

Main Street Advisory Board
Agenda – September 5, 2024, 4:00 p.m.

Meeting to be held at Perry City Hall – 808 Carroll Street, Downtown Perry
Economic Development Conference Room

1. Call to Order
 - a. Decorum Guidelines
2. Guests/Speakers
 - a. Bryan Wood -- Downtown Historic District Review
3. Citizens with Input
4. Old Business
 - a. Lighting discussion updates
5. New Business
 - a. Certificate of Appropriateness Review - 909 Main Street
 - b. Certificate of Appropriateness Review – 805 Commerce Street
 - c. Certificate of Appropriateness Review – 1139 Macon Road
 - d. Certificate of Appropriateness Review – 815 Carroll Street
 - e. Certificate of Appropriateness Review – 725 Commerce Street
 - f. Façade Grant Application – 1139 Macon Road
 - g. Façade Grant Application – 815 Carroll Street
 - h. Approve August 1, 2024 minutes
 - i. Approve August financials
6. Chairman Items
7. Downtown Manager's Report
 - a. Downtown Projects update
 - b. Strategic Plan Update
8. Promotion Committee Report
9. Update on Downtown Development Authority
10. Other
11. Adjourn

All meetings are open to the public unless otherwise posted



Where Georgia comes together.

Community Development Department
Historic Preservation Commission

LOCAL HISTORIC PROPERTY DESIGNATION REPORT

1. Name of Property:

Perry Downtown Historic District

2. Boundary Description:

The Perry Downtown Historic District consists of approximately 30 acres located at the center of Perry, Georgia. The district 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. For precise boundaries, see attached historic district map on page five.

3. Classification:

All properties within the district are privately owned, except for six parcels owned by the City of Perry comprising City Hall, Welcome Park, and two parking lots.

Number of Resources within the District:

	Non-Contributing	Contributing
Developed Parcels	10	67
Vacant Parcels	12 (including parks and parking lots)	0
Total Parcels	22	67
Primary Structures	11	68
Secondary Structures	0	1

4. Local Certification:

As the designated authority under the City of Perry Historic Preservation Ordinance of 2022, I hereby certify that this designation report meets the documentation standards for designating properties under the Perry Historic Preservation Ordinance and meets the procedural and professional requirements set forth for such designations. In my opinion, the property meets the criteria for local designation.

Bryan Wood, AICP
Community Development Director

Date

In my opinion, the property meets the criteria for local designation.

Andrew Griffin, Historic Preservation Commission Chair

Date

In my opinion, the property meets the criteria for local designation.

Randall Walker, Mayor

Date

5. Function or Use:

Historic Functions:

Residential: Residences

Commerce/Trade: Retail, Office, Restaurant, Bank, Personal Service, Medical Clinic, Visitor Accommodation, Automobile Sales, Automobile Fueling and Repair

Government/Institutional: County Courthouse, U.S. Post Office, Religious Institution

Current Functions:

Residential: Offices, Restaurants

Commerce/Trade: Retail, Office, Restaurants Bank, Personal Service, Visitor Accommodation

Government/Institutional: City Hall, Religious Institution

6. Description:

Architectural Classification:

19th Century: American Queen Anne, Folk Victorian, Greek Revival, Neoclassical Revival

20th Century: Colonial Revival

7. Statement of Significance of the Perry Downtown District:

The period of significance of the Perry Downtown District begins in 1824 when the City was incorporated by the Georgia Legislature and extends to the mid- to late-1970s when downtown buildings and streetscape were remodeled with an Early American theme.

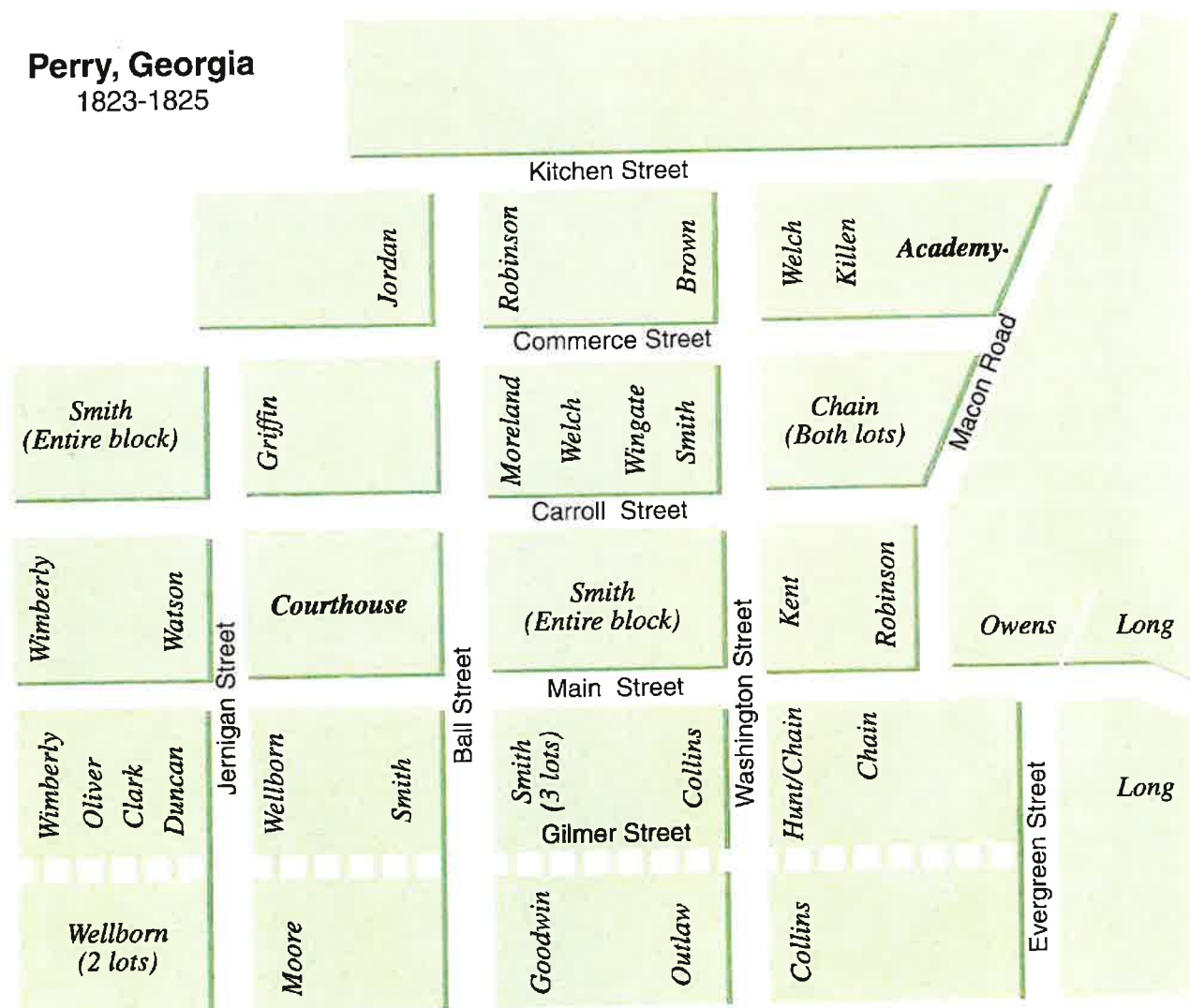
Perry, originally called Wattsville, was founded in 1821 in the geographic center of the newly created Houston County for the purpose of conducting the county's legal affairs. By 1824 Justices of the Inferior Court had sold most of the lots created in this new settlement, and residences and businesses were beginning to establish a proper town. On December 9, 1824, the Georgia legislature approved the incorporation of Perry as the first official town in Houston County and named it in honor of Commodore Oliver Hazard Perry, a hero of the War of 1812.

The City was laid out in a grid pattern surrounding a Courthouse Public Square as shown on the map below. This layout continues to exist today as Downtown Perry. Properties surrounding the Courthouse were originally developed with commercial and residential structures. Perry's first industries were gristmills, sawmills, and cotton gins. As the county seat, however, Perry was also settled by lawyers, doctors, ministers, teachers, store owners, and shopkeepers. People came from throughout the county to conduct business. By the end of the 1840s, Perry was a thriving town with a population of 500 and contained three churches, two schools, a large hotel, three

stores, four groceries, an apothecary shop, and a small bookstore attached to the only post office in Houston County. In 1846, the town was surveyed and formally laid out in blocks.

In 1849 the first stagecoach arrived in Perry on the stage line running from Macon to Tallahassee, and by 1873 Perry was connected by railroad to Fort Valley. By 1880 the population of Perry had reached 929. Following Reconstruction, however, Perry lost 28% of its population as freed African Americans began to migrate northward. Perry closed the 19th Century with a population of 650 persons.

As more space for business was needed, houses were replaced with commercial buildings. Fires and normal weathering caused wooden structures to be replaced with brick and masonry structures.



Map of Perry in 1823-1825 with property owner names

Some of the oldest and more prominent buildings remaining in Perry's Downtown include:

- Perry Methodist Church, ca. 1860-1861
- The Cox-Swanson House, ca. 1830
- Killen-Staples House, ca. 1875
- Houston Masonic Lodge No. 35, ca. 1893
- Houston Hardware Company, ca. 1860
- Toomer Funeral Home, ca. 1905
- Houston Banking Company, ca. 1905; and
- Several retail buildings from the 1870s to early 1900s

In the 1920s the city's population grew to 1,400 persons as a result of a new cement plant that opened outside of town. With the onset of World War II and the opening of what would become Robins Air Force Base nearby, Perry's population swelled to 3,849 between 1940 and 1950. Downtown businesses continued to grow and prosper as a result of this population growth. Several new buildings were constructed in the Downtown area in the 1940s through the 1960's, including a new County Courthouse in 1948.

Tourism has played an important role in Perry's economy since the city was founded. As early as 1849 Perry served as a stage coach stop between Macon and Tallahassee. In 1873 Perry was connected by railroad to Ft. Valley. In the 1920s a spur of the Dixie Highway (now U.S. HWY 41) was paved, and Perry became a stopover for tourists travelling between the Midwest and Florida. A number of hotels, motels, and motor courts were established downtown. Restaurants and gas stations served visitors and residents alike. When Interstate 75 opened on the west side of Perry in the 1960s, the tourism business shifted away from downtown.

