



Where Georgia comes together.

Historic Preservation Commission Agenda

Tuesday, May 13, 2025 – 6:00 pm

Council Chambers, City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Approval of the Agenda
5. Approval of Minutes – April 8, 2025, meeting
6. Announcements
 - a. Procedures for Public Hearings
 - b. Please place cell phones in silent mode
7. Old Business - None
8. New Business
 - a. Public Hearing:
 - **COA-0063-2025** – Window replacement at 1311 Houston Lake Drive. The applicant is Blake Lancaster for Blue Door Realty.
 - **COA-0064-2025** – Add roof and screened porch as part of rear deck repair at 1208 Beckham Circle. The applicants are Dane and Brooke Newby.
9. Other Business
 - a. Commission comments and questions
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 - April 8, 2025

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

Staff: Bryan Wood – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests/Speakers: Amy Fouse, Greg Sutton, Trish Cossart, Mike Klug, Bill Delrow, Tommy Long and Bryan Fountain

3. Citizens with Input – None
4. Approval of the Agenda – Commissioner Beroza motioned to approve as presented; Commissioner Sanders seconded; all in favor and was unanimously approved.
5. Approval of Minutes – March 12, 2025, meeting – Commissioner Hubbard motioned to approve as submitted; Commissioner Sanders seconded; all in favor and was unanimously approved.
6. Announcements – Chairman Griffin referred to the notices as listed.
 - a. Procedures for Public Hearings
 - b. Please place cell phones in silent mode
7. Old Business - None
8. New Business
 - a. Public Hearing:
 - Ordinance to Designate Downtown Local Historic District

Mr. Wood presented a PowerPoint which depicted the proposed district map consisting of approximately 30 acres and contains 89 properties which create the core of Perry's downtown. The district is bounded generally on the East by Macon Road, on the North by Commerce Street, on the West by the railroad, and on the South by Main Street including most properties on the south side of the street. The process included the following:

- Reviewed the 2003 Perry Historic Resources Survey Report and previous district boundary
- Reviewed each property based on the Criteria for Selection of Historic Districts
- Prepared preliminary Report of Designation for review by Georgia Historic Preservation Division
- Reviewed Report of Designation considering comments from Georgia Historic Preservation Division
- Mailed and published notice of April 8, 2025, Public Hearing
- Historic Preservation Commission will prepare a recommendation to City Council
- Perry City Council will hold a public hearing before acting on the ordinance to designate the proposed district

The criteria for the selection of the district included how defined, which is a geographically definable area which contains buildings, structures, sites, objects, and landscape features, or a combination thereof, which; Has special character or special historic/aesthetic value or interest, Represents one or more periods, styles, or types of architecture typical of one or more eras in the history of the municipality, county, state, or region, and, Causes such area, by reasons of such factors, to constitute a visibly perceptible section of the municipality.

Mr. Wood advised for property owners and tenants a Certificate of Appropriateness for exterior changes only, excluding color would be required in relation to the design guidelines. It was noted a public hearing is required. The proposed district does not impact use of the property or interior changes.

Chairman Griffin opened the public hearing at 6:10pm and called for anyone to speak.

Amy Fouse – 1410 Elizabeth Avenue – thanked the Commission for their dedication and efforts in preserving the past and has fond memories of visiting many of the proposed properties

Greg Sutton – 126 Arena Road – Calvary Way Community Church – 753/755 Carroll Street what does the designation mean for property owners and future development

Trish Cossart – 924 Carroll Street – Chairman Main Street Advisory Board – since 2007 has been a downtown business owner. As Chairman the board is charged with historic preservation, design, organization and economic development and the challenge of balancing all. In two years, the Commission has designated two residential districts with a total of 158 properties and adding the proposed 89 properties the Commission would oversee 247 properties for COA review. Several buildings listed as contributing have little historical integrity, specifically the Village Shops, which will curtail future redevelopment efforts on the 700 block. The MSAB has worked hard over many years to maintain good working relationships with property and business owners for the economic vitality of downtown.

Mike Klug – Perry United Methodist Church - 1002 Carroll Street – inquired about the COA process if it would be different than MSAB; Mr. Wood advised no difference, just a public hearing with the Commission. Will there be impact on adjacent lots in the district and vacant lots in the district; Mr. Wood advised only parcels in the district are impacted

Bill Delrow – 408 Stonegate Trail – what is the disadvantage of not being in the district and risk of non-contributing

Tommy Long – 1024 Ball Street – owner of numerous properties on Carroll Street – question on map showing alleys as closed; Mr. Wood advised they would not be the aerial is from the tax assessor site

Bryan Fountain – 10281 Marshallville Rd – owner of Village Shops – is difficult as a property owner dealing with multiple boards and their decisions. Confused as to the direction the boards are heading with regard to the Village Shops. The 700 block has been neglected for some time, there are no trees, no brick sidewalks. Appreciates the value of a historical district but would like

to understand the process and if there is an opportunity for redevelopment would like to be able to explore them.

There being no further comments, the public hearing was closed at 6:30pm.

Commissioners Sanders stated the Commission is appointed to serve the citizens and one of their tasks is to maintain character of downtown and do not feel the guidelines are restrictive and discourage development and the Commission does support economic development. The proposed boundary presented is much smaller than the original study from the DDA in 2002 and the Commission has worked diligently on; the Village Shops is recommended as contributing due to its shape and history.

Commissioner Hubbard felt the proposed boundary unifies Perry and the guidelines are there to guide and govern and maintain the small-town character.

