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**Historic Preservation Commission Agenda**

Tuesday, August 13, 2024– 6:00 pm

Council Chambers, City Hall, 808 Carroll Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Announcements
  - a. Please place cell phones in silent mode.
5. Approval of the Agenda
6. Approval of Minutes – July 9, 2024 regular meeting and July 18, 2024 special called meeting
7. Old Business – None
8. New Business
  - a. Preliminary Comments – 705 Washington Street
  - b. Report of Designation – Downtown Historic District
9. Other Business
  - a. Election of Chair and Vice Chair
  - b. Commission questions or comments
10. Adjournment

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

(478) 988-2720

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

Historic Preservation Commission  
Minutes - July 9, 2024

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

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

Chairman Moore refereed to the announcement as listed and read the procedures for public comment before the Commission and noted the Commission has no jurisdiction over the New Perry Hotel.

3. Citizens with Input

Catilin Mee – requested clarification on ordinance and the designation of the New Perry Hotel as a historic designated property and the demolition of the structure.

Cathy Compton – voiced concern with the demolition of the New Perry Hotel and why it was not already in a historic district and were there any other options to preserve or move it.

Chairman Moore responded and advised the Commission as ordained by Council and charged with establishing historic districts began with the Washington-Evergreen area, that took nearly a year to complete, as there is a process in place, which includes compiling data, review by the state, approval by Council and the same process is currently being undertaken for the downtown area, which already had in place design guidelines through the Main Street Advisory Board's Certificate of Appropriateness process. Commissioner Sanders commented the property has been sold four times and each time it has been financially unviable to rehabilitate. Mr. Wood also noted the demolition permit has not been issued and the owner is working on asbestos abatement as required by state law.

Andrea Mehefko – encouraged developers and owners to maintain the exterior of properties to have thriving commercial development and look at areas outside of Perry in metro Atlanta for success, as well consider using major brand hotels for rehab.

4. Announcements – Chairman Moore made announcement at beginning of meeting
  - a. Please place cell phones in silent mode.
5. Approval of the Agenda – Commissioner Beroza motioned to approve as submitted; Commissioner Sanders seconded; all in favor and was unanimously approved.
6. Approval of Minutes – June 11, 2024, meeting

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

7. Old Business – None
8. New Business

a. Public Hearing

- i. **COA-0078-2024.** Addition to house located at 901 Washington Street. The applicant is James Holloway.

Mr. Wood advised the applicant proposes to construct an 8' X 18' addition to the north side of the existing house. The roof of the addition will be an extension of the roofline of the existing house. Hardi-plank siding will be painted to match the existing house. An existing window, removed to create access to the addition from the existing house, will be installed on the front-facing wall of the addition. The foundation of the addition will be brick matching the existing building, taken from a privacy wall to be removed. Mr. Wood further noted, while located on the side, the proposed addition will be set back approximately 27 feet from the front elevation of the existing building. The existing building is clad in aluminum lap siding. The proposed materials are consistent with existing. The proposed addition appears to comply with the applicable design guidelines. Additionally, existing Camilla shrubs will limit visibility of the addition from the street.

Chairman Moore opened the public hearing at 6:21pm and called for anyone in favor of the request. The applicant, Mr. Holloway, had nothing further to add, but advised it will not be able to be seen from the street. Chairman Moore called for anyone opposed; there being none the public hearing was closed at 6:22pm.

Commissioner Sanders complimented Mr. Holloway on his plan and Commissioner Griffin appreciated the reuse of the window.

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

9. Other Business

a. Downtown Historic District discussion

Mr. Wood in continuous discussions from the past few months regarding to expansion of the current proposed downtown district provided and updated map depicting the boundary with possible contributing, likely non-contributing, and buildings 50 years or older for discussion. The red map outline show the original boundary proposed and those to include per direction from the City Manager. In the expanded boundary 61 would be non-contributing and 13 contributing. Mr. Wood advised he had spoken with the Mayor and was asked to have the Commission consider what was appropriate for the district. Mr. Wood noted the ordinance in place provides the guidelines and the state comments are not binding, but the Commission should consider the original core and does it represent what the ordinance states. On discussion and conclusion, it was the consensus of the Commission to include the 700 block of Carroll, Commerce Street to Main Street.

b. Commission questions or comments – None

10. Adjournment: there being no further business to come before the board the meeting was adjourned at 6:42pm.

Historic Preservation Commission  
Minutes Special Called Meeting  
July 18, 2024

1. Call to Order: Commissioner Griffin called the meeting to order at 6:07pm.
2. Roll Call: Commissioners Beroza, Griffin and Taylor were present. Chairman Moore and Commissioner Sanders were absent.

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

Guests: Richard & Joann Thigpen

3. Citizens with Input – None
4. Announcements – Commissioner Griffin reference to the announcement as listed.
  - a. Please place cell phones in silent mode.
5. Approval of the Agenda – Commissioner Taylor motioned to approve as submitted; Commissioner Beroza seconded; all in favor and was unanimously approved.
6. Old Business – None
7. New Business
  - a. Public Hearing
    - i. **COA-0095-2024.** Construction of a fence and accessory structure at 711 Washington Street. The applicant is Richard Thigpen.

Mr. Wood advised the applicant asks for approval of the 6-foot-tall, wood privacy fence previously installed, and to construct an 8' X 20' accessory building. The accessory building will be located near the northwestern rear corner of the property and will be clad in T-111 vertical wood siding, painted to match the house, with a metal roof also matching the roof color of the house. Windows and the front-facing door will be similar to the photograph included in the application. The property is a non-contributing property in the Washington-Evergreen district. The goal of the applicable design guideline is “to preserve historic outbuildings and to pattern new outbuildings after historic examples.” To achieve this goal “New outbuildings should use traditional placement behind the rear wall of the house, should not be attached to the house, should not be out of scale with the house, and should use materials and design compatible with the house when within public view.” The guideline also allows modern design and construction when the outbuilding is located directly behind the house. Because of its location near the rear of the property, existing trees, and the privacy fence, only the front gable of the proposed structure will likely be visible from the street. The proposed outbuilding appears to comply with the applicable design guideline. Regarding the fence, the goal of the applicable design guideline is to maintain the pattern of open and enclosed spaces found within the historic district. New fences should be placed behind the façade line of the house; privacy fences should be at or



behind the rear elevation, use appropriate design for the district and the house; use traditional materials; and may be up to 8' tall in the rear yard. The drawing of the acceptable locations for various fence types indicates privacy fences may extend forward of the rear elevation by some distance. The fence appears to comply with the design guideline.

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

Commissioner Griffin opened the public hearing at 6:10pm and called for anyone in favor of the request. The applicant, Mr. Richard Thigpen, advised he was unaware of the historic district requirements and he had not intention of deception in putting up the fence. He appreciated Mr. Wood's assistance in the process and has other plans for the property which will be a back porch and an additional accessory structure and now that he understands the requirements he will adhere to them and thanked the Commission for calling the meeting. Mr. Thigpen also inquired how property owners are notified they are in the district as when checking the tax assessor site it was not noted. Mr. Wood advised we are working with the county to make that notification on the tax assessors' site and working with realtors and may want to consider sending a yearly reminder to property owners.

Commissioner Griffin called for anyone opposed; there being none the public hearing was closed at 6:20pm.

Commissioner Beroza inquired if the slope of the accessory structure would match the house; Mr. Wood advised it would at a 90 degree angle.

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

8. Other Business

- a. Commission questions or comments – None

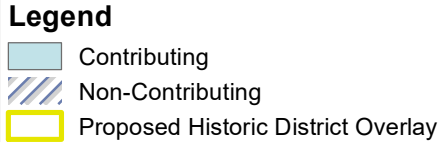
9. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:27pm.

705 Washington Street  
0P0040 058000

Contributing  
HT-P-119



1. Unknown
2. 1920
3. Craftsman - elements
4. Craftsman character, exposed rafter tails. Good integrity. contributes to neighborhood development pattern.
5. Vinyl siding, vinyl replacement windows, rear addition, carport addition on left side.



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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.

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Bryan Wood, AICP  
Community Development Director

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Date

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

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Valerie Moore, Historic Preservation Commission Chair

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Date

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

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Randall Walker, Mayor

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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:**

19<sup>th</sup> Century: American Queen Anne, Folk Victorian, Greek Revival, Neoclassical Revival

20<sup>th</sup> 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.

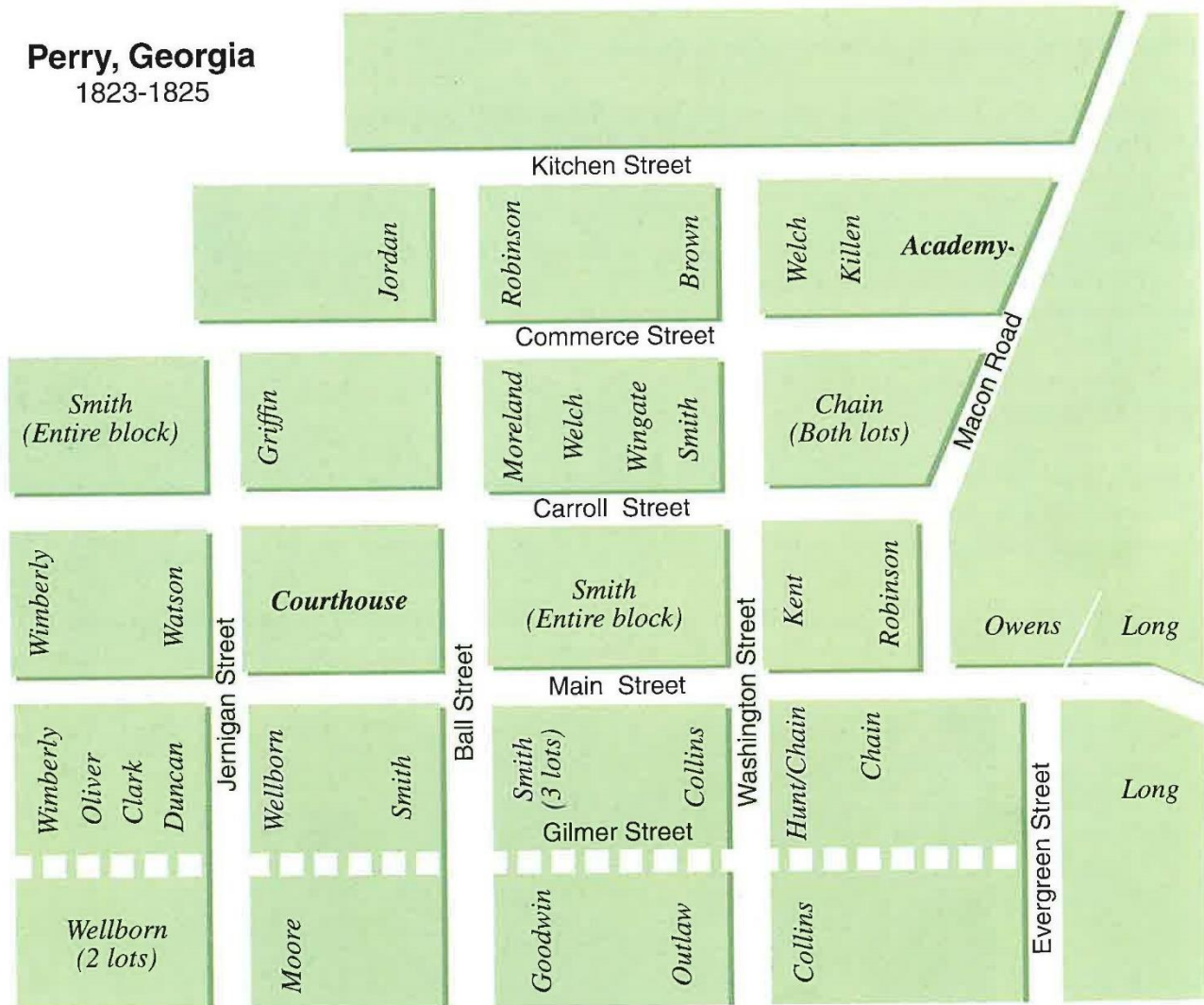
The City was laid out in a grid pattern surrounding a Courthouse Public Square as shown on the map below. This layout continues to exist today as Downtown Perry. Properties surrounding the Courthouse were originally developed with commercial and residential structures. Perry's first industries were gristmills, 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.







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

| <b>Property address</b>  | <b>Contributing/Non-contributing determination</b>      |
|--------------------------|---|
| <b>Tax Parcel Number</b> | <b>Georgia Historic Resource Number (if applicable)</b> |

[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

## Government, Religious, and Residential Buildings

808 CARROLL STREET

Tax Parcel Number 0P0010 042000

Contributing

HT-P-009



1. Houston County Courthouse
2. 1948
3. Art Deco
4. The courthouse square was established with the layout of the town in 1823. The current building is the third courthouse built on the square. The first courthouse was a wood structure built by James Killen in 1824-25. The second courthouse was built in 1856 and had a dirt floor. It was a social center for the community. The current courthouse was constructed at the beginning of the Cold War. The structure is concrete and was designed with a bomb shelter in the basement. After a new courthouse was built on Perry Parkway in 2002, this building continued to house various county offices. It was acquired in 2021 to serve as the Perry City Hall.
5. Significant alterations/non-contributing elements: The building was remodeled in 2005 to add a hip roof, dormers and downspouts, replace windows, add a dumpster/sally port enclosure, and add handicap access. Renovation for use as City Hall in 2022-2023 included no exterior modifications but re-established the historic courtroom on the upper level.

## Government, Religious, and Residential Buildings

1005 CARROLL STREET

Tax Parcel Number: 0P0020 007000

Contributing



1. U.S. Post Office
2. ca. 1960
3. Colonial Revival
4. From 1849 to 1958, Perry Presbyterian Church was located on this site. The church relocated to Second Street in 1958 to build Perry's first dedicated Post Office. Prior to that the post office was housed in various other businesses. The Post Office relocated in 2004. The building is now part of the Perry Methodist Church.
5. Significant alterations/non-contributing elements: The cupola was added between 2007 and 2009.

## Government, Religious, and Residential Buildings

1002 CARROLL STREET

Tax Parcel Number: 0P0020 006000

Contributing

HT-P-036



1. Perry Methodist Church
2. ca. 1860-1861
3. Greek Revival
4. This is the oldest building in Perry. The Perry Methodist Church was formed in 1826 and its first building was located in the middle of Evergreen Cemetery. The current building may have originally faced Washington Street. Construction was interrupted by the Civil War. Peter, a slave from the William Davis Plantation completed the building. In 1906-07 a front porch and columns were added. In the 1920's the basement was deepened to allow more Sunday School rooms. In 1946 the steeple was replaced. Educational building constructed ca. 1951. In 1983 the stained-glass windows were replaced.
5. No significant alterations/non-contributing elements

### The History of the Bell

The bell that now sits in front of the church was given to the church prior to the Civil War by a family in England. It was forged in London, traveled to the U.S., carted to Perry and placed in the belfry. When the war began, metal was being confiscated to produce cannon and cannon-fodder. The congregation was determined to keep their bell, so it was placed in a coffin and buried in Evergreen Cemetery. They even had a funeral so as not to raise suspicion. About 4 years after the conclusion of the war, the bell was exhumed and returned to service.



