

Historic Preservation Commission
Minutes - September 9, 2025

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

Staff: Joe Duffy – Community Development Director, Emily Carson – Community Planner, and Christine Sewell – Recording Clerk

Guests: Mark Byrd, Lee Gilmour, Nicholas Bedgood, Dave Corson, Trey Moody, Jim & Sue Lay, Ellie Loudermilk.

3. Citizens with Input – None
4. Approval of the Agenda – Commissioner Beroza motioned to approve as presented; Commissioner Hubbard seconded; all in favor and was unanimously approved.
5. Approval of Minutes – August 12, 2025, meeting and special called meeting of August 18, 2025 Commissioner Hubbard motioned to approve as presented; Commissioner Taylor seconded; all in favor and were 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
 - **COA- 0147-2025** –Renovation of front façade at 921 Carroll Street. The applicant is Trey Moody.

Mr. Duffy read the applicants' request, which was to renovate the front façade renovation of an existing commercial storefront. Mr. Duffy advised the downtown commercial building was constructed in 1910 and is 1,375 square feet in size according to Houston County records. The building appears to have gone through several renovations since its original construction. The applicant seeks a full façade enhancement by removing existing wooden trim below the storefront windows, while repairing and replacing the same area with brick. Tile flooring is also proposed to be replaced outside of the primary entrance. Trim work above the windows is proposed to support the addition of new signage more representative of the building's era of construction. New "goose neck" lighting is also proposed above the planned signage. The storefront windows are proposed for replacement with new black frame windows, believed to be made of "Low Emittance" insulated glass. The façade will be painted "urban bronze" (SW 7048), with the trim being accented with "tricorn black" (SW 6258). The design guidelines suggests actions should maintain the historic exterior materials, repair damaged exterior materials in-kind and only in the area of damage and maintain the original configurations of storefronts. Staff recommend approval of the application.

Chairman Griffin opened the public hearing at 6:05pm and called for anyone in favor of the request. Mr. Trey Moody, owner as noted by the renovation renderings the building will be greatly improved. With regard to the windows, they are not tempered or insulated. Commissioner Sanders inquired if the current windows are replacements; Mr. Moody advised from historic pictures believed they are not; they are aluminum framed and not tempered nor energy efficient. Commissioner Sanders asked why the windowsills would not be replaced in kind. Mr. Moody advised there is no wood left and the brick framing around the windows is formed concrete, which is 95% intact and will be patched and painted to match and will go back with either brick or existing material. Commissioner Taylor asked how the lighting choice was decided; Mr. Moody advised his contractor selected as he wanted an industrial type of fixture. Commissioner Sanders asked about the tile on the entryway; Mr. Moody advised it will possibly be slate or stained concrete with textured sand to match the brick sidewalks.

Chairman Griffin called for anyone opposed; there being none the public hearing was closed at 6:12pm.

Commissioner Beroza motioned to approve the application as presented; Commissioner Hubbard seconded; all in favor and was unanimously approved.

- **COA- 0148-2025**-Renovation of front façade at 910 Commerce Street. The applicant is Trey Moody.

Mr. Duffy read the applicants' request which was for an exterior renovation of an existing commercial building. The downtown commercial building was constructed in 1910 and is 2,464 square feet in size according to Houston County records. The building appears to have gone through several renovations since its original construction. The applicant performed exploration demolition concluding in July 2025, removing a dilapidated portion of the building's front paneling. Through this process it was determined that the western-most window (right side) did not have a lintel, and the applicant proposes to replace this window with a high performance "Low Emittance" insulated glass, of a dark bronze shade. A new public facing 36" wide door is planned for replacement next to this window, in compliance with the American for Disabilities Act. The combined new window, door and sidelight will be approximately 6' high and 13' wide, with a 10" bottom rail. The easternmost window and door (left side) will not be replaced. Underling brick was found to be in generally good condition, however, will require tuck pointing for maintenance. New brick is anticipated for installation beneath the eastern window with Hardie board to supplement a portion of the roof parapet which was partially removed. The front and side façades will be painted an "urban bronze" color (SW 7048). Front facing components of the gutter and roof draining system, comprised primarily of PVC pipe, were identified as visually distracting. The applicant proposes removal and reworking of the drainage piping to a singular French drain and the partially removed parapet will be topped with a metal cap. The design guidelines suggest actions should maintain the historic exterior materials, repair damaged exterior materials in-kind and only in the area of damage and maintain the original configurations of storefronts. While not canvas, staff found the proposed metal awnings to match the shape of the windows and door entryways. Staff recommend approval of the application.

Chairman Griffin opened the public hearing at 6:16pm and called for anyone in favor of the request. Mr. Trey Moody, owner advised there are two buildings 910A and 910B Commerce Street with separate roof structures. Will not use a French drain, but something that will consolidate the six to eight drainpipes into one and ensure its' runoff goes where it should. The right-hand window currently has no support and will be replaced to have such with a general contractor; intends to keep the roll-up door and re-paint and if the brick is in good enough shape will clean, patch, and paint. Commissioner Beroza inquired about signage; Mr. Moody advised he intended only to have window signs for now. Commissioner Beroza asked if there were multiple brick types; Mr. Moody advised there was as the façade had been altered prior to his ownership with doors or windows being removed and rebricked.