Commissioner Beroza stated the Commission's goal is historic preservation and is not intended to restrict growth and prosperity, the goal is growth with preservation; the Commission appreciates the DDA, MSAB, property and business owners and a lot of thought and consideration was put into the proposed boundary and it's the Commission's goal not to hinder. The Commission has already approved six COA's. The Village Shops are included because of its history. Historic preservation is preserving what once was and what it will be, so in many years to come, citizens and visitors will remember. Understands concerns and is not goal of the Commission to get in the way of growth, or in the way of businesses being profitable and prosperous while contributing to what the city is, was and will continue to be. Understands concerns with Village Shops inclusion, the Commission spent a lot of time discussing and given the history including is the right thing and it does not mean the Commission will stand in the way of everything, but it means we want to make sure what it has been and has been for the community continues in some capacity.

Chairman Griffin stated the Commission's task was not taken lightly and the proposed boundary indicates that.

Commissioner Sanders asked staff if the design guidelines used are the same as MSAB; Mr. Wood advised they are.

Commissioner Beroza motioned to recommend approval to Mayor & Council of the Downtown Historic Designation District as presented; Commissioner Hubbard seconded; all in favor and was unanimously recommended from approval.

9. Other Business

- a. Commission comments and questions – None

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:40pm.



Where Georgia comes together.

STAFF REPORT

April 29, 2025

CASE NUMBER: COA-0063-2025
APPLICANT: Blake Lancaster for Blue Door Realty LLC
REQUEST: Replace windows not already replaced
LOCATION: 1311 Houston Lake Drive; Parcel No. 0P0090 017000
DISTRICT: Swift Street

APPLICANT'S REQUEST: The applicant proposes to replace the windows that were not already replaced with vinyl 1-over-1 windows. This includes one window on the front façade, one window on the rear, and all windows on the left side of the house.

STAFF COMMENTS: The applicant has indicated that the previous owner of the property was in the process of replacing the windows in the house when the applicant purchased the property in 2022. The windows on the right side of the house, and one window on the front were replaced with 1-over-1 vinyl windows prior to approval of the historic district designation.

This is a unique situation in which approximately half of the windows in the house were replaced well before consideration of historic designation. This appears to create an "undue hardship" which the current owner did not create.

STAFF RECOMMENDATION: Approval as an undue hardship, based on approximately half of the windows having been replaced before the property was purchased.

APPLICABLE DESIGN GUIDELINES ATTACHED. Residential Rehabilitation: Windows.

Section from Historic Preservation Ordinance provided below:

2-3.4.4. Application for certificate of appropriateness.

(H) Undue hardship. When, by reason of unusual circumstances, the strict application of any provision of this Ordinance would result in exceptional practical difficulty or undue hardship upon any owner of a specific property, the Preservation Commission, in passing upon applications, shall have the power to vary or modify strict adherence to the provisions or to interpret the meaning of the provision so as to relieve such difficulty or hardship; provided such variances, modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historical integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this Ordinance. An undue hardship shall not be a situation of the owner's or occupant's own making.



Front Elevation



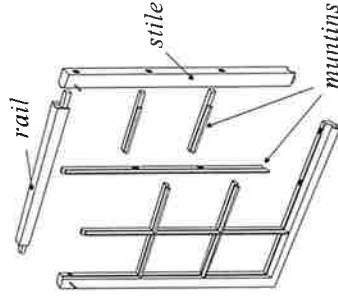
Left side perspective

GOAL:

The primary goal is to maintain the historic windows, their design, and placement.

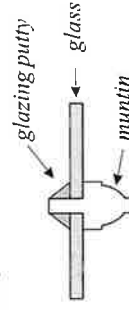
Actions to achieve the goal:

- ▶ Maintain and preserve historic windows – repair damaged portions of windows rather than replacing them in total.
- ▶ Historic windows damaged beyond repair should be replaced with windows of matching size, materials, pane configuration, and muntin profile. Aluminum clad wood windows may be allowed in some instances.
- ▶ Maintain or restore the historic window configuration on the facade.
- ▶ New windows on side and rear elevations should relate to historic windows in the following ways:
 - a) use matching materials,
 - b) be of matching or similar size, and
 - c) use matching or similar design.
- ▶ Only use storm windows which match the color of the window frame and hide the window as little as possible.



Replace only deteriorated sections rather than the entire window.

Section of historic muntin.



Windows refers to glazed openings in the exterior walls of the building.

Glossary terms:

Beyond repair.

When such a large portion of an element is damaged that repair becomes infeasible, generally, but not specifically, more than 50%.

Double hung window.

A window having two sashes, one sliding vertically over the other.

Fanlight.

An semicircular or semi-elliptical window with radiating muntins suggesting a fan.

Fenestration.

The arrangement of window openings in a building.

Lintel.

A horizontal beam over a door or window which carries the weight of the wall above; usually made of stone or wood.

Muntin.

A secondary framing member to divide and hold the panes of glass in a window.

Sash.

The portion of a window that holds the glass and which moves.

Sill.

The horizontal member located at the top of a foundation supporting the structure above; also the horizontal member at the bottom of a window or door.

Solid-to-void.

The total area of wall in comparison to the total area of openings on an elevation.