## Government, Religious, and Residential Buildings

933 CARROLL STREET

Tax Parcel Number: 0P0010 017000

Contributing

HT-P-035



1. Cox-Swanson House
2. ca. 1830; addition/remodel ca. 1903
3. American Queen Anne
4. Key contributing design elements, important persons associated with resource: Records indicate this lot with residence was sold by George Patten to Peter V. Guerry in 1833. Nora E. Cox purchased the house in 1902 and added on and remodeled in the American Queen Anne style. The back part of the house is believed to be the original part of the home. Her daughter, Florine Cox Swanson and her husband, Mayor W. E. Swanson, occupied the home with Mrs. Cox. Their daughter, Norene Swanson Jones, started Perry's first kindergarten in the house in the 1930s. The house was converted to commercial use in the 1980s and is now used as a restaurant.
5. Significant alterations/non-contributing elements: Rear additions with mechanical equipment.

## Government, Religious, and Residential Buildings

1101 WASHINGTON STREET

Tax Parcel Number: 0P0060 069000

Contributing

HT-P-056



1. Killen-Staples House
2. ca. 1875
3. Carpenter Italianate
4. The property on which the house is located was purchased for \$200 by Lunn, a free man of color, in January, 1850. It is not clear how long he owned it. The house was constructed by Thomas Killen. It contains two “preacher rooms” with direct access from the front porch (the gable front elements on either side of the porch). These rooms were used by traveling ministers who would often preach at several churches in town.

Eric P. Staples purchased the house in 1940. Staples was the Perry High School Principal (1933-1936), Superintendent of Perry Consolidated Schools (1937-1969), and Head Boys’ Basketball Coach (1933-1965). Coach Eric Staples and his players won 924 games with only 198 losses over a span of 38 years (82.4 winning percentage). Staples’ basketball teams at the school captured 8 state championships (1947, ’49, ’53, ’56, ’59, 62, 63, and ’64) and 25 region and district titles. Coach Staples earned the title “Winningest Coach in Georgia” which has not been surpassed to date. Coach Staples was inducted into the Georgia Sports Hall of Fame in 1957 and the Georgia Athletic Coaches Association Hall of Fame in 2002. Today, the house is used as a real estate office.

5. Significant alterations/non-contributing elements: Rear addition in the 1990s.



## Government, Religious, and Residential Buildings

1002 MAIN STREET

Tax Parcel Number: 0P0030 001000

Contributing

HT-P-170



1. Cooper-Evans House
2. ca. 1900-1909
3. Neoclassical Revival
4. A small home and law office was built on this lot in 1840 by Eli Warren who lived here until 1849. The home was then sold several times before being purchased and enlarged by Dr. Minor W. Havis in 1857. Dr. Havis accidentally shot himself in the abdomen at Lawson's Hardware store while admiring a gun on a Friday afternoon. He was recovering, but then died the following Tuesday. It was again sold several times after Dr. Havis' death, but finally purchased by John Powers Cooper in 1902. Extensive remodeling occurred in 1905 by the Cooper family when a second story was added changing the style to Neoclassical Revival. Members of the Cooper family lived in this home for 100 years before it was purchased by JMA in 2003. The interior was extensively remodeled.
5. No Significant alterations/non-contributing elements

## Jernigan Street Buildings

1005 JERNIGAN STREET

Tax Parcel Number: 0P0050 017000

Contributing



1. Beckham Building
2. ca. 1950; Colonial Revival façade ca. 1975-1977
3. Single Retail
4. A fire in 1894 destroyed the wooden structures on this block. In 1939 another fire burned a portion of this block. This building was constructed in 1950 and was the office of W.E. Beckham Sr. in 1951. He was a prominent cattle farmer and the founder of a Gulf Oil distributorship. After his death the building was a furniture store in 1964. Later it was a lawyer's office and the office for the county commissioners. Since 2013 it has been Carey Baxter's Accounting office. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977



## Jernigan Street Buildings

1007 JERNIGAN STREET

Tax Parcel Number: 0P0050 018000

Contributing



1. Perry Federal Savings & Loan Association
2. ca. 1939; Colonial Revival façade ca. 1975-1977
3. Single retail
4. The building has been law office of Sam Nunn Jr., D.L. Rampey Jr., Nunn, Geiger and Pierce, and Walker and Hulbert. When the prior building burned in 1939, the Perry Federal Savings & Loan secretary perished in the fire while trying to retrieve files. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Jernigan Street Buildings

1009 JERNIGAN STREET

Tax Parcel Number: 0P0050 019000

Contributing



1. Wendell Whipple Insurance
2. ca. 1939
3. Single retail
4. This building has mainly been used for insurance agencies since being rebuilt after the fire destroyed it. Currently, it is Moore's Insurance. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Contemporary façade ca. 1975-1977



## Jernigan Street Buildings

1013 JERNIGAN STREET

Tax Parcel Number: 0P0050 020000

Contributing

HT-P-022



1. Sam Nunn Sr. Building
2. ca. 1920
3. Single retail
4. This lot has had a building on it since at least 1861 when it was the law office of Clinton C. Duncan. In 1939 this building was spared from a fire that burned the buildings to its south. At the time this was a brick structure and the office of Sam Nunn Sr. It sustained some degree of fire damage. Stucco was later applied to the front of the building but was removed in 1996. The stucco removal left an unusual surface of the bricks. Currently it is Davida's hair salon. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Replacement windows, awning.

## Jernigan Street Buildings

1017 JERNIGAN STREET

Tax Parcel Number: 0P0050 021000

Contributing

HT-P-019



1. Houston Masonic Lodge No. 35
2. ca. 1893
3. Retail & Office; Victorian Romanesque
4. Houston Lodge No. 35 was organized in 1854 and erected this building in 1893. It survived the fires of 1894 and 1939 on this block. This lodge was built on a foundation of 16 x 16 timbers of old heart pine in pegged wood construction. The upstairs lodge room was complete with kerosene lamps, a pot belly stove, and hardwood floors. In a closet in the anteroom there was a shaft for the 200-foot well with a bucket and rope. A marble cornerstone with the names of the building committee is placed on the Carroll Street wall of the building. The lower level was modified for use as a gas station in the early 1900's. Later it was Culpepper's grocery, Nippers Market and Risher's Restaurant. In the late 1980s and early 1990s it was Sinyard's Office Supply and Gifts. Today it is a hair salon. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Ground floor modified in the early 1900s for a gas station, a restaurant, and other retail uses. Portico added ca. 1975-1977. The original brick and stone details have been covered with stucco.

## Carroll Street Buildings – 700 Block

723-725 CARROLL STREET

Tax Parcel Number 0P0050 002000

Contributing

HT-P-0013



### 1. Historic Name

2. ca. 1920

3. Multiple retail

4. This building was owned by Malissa Tucker in 1940. Malissa Giles Tucker is one of the most revered teachers in the history of Perry schools. She taught for 38 years; 22 of those at Perry Junior High where she was an eighth math teacher and principal. Mrs. and Reverend Tucker owned a farm where Tucker Elementary now stands. Tucker Elementary was named after her in 1963 and the road was re-named Tucker Road. In the 1970s Mrs. Tucker sold the building to the Bowles family, and it operated as Bowles Glass Shop at 723. The Bowles sold the building in 1982. 725 was Wells florist in the 1970s. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.

5. Significant alterations/ non-contributing elements: Metal warehouse added to the rear in 1971.



## **Carroll Street Buildings – 700 Block**

**731 CARROLL STREET**

**Tax Parcel Number: 0P0040 007000**

**Non-contributing**



1. Houston County Government Offices
2. 1973

## Carroll Street Buildings – 700 Block

733 CARROLL STREET

Tax Parcel Number: 0P0050 03A000

Contributing

HT-P-0014



1. Georgia State Patrol Office
2. ca. 1940
3. No Academic Style
4. The Georgia State Patrol was created in 1937 by the state of Georgia. Perry was one of ten areas of the state chosen to have a command post. The first troopers were housed in a building on Swift Street, but in 1940, this building was built as a command post. This was their headquarters until 1963. When a new building was built on Julianne Street. The property, including 731 Carroll Street was sold to the Houston County Board of Commissioners. This building became the University of Georgia Houston County Cooperative Extension Office. In 2005 this property was sold to a private investor. Today it is the home to GWES, LLC, a company that offers engineering services.
5. Significant alterations/non-contributing elements: Addition on the right ca. 1970



## Carroll Street Buildings – 700 Block

735 CARROLL STREET

Tax Parcel Number: 0P0050 004000

Contributing

HT-P-0015



1. Toomer Funeral Home
2. ca. 1905
3. Queen Anne
4. This ornate pressed metal building was built in 1905 by Amanda Toomer as a mercantile store for African Americans. The upstairs was living quarters for the Toomer Family. The business thrived and added a pharmacy by 1914. In 1915 it was converted to a funeral home. The deceased were displayed in the front windows. The building remains in the Toomer Family.
5. Significant alterations/non-contributing elements: none



## **Carroll Street Buildings – 700 Block**

**745 CARROLL STREET**

**Tax Parcel 0P0050 005000**

**Non-contributing**



1. Bellflower Station
2. 1976

## Carroll Street Buildings – 700 Block

753/755 CARROLL STREET

Tax Parcel Number: 0P0050 07A000

Contributing

HT-P-017



1. Barfield Furniture Store
2. ca. 1930
3. Single retail
4. This was the Barfield Furniture Store adjacent to Barfield's Grocery until the 1970s. Since then, it has been an orthodontist's office, an optometry office and most recently a church. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Doors and windows modified or blocked in.

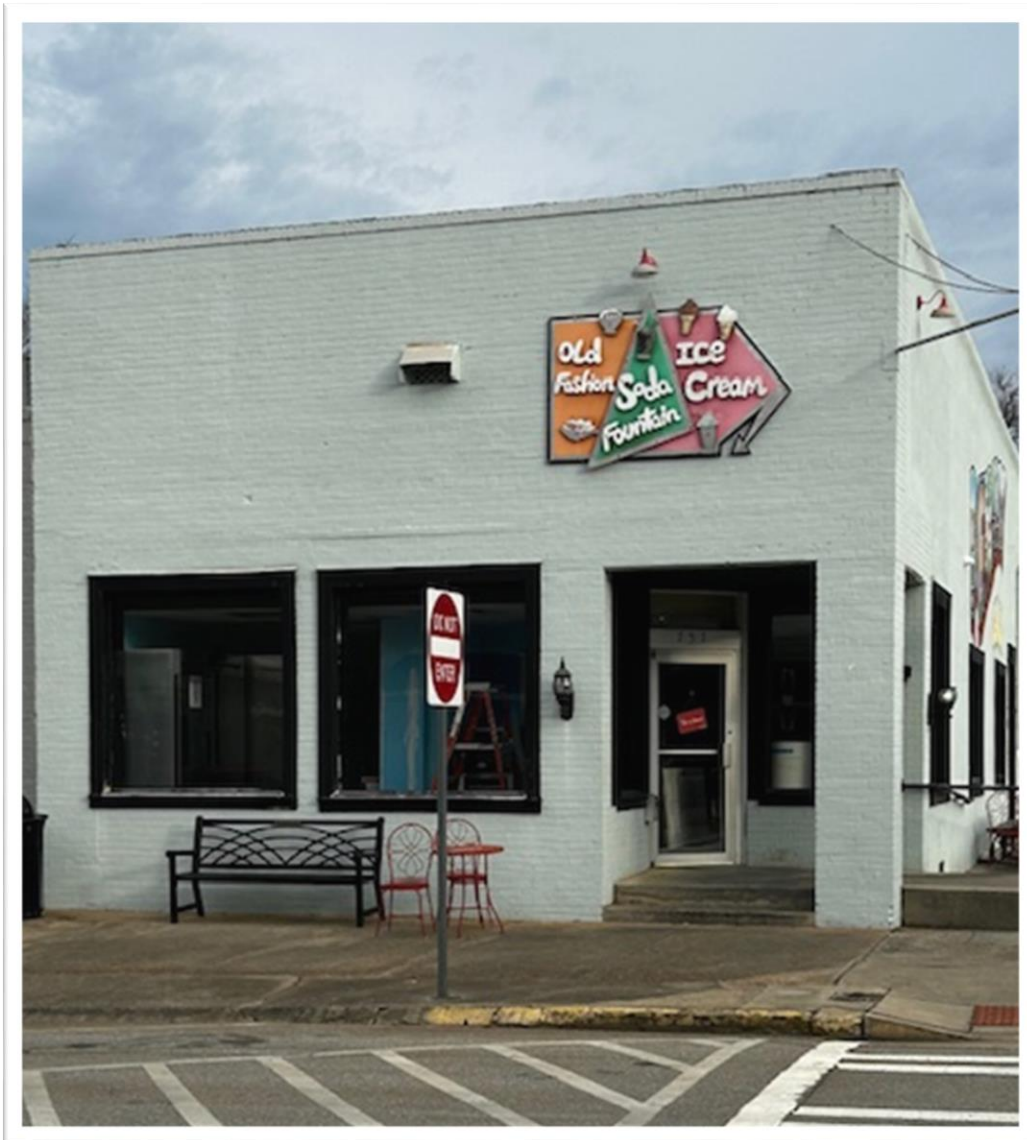
## Carroll Street Buildings – 700 Block

757 CARROLL STREET

Tax Parcel Number: 0P0050 007000

Contributing

HT-P-018



1. Barfield Grocery/ Williamson Grocery
2. ca. 1930
3. Single retail
4. In 1877 Thomas J. Cater opened a mercantile store on this parcel. The old building was replaced with this structure in 1930. The Barfield grocery operated here until 1943. Williamson Grocery opened here around that time and operated into the mid-1980s. Since then, it has been an old -fashioned soda fountain and is currently a restaurant. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. No significant alterations/non-contributing elements



## Carroll Street Buildings – 700 Block

736 CARROLL STREET

Tax Parcel Number: 0P0050 023000

Contributing

HT-P-16



1. The New Mecca Motor Court
2. ca. 1942
3. No Academic Style
4. The First Baptist Church was in the center of this parcel until 1840. It was a log building and when they attempted to move it to Main Street, it fell apart. The New Mecca Motor Court was built by Mr. E. F Bellflower. Originally, 18 units with private tile baths, pillow rest mattresses, electric fans and steam heat. Brick construction. It was sold in 1975 for redevelopment as the Village Shops. It now houses multiple businesses including Barbeque Monsters and Sunset Slushies, 3 hair salons, a belly dancing studio, among others.
5. Significant alterations/non-contributing elements: Additions to the front of the “U-shaped” building, additions on the rear, original motor court façades removed, and new retail facades extended toward the interior parking lot.

## Carroll Street Buildings – 800 Block

807 CARROLL STREET

Tax Parcel Number: 0P0010 004000

Contributing

HT-P-023



1. Massee furniture/Houston Home Journal
2. ca. 1942
3. Retail & Office
4. In the 1950s this building was Massee Furniture Store. In 1997 it was purchased by Danny Evans and renovated for commercial purposes including offices for the *Houston Home Journal*. The first floor was Rusty's Restaurant for many years until the chef died. In 2019 the building sold and underwent a total renovation to become a 2-level restaurant and event center operating under the name of Orleans on Carroll. Two apartments were created upstairs. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Portico and balcony added in the 1970s. Addition on left and renovations in 2022.