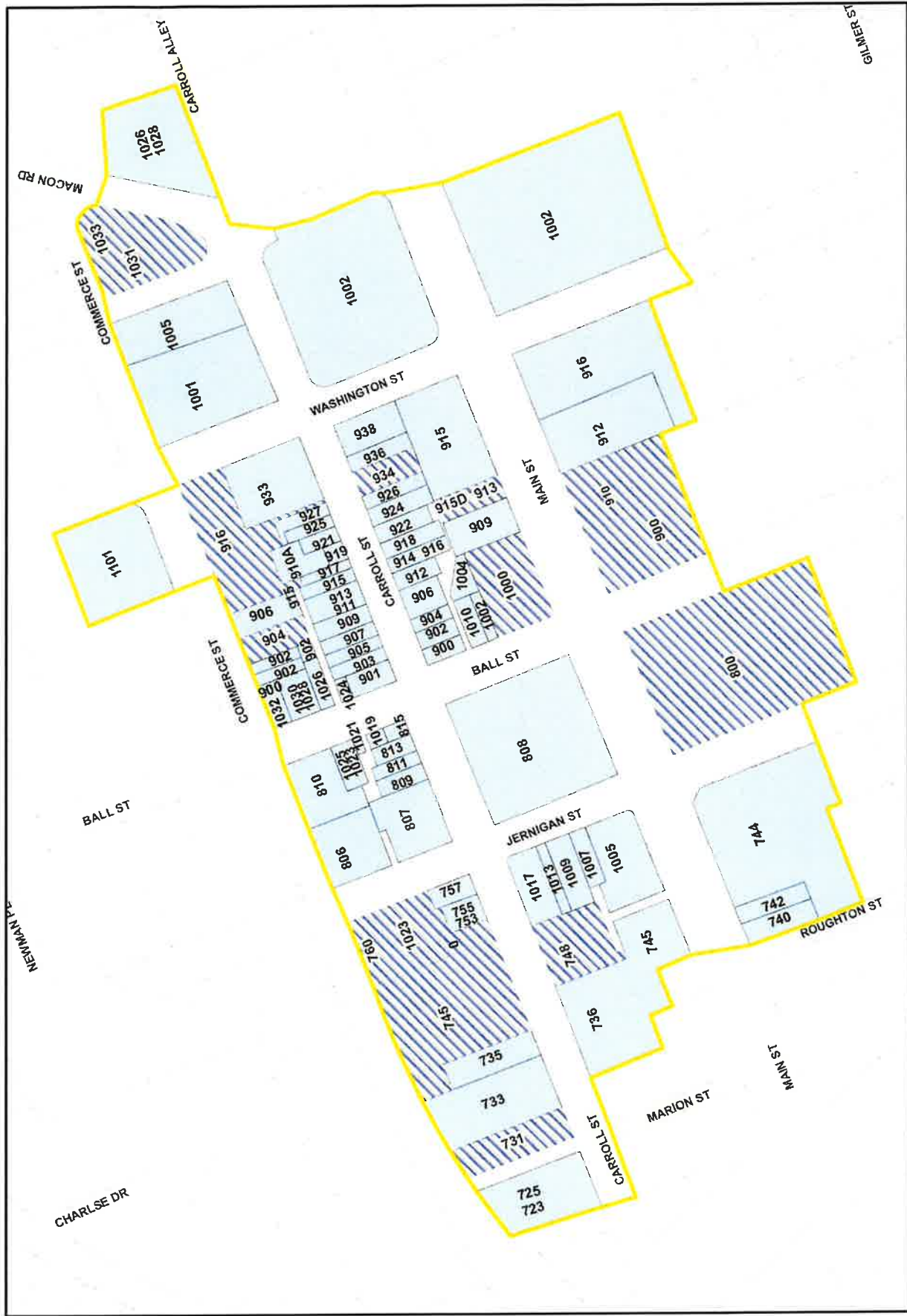
Only the Swan Motel on Main Street continues to operate today. The New Mecca Motor Court was converted to retail space in the 1970s, and the New Perry Hotel and Motel was demolished in 2024 after several developers could not make restoration work financially.

By the early 1970s Perry businesses were suffering as tourists bypassed downtown. A group of businessmen decided something had to be done to attract business and tourists back to downtown. A commission was formed in 1973, and officially recognized by the City of Perry in 1974 as the Perry Redevelopment Commission. In 1975 the Commission was formally sanctioned as the Downtown Redevelopment Authority. In November 1981 Georgia Representative Larry Walker introduced legislation to create the Downtown Development Authority, tasked with carrying on the vision for downtown Perry.

The commission/authority conducted surveys, developed plans, and worked with property owners and government agencies to redevelop downtown Perry. As America's Bicentennial was nearing, the commission decided that buildings downtown should be renovated with an "Early American" theme. One by one, property owners signed on to this idea and began renovating their buildings based on a local architect's designs. The majority of the building renovations appear to have occurred between about 1975 and 1977. Later in the decade, Carroll Street was reconfigured as a one-way street with brick sidewalks, planting beds, and Colonial-style pedestrian light fixtures. This redevelopment plan did accomplish its intention of attracting new businesses and customers. To accommodate parking, several buildings were torn down, including the 1924 County Jail at 748 Carroll Street.

A timeline of the commission/authority's work and a plan book for the 900 block of Carroll Street are included in the Appendix.

Today, most of the building renovations of the 1970s remain, although a few building facades have been restored similar to their pre-1970 appearance.



Legend

- Contributing
- Non-Contributing
- Proposed Historic District Overlay



Perry
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Proposed Downtown Historic District

0 100 200 400

Feet

The following information is provided for each resource in the Downtown Historic District:

Property address	Contributing/Non-contributing Status
Tax Parcel Number	Georgia Historic Resource Number (if applicable)

[Photograph of Building]

- 1. Historic Name (if known)
- 2. Date of construction
- 3. Style/building type (for contributing buildings only)
- 4. Key contributing design elements (for contributing buildings only)
- 5. Significant alterations/non-contributing elements (for contributing buildings only)

All pictures were taken in the Spring 2024. Vacant parcels are not included.

Review by Georgia Department of Community Affairs, Historic Preservation Division, was completed

Main Street Advisory Board
Minutes - August 1, 2024

1. Call to Order: Chairman Cossart called the meeting to order at 4:00pm.

- a. Decorum Guidelines – Chairman Cossart referred to the guidelines

Roll: Chairman Cossart; Directors Anderson-Cook, Jones, Lay, Moore, and Presswood were present. Director Walker was absent.

Staff: Alicia Hartley -Downtown Manager, Holly Wharton – Economic Development Director and Christine Sewell – Recording Clerk

2. Guests/Speakers - Jim and Sheri Nadeau

3. Citizens with Input – None

4. Old Business – None

5. New Business

- a. Certificate of Appropriateness Review – 1203 Main Street

Ms. Hartley added the applicant wishes to increase the size of the opening and install an 8' X 8' metal roll-up door on the rear of the building and paint to match building wall color. The building, adjacent to Neighbor's Grocery, was constructed in 1970 of concrete blocks with a brick front façade and metal fascia. There is no historic or architectural significance associated with the building. The door will replace the existing double door on the rear of the building and will be visible from Carroll Alley and to some degree from Second Street. Staff is recommending approval. The applicant had nothing further to add and advised they were relocating their business from Warner Robins to Perry.

Director Jones motioned to approve the application as submitted; Director Moore seconded; all in favor and was unanimously approved.

- b. Downtown Lights/Lighting Discussion

Ms. Hartley advised as part of the work plan one of the goals was to improve/expand downtown lighting and would like to discuss the current lighting and future plans. Director Jones stated the current lighting is getting messy and either needs to be removed or restrung and suggested this should be done quarterly or consideration for new lighting when the planters are being installed. Ms. Hartley provided a maintenance cost estimate of \$422.50 and noted replacement strands would be \$150, and an option of \$65 hour of labor to inspect, repair and rewrap as needed. Chairman Cossart felt as the funds were available that a quarterly maintenance should be sought and asked if the DDA and/or the CVB would partner with them. Discussion ensued on adding additional locations, such as the tree on Main Street by Ghost Runner Pizza and Main Street Bar, however it was noted there was no electrical source in this location and a few others suggested to be added; Ms. Hartley will determine the suggested added locations, obtain quotes for electrical and additional contractor bids for rewiring and quarterly maintenance. Director Jones requested the hanging globes be removed; Ms. Hartley

advised she would inspect and advise.

c. Approve July 11, 2024, minutes

Director Presswood motioned to approve as submitted; Director Jones seconded; all in favor and was unanimously approved.

d. Approve July financials

Director Moore motioned to approve as submitted; Director Lay seconded; all in favor and was unanimously approved.

6. Chairman Items - None

7. Downtown Manager's Report

a. Downtown Projects update

Ms. Hartley advised Spa Medical is locating to 1139 Mason Rd, six residential units have been pre-leased at the WCH Chalet Lofts, 1325 Washington is preleasing. The Small Area Plan staff is working with property owners and will schedule a stakeholder meeting. Placemaking updates – bike rack should be in August 2nd, call for graphic designers for the Asphalt Art has been posted, and the main street merchandise, which are the hats are in and propose selling at \$30; the board concurred. Upcoming training webinar regarding housing on September 10th.

b. Strategic Plan Update

Ms. Hartley provided and reviewed as the six month update the 2024 workplan and the goals and progress made to date.

8. Promotion Committee Report

Ms. Hartley advised to date 41 gift cards had been issued and promotion will conclude at the end of August. Planning for Ghouls Night Out on October 24th, 12 of the 24 NBHA Horse Ducks have been found, 65 tickets have been sold for Beer, Bourbon, and BBQ and will be ordering t-shirts and registration is open for Sweets & Treats and Scarecrow Fest. Live at Five will continue with five more dates until November. Ms. Hartley asked for approval to purchase t-shirts for the Beer, Bourbon and BBQ event. Director Moore motion to approve staff to purchase 100 shirts; Director Jones seconded; all in favor and was unanimously approved.