- more terms found in the Glossary, p. 96

Changes requiring a COA Examples:

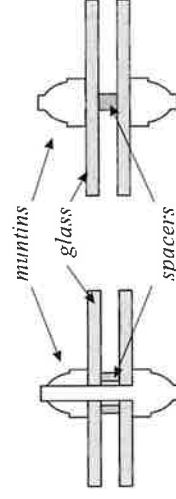
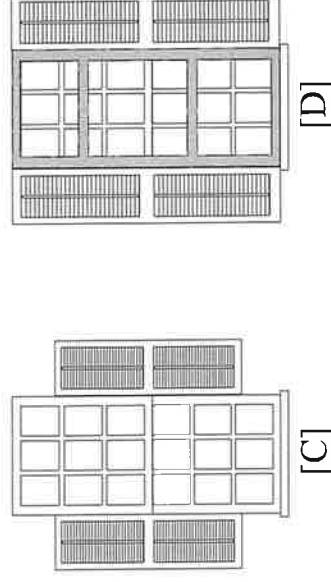
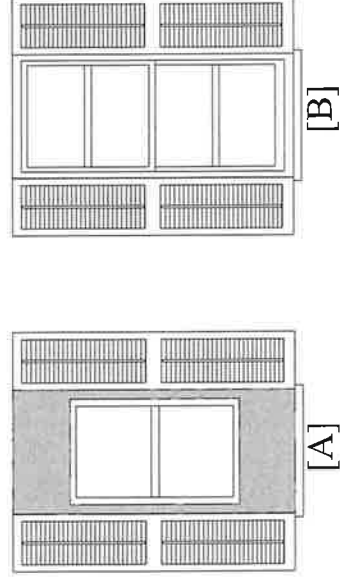
- * Removing and replacing windows.
- * Closing existing window openings.
- * Adding new window opening.
- * Adding new storm windows.

Changes not requiring a COA Examples:

- * Replacing broken window glass.
- * Repairing damaged portions of existing window sashes.
- * Weatherstripping, caulking, painting and other general maintenance.

Common Mistakes

- ▶ Replacing deteriorated but repairable historic windows with new windows, even similar looking windows.
- ▶ Replacing damaged windows with stock windows of a different size, design, or with flat muntins. [A], [B], [E]
- ▶ Using vinyl or aluminum replacement windows.
- ▶ Adding or removing windows on the facade.
- ▶ Adding shutters which do not fit the window or adding shutters to paired windows. [C]
- ▶ Adding storm windows of “raw” aluminum or which hide the historic window [D]



Use actual divided lights (ADLs), shown left, or simulated divided lights (SDLs), shown right, when replacing windows; **NOT** single light windows with grilles, shown below.




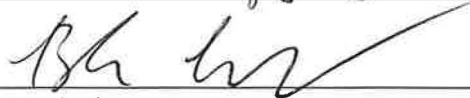


Where Georgia comes together.

Application # COA 0063-2025

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	Blake Lancaster / Blue Door Realty	Blake Lancaster / Blue Door Realty
Title		
Address	1311 Houston Lake Rd →	308 Stargate Trl
Phone	[REDACTED]	[REDACTED]
Email	[REDACTED]	[REDACTED]
Signature		
Date	4/20/25	4/20/25

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

Property Address	1311 Houston Lake Rd
------------------	----------------------

Type of Project (Check all that apply):	
Construction <input type="checkbox"/> New building <input type="checkbox"/> Addition to existing building <input type="checkbox"/> Major building restoration, rehabilitation, or remodel <input checked="" type="checkbox"/> Other type of exterior change, explain: <u>windows</u>	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).

The house was bought in 2022. At that time half the windows were wood the other half vinyl. I would like to replace the wood windows to match the vinyl windows. The windows that would be replaced are as follows: 1 on the front, 5 on the left + side of the property (most of these are covered by trees + shrubs) and 1 small window on the back. I will provide quotes for wood windows as I get them + send pictures of the windows needing replaced to Mr. Wood.

<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 \$238.00.</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>___ site plan</p> <p>___ architectural elevations</p> <p>___ floor plan</p> <p>___ landscape plan (specific vegetation not required)</p> <p>___ description of materials</p> <p>___ photographs of proposed site and adjoining properties</p>	<p>Site changes - parking areas, drives, and walks</p> <p>___ Site plan or sketch of site with proposed improvements</p> <p>___ description of materials</p> <p>___ photographs of site</p>
<p>Major Restoration, Rehabilitation, or Remodeling</p> <p>___ architectural elevations or sketches</p> <p>___ description of proposed changes</p> <p>___ description of materials</p> <p>___ photographs of existing building</p> <p>___ for restoration only, documentation of earlier historic appearance</p>	<p>Site changes - fences, walls, and mechanical systems</p> <p>___ site plan or sketch of site with proposed improvements</p> <p>___ architectural elevations or sketches</p> <p>___ description of materials</p> <p>___ photographs of site</p>
<p>Minor exterior changes</p> <p>✓ description of proposed changes</p> <p>✓ description of materials</p> <p>✓ photographs of existing building <i>will email pictures</i></p>	<p>Site changes - signs</p> <p>___ drawing of sign with dimensions</p> <p>___ site plan or sketch of site (for ground signs)</p> <p>___ description of materials and illumination</p>



Where Georgia comes together.

STAFF REPORT

April 29, 2025

CASE NUMBER: COA-0064-2025
APPLICANT: Dane and Brooke Newby
REQUEST: Add roof and screened porch as part of deck replacement
LOCATION: 1208 Beckham Circle; Parcel No. 0P0030 086000
DISTRICT: Washington-Evergreen

APPLICANT'S REQUEST: As part of a project to replace a rotting wood deck on the rear of the house, the applicant proposes to extend a shed roof over a portion of the deck and extend a gable end roof to create a screened porch. The deck railing will be changed from wood to iron and composite material, and the decking material will be changed from wood to composite material. Structural elements will be wood, painted to match the house. The roof will be metal to match existing roof color. Vinyl siding on the house will be replaced as necessary due to the construction.