Chairman Griffin called for anyone; there being none the public hearing was closed at 6:26pm.

Commissioner Beroza as a reminder the Commission has no authority over paint and in this case the brick façade is not original and appears to have been replaced and damaged over the years he has no issue with it being painted.

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

- **COA- 0149-2025**-Installation of concrete driveway at 808 Washington Street. The applicant is Lee Gilmour.

Mr. Duffy advised the applicant proposes to install a new concrete driveway. The existing residence was constructed in 1875 and is 3,227 square feet according to Houston County records. The building reflects unique qualities emblematic of both Queen Anne and Folk Victorian architectural styles. The proposed new concrete driveway mimics the path of the existing gravel driveway, with an extension to connect beneath the building's portico and with additional parking located behind the structure. Staff does not find the proposed driveway to visually conflict with the existing historical home or otherwise diminish or detract from the surrounding neighborhood character and recommends approval.

Chairman Griffin opened the public hearing at 6:29pm and called for anyone in favor of the request. Mr. Lee Gilmour, applicant, reiterated the request.

Chairman Griffin called for anyone opposed; there being none the public hearing was closed at 6:30pm.

Commissioner Hubbard motioned to approve the application as presented; Commissioner Taylor seconded; all in favor and was unanimously approved with Commissioner Sanders abstaining.

- **COA -0158-2025**-Repair front porch steps and replace front porch railing at 1218 Main Street. The applicant is Nicholas Bedgood.

Mr. Duffy advised the applicant proposes an exterior renovation of an existing commercial building. The commercial building was constructed in 1925 and is 1,508 square feet in size according to Houston County records. While predating the understood time period by 5 years,

the building aligns with the “Minimal-Traditional” architectural characteristics and is located both in the Downtown Development District, as well as the Washington-Evergreen Historic District. The applicant proposes a general face-lift of the building’s commercial entrance area. Plans call for replacement of the dilapidated front steps with new brick steps – expressed to be of like material to the existing building foundation. The front railing (existing deteriorated wood) is proposed to be replaced with black aluminum and includes 8” columns. Lighting and landscaping improvements have been proposed, and the applicant is informed these 2 items are subject to staff approval in the C-2 Zoning District. The design guidelines suggest actions should maintain the historic exterior materials, repair damaged exterior materials in-kind and only in the area of damage. While the front handrail differs in material by changing from the existing wood to black aluminum, staff found the proposed update to be in keeping with the building’s commercial use characteristics, conveying a welcoming image overall and in keeping with this section of the Main Street corridor. Staff recommends approval of the application.

Chairman Griffin opened the public hearing at 6:33pm and called for anyone in favor of the request. The applicant, Mr. Nicholas Bedgood, advised he is moving his insurance business to the location and unfortunately the dwelling had been used as a home and was not taken care of. It is his intention with the proposed changes to make the property more appealing and ensure the safety of his customers with the replacement of the steps and handrails, both of which are deteriorating. Chairman Griffin inquired about the handrail as aluminum does not go with the time period. Mr. Bedgood advised he wanted to do wrought iron but could not find a cost-efficient source and if goes back with wood, it will need continual maintenance and will/can eventually rot and need replacement again. Commissioner Sanders asked if the landscaping was to be trimmed; Mr. Bedgood advised it would be, as well as new lighting fixtures and columns. Commissioner Beroza asked if the railing would match on the side; Mr. Bedgood advised it would.

Chairman Griffin called for anyone opposed; there being none the public hearing was closed at 6:39pm.

Chairman Griffin advised he was uncertain on the handrail material and would like to see wrought iron or wood. Commissioner Hubbard felt the aluminum handrail wouldn’t be a permanent addition and could be removed at a later date and was comfortable with that; Commissioner Beroza and Taylor agreed.

Commissioner Beroza motioned to approve as submitted; Commissioner Sanders seconded; all in favor with Chairman Griffin opposed; resulting vote 4-1 for approval.

- **COA-0162-2025-** Exterior renovations to include foundation pillars, landscaping, privacy fence, removal of concrete pads in rear yard, remove and redesign front porch, walkways, remove vinyl siding/soffit/facia, remove and replace vinyl shutters, and remove satellite dish at 906 Washington Street. The applicant is Mark Byrd.