## Carroll Street Buildings – 800 Block

809 CARROLL STREET

Tax Parcel Number: 0P0010 005000

Contributing

HT-P-024



1. Houston Banking Company
2. ca. 1905
3. Single retail; Folk Victorian/Neoclassical Revival
4. The building was constructed for the Houston Banking company. This was the second oldest bank in Houston County. It was purchased by Perry Loan and Savings Bank in the 1920s. Later it was used as Hower's Insurance office and the U.S Post Office. In 1983 it was sold to Jones Surveying for their office. It was sold again in 2018 and had extensive interior renovations. It is now the Perry Branch of Morris Bank. The original mosaic tile "Houston Banking Company" on the portico floor is still intact. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: The fired brick finish was removed by sand blasting.



## Carroll Street Buildings – 800 Block

811 CARROLL STREET

Tax Parcel Number: 0P0010 006000

Contributing



1. Crockett 5 & Dime
2. ca. 1900; Colonial Revival façade ca. 1975-1977
3. Single retail
4. This was Crockett five and dime and also Ellison Grocery. In recent years it has housed various boutiques and a florist. Currently it is a boutique for women and men's clothing. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Carroll Street Buildings – 800 Block

813 CARROLL STREET

Tax Parcel Number: 0P0010 007000

Contributing



1. J&L Market
2. ca. 1930; Colonial Revival façade ca. 1975-1977
3. Single retail
4. J&L Market and was then lawyer Herbert Wells office. Later it was Southern Lighting and now a State Farm Office. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977



## Carroll Street Buildings – 800 Block

815 CARROLL STREET

Tax Parcel Number: 0P0010 008000

Contributing



1. Perry Drug Store
2. ca. 1900; Colonial Revival façade ca. 1975-1977
3. Single retail
4. Prior to 1950 Cater Drug Store, Pritchett's Drug Store and Akin Drug Store were located here. Dr. Cater had his office in the rear of this building so the pharmacy was adjacent. In the 1950s it was Perry Drug Store with Dr. Dave Coley as the pharmacist. The rear office portion of the building was separated and given its own storefront. The building has been an attorney's office since the 1980s. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Carroll Street Buildings – 900 Block

900 CARROLL STREET

Tax Parcel Number: 0P0010 041000

Contributing



1. Kicklighter Akin Drug/The Coffee Cup
2. ca. 1912
3. Retail & office; No Academic Style
4. This is one of 3 buildings on Carroll which has a basement. Additionally, there is a tunnel that goes under Carroll Street to the former bank located at 901 Carroll. H. M. Holtzclaw operated a drug store during his ownership. In the 1950s the building became the Rexall Drug store of Kicklighter-Akin. It was used as a drug store for many years but was W. Little and Sons Furniture store in the 1940s. Marshall's Cafe was also located here in the 1930s or 1940s before moving up Carroll Street. The Coffee Cup restaurant was located here from the late 1950s to the 1970s and again in the 2010s. It now houses the Chamber of Commerce. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: replacement windows

## Carroll Street Buildings – 900 Block

902 CARROLL STREET

Tax Parcel Number: 0P0010 040000

Contributing



1. Killen Store, Moore's Dry Goods
2. ca. 1922; Colonial Revival façade ca. 1975-1977
3. Single retail
4. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977



## Carroll Street Buildings – 900 Block

904 CARROLL STREET

Tax Parcel Number: 0P0010 039000

Contributing



1. Perry Loan and Savings Bank, Houston Drug Co (Walgreen Agency), Jones Jeweler's
2. ca. 1933; Colonial Revival façade ca. 1975-1977
3. Single retail
4. This is one of 3 buildings on Carroll Street with a basement. From 1957 until 1972 The Houston Drug Company operated here. Jones Jeweler's moved here from around the corner on Ball Street and operated here until 2008. Since then, it has been various boutiques. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Carroll Street Buildings – 900 Block

906 CARROLL STREET

Tax Parcel Number: 0P0010 037000

Contributing



1. Cabero's
2. ca. 1930; Colonial Revival façade ca. 1975-1977
3. Single retail
4. Cabero's bar in the 1960s was located here. Later it was Scottie discount store. It has housed various businesses through the years. It is currently an antique store named Vivian's. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977



## Carroll Street Buildings – 900 Block

910 CARROLL STREET

Tax Parcel Number: 0P0010 037000

Contributing



1. Marshall's Cafe/Horace and Mildred's
2. ca. 1930; Colonial Revival façade ca. 1975-1977
3. Single retail
4. Horace and Mildred's was a clothing shop in this location for years after they relocated from Ball Street. The door to the left was the entrance to Mr. Cooper Jones's Pecan Shop. At some point the wall was taken down between the two stores. It has been Peach State Cable and Jones & Co. Currently it is Sweet Evelyn's as seen on the HGTV Cookie Bake off in 2023. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1979



## Carroll Street Buildings – 900 Block

912 CARROLL STREET

Tax Parcel Number 0P0010 036000

Contributing



1. Bell's Store
2. ca. 1915; Colonial Revival façade ca. 1975-1977
3. Single retail
4. In 1945 this was Marshall's Cafe. Van Johnson owned this store from 1959 to 1972. His brother Cleve Johnson operated Bell's store here (named after his wife, India Bell). The clothing was upscale catering to those with higher incomes. Impressions was located here and now it is MeMe's Boutique. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Carroll Street Buildings – 900 Block

914/916 CARROLL STREET

Tax Parcel Number: 0P0010 0350000

Contributing

HT-P-027



1. The Barber Shop
2. ca. 1920; Colonial Revival façade ca. 1975-1977
3. Retail & Office
4. Mr. Bozeman and Jack West were both barbers here for years. MeMe's Boutique incorporated the barber shop space into their store for men's wear around 2020 when Mr. West retired. The upstairs was used as a boarding house for years, but currently is rented out as storage space for the Perry Player's. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977



## Carroll Street Buildings – 900 Block

918 CARROLL STREET

Tax Parcel Number: 0P0010 034000

Contributing

HT-P-028



1. Tots and Teens
2. ca. 1950
3. Single retail
4. Currently Initial Reaction. It has been various retail stores over the years including the Gentry General Store. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. No significant alterations/non-contributing elements



## Carroll Street Buildings – 900 Block

922 CARROLL STREET

Tax Parcel Number: 0P0010 033000

Contributing



1. **Unknown**
2. ca. 1920
3. Retail & office
4. One of the few two-story buildings on Carroll Street. The second floor was used as a boarding house. The main level was the Perry Super Foods in 1954. It was also Nick's cafe, and the Swank Shop, a men's clothier. It has also been the Front Porch Tea Room and is currently the Perfect Pear Restaurant. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Storefront alterations ca. 1950s



## Carroll Street Buildings – 900 Block

924 CARROLL STREET

Tax Parcel Number: 0P0010 032000

Contributing

HT-P-029



1. Andrew Hardware Store, Clowers Photography
2. ca. 1926
3. Retail & office
4. Dating from 1954 this was Andrew's Hardware. The sign can still be seen at the back of the building in the alley. It is now Cossart Design. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. No significant alterations/non-contributing elements

## Carroll Street Buildings – 900 Block

926 CARROLL STREET

Tax Parcel Number: 0P0010 052000

Contributing

HT-P-30



1. L. S. Tounsley Shop
2. ca. 1893
3. Single retail
4. From 1893 to 1901 this was the Tounsley shop. In 1943 it was Rogers Store. Later it was Western Auto. Scottie Stores located here in 1970. Since then, it has been used for various boutiques and is currently Caty's on Carroll. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. No significant alterations/non-contributing elements



## Carroll Street Buildings – 900 Block

934 CARROLL STREET

Tax Parcel Number: 0P0010 031000

Non-contributing



1. Courtyard on Carroll
2. 2022

## Carroll Street Buildings – 900 Block

936 CARROLL STREET

Tax Parcel Number: 0P0010 030000

Contributing

HT-P-031



1. Houston Home Journal Building
2. ca. 1939
3. Single retail
4. Other than replacement doors, transoms and window on right, the building remains intact from the original. The *Houston Home Journal* was started in 1870 as a weekly newspaper by John Thomas Waterman to serve Perry and Houston County. His first issue was planned to be published in November, but the printing press he ordered from New York was destroyed by fire at the Fort Valley depot and a new one had to be ordered. The first paper was published on December 17, 1870. Perry native John Hicks Hodges purchased the paper in 1880. The Hodges family owned the newspaper until 1946 and this building until 1974. *Houston Home Journal* is the oldest continually operated business in Houston County. In the 1970s the building was used as Jane's Today. It is now an interior design studio for James Farmer. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. No significant alterations/non-contributing elements



## Carroll Street Buildings – 900 Block

938 CARROLL STREET

Tax Parcel Number: 0P0010 029000

Contributing



1. Dr. Johnny L. Gallemore Childbirth Clinic
2. ca. 1945
3. Medical office
4. In 1938 Dr. Johnny L. Gallemore came to Perry to practice medicine, and in 1945 built Perry's first baby clinic on this corner. Since WWII was ending, building supplies were limited so it was built with what was available. The clinic was open 24 hours a day. The building contained two reception rooms, four hospital rooms, an examination room, an X-ray room, an operating or delivery room, a laboratory, a doctor's office, business office, kitchen, and two bathrooms. Hundreds of babies were born in this building between 1945 and 1986 when Dr. Gallemore sold his practice to Dr. Gregory Harold. Dr. Harold practiced here from 1988 until 2015. This building contains a half basement which was used for storage. Today Dr. Paul Smith offers family eyecare in this building. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Replacement windows



## Carroll Street Buildings - 900 Block

901 CARROLL STREET

Tax Parcel Number: 0P0010 009000

Non-contributing



1. Hazard's on the Green
2. 2019

## Carroll Street Buildings - 900 Block

903 CARROLL STREET

Tax Parcel Number: 0P0010 10A000

Contributing



1. Bernstein's Mercantile,
2. ca. 1920; Colonial Revival façade ca. 1975-1977
3. Single retail
4. **Early on there was a tailor upstairs and dry goods downstairs.** It was Bernstein's Mercantile, Wynn's 5 and Dime, and later David's Billiards. Today it is a consignment clothing shop. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

**This building does not have a 2<sup>nd</sup> floor**



## Carroll Street Buildings - 900 Block

905 CARROLL STREET

Tax Parcel Number: 0P0010 010000

Contributing



1. Tounsley Store/ Overton's Jewelry
2. ca. 1872
3. Multiple retail
4. This is one of the oldest buildings in Perry although it has been renovated extensively. It started as the Tounsley Store in 1872 and went through 1896, when the store moved to 926 Carroll Street. In the late 20<sup>th</sup> century, it was W. F. Overton jewelry store. In 2017 renovations began to convert to a restaurant. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade replaced with new façade 2017.



## Carroll Street Buildings - 900 Block

907 CARROLL STREET

Tax Parcel Number: 0P0010 011000

Contributing



1. The Bloodworth Property
2. ca. 1872
3. Multiple retail; Colonial Revival façade ca. 1975-1977
4. This building is one of the oldest buildings in Perry. Edward Welch built a residence here in 1824. By 1872, A. B. Schilling's tailor shop was operating here. By the 1930's J. W. Bloodworth operated a general merchandise store. The Perry Bookstore located here in 2006. Peach Palate, a ceramic studio was here. The property was renovated by Clover Wine Merchants and a kitchen was added in 2021. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Carroll Street Buildings - 900 Block

909 CARROLL STREET

Tax Parcel Number: 0P0010 012000

Contributing



1. Edwards Harper
2. ca. 1872; Colonial Revival façade ca. 1975-1977
3. Single retail
4. This is one of the oldest buildings in Perry. Edwards Harper Men's Store operated here from around 1934 into the 1980s. Currently it is Gottwal's Bookstore. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Carroll Street Buildings - 900 Block

911/913 CARROLL STREET

Tax Parcel Number: 0P0010 013000

Contributing

HT-P-32



1. The Johnson Store
2. ca. 1892
3. Multiple retail; Folk Victorian/ Colonial Revival façade ca. 1975-1977
4. Originally, this building encompassed what is now 911, 913 and 915 Carroll Street. Van Johnson purchased the buildings in 1945 and removed the wall between 911 and 913 to create his mercantile. The store catered to the working- class people in town selling children's and adult clothing and accessories. The Johnson Stores operated continuously at this site until 1983 when Mr. Johnson retired. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977



## Carroll Street Buildings - 900 Block

915 CARROLL STREET

Tax Parcel Number: 0P0010 015000

Contributing

HT-P-32



1. McLendon Electric
2. ca. 1910
3. Multiple retail; Folk Victorian
4. Originally, this building encompassed what is now 911, 913 and 915 Carroll Street. Calvin McLendon purchased this building in 1945. The first TV sold in Perry was from this store. Harrison electric later occupied the space. Cossart Design was also in this space in 2013. Today this is the storefront for Mossy Creek Naturals. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements. Aluminum doors and window frames.

## Carroll Street Buildings - 900 Block

917 CARROLL STREET

Tax Parcel Number: 0P0010 014000

Contributing

HT-P-033



1. General Store/ Houston Hardware Company
2. ca. 1860
3. Single retail; Queen Anne
4. William Brunson had a store here in 1872. In 1893 Hugh Lawson had a store here. During the 1930s the Kunz family operated it as a dry goods store, including a millinery. Later in the 1930s it became Houston Hardware, owned and operated by the Andrew family. It was here where Dr. Minor Havis accidentally shot himself while admiring a gun. It was a Friday afternoon and he walked home. By Tuesday afternoon he had perished. Impressions gift shop was located here. In the middle 1980s the Sugar Plum children's store began operations here and continues today. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Replacement windows and doors.

## Carroll Street Buildings - 900 Block

919 CARROLL STREET

Tax Parcel Number 0P0010 051000

Contributing



1. McClendon Auto Co. (garage, service station and auto parts); later Dodge dealer
2. ca. 1910; Colonial Revival façade ca. 1979
3. Automobile garage; Colonial Revival façade ca. 1975-1977
4. In 1917 Calvin McLendon began business with a garage, service station and auto parts store. Later it became the Plymouth and Dodge dealer of Perry. During the 1970s renovation period, the building was separated into 3 buildings with 3 addresses. This portion was incorporated into the Sugar Plum at 917 Carroll Street around 2019. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements. Building separated into 3 tenant spaces, Colonial Revival façade ca. 1975-1977



## Carroll Street Buildings - 900 Block

921 CARROLL STREET

Tax Parcel Number: 0P0010 44A000

Contributing



1. McLendon Auto Co.
2. ca. 1910; Colonial Revival façade ca. 1975-1977
3. Automobile garage
4. One of 3 buildings created from the original McLendon's Auto Building in the 1970s. Today it is the office of Attorney, Trey Moody. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Building separated into 3 tenant spaces, Colonial Revival façade ca. 1975-1977

## Carroll Street Buildings - 900 Block

925 and 927 CARROLL STREET

Tax Parcel Number: 0P0010 016000 and 0P0010 055000

Contributing

HT-P-34



1. Cox Swanson Jones
2. ca. 1910
3. Multiple retail
4. Two addresses merged into one building. Wells florist was here in the late 1960's. Merle Norman was located in this building and William Amos CPA, a family run business, has been located here for years. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Storefronts replaced

## Carroll Street Buildings - 1000 Block

1001 CARROLL STREET

Tax Parcel Number: 0P0020 005000

Contributing



1. Perry Loan and Savings Bank
2. 1959
3. Colonial Revival
4. This building served as the Bank of Perry until 1974 when it was purchased by the Methodist Church for use as administrative offices.
5. Significant alterations/non-contributing elements: faux double chimney, cupola



## Ball Street Buildings - 1000 Block

1002 BALL STREET

Tax Parcel Number: 0P0010 23A000

Contributing



1. Jones Jewelers
2. ca. 1920; Colonial Revival façade ca. 1975-1977
3. Single retail
4. Jones Jewelry was here until around 1962 when it became Elliot Finance Company. In 1964 it was Dixie Finance. In 1969 Whipple Insurance and Realty was here. Jack's Barber was here in 1972 and Jones Surveying in 1978. Today Simply Southern Sweets Bakery operates here. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Separated into two tenant spaces, Colonial Revival façade ca. 1975-1977

## Ball Street Buildings - 1000 Block

1010 BALL STREET

Tax Parcel Number 0P0010 023000

Contributing



1. Nell's Cafe
2. ca. 1920; Colonial Revival façade ca. 1975-1977
3. Single retail
4. This building was separated into 2 addresses. Nell's Cafe was here in 1951. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Separated into two tenant spaces, Colonial Revival façade ca. 1975-1977

## Ball Street Buildings - 1000 Block

1024 BALL STREET

Tax Parcel Number: 0P0010 022000

Contributing

HT-P-026



1. Dr. Horace Evan's Office
2. ca. 1911
3. Single retail; Folk Victorian
4. Er. Evans moved into this office in 1922 after he relocated to Perry from Bonaire. A graduate of the Atlanta School of Medicine he served as the Medical Examiner for the Houston Draft Board and was the medical advisor for the Penn Dixie Cement Company. On December 15, 1940, at the age of 56 Evans was tragically killed in an accident while returning from a house call. Dr Evan's children, Horace and Mildred later operated a dress shop here. It has been used for various offices since 1964. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Stucco over brick, door and window trim.