STAFF COMMENTS: The proposed addition to the rear of the house will not be visible from Beckham Circle due to an existing garage on the left side of the house and mature plant material on the right side of the house. The new screened porch and a portion of the deck will be visible from Massee Lane.

The proposed addition does not alter the character of the house and should be reversible without a loss of historic materials or elements.

STAFF RECOMMENDATION: Approval as presented.

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





View from Beckham Circle



View from Masee Lane

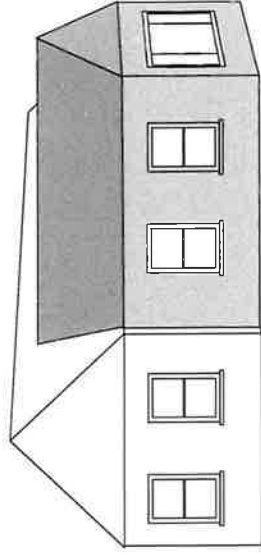
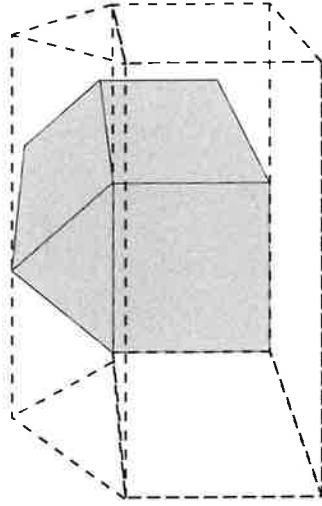
ADDITIONS

GOAL:

The primary goal is to allow for the expansion of a house while maintaining its historic character.

Actions to achieve the goal:

- ▶ Additions should respect the original portion of the house by:
 - a) being placed away from the public view on the rear elevation or on a side elevation well behind the facade,
 - b) not obscuring the form, orientation, or symmetry of the original structure,
 - c) creating a discernible break at the juncture with the original structure,
 - d) using matching or similar materials for roofing and siding,
 - e) using matching or similar elements, such as windows, on side elevations and reserving more modern elements for the rear elevation,
 - f) not exceeding the degree of ornamentation on the original structure, and
 - g) being reversible with a limited loss of historic materials and elements.



Additions refers to any increase in the square footage of a house.

Glossary terms:

Elevation.

Any of the external faces of a building.

Facade.

The front elevation or “face” of a building.

Public view.

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

Reversible.

Constructing additions or new elements in such a manner that if removed in the future original form and material would be largely unchanged.

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.

Orientation.

The direction that the building (usually includes the primary entrance) faces.

- more terms found in the Glossary, p. 96

Changes requiring a COA Examples:

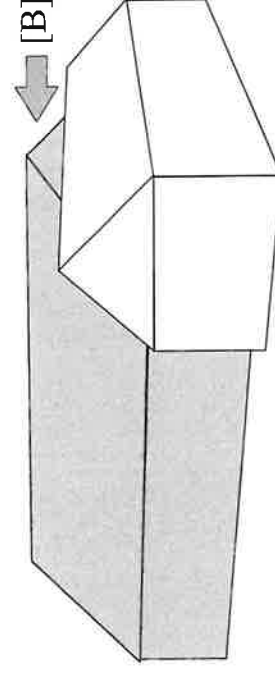
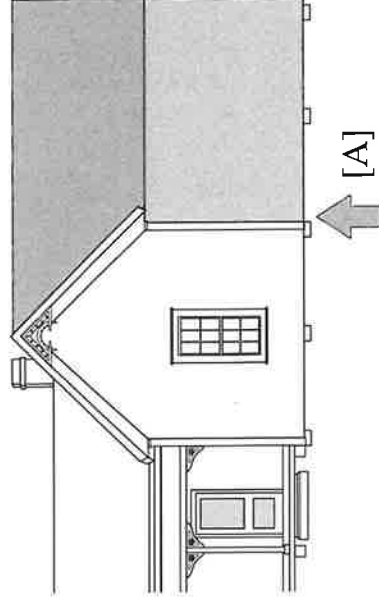
- * Adding an addition to a house.
- * Removing an addition from a house.

Changes not requiring a COA Examples:

- * Routine maintenance to existing additions.

Common Mistakes

- ▶ *Placing a side addition flush with the facade of the house. [A]*
- ▶ *Constructing an addition out of scale which greatly alters the original form or roof of the house. [B]*
- ▶ *Using incompatible materials or details on an addition.*
- ▶ *Removing a large amount of original material to add an addition.*



MODERN FEATURES

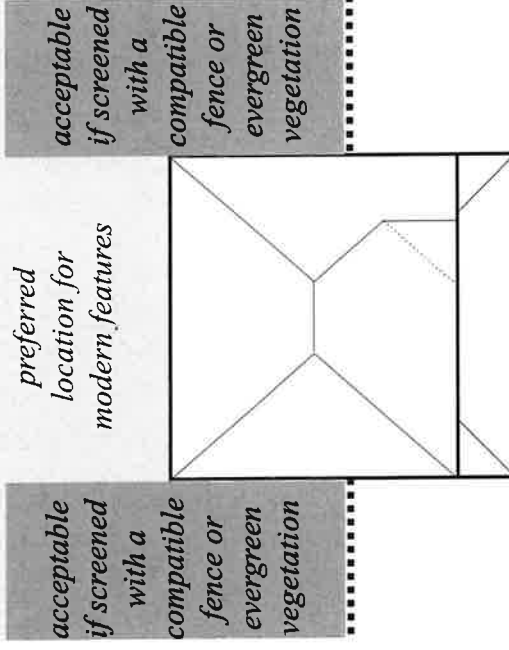
GOAL:

The primary goal is to integrate modern features while limiting the negative impact to the historic district.

