

Historic Preservation Commission
Minutes - June 10, 2025

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

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

Guests: Ellie Loudermilk, Dave Corson, and Trey Moody
3. Citizens with Input – None
4. Approval of the Agenda – Commissioner Beroza motioned to approve as presented; Commissioner Sanders seconded; all in favor and was unanimously approved.
5. Approval of Minutes – May 13, 2025, meeting – Commissioner Hubbard motioned to approve as presented; Commissioner Beroza seconded; all in favor and was unanimously approved.
6. Announcements – Chairman Griffin referred to the notices as listed.
 - a. Procedures for Public Hearings
 - b. Please place cell phones in silent mode
7. Old Business - None
8. New Business
 - a. Preliminary comments – 921 Carroll Street and 910-A Commerce Street façade modifications

Mr. Wood advised the Main Street Advisory Board (MSAB) heard the COA application for 921 Carroll Street which was to remove the roof and dormers and exploratory demolition as it is unknown what is behind the façade and it's current condition. Once this is done it will be determined on how to proceed; MSAB recommended removing and going back to the original façade if possible. The façade from past historical photos appears to have been installed in the 1980's/90's. For 910A Commerce Street MSAB approved exploratory demolition of the façade and removal of the mansard columns. Mr. Wood advised once the exploratory demolition and course of action is decided the Mr. Trey Moody, the property owner will bring back to the Commission for a formal COA review; what is being requested today is the Commission's preliminary non-binding comments/recommendations.

Mr. Moody desires to make the properties better and unfortunately does not know what is behind the façade, hoping that it is brick in good condition and be able to bring back a more historical look; does not want an awning, will redo the front entry stoop, remove the columns; unfortunately the tree directly in front of 921 Carroll Street provides shade and moisture, which has damaged the façade, which he knows was done maybe 20 years ago and any replacement will be with something that is moisture/rot resistant. For 910A Commerce Street, could not find any historical data, but there is wing piece that is deteriorated and nearly falling off, which is a safety hazard. The end columns will remain as that is where the electrical service masts are, will square the roof and close in the opposite end and have it match the other and will do some type of delineation of the two spaces. Mr. Wood advised MSAB also approved exploratory demolition on this property as well.

Commissioner Sanders is pleased the properties are being rehabbed and if they have to do the Williamsburg façade would like to see in-kind materials and no metal. Commissioner Taylor inquired if the city could trim the tree; Mr. Moody advised the request has not been made, but where the transom window is, which is where a sign would go, you would not be able to see because of the tree. Commissioner Beroza inquired if the façade would be straightened; Mr. Moody advised it would be and agreed with the exploratory demolition and asked if as much of the original material could be rehabbed if possible; Chairman Griffin agreed with this as well.

Commissioner Sanders motioned to approve exploratory demolition; Commissioner Hubbard seconded; all in favor and was unanimously approved.

9. Other Business

a. Reflections on Past Accomplishments

Mr. Wood provided maps of the three districts established, which encompasses 241 properties, the establishment of processes, procedures, and design guidelines, as noted accomplishments since the Commission's inception.

Commissioner Sanders inquired if new history is found on a property how can the reports of designation be updated. Mr. Wood advised he will do some research and confer with DCA as they should be able to easily do and suggested an index page for updates.

b. Discussion of Future Activities

Commissioner Sanders inquired if individual properties could be designated as historic such as: Sinclair Station, Perry Area Historical Society, Evergreen Cemetery and Perry Events Center. She noted they are all owned by the city. Mr. Wood advised he would bring to Council and report back.

Commissioner Sanders inquired about historic markers such as those noting you are entering into the city limits for the districts. Mr. Wood advised the historical society installed street signs in the districts, although they do not state which district.

Commissioner Sanders asked if the downtown kiosk could be updated to show the designated historic district and include the QR code for the historic tour and removal of businesses (Walgreens, New Perry Hotel)

Commissioner Sanders asked if a resource list, which she and Commissioner Taylor have been working on, could be posted online; Mr. Wood advised it could be with a disclaimer as the city does not make recommendations.

Commissioners Sanders inquired if an educational meeting for citizens/realtors could be done; the Commission concurred with this.

Chairman Griffin for future districts to do one at a time. Mr. Wood suggested Andrew/Smoak and Old Field. With regard to Old Field, it is a significant historic African American neighborhood, however, concerned there may not be many historic structures remaining. Commissioner Taylor advised she will do some research as there most likely other areas who have dealt with the same situation.

c. Commission comments and questions – None

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:58pm.

Approved 07.08.25