## Ball Street Buildings - 1000 Block

1026 BALL STREET

Tax Parcel Number: 0P0010 021000

Contributing



1. Strand Theater/Roxy
2. ca. 1935; Colonial Revival façade ca. 1975-1977
3. Single retail
4. This was the first theater in Perry. It was originally called the Strand Theater, but later became the Roxy. The theater had no restroom for its patrons. It closed in 1951. Since then, it has been used as a beauty shop, a woman's clothing store, and offices. It is currently used as office space for Mossy Oaks Property. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Ball Street Buildings - 1000 Block

1028 and 1030 BALL STREET

Tax Parcel Number: 0P0010 020000

Contributing



1. Moody Motors
2. ca. 1940
3. Multiple retail
4. 1030 Ball Street was the Perry Ford dealership of the adjacent Moody Motor Company. Later it became the Western Auto Store. Currently Country Finance occupies 1028 and Acres and Oaks occupies 1030. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Upper façade stucco and framing ornamentation.

## Ball Street Buildings - 1000 Block

1032 BALL STREET

Tax Parcel Number: 0P0010 20B000

Contributing



1. Moody Motor Company
2. ca. 1940; Colonial Revival façade ca. 1975-1977
3. Single retail
4. Gulf gas and Ford Sales & service. The first Blue Bird Bus was built on the second floor. At some point the second story was removed and the Portico for the service station was removed. Today the building houses Ball Street Studios, a photograph business. Prior to this, it was a storefront church. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977



## Ball Street Buildings - 1000 Block

1019 BALL STREET

Tax Parcel Number: 0P0010 053000

Contributing



1. Dr. Cater's office
2. ca. 1900
3. Colonial Revival elements
4. Originally part of the building at 815 Carroll Street. This was Dr. Cater's medical office, and it was subdivided and given its own storefront. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Ball Street Buildings - 1000 Block

1021 BALL STREET

Tax Parcel Number: 0P0010 08A000

Contributing

HT-P-025



1. Snow's Laundry & Dry Cleaning; Perry Lions Club
2. ca. 1918
3. Single retail; No Academic Style
4. Snows Laundry & Dry Cleaning was located here in 1958. Overton Jewelers was here in 1962 before moving to Carroll Street. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Front window size decreased.

## Ball Street Buildings - 1000 Block

1023/ 1025 BALL STREET

Tax Parcel Number: 0P0010 001000

Contributing



1. City Sandwich Shop
2. ca. 1950
3. Multiple retail; No Academic Style
4. In 1948 this was the site of the City Sandwich Shop. In 1951 it was separated and 1025 became a City of Perry property. 1025 became Family Recreation Center in 1977. In 1999 it was ATS staffing. Jody Daley began renovations for Bodega Brew which is located there now.  
In 1958, 1023 Ball was City Restaurant. In 1964 it was Palmer House. In 1969, it was Johnnies recreation. From 1971-1978 it was H&R block. It was Country Financial and now is Sole Shoe Store. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: storefronts replaced, stucco over brick below awning line.



## Commerce Street Buildings - 900 Block

910 A COMMERCE STREET

Tax Parcel Number: 0P0010 044000

Contributing



1. McClendon's Auto Shop
2. ca. 1910
3. No Academic Style
4. One of 3 buildings created from the original McLendon's Auto Building in the 1970s. Rear of buildings at 919 and 921 Carroll Street. Divided into separate spaces and given storefronts.
5. Significant alterations/non-contributing elements: Separated into three tenant spaces ca. 1975-1977

## Commerce Street Buildings - 900 Block

906 COMMERCE STREET

Tax Parcel Number: 0P0010 18A000

Non-contributing



1. Bickley Building
2. 1985

## Commerce Street Buildings - 900 Block

904 COMMERCE STREET

Tax Parcel Number: 0P0010 018000

Non-contributing



1. Commodore Building
2. 2021



## Commerce Street Buildings - 900 Block

902 A & B COMMERCE STREET

Tax Parcel Number: 0P0010 20A000, 0P0010 20B000 & 0P0010 20C000

Contributing



1. Moody Motors Repair Shop
2. ca. 1940; Colonial Revival façade ca. 1975-1977
3. Multiple retail; Colonial Revival
4. Being adjacent to Moody Motors, this was the repair shop for the business. In 1977 it was Hammock Machine & Welding Company. Harvey Gilbert purchased the property in 2004 for his photography business and Bridals by Gilbert. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements: Colonial Revival façade ca. 1975-1977

## Commerce Street Buildings - 900 Block

900 COMMERCE STREET

Tax Parcel Number: 0P0010 20A000

Contributing



1. Moody Parts
2. ca. 1940
3. No Academic Style
4. This was also part of Moody Motors building at 1032 Ball Street. It has been subdivided into 2 spaces and renovated. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements. Colonial Revival elements removed in 2023.

## Commerce Street Buildings - 800 Block

806 COMMERCE STREET

Tax Parcel Number: 0P0010 01C000

Contributing

HT-P-020



1. Muse Theater
2. ca. 1950
3. Art Deco
4. The once busy and popular theater was built by the Paschal Muse Family. Movies were played once per day with an additional matinee on the weekends. The theater had red vinyl seating and segregated entrance (far right door). The balcony used for Black people still exists. The theater closed in the early 1970s and changed hands and uses several times. It was renovated and the façade was restored in 2021. It is now used as an event venue with an adjacent outdoor space.
5. Significant alterations/non-contributing elements: Some modifications to the street-level façade prior to 2021 renovation. Addition to right side in 2021.



## Commerce Street Buildings - 700 Block

760 COMMERCE STREET

Tax Parcel Number: 0P0050 009000

Non-contributing



1. Tolleson Real Estate
2. 2008

## **Macon Road Buildings - 1000 Block**

**1026 MACON ROAD**

**Tax Parcel Number: 0P0020 044000**

**Contributing**

**HT-P-041**



1. Beckham's Gulf Service Station
2. ca. 1952
3. Automobile garage/ fuel station
4. The building was built as a service station in 1952 by W. E. Beckham. It was sold in 2007 and later renovated for Keri Moore Interiors.
5. Significant alterations/non-contributing elements: Addition on rear ca. 1964. Original garage doors replaced, exterior restroom doors bricked in, new metal roofing on mansard elements 2016.

## **Macon Road Buildings - 1000 Block**

**1028 MACON ROAD**

**Tax Parcel Number: 0P0020 044000**

**Contributing**

**HT-P-041**



1. Perry Auto Parts
2. ca. 1964
3. Multiple retail
4. Part of the Beckham Service Station Property. It has been several businesses over the years, including D & D TV and Computer Repair, and FOPAS (Friends of the Perry Animal Shelter). It currently is Everyday Plant and Garden.
5. Significant alterations/non-contributing elements: replacement windows and doors



## Main Street Buildings - 900 Block

913 MAIN STREET

Tax Parcel Number: 0P0010 046000

Contributing



1. Mullins Construction Company
2. 1974
3. Colonial Revival
4. Built as an office building at a time when downtown was in decline. The architecture of the building served as the catalyst for the Colonial Revival remodel of facades of many downtown buildings.
5. No significant changes.

## Main Street Buildings - 900 Block

915 MAIN STREET

Tax Parcel Number: 0P0010 028000

Non-contributing



1. Office building
2. 1985



## Main Street Buildings - 900 Block

915D Main Street

Tax Parcel Number: 0P0010 047000

Non-contributing



1. Mechanical
2. 2017



## Main Street Buildings - 900 Block

909 MAIN STREET

Tax Parcel Number: 0P0010 027000

Contributing

HT-P-011



1. Walker Tractor Show Room
2. ca. 1920-1929
3. No Academic Style
4. This building dates from the early 1900s when built as a horse and mule barn. In the 1940s it became the Gray-Walker tractor showroom. Later the building served as an automobile showroom, garage, and body shop. Perry Players acquired the building in 1992, spent a year cleaning it out, and have created an intimate, 168-seat community theatre.
5. Significant alterations/non-contributing elements: Original street-side openings reduced, doors and trim

## Main Street Buildings - 900 Block

916 MAIN STREET

Tax Parcel Number: 0P0040 041000

Contributing



1. Security Federal Savings Bank
2. 1965
3. Neoclassical Revival
4. Security Federal Savings Bank began as Perry Federal Savings and Loan Association located on Jernigan Street. The original building was lost to a fire in 1939. Lewis Houser the bank secretary perished in the fire. The building was rebuilt, and the name changed to Security Federal Savings and Loan Association of Perry. The bank appointed Lewis's brother, Marion Houser as the new secretary. The name changed again to Security Federal Savings when this building was erected in 1966. Since then, it has been CB&T and now is Synovus Bank.
5. No Significant alterations/non-contributing elements



## Main Street Buildings - 900 Block

912 MAIN STREET

Tax Parcel Number: 0P0040 042000

Contributing

HT-P-012



1. George and Mattie Paul House
2. ca. 1897
3. American Queen Anne
4. George and Mattie Paul built this home in 1897. George lived in this home until his death. Mattie then sold the house to H. T. Gilbert. During the 1950's the house was converted into a lawyer's office for Hubert Altman, Dave Hulbert Sr., Avon Buice and Tom Daniel. Today it is the law office of Daniel, Lawson, Tuggle & Jerles.
5. Significant alterations/non-contributing elements: vinyl siding, replacement windows



## Main Street Buildings - 900 Block

910 MAIN STREET

Tax Parcel Number: 0P0040 043000

Non-contributing



1. Telephone Exchange
2. Original portion of building on the left built prior to 1955; addition unknown

## Main Street Buildings - 700 Block

744 MAIN STREET

Tax Parcel Number: 0P0040 006000

Contributing

HT-P-007



1. Swan Motel
2. ca. 1952
3. Motor Court
4. This motor court was built on the site of the former Wells. Minnie Maud Wells purchased the property in 1893 to build the 2-story hotel. Mrs. Wells contracted for an artesian well on the property in 1899. In 1952 the old hotel was demolished so the Swan Court could be built. Mrs. Eunice Roughton, daughter of Mrs. Wells, was the owner and operator. It is said that the first swimming pool in Perry was at this motel.
5. Significant alterations/non-contributing elements: Swimming pool removed in 2022.

## Main Street Buildings - 700 Block

742 MAIN STREET

Tax Parcel Number: 0P0040 007000

Contributing



1. Roughton Property
2. ca. 1947
3. Academic style
4. Part of the Roughton Estate. In 1978 it was the Klip Joint. It was a kick boxing venue and then sat empty for a number of years. In 2024 it opened as Ghost Runners Pizza after extensive renovations. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Non-contributing features: Roof line changes in 2024 with the addition of clerestory side windows.



## Main Street Buildings - 700 Block

740 MAIN STREET

Tax Parcel Number: 0P0040 008000

Contributing

HT-P-0005



1. Roughton Property
2. ca. 1950
3. Single retail
4. In 1964 the Kingdom Hall of Jehovah's Witness leased the space. In 1977 it was the Perry Art Gallery and provided art lessons. In 1999 Richard Roughton sold the property. Since then, there have been multiple owners. The upscale Main Street Bar has been operating in the space since 2021. The building helps establish the pedestrian-oriented retail streetscape of Downtown Perry.
5. Significant alterations/non-contributing elements

## Main Street Buildings - 700 Block

745 MAIN STREET

Tax Parcel Number: 0P0050 023000

Non-contributing

HT-P-006



1. Unknown (located on the parcel which contains the former New Mecca Motor Court)
2. ca. 1950

## Appendix A - Timeline of Downtown Redevelopment

*file*  
*5-6-91*  
*ms*

*file*  
*8/16/79*  
*[signature]*

A HISTORY IN OUTLINE FORM OF THE REDEVELOPMENT AUTHORITY OF PERRY

SUBMITTED

AUGUST 14, 1979

COMPILED

BY

KINLOCH GOTTWALS



HISTORY OF THE REDEVELOPMENT AUTHORITY OF PERRY, GEORGIA: CONCEPTION, FORMATION,  
AND MAJOR ACCOMPLISHMENTS

1971: A conversation between local banker Lewis Meeks and Perry Mayor, James McKinley sparks the latter's interest in a Redevelopment Authority for the City of Perry. Mayor McKinley contacts the Mayor of Macon, Ronnie Thompson, who forwards a copy of the Macon ordinance. This subsequently leads to the Bill by the State Legislature that establishes the Perry Redevelopment Authority. (See February 15, 1975 below.)

1973 (Late in year): Planning Committee organized. This evolves into the Redevelopment Commission.

1974, March: Consumer survey conducted by the University of Georgia

1974, April: Perry Redevelopment Commission formed. This evolves into the Redevelopment Authority. See below, 1975, January.

Committees formed: Executive Planning and Coordinating,  
W. G. Mullins, Chairman.  
Architectural Design, Improvement, and  
Control, Don Parkinson.  
Landscape, Streetscape, and Maintenance,  
Dudley Jones.  
Publicity, Public Relations, Wendell  
Whipple.  
Parking, Traffic Flow, and Access, Bill  
Overton.  
Sales Promotion and Advertising, Billy  
Bledsoe.  
Financial Planning and Control, Bill  
Wallace.  
New Retail Business, Louis Harper.

Other Officers of the Commission:

Vice Chairman of Executive Planning  
Commission, Lewis Meeks.  
Secretary, Elwyn McKinney.  
Treasurer, Billy Bledsoe.  
Legal Advisors, Larry Walker and  
Tom Daniel.

1974, May: Results of Consumer Survey published and Forums held on results of survey. Seminars included merchants and property owners of the downtown area.

1974, May: "Early American Theme" adopted by Commission.

Details of theme: Williamsburg and old Savannah paint colors are to be used. Standard brick sidewalks, Williamsburg-type gas lights (electric), soft signs instead of flashy neon, and telephone and power lines underground.

1974, July: Mayor and Council hold special meeting with Commission to review plans of the project. City Council approved the Carroll Street Project.