Ms. Hartley from a recent webinar learned of The Photo Booth Company that custom builds photo booths for public or private organizations. The company covers all costs, which include booth build out, install, design, vinyl, credit card fees, sales tax, repairs, etc. and currently have placed in ten other cities in the state. The local benefit is passive revenue which is 20% of the monthly revenue. Ms. Hartley feels this is a great opportunity to enhance visitors' experience downtown, and is continued marketing for main street, and the logo or specific event logo can be changed out for the bottom of the photo strip. Ms. Hartley noted there needs to be power, so the location is dependent on that, and the unit is completely weatherproof. Ms. Hartley advised the company has no

maintenance contract and if the board concurs to pursue, she will consult with the city attorney on how to proceed; the board concurred for Ms. Hartley to proceed.

9. Update on Downtown Development Authority

10. Other

11. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:20pm.

DRAFT



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STAFF REPORT

August 22, 2024

CASE NUMBER: COA-0116-2024

APPLICANT: John Niederkorn for Perry Players Community Theater

REQUEST: Replace roofing on marquee awning (changing color)

LOCATION: 909 Main Street; Parcel No. 0P0010 027000

APPLICANT'S REQUEST: Replace existing green metal roof with a red metal roof.

STAFF COMMENTS: Except for the color change, this would be ordinary maintenance and repair. The application states the red will better match and blend with the building brick.

Staff is concerned that the red roof is not a color used traditionally in downtown Perry and is dissimilar to colors in the approved palette. Since the brick color is not the same red as the proposed roof, the two colors may clash with one another. Staff suggests dark green or black are more traditional metal roof colors in the downtown area.

STAFF RECOMMENDATION: Approval, subject to the roof color being dark green or black.

APPLICABLE DESIGN GUIDELINES ATTACHED. Design guidelines do not address color.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
 - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.

- (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.

(F) *Building design standards.*

- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
- (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
- (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
- (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
- (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
- (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
- (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
- (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.





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Application # COA 0116-
2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	<u>John Niedenkorn</u>	<u>Perry Players Community Theatre</u>
*Title	<u>Treasurer</u>	
*Address	<u>909 Main Street, Perry, GA 31069</u>	
*Phone	<u>(478) 442 9528</u>	
*Email	<u>pholo@let@gmail.com</u>	
*Property Address	<u>909 Main Street, Perry, GA 31069</u>	

Project:

New Building ☐ Addition ☐ Alteration ☒ Demolition ☐ Relocation ☐

*Please describe the proposed modification:

Current Marquis roofing material is steel and green color
we have recently had the entire building roof reshingled and
wish to change the marquis roofing from green to red to
better match and blend in with the building brick construction

Instructions (see below)

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:



- ☒ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
- ☒ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
- ☒ Detailed drawing(s) or sketch(s) 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, mortar, or other exterior construction materials that will be added to the building, and
- ☐ Other information that helps explain details of the proposal.

Continued on page 2

Continued Description

marquis roofing must be replaced due to poor
initial construction causing underlayment damage

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm at the Community Development office, 741 Main Street.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
8. Signatures:

*Applicant		John Niederkorn	*Date	8/9/2024
*Property Owner/Authorized Agent		John Niederkorn, Treasurer	*Date	8/9/2024

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$238.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. 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.

Estimated valuation of proposed modification:

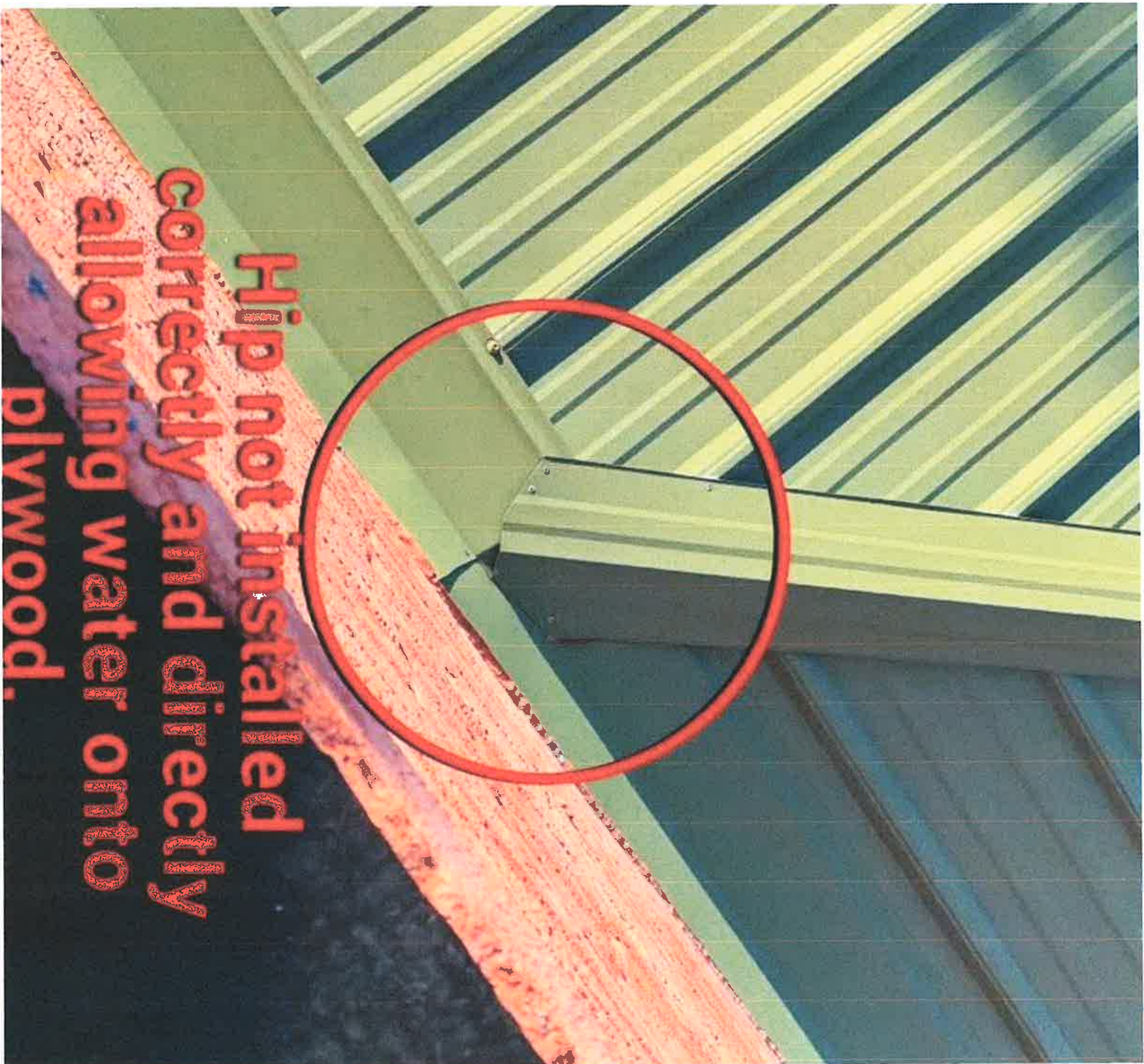
\$6100.00



PERRY PLAYERS



90



**Hip not installed
correctly and directly
allowing water onto
plywood.**



Rick Rooney

Local Route Roofing

(478) 396-3703

office@localrouteroofing.com



Proposal

AUGUST 02, 2024

**Perry Players Community
Theatre**

909 Main Street

Perry, GA 31069

Tuff Rib panel

The TUFF-RIB panel, our most popular product, is unmatched in economy, performance and versatility. It is used mostly in residential applications but can be used for commercial buildings as well. These panels are available in all colors, provide 30" of coverage per panel width, and are custom cut to length. 36" width coverage. 3/4" high ribs spaced 9" apart. Can be installed over open framing or decking/plywood. Gauges: 29ga and 26ga. Finishes: Akzo-Nobel® Paint or bare Galvalume®. Warranty: Painted –

Item

Tuff Rib Panel 29 gauge

Tuff Rib Ridge Metal

Used for Hips & Ridge

Tuff Rib Eave Trim

Measured in LF

#10 x 1 1/2" Screws-50 Year

1" x 4" Wood Strips

To create breathable surface and protect against aging

High Temp Ice & Water

JTS Silicone Sealant

Metal Labor-7/12-10/12

Dump Fee

Initial Fee covers 35 SQ or less, additional charge everything over 35 SQ

Custom Counter Flashing

OSB Decking Replacement

Estimate total

Subtotal

\$5,894.04

Tax

\$200.73

Total

\$6,094.77

Rick Rooney
Local Route Roofing
(478) 396-3703
office@localrouteroofing.com



Summary

All totals include taxes*

Please review and sign the proposal with any notes.

Tuff Rib panel

\$6,094.77

The TUFF-RIB panel, our most popular product, is unmatched in economy, performance and versatility. It is used mostly in residential applications but can be used for commercial buildings as well. These panels are available in all colors, provide 30 of coverage per panel width, and are custom cut to length.36 width coverage. 3/4 high ribs spaced 9 apartCan be installed over openframing or decking/plywood.Gauges: 29ga and 26gaFinishes: Akzo-Nobel® Paint or bare Galvalume®Warranty: Painted –

Customer notes

Perry Players Community Theatre

Date

By signing this document you agree to the statement of works provided by Local Route Roofing and in accordance with any terms described within.

Rick Rooney
Local Route Roofing
(478) 396-3703
office@localrouteroofing.com



Tuff Rib Panel

The TUFF-RIB panel, our most popular product, is unmatched in economy, performance and versatility. It is used mostly in residential applications but can be used for commercial buildings as well. These panels are available in all colors, provide 3' of coverage per panel width, and are custom cut to length.



