52-15/16'