*Handwritten notes in left margin:*  
Louis Harper  
W.G. Mullins Jr.  
Don Parkinson  
Wendell Whipple  
Aldene Leister  
Billy Bledsoe  
Barbara Jones  
Bill Overton  
Lewis Meeks

- 1974, July: City-sponsored trip to Toccoa and Helen to view their revitalization efforts.
- 1974, October: Installation of new street lights. Plans to one-way Carroll.
- 1974, Fall: Carroll Street Project plans to be studied by the Department of Transportation.
- 1974, October: W. G. Mullins announces downtown commercial development with off-street parking and brick sidewalks. First phase of new commercial development begun.
- 1975, January: Representative Larry Walker introduces bill to create the Perry Redevelopment Authority.
- 1975, February 15: Bill creating the Perry Redevelopment Authority is approved by the Legislature, Act No. 161. Signed by Governor Busbee. See April, 1975 below.
- 1975, February: City Council approved final plans for Carroll Street Project which includes one-way street, parking at an angle, and trees planted in garden spots.
- 1975, February: Appearance before City Council by members of Redevelopment Authority to request funds under the 1974 Community Development Act.
- 1975, April: Governor signs Redevelopment Authority Bill.
- 1975, April: Department of Transportation approves Carroll Street Project and issues commitment for approximately \$17M.
- 1975, May: City Council approves and accepts Department of Transportation proposal and plans for Carroll Street.
- 1975, June: Perry Redevelopment Authority holds its organizational meeting and elects officers.
- 1975, June: Plans are finalized for first phase in long-range plans to revitalize downtown area. Lewis Meeks is elected Chairman; Don Parkinson, Vice-Chairman; and Billy Bledsoe, Secretary-Treasurer.
- 1975, June: New business announced for downtown and renovation of three old buildings by property owners (one completed, one in process, and one to go.)
- 1975, June: MGAPC agrees to prepare Design Control Ordinance, Sign Control Ordinance, CPD Master Plan, and Traffic Flow Plan.
- 1975, June: Editorial published in local paper urging support for Redevelopment Authority by Bobby Branch.
- 1975, July: Authority adopts By-Laws and Project Priorities for Immediate Implementation Priorities and Priorities for Future Implementation. (See copy of By-Laws attached to this outline.)

Officers ratified to the following posts:

Lewis Meeks: Chairman  
 Don Parkinson: Vice-Chairman  
 Billy Bledsoe: Secretary-Treasurer  
 Barbara Jones: Assistant Secretary

Following are given the details of the plans for immediate implementation mentioned above:

- 1-Follow through on one-way Carroll Street with City, MGAPC, and Department of Trans.
- 2-Establish design standards for buildings in downtown area including coordinated color scheme which will accentuate existing architectural features.
- 3-Develop for adoption a design control ordinance and establish a Design Review Committee under direction of MGAPC.

1975, August: Georgia Department of Transportation official Kenneth Reeves appears before City Council to discuss planning problems involved with traffic routing downtown. Three alternatives to prohibition of parking on the north side of Commerce Street and one-waying eastward were given: 1- Eliminate parking completely  
 2- Leave parking and have a space problem  
 3- Eliminate all but four spaces.  
 Council voted to have Councilmen Gordon Scarborough and H. H. Hackworth try to resolve the problem with persons involved--Moody Motor Company, Cecil Moody and Charlie Logue.

1975, September: Carroll Street one-way installed

1975, October: Tolleson Lumber Co. announces purchase of two properties in downtown area. One extensive innovation project is complete and the other set to begin. Location: Next to Coffee Cup Restaurant and Old Perry Pharmacy.

1975, October: Additional grant of \$1.5M received from Department of Transportation for Carroll Street Project. Money to come from Governor's Emergency Fund in the amount of \$14,600 to assist in resurfacing Carroll and in construction of new brick sidewalks. Work is to begin in January, 1976.

1975, October: Promotions Committee of Authority announces plans for Christmas promotions and adopts "logo" of "The Crossroads Village."

1975, October: Announcement of "Olde-Fashioned Christmas" celebration.

1975, October: Renovation of Sun City Fashion Store is announced by Mullins' Construction Co. Renovations have already begun.

1975, Nov. 13: Bank of Perry announces renovation plans. Plans include the installation of new wooden windows and doors, new roof, false chimneys, and extensive landscaping in the rear parking lot. Plans also include the construction of a brick entrance way in the front of the building.

1975, November: Promotions Committee meets with twenty-two merchants of the downtown district. All agree to sponsor the First Annual



4

"Crossroads Village" Art Show scheduled for December 13, 1975.  
The show is to be fully underwritten by the Merchants' Association  
of the Perry Downtown Redevelopment Authority.

A new "Logo" sign is presented by Barbara Jones of Jones' Jewelers.

"Open House" for businesses in the central shopping district is  
announced for December 7, 1975.

1975, November: Mayor appoints a committee to coordinate the Carroll Street Project.

1975, Nov. 13: A Downtown Development Steering Committee from Thomson, Ga. meets  
with members of the Perry Authority to study programs and progress  
of the Perry organization.

1975, November: General progress to date: Remodeling of three or four stores is  
under way. One store has experienced a 40% increase in business.  
The number of empty buildings in the central district has been  
or will be reduced to five in the near future.

A survey is to be made to determine the ownership of the  
downtown property.

Sign ordinance is adopted to regulate size and placement of signs.

1975, November: HUD Community Grant in the amount of \$94,050 is received  
which includes sidewalks and street lighting improvements  
for the central business district. Improvements to be done  
on Carroll Street from Jernigan Street to Washington Street.  
(\$25,000.)

1975, December: "Olde-Fashioned Christmas at the Crossroads" Celebration.  
A Proclamation is made by the Mayor with festivities to  
include a band concert, a candlelight procession, live  
Nativity scene, and the Bank of Perry Doll Show.

1976, February: Councilman David P. Hubert announces mailing of requests for  
bids on Carroll Street work. Bids which are to include costs  
for resurfacing and brick sidewalks will be opened at City  
Hall February 27, 1976.

Feb. or March, 1976: Bid accepted on Carroll Street Project. See February '76  
above.

Council approves plan to eliminate congestion at Post  
Office: Traffic arriving at Meeting Street in front of  
fountain must turn left on Meeting or right on Macon St.  
at the fountain.

1976, March: Houston County Commission votes unanimously to assist City in  
renovation plans for downtown. Allocates \$5,000 in addition  
to furnishing County road crew assistance.

1976, March: "Old-fashioned hometown parade" announced for June 26th in  
celebration of Bicentennial. The parade is sponsored by the  
merchants from the central business district and shopping  
centers.

- 1976, May: Work is begun on brick sidewalks using 70-80,000 bricks in the project.
- Mid 1976: Crosswalk for Carroll Street is announced by Council-Skeet Hulbert.  
Location: Center point between Washington and Ball on Carroll.  
Changes are to be added to aid persons in wheelchairs.
- 1976, June: City planner from Fitzgerald, Ga. visits Perry to study progress and plans of the Perry Redevelopment Authority.
- 1976, June: County requests City to submit another written proposal for lighting Court House by floodlights at night.
- 1976, June: Group from McDonough, Ga. visits Perry to learn about Perry Redevelopment Authority.
- 1976, September: Lewis Meeks, Chairman of the Authority, announces priority of getting additional parking in central business district. The first phase of the revitalization is being brought to a close. Several tracts of property in the area are under consideration for parking, and owners are being contacted.
- 1976, October: Renovation of buildings completed: Perry Flower and Gift Shop, Crossroads Crafts, and Watkins Gulf Service Station.
- 1976, November: Delegation from Fitzgerald (merchants) views downtown renovation.
- 1976, December: Second annual Christmas celebration is planned.  
Open House by merchants and banks.  
Community Christmas tree is decorated.
- 1976 (late): Renovations for Edwards-Harper Company announced.
- 1977, January: Renovation of Johnson's Store is under way.
- 1977 (early): Book store announced for opening around May 1, 1977. The store is to be located in the building next to Edwards-Harper Co. and renovation has already been begun. Store will contain 20,000 titles covering most general areas and side line items such as cards, etc.
- 1977, March: Renovation of City Barber Shop and Jack's Furniture Shop.
- 1977, March: Demolition work is begun on old County Jail.
- 1977, March: Perry Redevelopment Authority asks city to purchase a lot at the intersection of Ball and Commerce Streets to be used to aid downtown parking. A meeting is set with the Authority by City Council to discuss the matter. Council is to be represented at that meeting by Mayor McKinley, Councilman Watson, and Council Bloodworth, the latter being the Chairman of the City's Urban Planning Committee.

1977, March: Three-part series of changes are underway on Carroll Street.  
The cost is to be funded by the Georgia Dept. of Transportation.  
(\$64,000)

Phase 1: Intersection of Carroll, Main, Commerce, and Spring; widening of Carroll and entrances to the other thoroughfares.

Phase 2: Front of Quick Stop Foods to ease turns off Carroll onto Commerce and the reverse direction.

Phase 3: Concrete island in front of Post Office at intersection of Meeting and Carroll Streets.

1977, March: Mayor announces schedule of work to be done on roads into city to improve their appearance.

1977, April: Dept. of Trans. Commissioner Tom Moreland speaks at Kiwanis Club and says he's "very impressed" with progress in downtown area and in other areas of the city as well. Says his department is trying to assist more in local projects on streets and roads.

1977, May: Perry Redevelopment Authority presents plan for a central business district off-street parking lot to Mayor and Council. The plan calls for purchase of several lots on Commerce between Washington and Ball at a cost of approximately \$40,000. The city is to be reimbursed that cost by the business district through a long-term tax set up by the establishment of a special tax district in the downtown area.

Mayor announces a public hearing on parking lots to be held May 19, 1977. Improvements "hopefully" to be contributed by DOT with city proposing to use its equipment and manpower to assist.

1977, May: Council votes to approve plan to make Carroll Street in front of Post Office two-way.

1977, May: General Progress to date: 15 renovations completed, 2 in process, and 3 commitments to renovate. 8 new businesses have located in the last 3½ yrs., as per Lewis Meeks.

1977, May: City purchases lot for public parking at cost of \$60,750. Council approves purchase by unanimous vote.

1977, May: New street lights to be installed downtown. High pressure sodium lights are to be used as opposed to present mercury vapor lights. Sodium lights have an appearance of candles and produce more lights. See July, 1977 below.

1977, May: Renovation of New Mecca Court into mini-shopping center is begun.

1977, May: Opening of Russo's Photographic Services.  
Opening of Perry Book Store.  
Bakery in the Gateway Foods and Frank Ellis's Studio in the Old Perry House have already opened and are doing business.

1977, June: Renovations announced for Horace and Mildred Shop and the Mid-State Cable Television.

1977, June: Blackshear businessmen visit Perry during tour of revitalization projects.



- 1977, July: Four sodium lights installed on demonstration basis for Carroll Street at Coffee Cup
- 1977, August: City Council adopts ordinance creating downtown special tax district to collect money to pay for parking lot.
- 1977, August: General accomplishments to date as per Lewis Meeks:
- 19 buildings renovated
  - 2 buildings in process of renovation
  - 4 buildings to be improved
  - 8 new businesses established
- General increases in sales, employment, and real estate values.
- 1977, October: Downtown Promotional Council of Perry formed to operate as an arm of Perry Redevelopment Authority. Will seek 100% membership of downtown businesses to develop a coordinated advertising program.
- 1977, October: Village Shopping Center opening announced for Nov. 1, 1977. 13 of 15 spaces already rented.
- 1977, November 12: Sidewalk sale by downtown merchants.
- 1977, October: Overton Jewelry renovation completed. Old Houston Hardware Company undergoing renovation to become office of Nunn, Geiger, and Pierce.
- 1977, November: Authority members invited to Madison, Ga. to tell how they formed their redevelopment group.
- 1977, November: Official dedication of downtown renovation work by Dept. of Transportation Commissioner Tom Moreland and local officials. DOT Board of Directors meeting held in Perry.
- 1977, December: Council votes to leave Carroll St. one-way going north from railroad tracks to Washington Street.
- 1977, December: Jail has been demolished and removed; parking lot to be ready within a few weeks.
- 1978, January: Contract set for city parking lot. Redevelopment Authority lists relining of angled parking spaces as one of top priorities for 1978.
- 1978, January: Edwards-Harper Co. sold to Jerry Rogers.
- 1978, February: County Commissioners vote to investigate expense of grading, basing, and priming city parking lot after request for assistance from Mayor McKinley.
- 1978, March: Presentation of "Development Plan" and "Planting Plan" for Carroll St. Ext
- 1978: Amendment to legislation to restrict members of Authority to two consecutive terms.
- 1978, June: Two downtown parking lots to be finished.

- 1978, August: Parking lot at Ball and Commerce finished paving, and fill dirt is being brought in to plant grass. It is completed with the exception of lighting which is to be installed August 16th.
- 1979 (early): Amendment to permit members of Authority to serve more than two years. Appoints made for three years.
- 1979, February: Parking lot pavement at former County Jail site approved by City Council, with City paying for paving and grading.

#### FUTURE PLANS

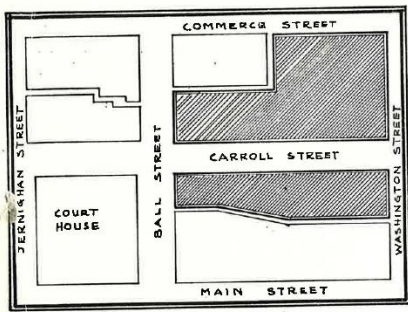
- 1979, May: Potential development of Rosemart Building on Carroll Street discussed. Committee appointed to study.
- 1979, June: Discussions concerning Community Flea Market, Community Room for medium-sized meetings, and Community Auctions held on monthly or semi-monthly basis, the latter being patterned along that of the neighboring community of Bonaire, Ga.
- 1979, July: Plan for orderly development proposed by Mayor McKinley through the establishment of a Capital Improvements Program. Mayor McKinley brings this to the attention of Chairman of the Authority, Lewis Meeks, and recommends input from the Redevelopment Authority. Mayor McKinley meets with members of the MGAPC on August 7, 1979, to discuss the above plans.