With a 40 year paint warranty, Tuff-Rib is beautiful, cost effective and durable. Tuff-Rib is available in 20 different colors as well as non-painted Galvalume. We keep a full inventory of trim and accessories in stock. Tuff-Rib is custom cut to the inch using our state of the art roll former, enabling us to offer same or next day service in almost every case. *Georgia orders only

Specifications

- 36" width coverage
- 3/4" high ribs spaced 9" apart
- Can be installed over open framing or decking/plywood
- Gauges: 29ga and 26ga
- Finishes: Akzo-Nobel® Paint or bare Galvalume®
- Warranty: Painted - 40 years, Galvalume® - 25 years
- Minimum roof slope 3:12
- All Colors are Energy Star Rated®



Tuff Rib Panel

Quality

Made with steel coated with a Galvalume® zinc-aluminum substrate, Tuff-Rib is then coated with primer on both sides. A baked on enamel Akzo-Nobel 40 year paint is then applied to the top side, and an off-white protective backer paint applied to the bottom side.

Availability

Because we form all of our metal orders on site directly from the coils, we are usually one or two days out from most orders being completed. Sometimes specific colors may take longer. We can also order in special material for you if we know in advance. Our priority is getting your materials to you as expediently as possible.

Performance

The most popular metal roofing available, Tuff-Rib has earned its place as king of metal roofing. The sturdy ribs have a built in anti-siphon groove, so if water tries to get between the 3/4" ribs, it will drain harmlessly down the groove.

Tuff Rib Panel

Great Color Choices – Cool Chemistry® Technology

We manufacture Tuff-Rib in 20 beautiful designer colors, to make any roof look great. All of our colors are Cool Chemistry® energy efficient colors. This means you will save on energy bills, especially in the summer months.

Cost Effective

Tuff-Rib is proof that you don't have to sacrifice quality to get a great price. We have very competitive pricing on not only Tuff-Rib, but also the trims and accessories that finish it off.

Complete Package

We produce our own trim for Tuff-Rib, and stock a large variety of trims for quick availability. We also stock screws, pipe boots, sealant, vent material, and much more.

Overholt Metal Sales is there to help you, whether you are roofing a small garage, large home, or building of any type. Let us work with you on your project to figure out what you need.



Tuff Rib Color Choices

* Root & Trim

						
Rustic Red	Hunter Green	Hawaiian Blue	Shiny Black	Gray	Old Town Gray	Brite White
						
Crimson Red	Clay	Gallery Blue	Burgundy	Burnished Slate	Forest Green	Charcoal
						
Ivory	Tan	Light Stone	Cocoa Brown	Copper		



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STAFF REPORT

August 22, 2024

CASE NUMBER: COA-0117-2024
APPLICANT: Creative Signs and Design, Inc.
REQUEST: Increase the size of a projecting sign
LOCATION: 805 Commerce Street; Parcel No. 0P0060 086000
APPLICANT'S REQUEST: Install a 15 square foot projecting sign.

STAFF COMMENTS: The updated sign ordinance allows a maximum of six square feet for projecting signs in the downtown district. This is also the maximum area for projecting signs in all zoning districts.

The projecting sign for the Muse Theater across the street is a historic sign and was permitted to be re-established under the prior sign ordinance.

STAFF RECOMMENDATION: Disapproval.

APPLICABLE DESIGN GUIDELINES ATTACHED. Site & Setting: Signs

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
 - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.

(F) *Building design standards.*

- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
- (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
- (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
- (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
- (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
- (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
- (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
- (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

(G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.

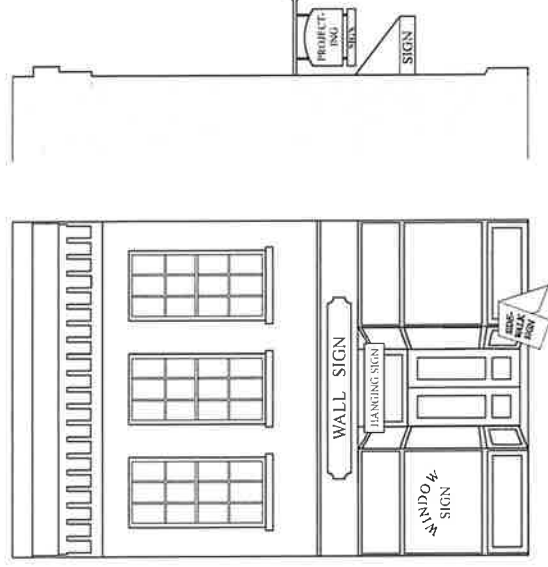


GOAL:

The primary goal is to create signs which both inform the public and compliment the property where they are located.

Actions to achieve the goal:

- ▶ Historic signs should be maintained and preserved
- ▶ Signs must conform to the City of Perry sign ordinance and are to be approved on a case by case basis in the Downtown Development Overlay District (DD) by City Staff.
- ▶ Signs should:
 - a) be limited in number to the minimum necessary for identification purposes,
 - b) use traditional sign locations,
 - c) be of a scale appropriate to the building and the district,
 - d) be painted wood or metal,
 - e) have little ornament or use ornament similar to the style of the building, and
 - f) avoid attachment to roofs or cover architectural details.



Signs refers to permanent signs for business identification, advertisement, and operation.

Glossary terms:

Cast iron front.

A storefront made of glass and pieces of utilitarian and decorative iron cast in easily assembled parts.

Corbeling.

A series of stepped or overlapped pieces of brick or stone forming a projection from the wall surface.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

Recessed panel.

A decorative element that often functions as an area for signage.

Transom.

A small operable or fixed window located above a window or door.

- more terms found in the Glossary, p. 42

Notes/Revisions:

Changes requiring a COA Examples:

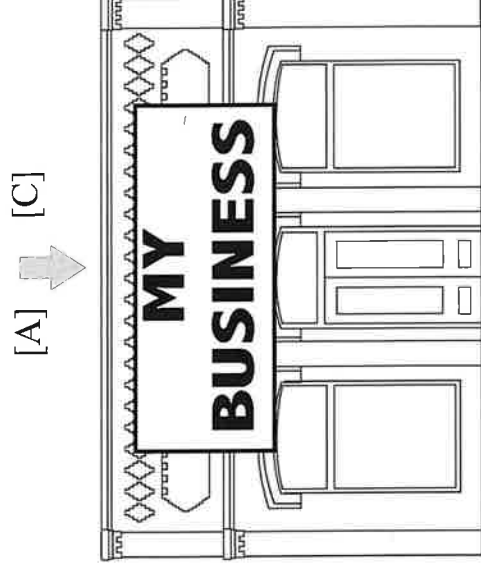
- * Placing a new sign on a building or property.

Changes not requiring a COA Examples:

- * Placing temporary signs such as event, political, or real estate signs (as allowed under the City of Perry sign ordinance).

Common Mistakes

- ▶ Using more than two signs per building.
- ▶ Using internally lit plastic signs.
- ▶ Using unfinished wood, plastic substrate, or plywood signs.
- ▶ Using inappropriately large signs. [A]
- ▶ Using signs with a colonial motif. [B]
- ▶ Covering architectural details such as the cornice. [C]
- ▶ Painting over or stripping historic painted signs.





Where Georgia comes together.

Application # 0117-2024__

Application for Certificate of Appropriateness

Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Creative Signs + Designs, Inc.	Bryan Fountain
*Title	Sign Shop	
*Address	1016 Lake Top Rd., Perry, Ga 31069	
*Phone	478-987-1210	478-955-0823
*Email	creative-signs+perry@phoc.com	

*Property Address	805 Commerce St. Perry, Ga 31069
-------------------	----------------------------------

Project:

New Building _____ Addition _____ Alteration _____ Demolition _____ Relocation _____

*Please describe the proposed modification:

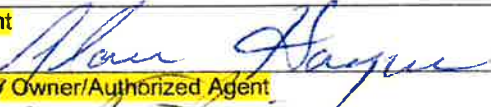
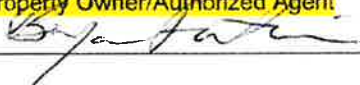
Install a 3'x5' Double side Aluminum Composite Bracket Sign + Frame to exterior wall. The top of the sign will be 11'9" above sidewalk + the bottom of the sign will be 8'9" above the sidewalk.

Instructions

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
 - _____ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
 - _____ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
 - ☒ Detailed drawing(s) or sketch(s) 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, mortar, or other exterior construction materials that will be added to the building, and
 - _____ Other information that helps explain details of the proposal.

Continued on page 2

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm at the Community Development office, 741 Main Street.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
8. Signatures:

*Applicant		*Date	8-16-24
*Property Owner/Authorized Agent		*Date	8/15/24

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$238.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. 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.

Estimated valuation of proposed modification: \$883.00





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STAFF REPORT

August 22, 2024

CASE NUMBER: COA-0118-2024

APPLICANT: S. Phillips Jones, Jr.

REQUEST: Change exterior paint colors

LOCATION: 1139 Macon Road; Parcel No. 0P0020 026000

APPLICANT'S REQUEST: Paint the body of the building Benjamin Moore OC-9 "Ballet White", and trim Benjamin Moore HC-190 "Black".

STAFF COMMENTS: While the proposed colors are not in the approved color palette, black and white have been approved separately and in combination. The adjacent building is painted similar colors

STAFF RECOMMENDATION: Approval

APPLICABLE DESIGN GUIDELINES ATTACHED. Design guidelines do not address color.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
 - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*

- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
- (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
- (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
- (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
- (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
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- (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

(G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.



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Application # COA #0118-
2024

Application for Certificate of Appropriateness

Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	S. Phillips Jones Jr	1139 Macon Rd LLC
*Title	Managing Member	
*Address	556 3rd St Macon GA 31201	Same
*Phone	478 719 5689	Same
*Email	phillips@vssga.com	Same
*Property Address	1139 Macon Rd	

Project:

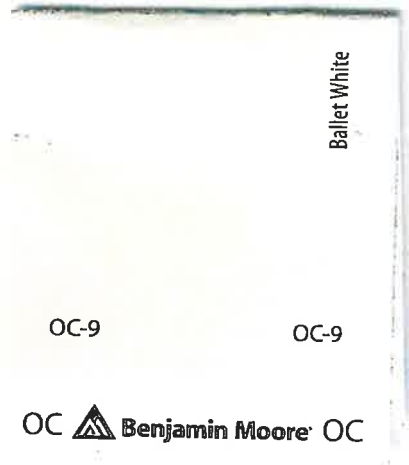
New Building _____ Addition _____ Alteration ☒ Demolition _____ Relocation _____

*Please describe the proposed modification:

We would like to change the exterior color from blue to a shade of white. The trim will be black instead of various colors. White shade: Benjamin Moore "Ballet White" OC-9
Black shade: Benjamin Moore "Black" HC-190

Instructions

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
 - _____ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
 - _____ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
 - _____ Detailed drawing(s) or sketch(s) 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, mortar, or other exterior construction materials that will be added to the building, and
 - _____ Other information that helps explain details of the proposal.