Actions to achieve the goal:

- ▶ Mechanical systems and recreational structures such as pools or play equipment are best placed toward the rear of the property as unobtrusively as possible.
- ▶ Mechanical systems within the public view should be screened with evergreen vegetation or appropriate fencing.
- ▶ Modern decks should be located at the rear of the house.
- ▶ New porch and landscape lighting should:
 - a) use traditional designs appropriate to the age and character of the house, or
 - b) use modern lighting fixtures placed inconspicuously.

Modern Feature Locations



Modern features refers to mechanical systems, lighting, and recreational equipment not available in the past but now part of everyday life.

Glossary terms:

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.

Public view.

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

- more terms found in the Glossary, p. 96

Changes requiring a COA Examples:

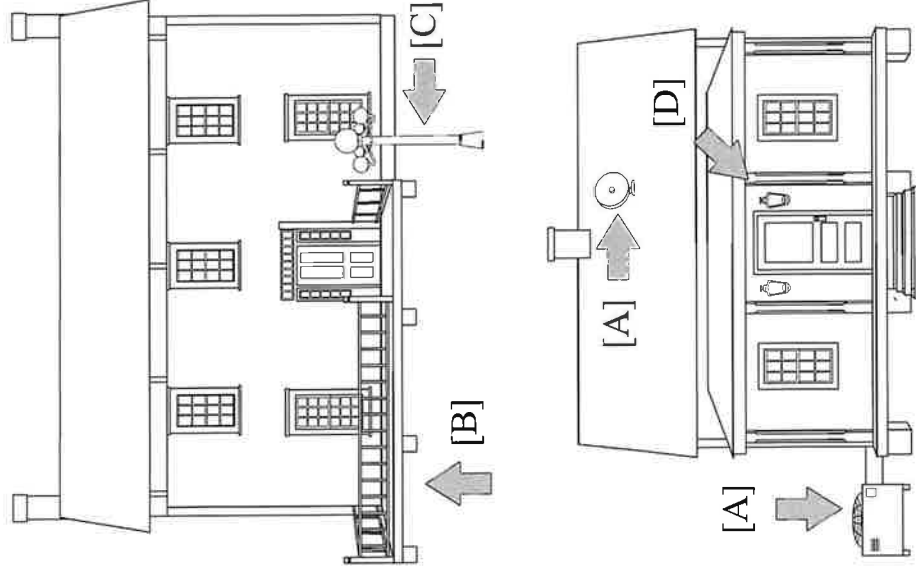
- * Placing exterior mechanical systems such as satellite dishes or air-conditioning units.
- * Constructing a deck or pool.
- * Constructing a semi-permanent play structure.
- * Adding exterior lighting including porch lights.

Changes not requiring a COA Examples:

- * Interior changes to mechanical systems.
- * Planting vegetative screening around existing mechanical systems.
- * Temporary event lighting or tenting.
- * Placing mailboxes.

Common Mistakes

- ▶ *Placing mechanical systems or recreational equipment to the front of the property. [A]*
- ▶ *Placing a modern deck on the facade or side elevation of a house. [B]*
- ▶ *Not screening side yard placements from the public view.*
- ▶ *Using "Victorian" street lights in a residential area. [C]*
- ▶ *Using colonial carriage lamps for porch lighting. [D]*




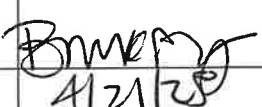


Where Georgia comes together.

Application # COA-0064-2025

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	Dane & Brooke Newby	Dane & Brooke Newby
Title		
Address	1208 Beckham Cir. Perry, GA 31069	1208 Beckham Cir. Perry, GA 31069
Phone	[REDACTED]	[REDACTED]
Email	[REDACTED]	[REDACTED]
Signature		
Date	4/21/2025	4/21/2025

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

Property Address **1208 Beckham Circle, 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: replacing back deck and covering w/ a roof & screening in a portion

Site Changes

- ☐ Parking area, driveways, or walkway
☐ Fence, wall, or landscaping
☐ Mechanical system or non-temporary structure
☐ Sign
☐ Demolition or relocation of building