#### PRESENT MEMBERS

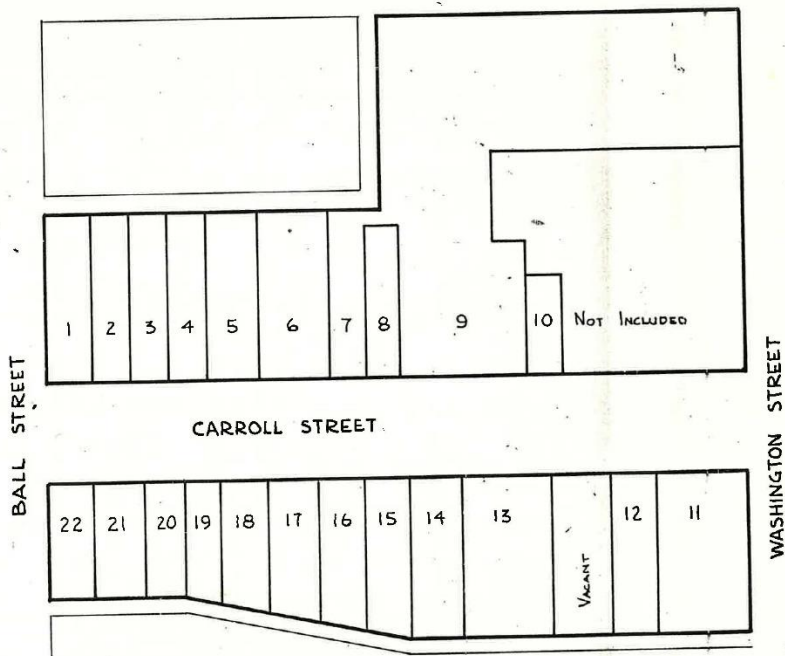
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 W. G. Mullins (12-31-81)  
 Jerry Rogers (12-31-79)  
 Don Parkinson (12-31-81)  
 Billy Barbara Bledsoe (12-31-79)  
 W. F. Overton (12-31-82)  
 Wendell K. Whipple (12-31-82)  
 Aldene Lasseter (12-31-82)  
~~Barbara Jones~~

Ex-Officio Members: Larry Walker  
 Bobby Branch  
 James O. McKinley  
 Draper Watson  
 Tom Daniels

## Appendix B – Plan Book for 900 Block of Carroll Street



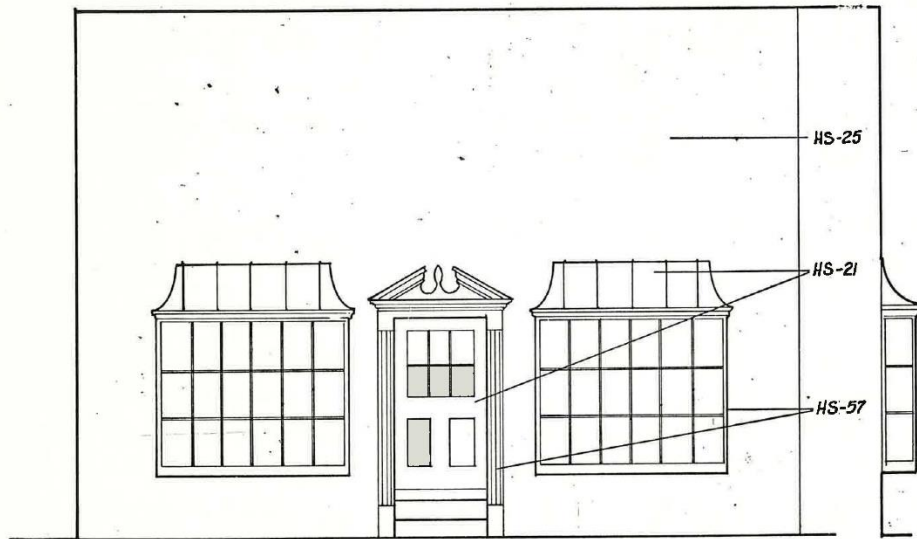
PERRY, GEORGIA C.B.D.  
PROJECT LOCATION



### SAVANNAH SPECTRUM

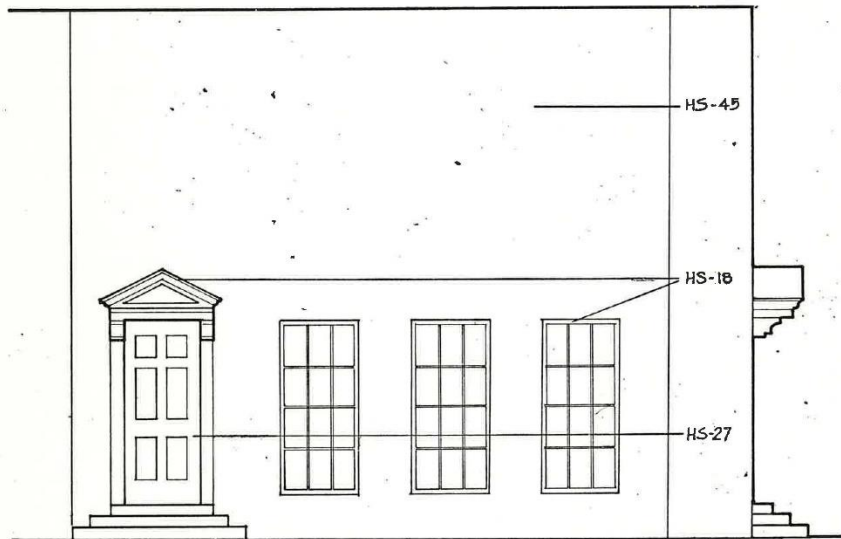
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|----------------------------|-------------------------|----------------------------|
| HS-1. Ballast Grey         | HS-20. Winter Marsh     | HS-39. Tomochichi Red Tone |
| " 2. "Haint" Blue Tint     | " 21. Buccaneer Brown   | " 40. Mulberry Silk        |
| 3. Oglethorpe Blue Tint    | 22. Chatham Gold Tint   | 41. Fiddler Brown          |
| 4. "Haint" Blue            | 23. Peach Leather Tint  | 42. Pecan Pie              |
| 5. Oglethorpe Blue         | 24. Peach Leather Tone  | 43. Tabby White            |
| 6. Davenport Blue          | 25. Chatham Gold        | 44. Wild Heron             |
| 7. 'Geechee Teal           | 26. Regency Lion        | 45. Pluff Tan Tint         |
| 8. Scuppernong Green Tint  | 27. She-Crab Bisque     | 46. Pluff Tan              |
| 9. Palmetto Fan Tint       | 28. Peach Leather       | 47. Habersham's Vest Tone  |
| 10. Scuppernong Green Tone | 29. Red Rice Tint       | 48. Habersham's Vest       |
| 11. Palmetto Fan           | 30. Pink House Tone     | 49. Sorghum Bronze         |
| 12. Scuppernong Green      | 31. Tomochichi Red Tint | 50. Sorghum Bronze Tint    |
| 13. Acanthus Leaf          | 32. Pink House          | 51. Habersham's Vest Tint  |
| 14. Tea Olive              | 33. Factor's Red        | 52. Lafayette Mauve Tint   |
| 15. Scarborough Fair Tint  | 34. Yamacraw Red        | 53. Lafayette Mauve        |
| 16. Scarborough Fair Tone  | 35. Tomochichi Red      | 54. Wild Plum              |
| 17. Tybee Sand             | 36. King Cotton         | 55. Swamp Root             |
| 18. Winter Marsh Tint      | 37. Red Rice Tone       | 56. Artillery Grey         |
| 19. Scarborough Fair       | 38. Red Rice            | 57. Syllabub White         |





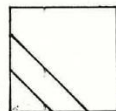
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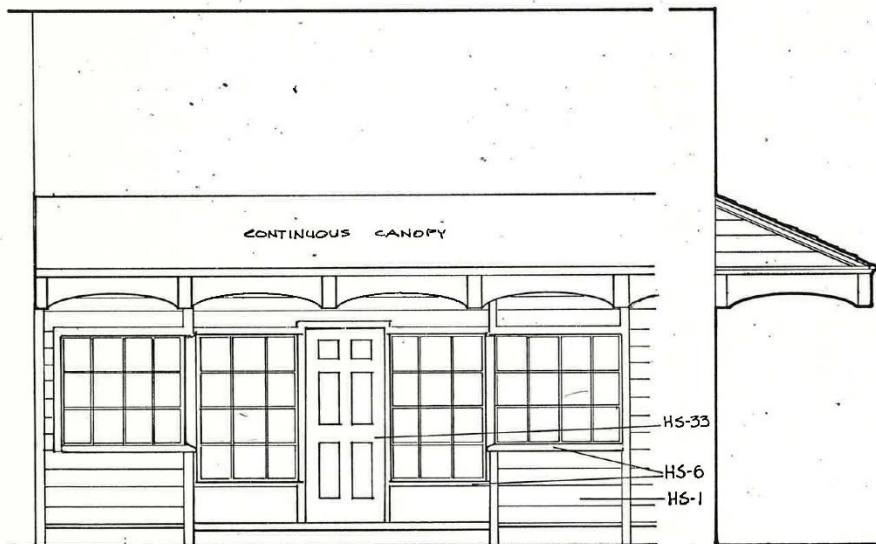
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HS-57 SYLLABUB WHITE  
HS-21 BUCCANEER BROWN



BUILDING No. 2  
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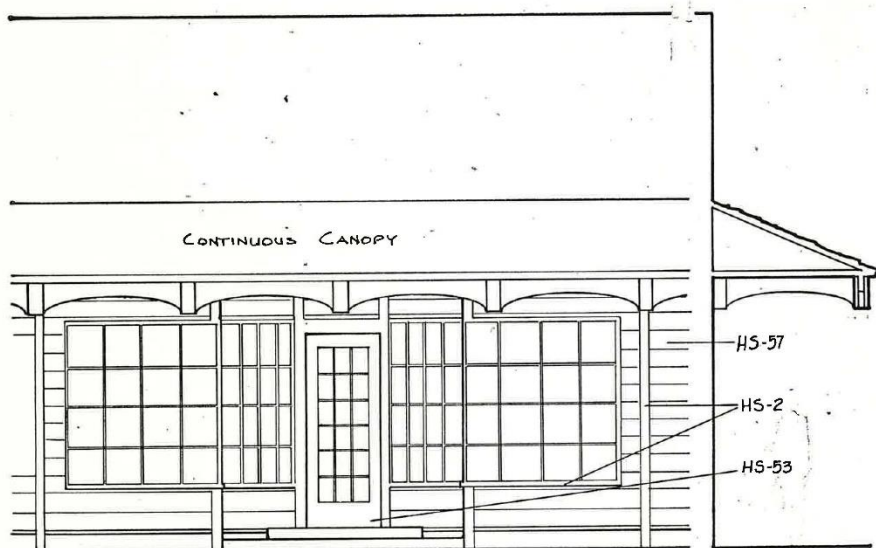
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HS-18 WINTER MARSH TINT  
HS-27 SHE-CRAB DISQUE





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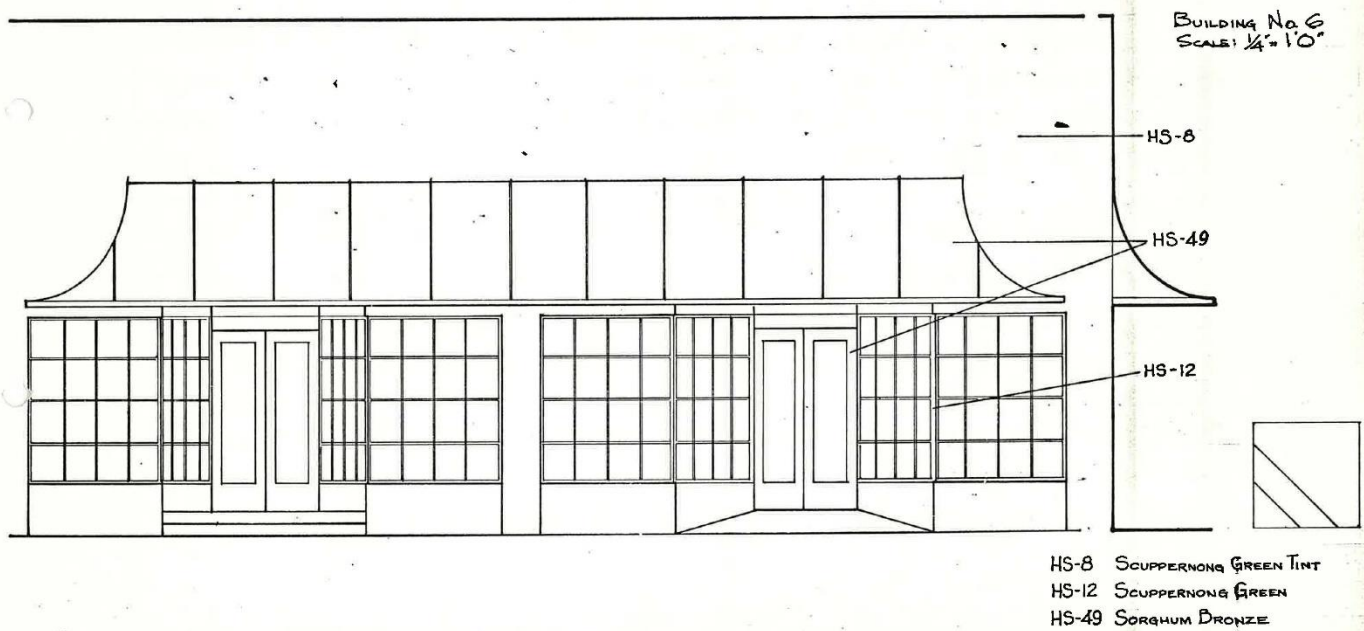
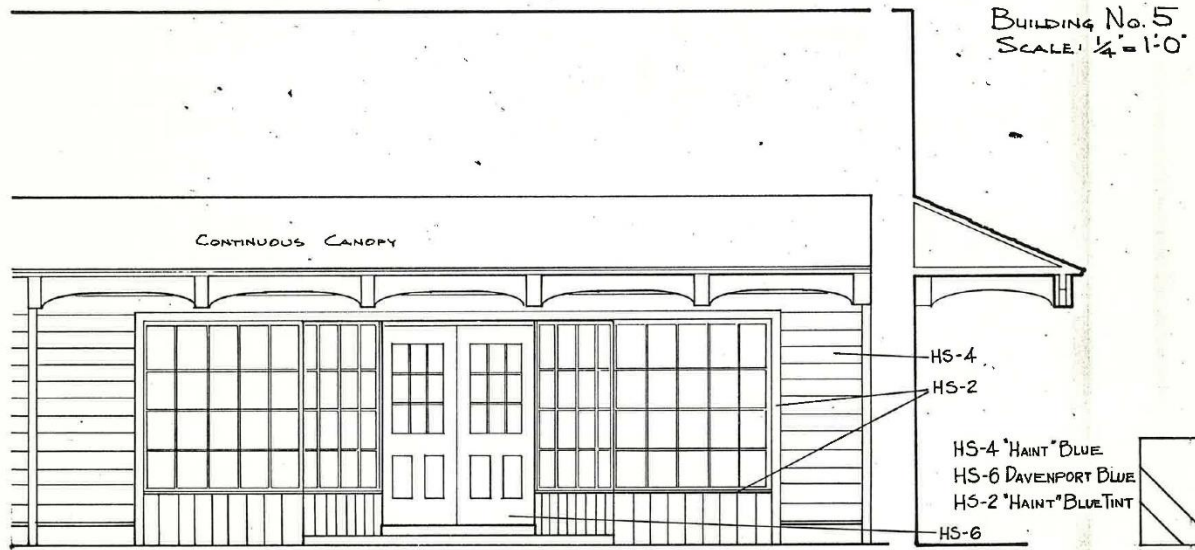
HS-1 BALLAST GREY  
HS-33 FACTOR'S RED  
HS-6 DAVENPORT BLUE



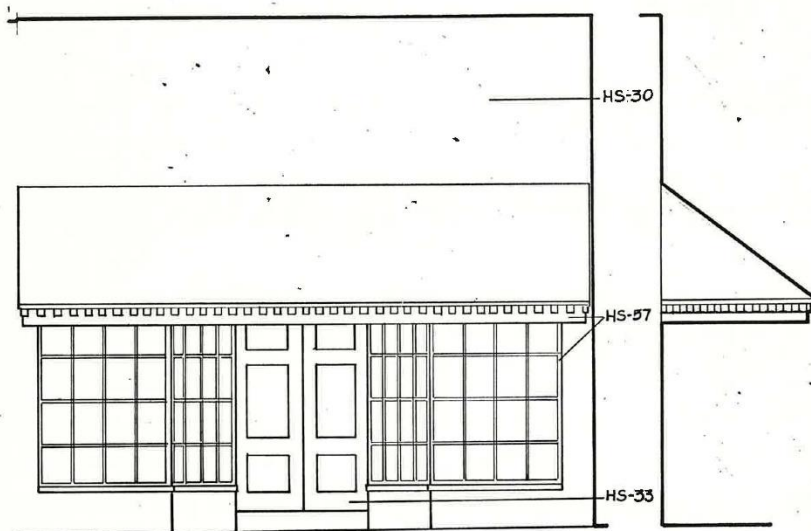
BUILDING No. 4  
SCALE: 1/4" = 1'-0"