Where Georgia comes together.

STAFF REPORT

August 26, 2024

CASE NUMBER: COA-0120-2024
APPLICANT: Kelly M. Gordon
REQUEST: Change exterior paint colors, Replace doors, Alter columns
LOCATION: 815 Carroll Street; Parcel No. 0P0010 008000

APPLICANT'S REQUEST: Paint the body of the building "Drop Cloth" (brand not identified), trim "Pointing" (brand not identified), shutters Benjamin Moore "Chelsea Gray", and doors "Calluna" (brand not identified). Replace doors on Carroll and Ball Streets with $\frac{3}{4}$ glass wood doors and increase the thickness of the columns. Install a planter adjacent to the building and bistro tables along both street fronts.

STAFF COMMENTS: The proposed colors are not in the approved color palette. The colors are white to neutral. The door color is a very pale lavender. The proposed doors are more appropriate to the commercial character of the building than the existing ones. Increasing the thickness of the columns is more appropriate than the existing ones. No issues with the planter and tables, provided adequate pedestrian access is maintained along the sidewalks.

STAFF RECOMMENDATION: Approval

APPLICABLE DESIGN GUIDELINES ATTACHED. Rehabilitation – Doors; Rehabilitation – Details; Design guidelines do not address color.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
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- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
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 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.

- (3) **Parking.** Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
- (4) **Courtyards and outdoor spaces.** Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.

(F) *Building design standards.*

- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
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- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.

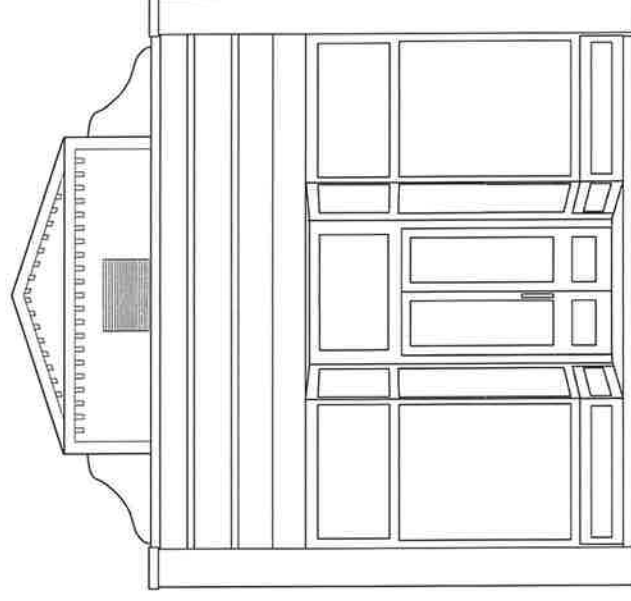


GOAL:

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

Actions to achieve the goal:

- ▶ Maintain and preserve historic doors and surrounding features.
- ▶ Repair damaged portions of historic doors rather than replacing the door in total.
- ▶ Historic doors damaged beyond repair should be replaced with doors that match in material and design.
- ▶ Maintain the historic door placement on the facade including entrances to upper floors.
- ▶ Replace non-historic doors with a replication of the historic door (if documentation exists) or a design typical for the age of the building.



Doors refers to entrances into the building including the doorway and features around the doorway. (see also *Storefronts*, p. 30)

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%.

Facade.

The front elevation or “face” of a building.

French door.

A door made of many glass panes, usually used in pairs and attached by hinges to the sides of the opening in which it stands.

Mullion. A heavy vertical divider between windows or doors.

Pediment.

A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Surround.

An encircling border or decorative frame, usually around a window or door.

Transom.

A small operable or fixed window located above a window or door.

- more terms found in the *Glossary*, p. 42

Notes/Revisions:

Changes requiring a COA Examples:

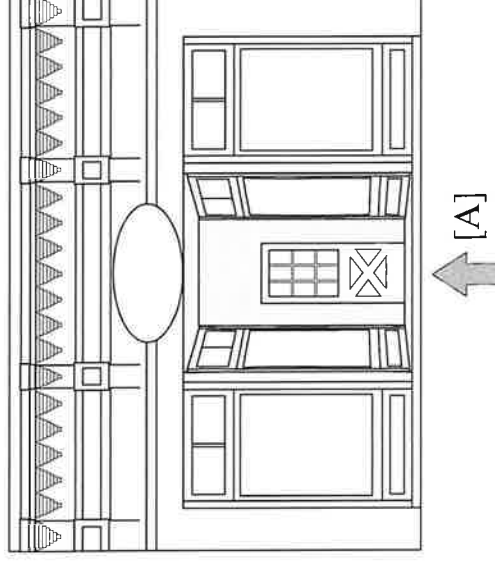
- * Removing and replacing doors.
- * Filling in existing door openings.
- * Adding new door openings.
- * Adding new storm /screen doors.

Changes not requiring a COA Examples:

- * Repairing damaged portions of existing doors.
- * Weather-stripping, caulking, painting and other general maintenance.

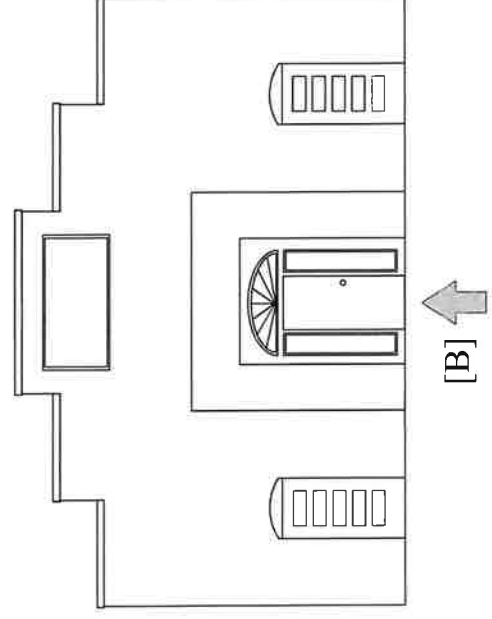
Common Mistakes

- ▶ Replacing viable (deteriorated but repairable) historic doors with new doors, even similar looking doors.
- ▶ Using a door with a residential appearance. [A].



- ▶ Adding or removing doors on the facade.

- ▶ Adding sidelights, transoms, fanlights, or other features where none existed before. [B]

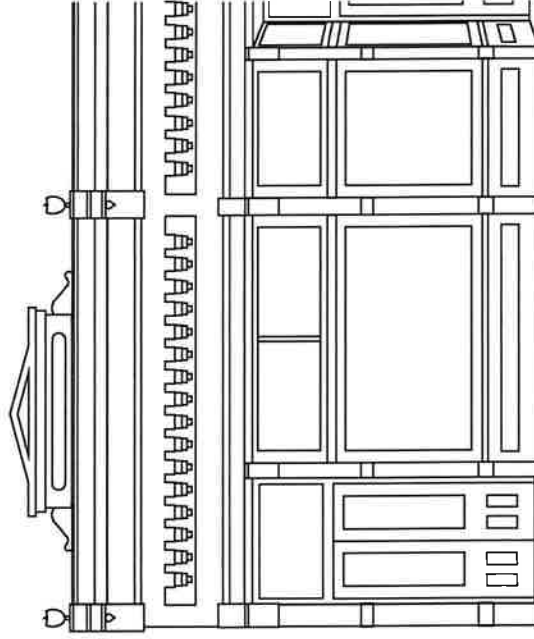


GOAL:

The primary goal is to maintain detail elements typical to commercial buildings, many of which impart a specific architectural style.

Actions to achieve the goal:

- ▶ Maintain and preserve historic details.
- ▶ Replace damaged details with details of matching material and matching design.
- ▶ Restore missing details when documentation of those elements are available.



Details refers to those components on the exterior of the building which serve to embellish the structure. Details are often related to a specific architectural style.

Glossary terms:

Bracket.

A decorative support feature located under eaves or overhangs.

Capital.

Topmost member of a column or pilaster.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

Dentil.

One of a series of small, square, tooth or block-like projections forming a molding.

Documentation.

Evidence of missing elements or configurations of buildings such as architectural plans, historic photographs, or “ghosts” of missing elements.

Pilaster.

A pier attached to a wall, often with capital and base.

- more terms found in the *Glossary*, p. 42

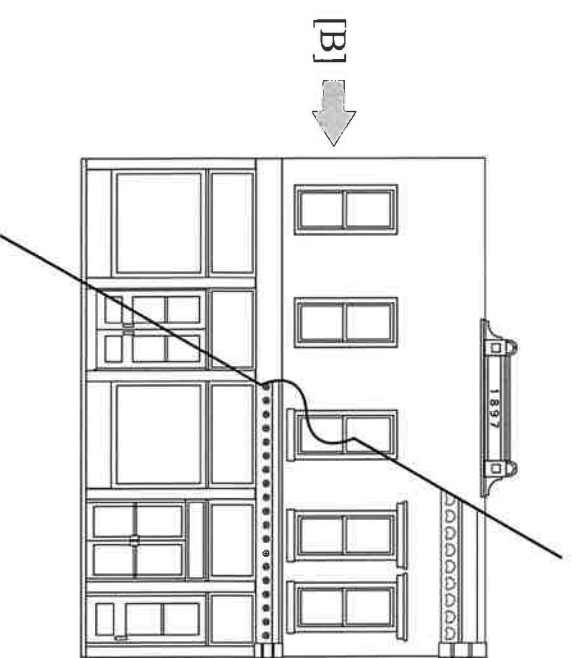
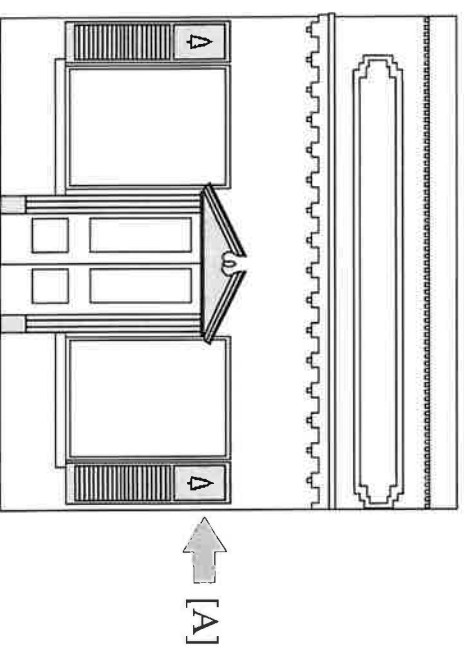
Changes requiring a COA

Examples:

- * Removing architectural details.
- * Adding architectural details.