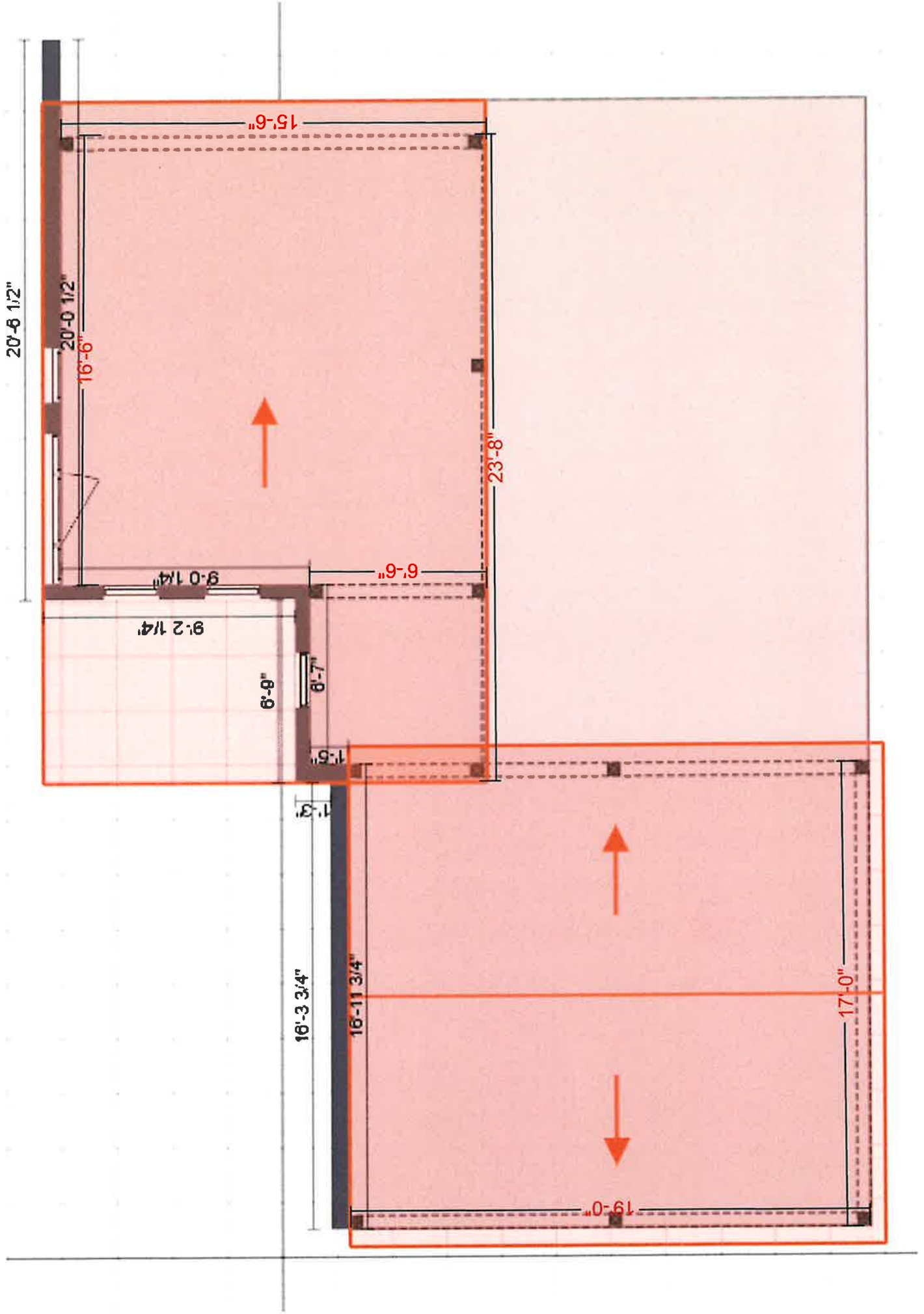
Describe the proposed project (attach additional sheets as necessary). The description should include proposed materials. Please divide the description if the proposed scope of work will involve more than one type of project. (Example: 1. building addition and 2. sign installation).

Materials:

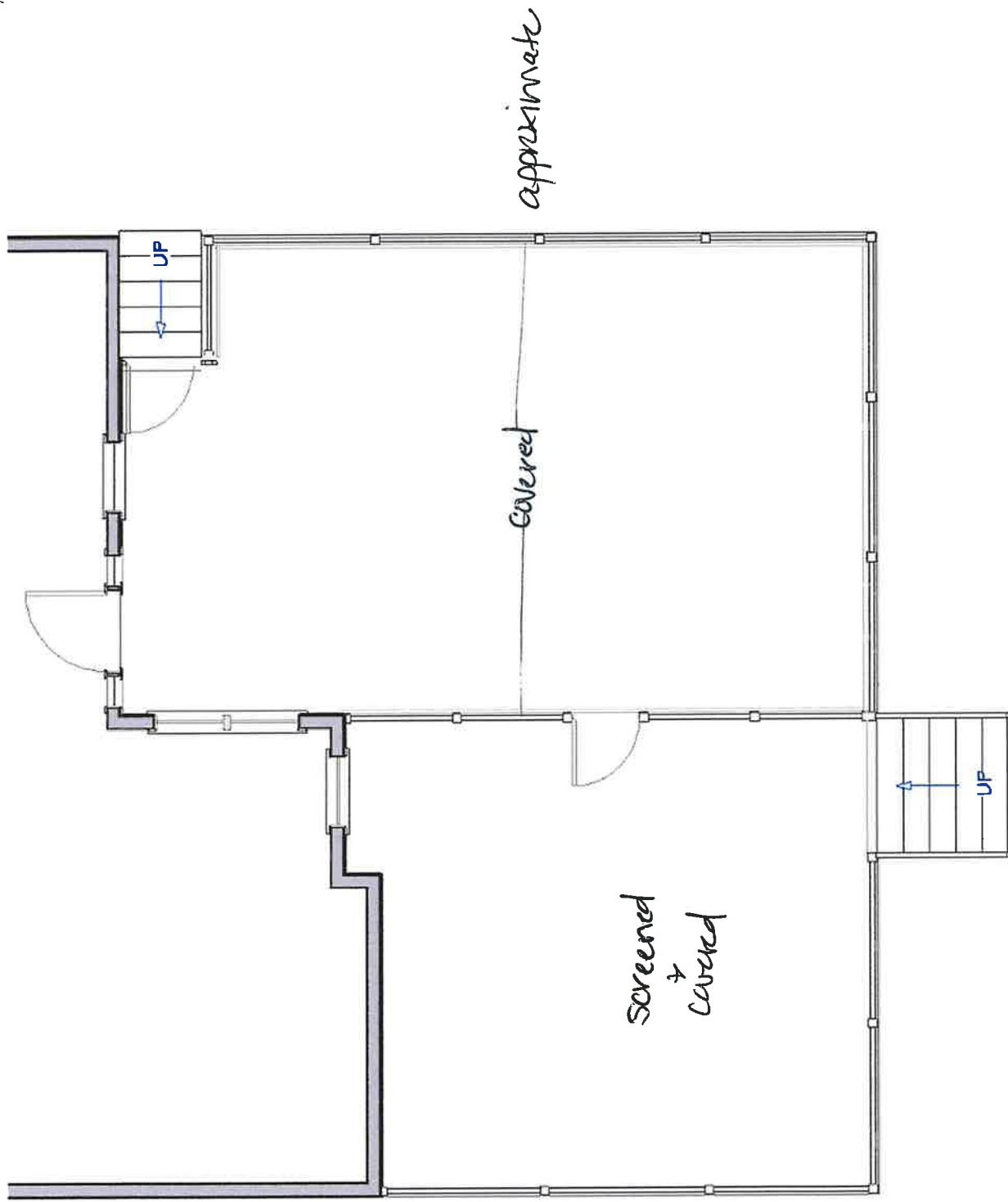
wood
metal roof
vinyl siding
composite decking
material
iron railings