Mr. Duffy read the applicants’ request which was for building renovation and site enhancements. The existing residence was constructed in 1920 and is 2,045 square feet according to Houston County records. The building reflects a Craftsman architectural style. Foundation repairs are proposed to encapsulate brick for moisture and add air flow vents along

the sides of the existing brick skirt. A new sidewalk is proposed from the City sidewalk to the front steps of the porch. Landscaping adjustments are proposed to improve drainage flow from the foundation. Removal of a dilapidated fence bordering the property's northern edge is proposed, with replacement to consist of a "picture frame" style fence which will be designed to not interfere with a large oak tree on site. Chippendale-style railing is proposed for the front porch, coinciding with removal of the existing screening. The front storm door is proposed for replacement with a screen door, and a "short awning" around the front porch perimeter. Damaged rear doors on the garage addition are proposed for replacements of like styling. Two obsolete concrete pads in the backyard are proposed for removal, with the addition of an 8' x 12' concrete pad supporting columns and a roof in keeping with the primary structure's aesthetic. The shingle roof is proposed to be replaced with architectural style shingles and coincide with removal of a satellite dish from the current roof. Vinyl siding is proposed to be removed and replaced with a Hardi-plank lap style siding on all sides. The soffit and fascia are also proposed to be replaced with a Hardi-based product with considerations to leave open depending on conditions of the otherwise exposed roof rafter tails. Vinyl shutters are proposed to be replaced with wood louver style shutters on the front and sides of the property expected to be more in keeping with the building's original appearance. There are no plans to alter the existing windows. The applicant proposes an optional request to explore relocation of the existing gable after assessing the roof structure during construction. Considerations for aligning the gable with the roof line stem from a concern that the existing placement is causing a sagging in the front porch floor due to weight displacement. Options for correcting this with a matching sized gable are requested from the Historic Preservation Commission. Mr. Duffy advised staff do not find the proposed renovations to negatively alter the character of the house and should be reversible without a loss of historic integrity. The proposed improvements are expected to prolong the useful life of the structure and strengthen the neighborhood fabric. Staff recommends approval of the plan as outlined, pending discussion of relocating the existing gable to align with the roof line.

Chairman Griffin opened the public hearing at 6:47pm and called for anyone in favor of the request. Mr. Mark Byrd, applicant, advised he purchased the property and intends to restore it to its natural state. With regard to the gable, would like to keep, not sure it's original, but it is creating a sag on the porch flooring and would like to do exploratory demolition to find the cause; if able would like to keep and repair. Commissioner Sanders advised the guidelines recommend maintaining the existing pitch and roof shape and she spoke with someone who resided there in the 1960's and the porch was already screened and, on the railings, would suggest a more appropriate Craftsman's style material. Chairman Griffin felt a more traditional vertical railing would be appropriate. Mr. Byrd advised the screen porch would remain, just new screens put in. Mr. Byrd advised the house hasn't been maintained, and just needs some care, as he intends to do. Chairman Griffin asked about the intention of the railings and gable support; Mr. Byrd advised it was his intention to keep the supports and hopeful they only need reinforcement and if a change was required would have another COA reviewed.

Chairman Griffin called for anyone opposed; there being none the public hearing was closed at 6:56pm.

Commissioner Sanders motioned to approve the application as presented with the condition that the gable remain and allow exploratory demolition for determination of repair and consideration for the railing of a traditional Craftsman's material; Commissioner Beroza seconded; all in favor and was unanimously approved.

- **COA-0163-2025**-Exterior renovations to include replacing soffit, installing cedar planks under awning, and landscaping at 731 Carroll Street. The applicant is Burke B. Murph, III.

Mr. Duffy read the applicants' request which was for an exterior renovation of an existing commercial building. The commercial building was constructed in 1973 and is 2,920 square feet in size according to Houston County records. The building has served several purposes in its time since construction and reflects mid-century design characteristics, although was considered a non-contributing building in the Downtown Historic District at time of adoption and is also located in the Downtown Development District. The applicant proposes exterior renovations with intent to match neighboring properties. Renovations include cleaning, painting where necessary (SW 2827 Colonial Revival Stone anticipated), replacement of the soffits and entryway enhancements. The existing awning and trim are proposed to be repainted SW 6258 Tricorn Black. Cedar posts are proposed on each side of the awning entrance area, with the intent of establishing a cohesive aesthetic alongside the neighboring buildings. The design guidelines suggest actions should maintain the historic exterior materials, repair damaged exterior materials in-kind and only occur in an area of damage. Staff recommends approval of the application.

Chairman Griffin opened the public hearing at 7:00pm and called for anyone in favor or opposed to the request; there being none the public hearing was closed at 7:01pm.

Commissioner Sanders noted the structure is non-contributing and not historic in nature.

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

9. Other Business

- a. Change in Commission by-laws- IV Meetings – location of meetings shall be at Perry City Hall, 808 Carroll Street.

Mr. Duffy advised the change was for the meeting location as referenced. Commissioner Sanders motioned to approve the location change as presented; Commissioner Taylor seconded; all in favor and was unanimously approved.

- b. Commission comments and questions

Chairman Griffin advised since there was no meeting date scheduled for November, if any applications were submitted there can be a special called meeting scheduled. Commissioner Taylor advised she was recently appointed to the Georgia African American Historic Preservation Network. Commissioner Beroza would like for the Commission to participate in the City's Christmas parade; the Commission concurred.

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:11pm.

Approved 10.14.25