Common Mistakes

- ▶ Adding architectural details where none existed before. [A]
- ▶ Removing details from a building. [B]
- ▶ Adding shutters which do not fit the windows. [A]
- ▶ Using stock, out of scale, details rather than matching the original details.



Changes not requiring a COA

Examples:

- * Repairing architectural details.
- * Repainting architectural details.



Where Georgia comes together.

Application # COA#
0120-2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Kelly M. Gordon	Kelly M. Gordon
*Title	Owner	Owner
*Address	1019 Ball Street Perry, GA 31069	1019 Ball Street Perry, GA 31069
*Phone	843-819-0888	843-819-0888
*Email	kelly@masseygordon.com	kelly@masseygordon.com

*Property Address 815 Carroll Street

Project:

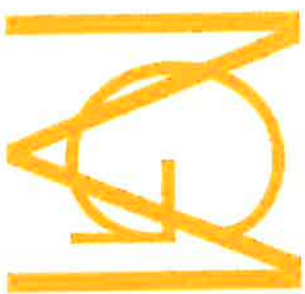
New Building ☐ Addition ☐ Alteration ☒ Demolition ☐ Relocation ☐

*Please describe the proposed modification:

Paint the exterior of 815 Carroll Street.
Add two new doors to the 815 Carroll Street entrance and the Ball Street entrance.
Redo Columns so they are to scale of building.

Instructions

- A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
- Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
- The application may be submitted to the Community Development office or online.
- The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
- *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
 - ☒ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
 - ☒ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
 - ☐ Detailed drawing(s) or sketch(s) 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, mortar, or other exterior construction materials that will be added to the building, and
 - ☒ Other information that helps explain details of the proposal.



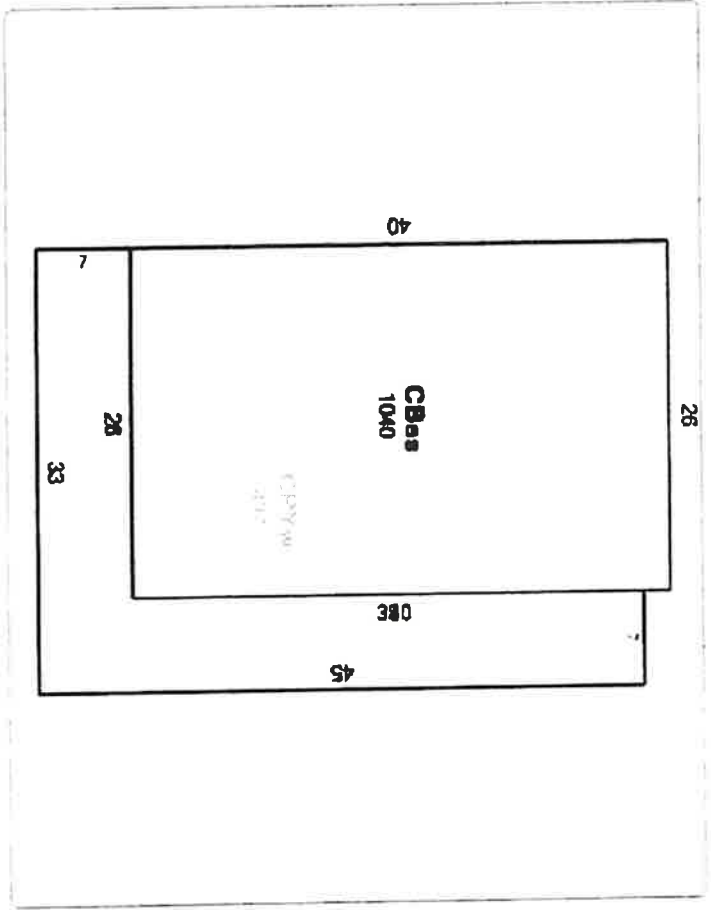
MASSEY GORDON

815 Carroll Street



MASSEY GORDON

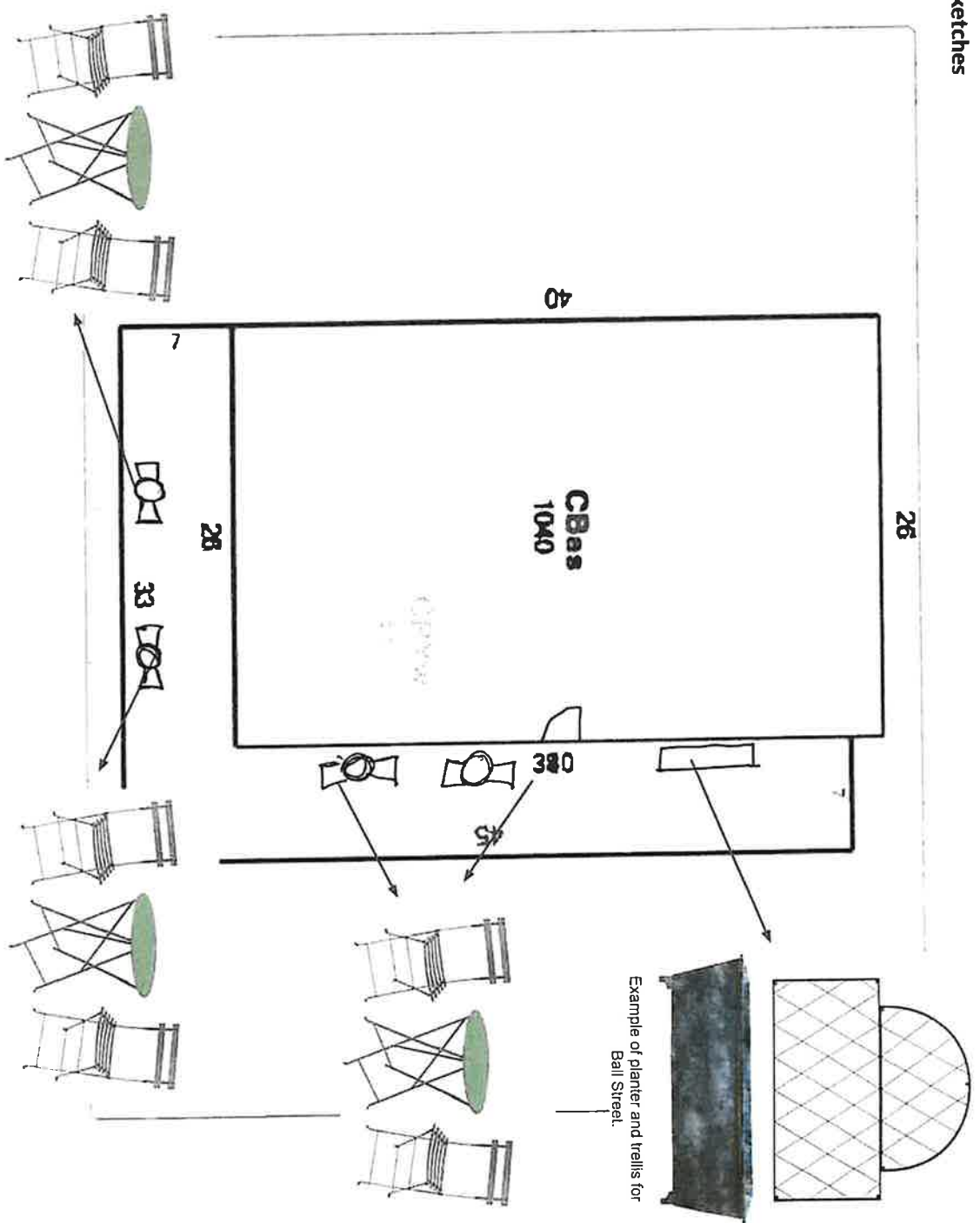
Sketches





ASSEMBLY GROUND

Sketches





Pointing



Calluna



Calluna



NOV 11 2003

Shutter

Chelsea Gray (HC-168)
Benjamin Moore

No. 270

Calluna

Doors

HC-168

Chelsea Gray

No. 283

Drop Crown

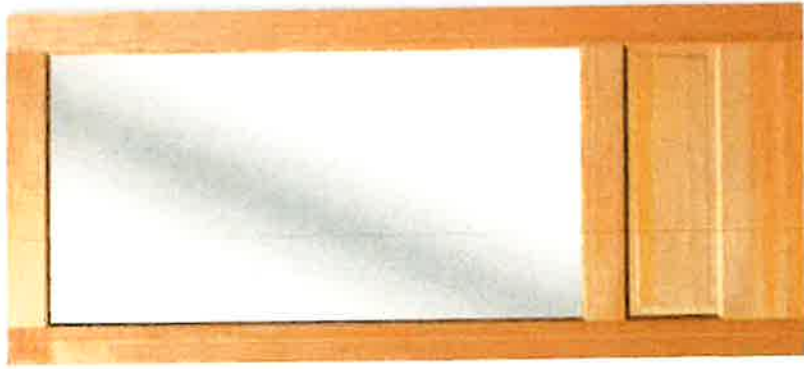
Building Color

No. 2003

Pointing

Trim Color

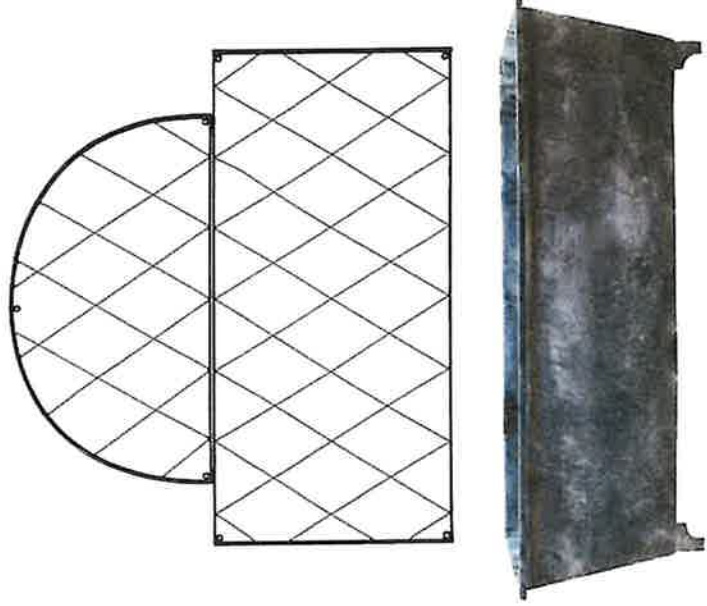




New Door Style



Update Columns so they are to scale of building.