<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 \$238.00.</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>___ site plan</p> <p>___ architectural elevations</p> <p>___ floor plan</p> <p>___ landscape plan (specific vegetation not required)</p> <p>___ description of materials</p> <p>___ photographs of proposed site and adjoining properties</p>	<p>Site changes - parking areas, drives, and walks</p> <p>___ Site plan or sketch of site with proposed improvements</p> <p>___ description of materials</p> <p>___ photographs of site</p>
<p>Major Restoration, Rehabilitation, or Remodeling</p> <p>___ architectural elevations or sketches</p> <p>___ description of proposed changes</p> <p>___ description of materials</p> <p>___ photographs of existing building</p> <p>___ for restoration only, documentation of earlier historic appearance</p>	<p>Site changes - fences, walls, and mechanical systems</p> <p>___ site plan or sketch of site with proposed improvements</p> <p>___ architectural elevations or sketches</p> <p>___ description of materials</p> <p>___ photographs of site</p>
<p>Minor exterior changes</p> <p>✓ description of proposed changes</p> <p>✓ description of materials</p> <p>✓ photographs of existing building</p>	<p>Site changes - signs</p> <p>___ drawing of sign with dimensions</p> <p>___ site plan or sketch of site (for ground signs)</p> <p>___ description of materials and illumination</p>