HS-57 SYLLABUS WHITE  
HS-2 "HAINT" BLUE TINT  
HS-53 LAFAYETTE MAUVE



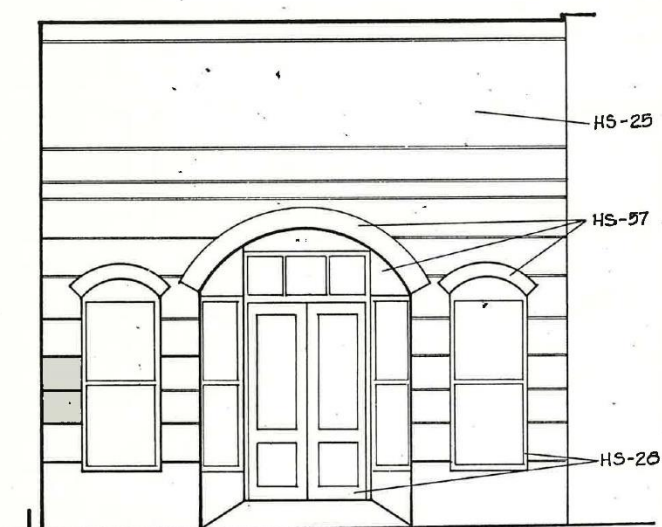
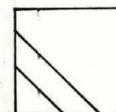






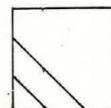
BUILDING No. 7  
SCALE: 1/4" = 1'-0"

HS-30 PINK HOUSE TONE  
HS-57 SYLLABUB WHITE  
HS-33 FACTOR'S RED

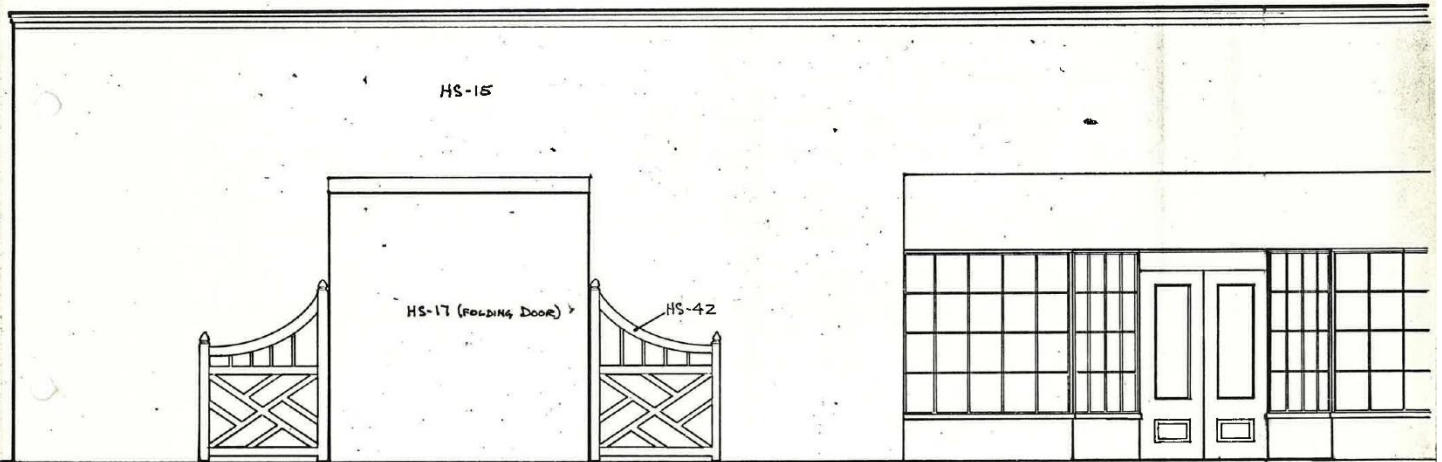


BUILDING No. 8  
SCALE: 1/4" = 1'-0"

HS-25 CHATHAM GOLD  
HS-57 SYLLABUB WHITE  
HS-28 PEACH LEATHER



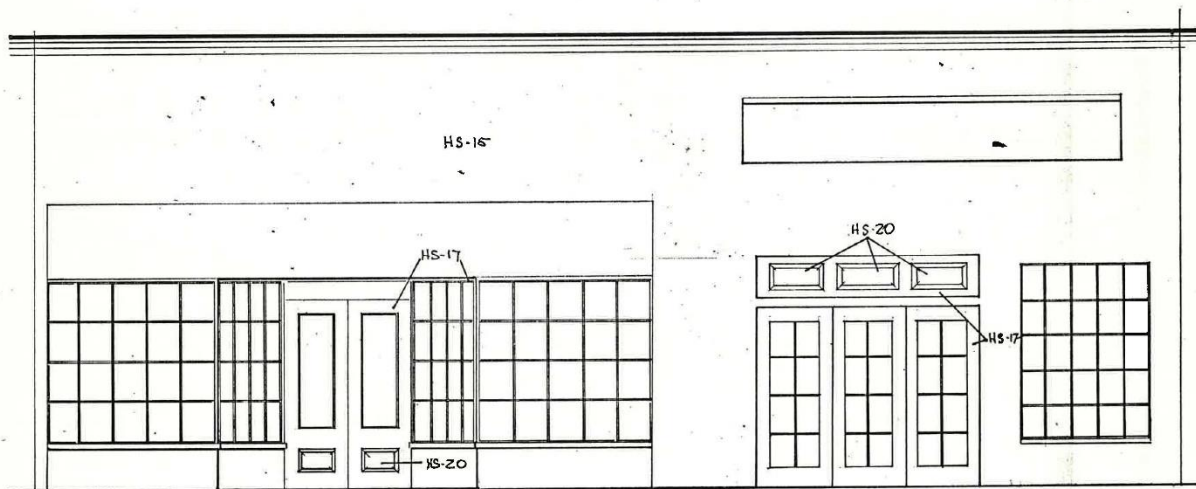
BUILDING No 9  
SCALE: 1/4" = 1'-0"



HS-15 SCARBROUGH FAIR TINT  
HS-17 TYBEE SAND  
HS-42 PECAN PIE

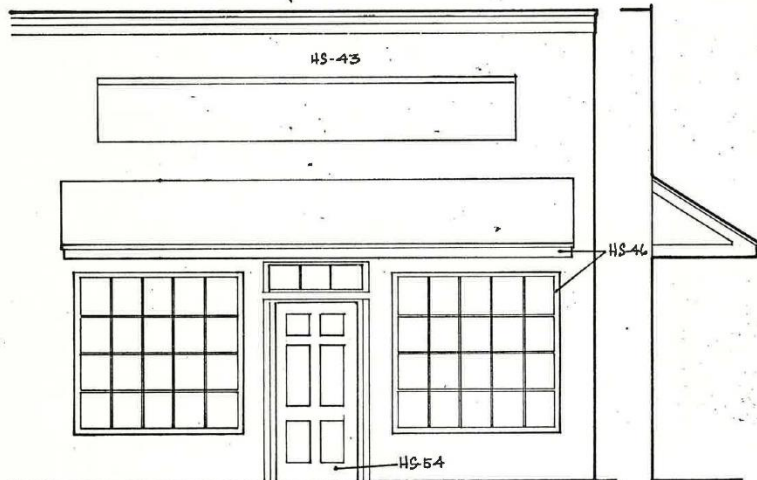


BUILDING No. 9 (CONT'D)  
SCALE: 1/4" = 1'-0"



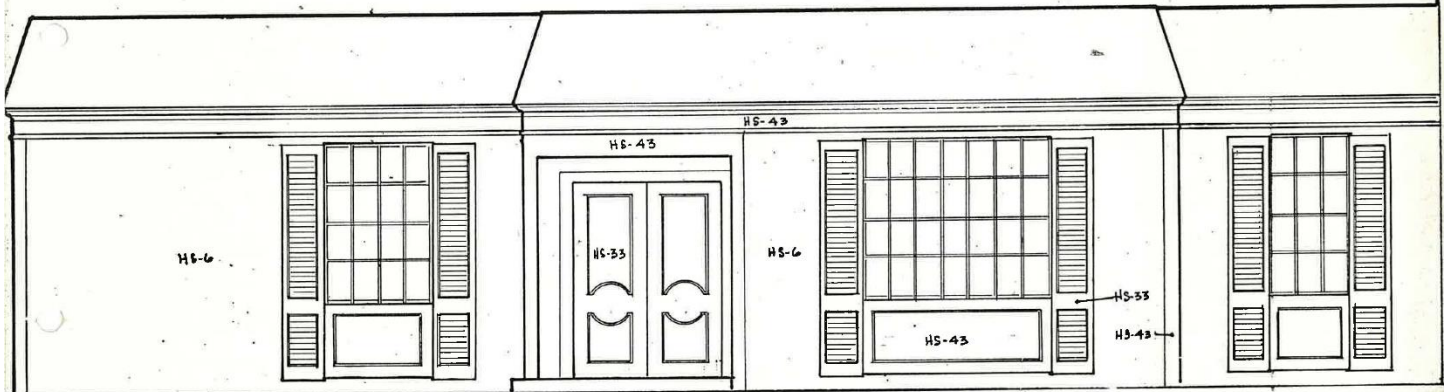
HS-15 SCARBROUGH FAIR TINT  
HS-17 TYBEE SAND  
HS-20 WINTER MARCH





BUILDING No. 10  
SCALE:  $\frac{1}{4}$ " = 1'-0"

HS-43 TABBY WHITE  
HS-46 PLUFF TAN  
HS-54 WILD PLUM

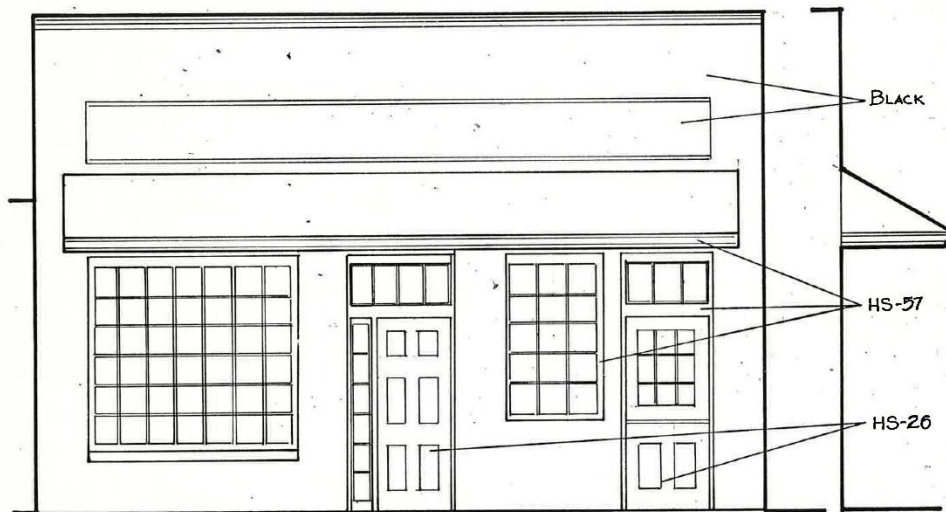


BUILDING No. 11  
SCALE:  $\frac{1}{4}$ " = 1'-0"

HS-6 DAVENPORT BLUE  
HS-43 TABBY WHITE  
HS-33 FACTOR'S RED

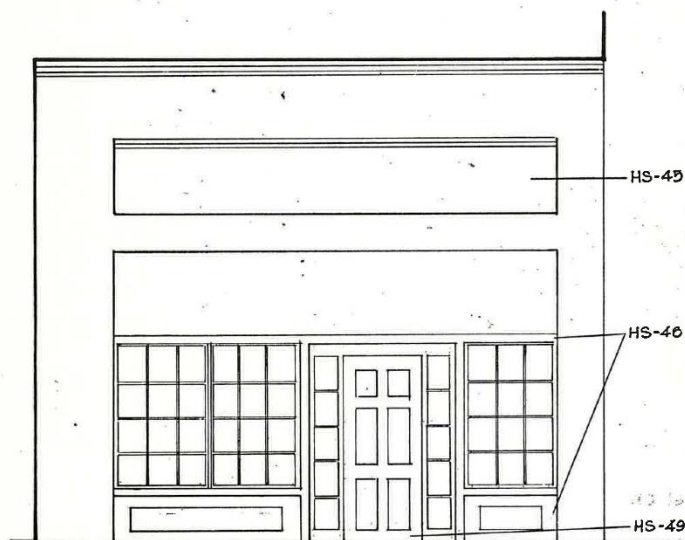






BUILDING No. 12  
SCALE: 1/4"=1'-0"