Example of planter and trellis for Ball Street.



Example of cafe table and chairs for Carroll Street.



Where Georgia comes together.

STAFF REPORT

August 26, 2024

CASE NUMBER: COA-0121-2024

APPLICANT: Heather Anderson

REQUEST: Remove brick planters

LOCATION: 725 Commerce Street; Parcel No. 0P0060 078000

APPLICANT'S REQUEST: Remove the brick planters attached to the front of the building.

STAFF COMMENTS: The building is not historically significant. The planters are inconsequential architecturally and actually block the storefront.

STAFF RECOMMENDATION: Approval

APPLICABLE DESIGN GUIDELINES ATTACHED. Rehabilitation – Details.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
 - (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*
 - (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
 - (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.

- (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
- (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
- (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
- (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
- (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
- (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.

(G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic losses. These structures require approval by the administrator, subject to section 4-5.

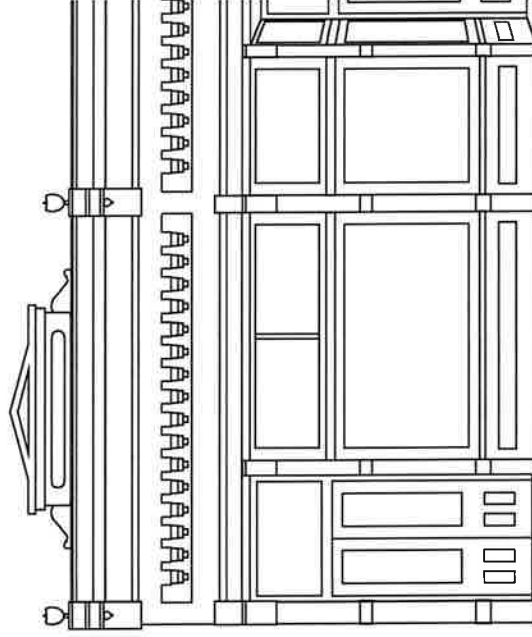


GOAL:

The primary goal is to maintain detail elements typical to commercial buildings, many of which impart a specific architectural style.

Actions to achieve the goal:

- ▶ Maintain and preserve historic details.
- ▶ Replace damaged details with details of matching material and matching design.
- ▶ Restore missing details when documentation of those elements are available.



Details refers to those components on the exterior of the building which serve to embellish the structure. Details are often related to a specific architectural style.

Glossary terms:

Bracket.

A decorative support feature located under eaves or overhangs.

Capital.

Topmost member of a column or pilaster.

Cornice.

The uppermost, projecting part of an entablature, or feature resembling it.

Dentil.

One of a series of small, square, tooth or block-like projections forming a molding.

Documentation.

Evidence of missing elements or configurations of buildings such as architectural plans, historic photographs, or “ghosts” of missing elements.

Pilaster.

A pier attached to a wall, often with capital and base.

- more terms found in the *Glossary*, p. 42

Changes requiring a COA

Examples:

- * Removing architectural details.
- * Adding architectural details.

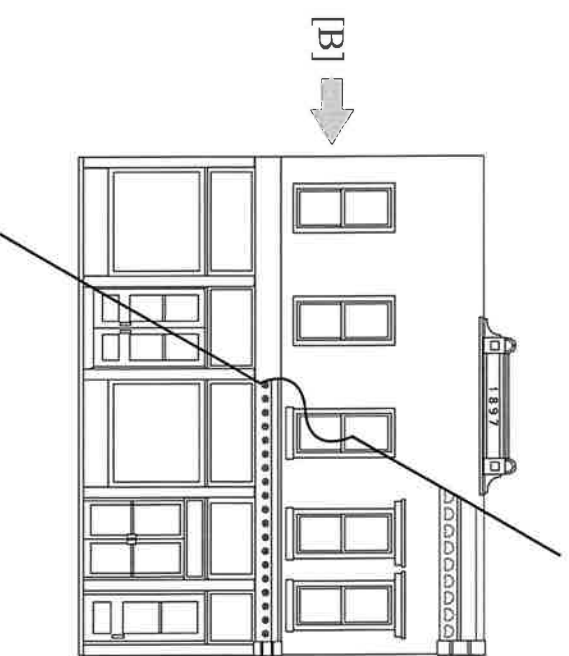
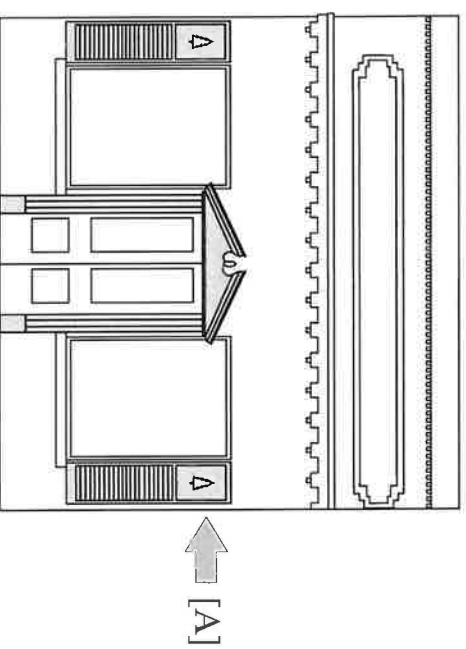
Changes not requiring a COA

Examples:

- * Repairing architectural details.
- * Repainting architectural details.

Common Mistakes

- ▶ Adding architectural details where none existed before. [A]
- ▶ Removing details from a building. [B]
- ▶ Adding shutters which do not fit the windows. [A]
- ▶ Using stock, out of scale, details rather than matching the original details.





Where Georgia comes together.

Application COA 0121-2024

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Heather Anderson	Charlie Anderson
*Title	Tenant	Owner
*Address	1601 Tucker Rd, Perry, GA 31069	604 Regatta Dr
*Phone	347-495-9416	Byron, GA 31008
*Email	FiberFoundryLLC@gmail.com	dod1984@yahoo.com

*Property Address 725 Commerce Street, Perry, GA 31069

Project:

New Building _____ Addition _____ Alteration ☒ Demolition _____ Relocation _____

*Please describe the proposed modification:

The proposal is to remove the brick planter boxes in front of the building at 725 Commerce Street, Perry, GA 31069. There are currently bushes in the planters and they are causing significant damage to the brick planter. Below the planters is concrete, so there is no place for the root system to go. The other concern with the roots from the bushes are that they could cause damage to the building itself which would create a structural issue. Once the planters are removed, our plan is to use the concrete as our walkway from the parking lot. The area behind the planters is the same brick, so it would not cause a significant visual difference from the street.

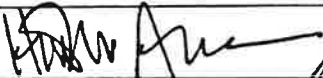

Instructions

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
 - _____ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
 - _____ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
 - _____ Detailed drawing(s) or sketch(s) 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, mortar, or other exterior construction materials that will be added to the building, and
 - ☒ Other information that helps explain details of the proposal.

Continued on page 2

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm in Community Development office, 741 Main Street.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

8. Signatures:

*Applicant 	*Date 8-23-24
*Property Owner/Authorized Agent 	*Date 8/23/24

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$226.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. 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.

Estimated valuation of proposed modification: _____

Photos of the front of the building and current damage that is visible.