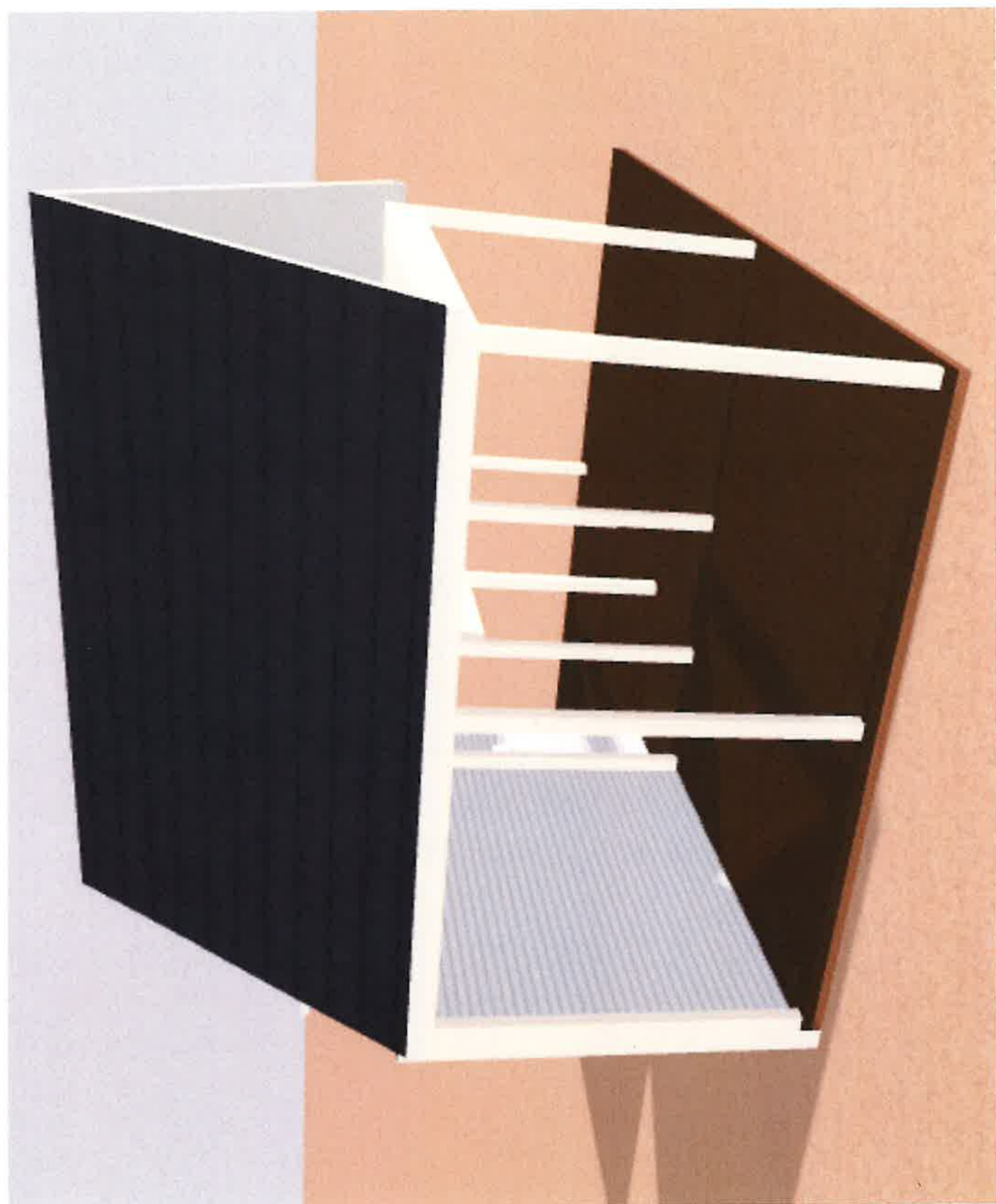


FLOOR PLAN









Back Deck Ideas



LAYOUT- COVERED SIDE

**should be right side & not covering entire deck*

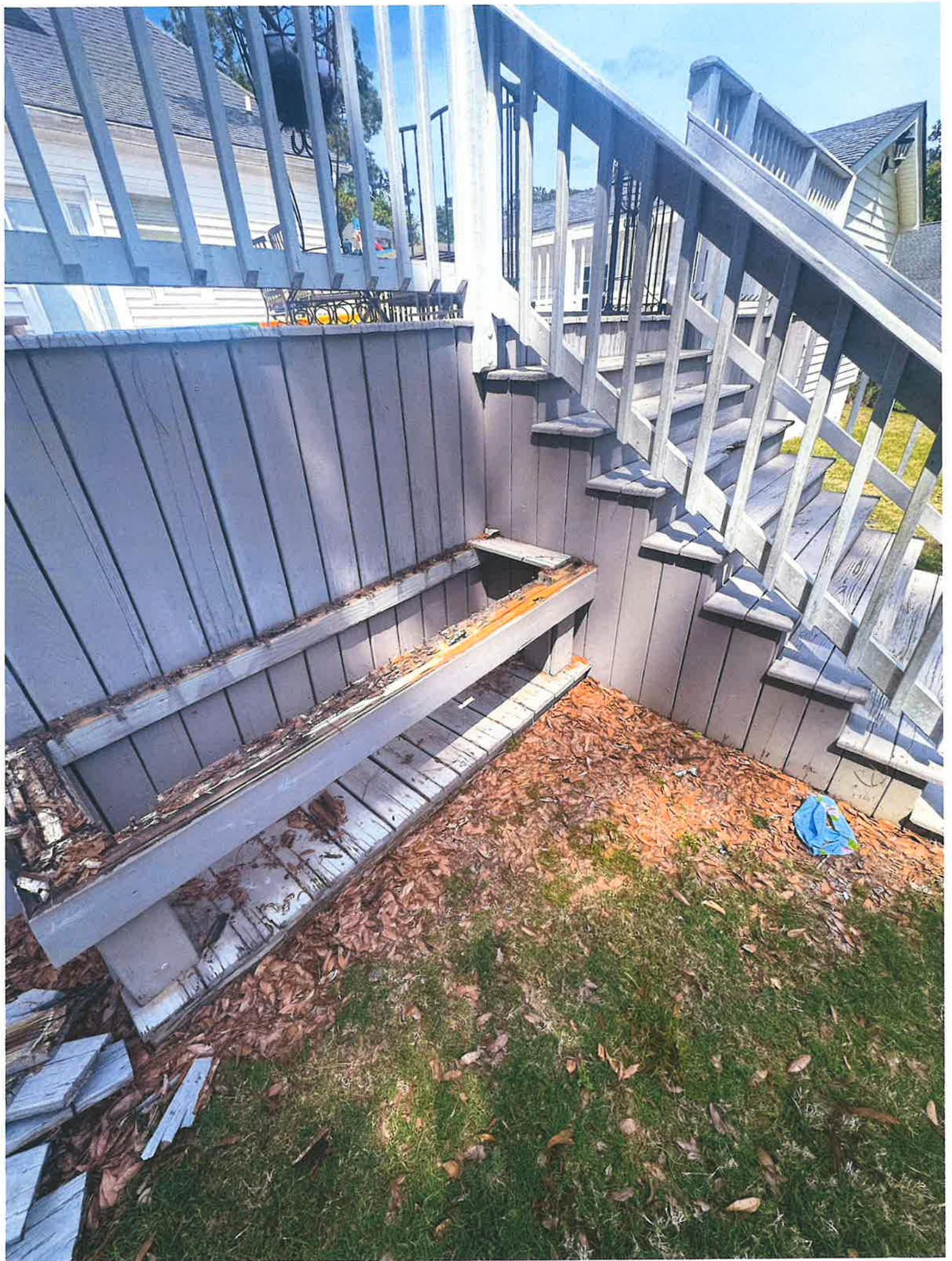


LAYOUT - SCREENED SIDE

* should be left side











Back Deck Ideas

Brooke Newby



BLACK RAILING & WHITE POSTS



PORCH SWING