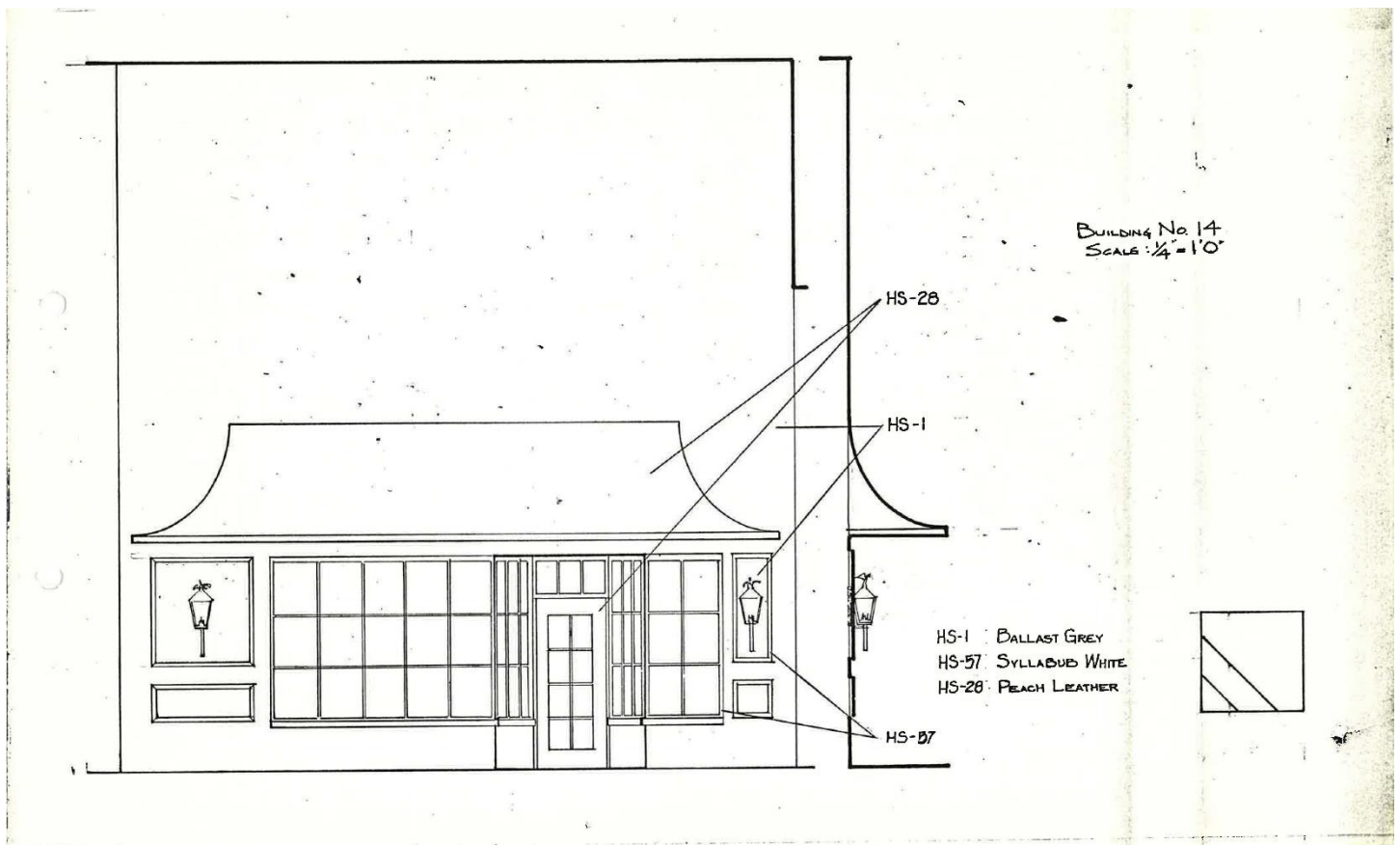
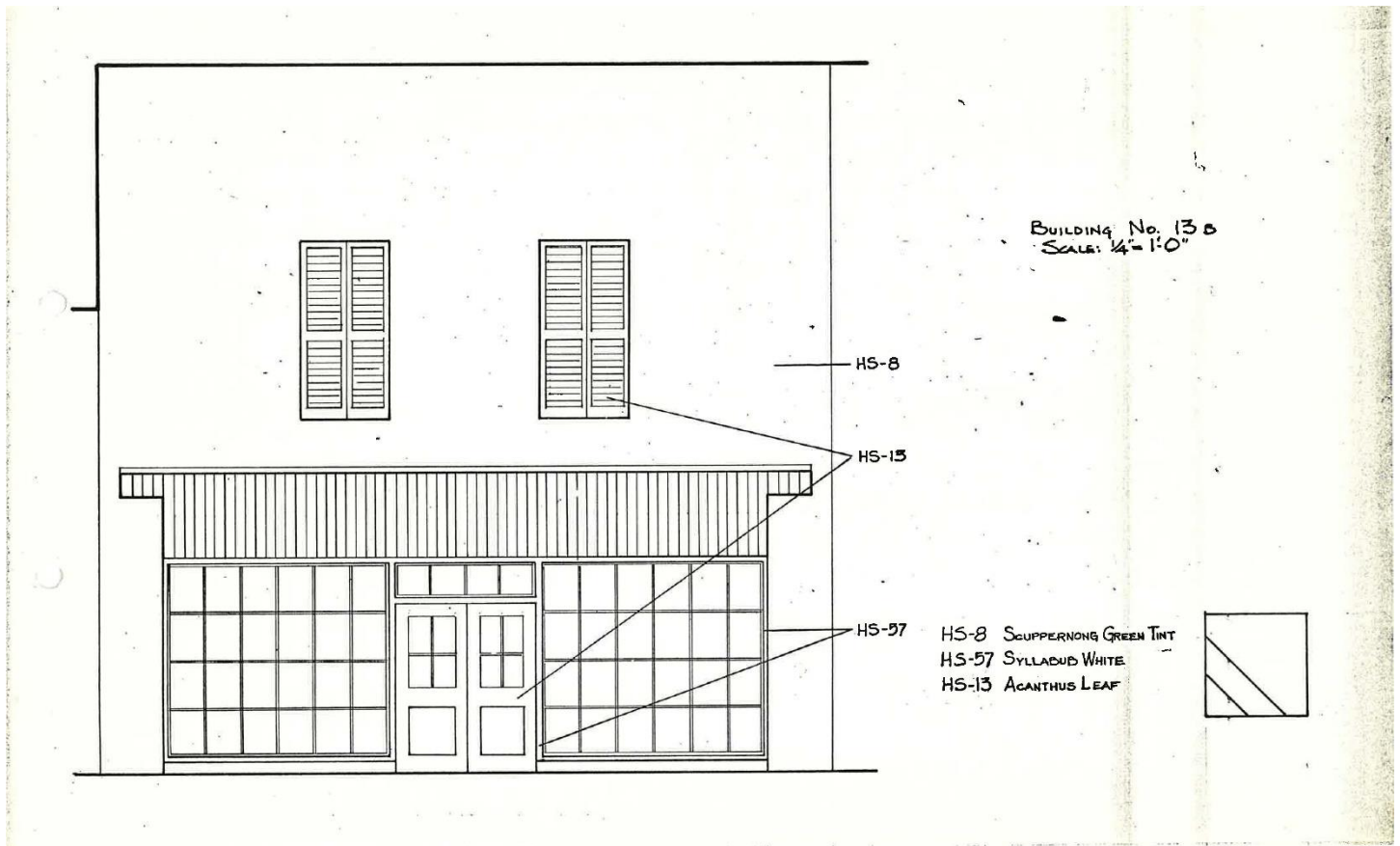
NATURAL BLACK  
HS-57 SYLLABUS WHITE  
HS-26 REGENCY LION

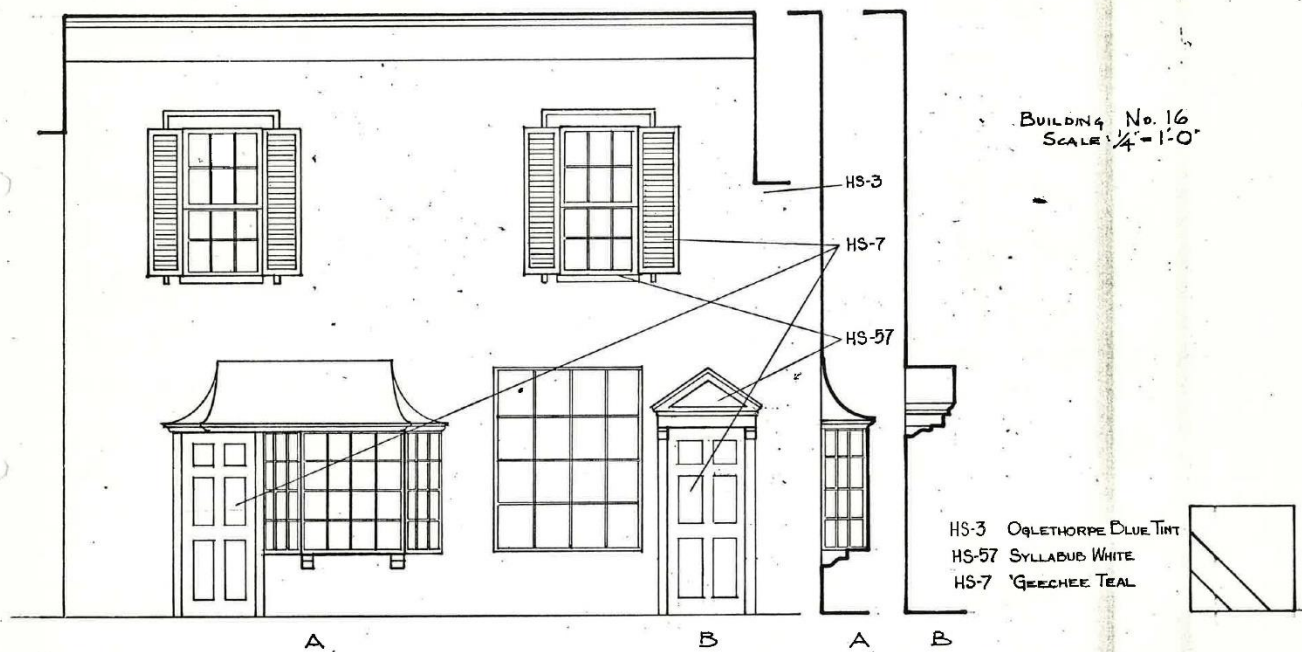
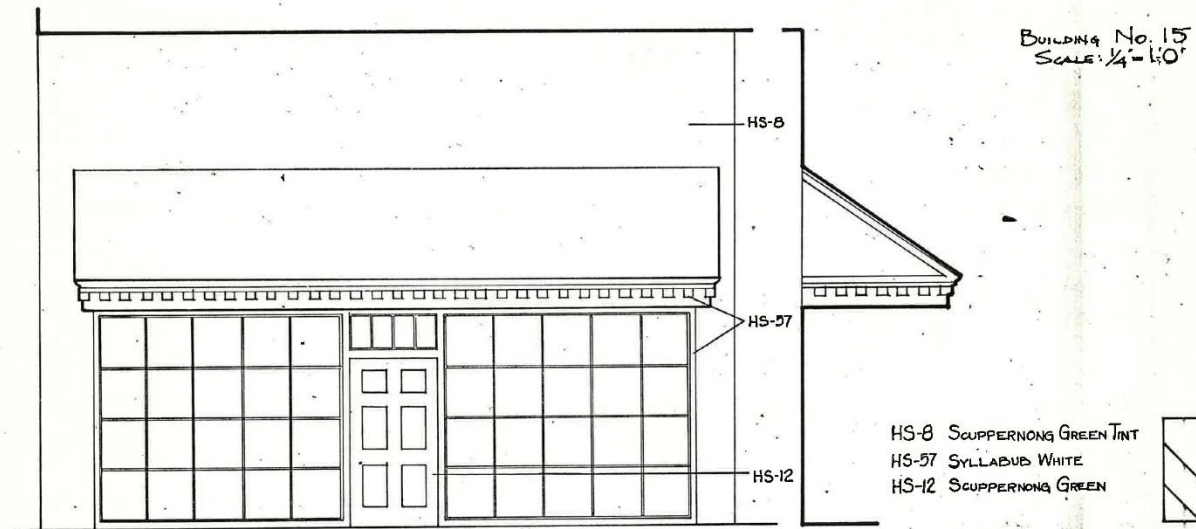


BUILDING No. 13A  
SCALE: 1/4"=1'-0"

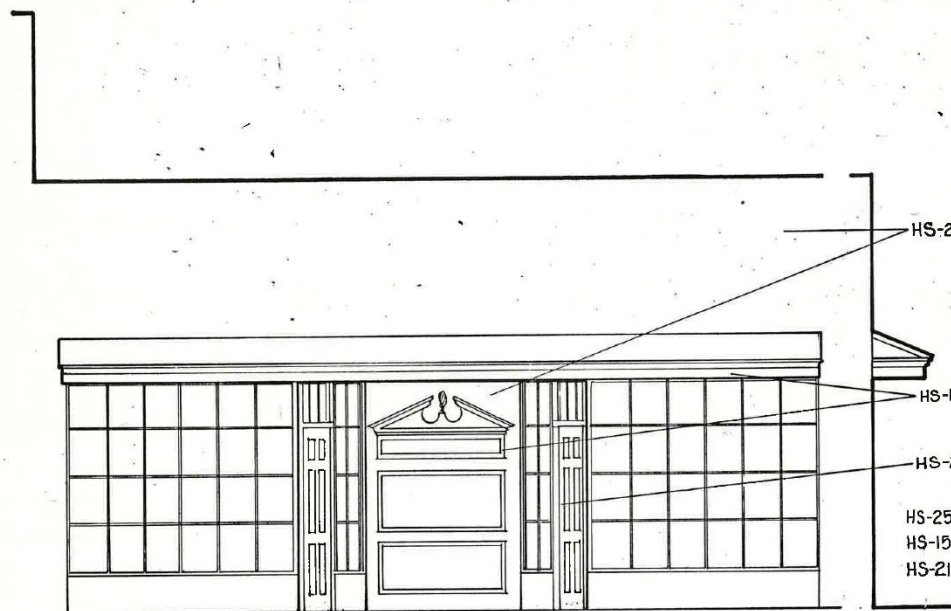
HS-45 PLUFF TAN TINT  
HS-46 PLUFF TAN  
HS-49 SORGHUM BRONZE





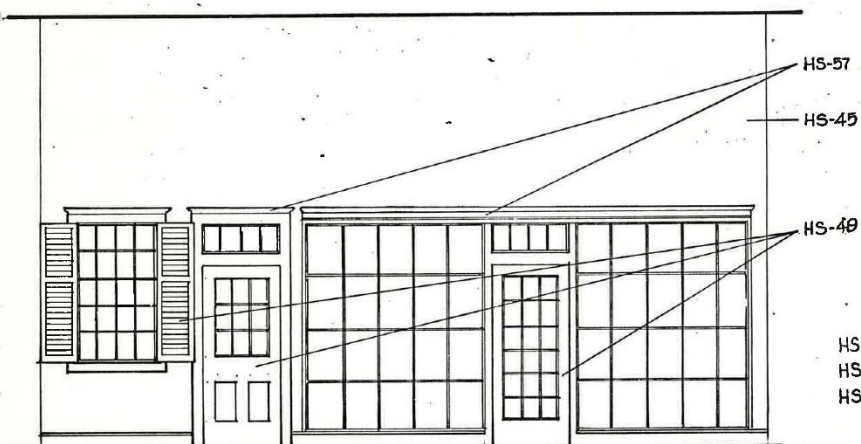
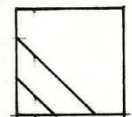






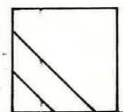
BUILDING No. 17  
SCALE:  $\frac{1}{4}" = 1'-0"$

HS-25 CHATHAM GOLD  
HS-19 SCARBOROUGH FAIR TINT  
HS-21 BUCCANEER BROWN



BUILDING No. 18  
SCALE:  $\frac{1}{4}" = 1'-0"$

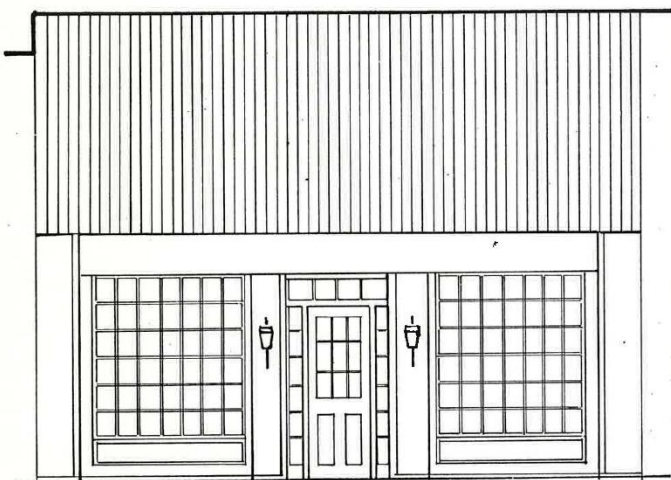
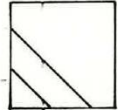
HS-45 PLUFF TAN TINT  
HS-57 SYLLABUS WHITE  
HS-49 SORGHUM BRONZE





BUILDING No. 19  
SCALE:  $\frac{1}{4}" = 1'-0"$

HS-3 OGLETHORPE BLUE TINT  
HS-57 SYLLABUS WHITE  
HS-6 DAVENPORT BLUE



BUILDING No. 20  
SCALE:  $\frac{1}{4}" = 1'-0"$

NO CHANGE