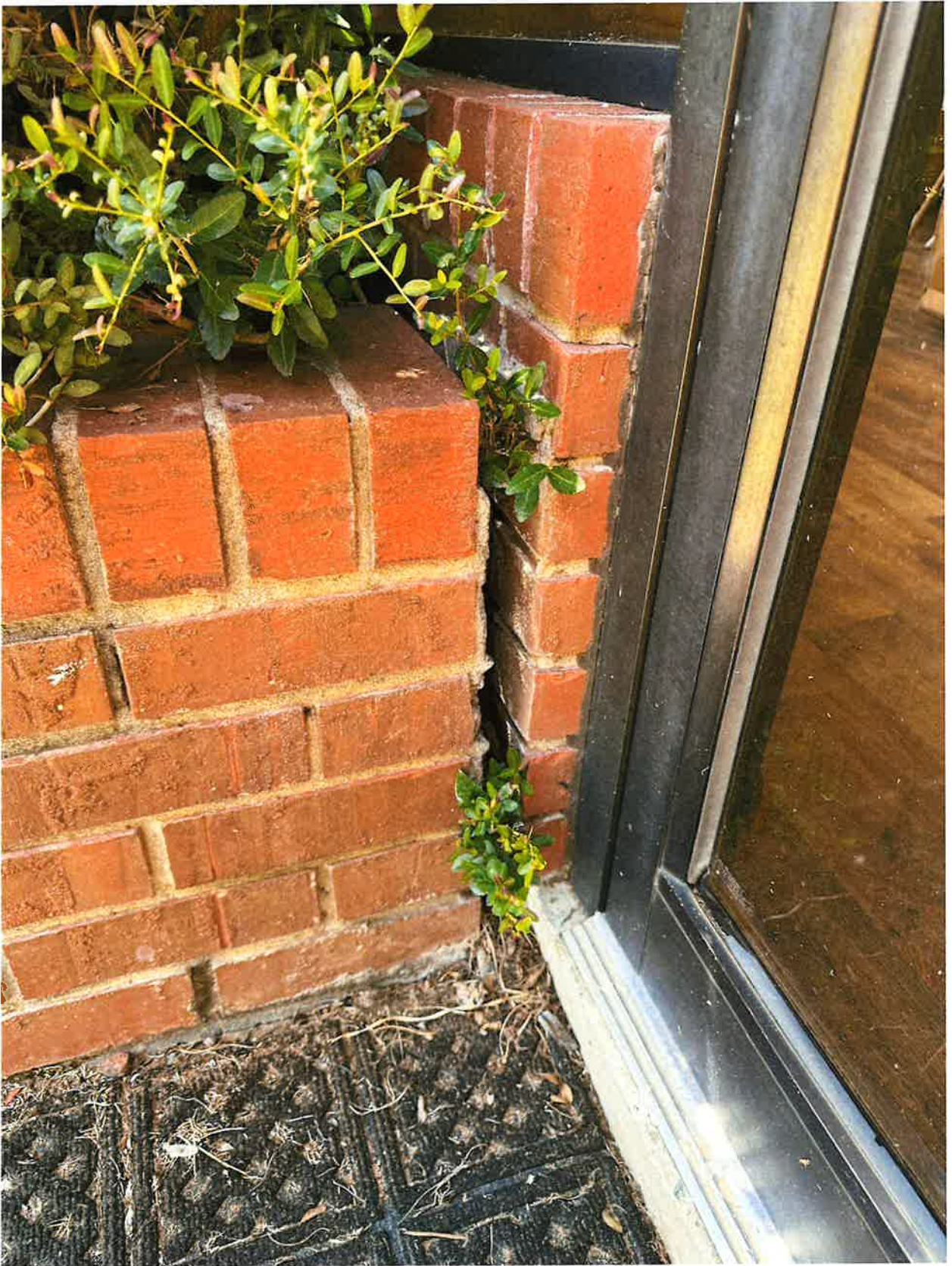










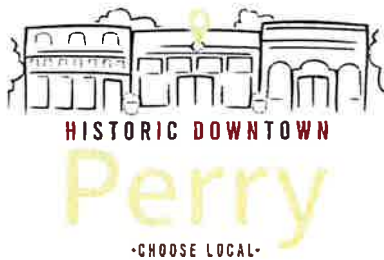












Perry Main Street Advisory Board

Downtown Development District Façade Grant Program Application

Date: 8/20/24 (Please, print your information and use blue or black ink.)

Name of Applicant: S. Phillips Jones

Property Owner: 1139 Macon Rd LLC (landlord)

Name of Business: Spa Medical Perry (tenant)

Business Physical Address: 1139 Macon Rd

Applicant's Mailing Address: 556 3rd St, Macon GA 31201

Phone Number(s): 478 719 5689

Email Address: phillips@vssga.com Web Address: www.spamedical.com

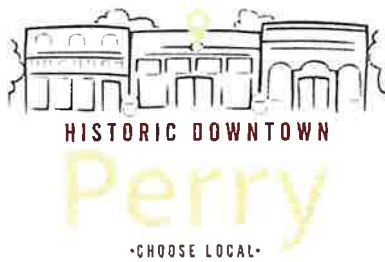
Description of Façade Improvement Project: We are repainting the exterior with a shade of white with black trim.

Why/How will the proposed improvement project enhance your business and contribute to the architectural significance, character, and sense of place in Downtown Perry?

The change in color will enhance the building's appearance with a more clean and polished look. The current color selection is all over the map with blues, greys, earth tones, whites, and blacks.

Project Start Date: 10/01/2024

Project Completion Date: 11/30/2024



Estimated Total Project Cost - Attach estimate(s): \$ 7,000

Amount Requested: \$ 1,000

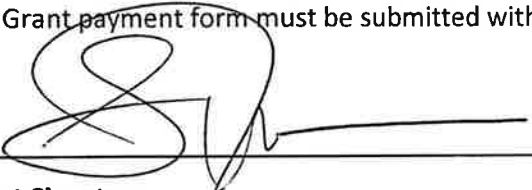
Do you have the funds available to complete the project? Yes ☒ No ☐

Have you applied for a Facade Grant before? Yes ☐ No ☒

If yes, was the grant awarded? Yes ☐ No ☐

If yes, what amount were you awarded? \$

- If applicant does not own the property, a **letter from the property owner** authorizing the applicant to make the proposed improvements or **joint application with the property owner** is required.
- Upon completion of all work, photographs of the final project must be submitted in order to receive final payment from the Facade Grant Program.
- Completion and approval of the grant application does not guarantee that the proposed project will receive grant funding.
- The Perry Main Street Advisory Board must review and approve all plans prior to project start date or before any work begins on the structure.
- Applicants must have received a Certificate of Appropriateness (COA) for the project for which grant funds are sought.
- Please see attached information regarding the Facade Grant Program and Eligibility Requirements.
- As a condition of receipt of the grant funds, applicant commits to maintain the grant-funded project improvements and the Perry Main Street Advisory Board's investment.
- Grant payment form must be submitted within 60 days of project completion.

 8/20/24
Applicant Signature Date

All Facade Grant Program applications must be completed and submitted to the City of Perry, Downtown Manager at:

Alicia Hartley, Downtown Manager
478-988-2730
Alicia.hartley@perry-ga.gov

City of Perry
1211 Washington Street
Perry, GA 31069

Adder:

- Add \$ \$7,700.00 to base price if desired to repaint outside walls and trim

Other General Conditions and Agreements:

- Should unsuitable materials or hazardous materials be discovered during construction, it shall be the owner's responsibility, and at the owner's expense to completely deal with the removal, cleanup, and improvements.
- Owner to supply power and water during construction

Exclusions:

- **No data wiring / cameras / or security**
- **No furniture or décor installed.**
- **NO outside work or outside permitting.**
- **No work in existing restroom**

Payment Terms:

- A twenty (20%) percent down payment at signing of contract
- Monthly progress payments will be submitted to the Owner by the last business day of the month and paid by the owner to the Contractor by the 7th day of the new/ following month.
- Final payment will be submitted upon completion of final punch list and paid by owner within 10 days of completion.

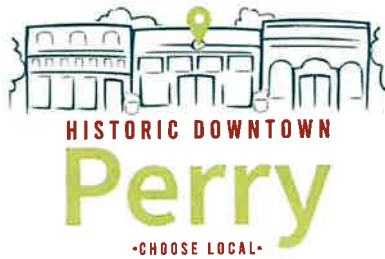
McWright LLC is pleased to submit this proposal for construction. We welcome the opportunity to answer any question you may have and to demonstrate our proposal costs more thoroughly to you.

Please contact me for any assistance.

Signature below indicates agreement and execution of this contract as proposed.

X

Matthew McMillian
McWright, LLC



Perry Main Street Advisory Board
Downtown Development District Façade Grant Program Application

Date: 8.22.2024 (Please, print your information and use blue or black ink.)

Name of Applicant: Kelly M. Gordon

Property Owner: Kelly M. Gordon

Name of Business: Massey Gordon Design LLC

Business Physical Address: 815 Carroll Street Perry, GA 31069

Applicant's Mailing Address: 1019 Ball Street Perry, GA 31069

Phone Number(s): 843.819.0888

Email Address: kelly@masseygordon.com Web Address: masseygordon.com

Description of Façade Improvement Project: _____

Paint exterior building, trim, columns, shutters, and paint ceiling of coverage walkway.

New Doors: Carroll Street Door and Ball Street Door

Redo Existing Columns so they are to scale of building.

Why/How will the proposed improvement project enhance your business and contribute to the architectural significance, character, and sense of place in Downtown Perry? _____

This building sits on the corner of Carroll & Ball Street which is a major focal point and part of our main street

community. The above improvements will bring a fresh exterior to this historic building.

Project Start Date: 9.6.2024

Project Completion Date: 12.6.2024

Hammer Nail Construction, LLC
4501 Russell Parkway / Suite 22
Warner Robins, GA 31088
David N Bowden 478-235-1296



August 22, 2024

Massey Gordon Design
1019 Ball Street
Perry, GA 31069

Exterior Work detail and estimate for 815 Carroll Street:

Build out of 6 existing columns -

Add 1X8 hardi-board facings around existing columns along with base style molding and poly 5" crown at header. All products or either cement board or PVC for the trim so no rotting will occur.

Strip off the trim from existing columns, rebuild all 4 sides with 1X8 hardi.

Fashion a base molding from the 1X8 per customer's specs and add 5" pvc crown mold to complete. Prep completely and paint to finish.

Total for labor and all materials needed

6 @ \$590.00

\$3,540.00

Prep and paint full building (stucco and tongue and groove overhang) =

Pressure wash and prep all exterior areas

Caulk and prime as needed.

2-coat all exterior surfaces per customer's color choices

Total for labor and all materials needed

\$5,100.00

Total for all exterior work as requested

\$8,640.00

Thank you,

David Bowden

Thanks for trusting us at HNC with your home

Upshaw Construction LLC
631 S Houston Lake Rd
Suite 300
Warner Robins, GA 31088
US
+14782563284
jbryanupshaw@Gmail.com
<http://www.upshawconstruction.com/>

Estimate 1777



ADDRESS Massey Gordon Design LLC	DATE 07/22/2024	TOTAL \$3,214.76	

JOB
815 Carroll Street

DESCRIPTION	AMOUNT
2 doors: 30x70 3/4 lite door w jamb and threshold	2,414.76
2 labor: Removal of existing & Installation of new doors	800.00
TOTAL	\$3,214.76

THANK YOU.

Accepted By

Accepted Date