

Historic Preservation Commission Agenda  
Minutes - March 10, 2026

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

Staff: Joe Duffy – Community Development Director and Christine Sewell – Recording Clerk

Guests: Chad Bryant

3. Citizens with Input – None
4. Approval of the Agenda – Commissioner Sanders motioned to approve as presented; Commissioner Hubbard seconded; all in favor and was unanimously approved.
5. Approval of Minutes – February 10, 2026, meeting – Commissioner Sanders motioned to approve as submitted; Commissioner Taylor seconded; all in favor and was unanimously approved.
6. New Business
  - a. COA 0023-2026 – 806 Commerce Street – Small rear storage building addition

Mr. Duffy read the applicant's request, which is for a 16' x 5' shed addition to the west side of the Muse Theater. The addition will be used to store chairs and tables associated with the event venue. The shed will have board and batten siding with a cedar shake shingle roof. Colors will match those already used in the complex, is removable and will not permanently alter the historic integrity of the building or environment. The shed design is in keeping adopted local design guidelines for additions, in that it respects the character of the existing building and is relatively shielded from public view via placement within a larger existing courtyard. Choices of building materials were intentionally chosen to complement the building's presence and encourage the strength of ongoing business operations. The addition is also reversible with a limited loss of historic materials and elements. A similar shed with slightly larger dimensions was previously issued a Certificate of Appropriateness by the Main Street Advisory Board in 2023, however was not constructed within the permitted time frame.

Chairman Griffin opened the public hearing at 6:30 pm and called for anyone in favor of the request. Mr. Chad Bryant, applicant and owner, reiterated the request and was available for any questions. Chairman Griffin called for anyone opposed; there being none the public hearing was closed at 6:32pm.

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

b. Jernigan Street Area Envisioning Exercise – Ms. Alicia Hartley – Downtown Manager

Ms. Hartley advised what a small area plan is, which is a plan of development for multiple properties that guides land use, urban design, and capital improvements at a high level of detail within a specific area. Through this plan, it aims to ensure that future development along Jernigan Street aligns with the needs and goals of stakeholders while preserving the unique character and charm of Downtown Perry. The study and plan are done alongside property owners and board members to ensure that investment goals of property owners are considered and incorporated into a cohesive plan that aligns with the strategic vision for Perry as future development is predicted.

Commissioner Sanders felt preservation of structures with historic significant should be preserved, such as the Mason Tractor building that was the first jail, as well as trees and sidewalks.

Commissioner Hubbard felt there should be community spaces for the public to enjoy. Chairman Griffin felt lighting should be addressed, not to have it overpowering, but complimentary.

Commissioner Taylor felt walkability for inclusiveness.

Ms. Hartley advised the stakeholder meeting had been held, and the following were raised for improvement: Sidewalks & Crosswalks, Parking & Road Improvements, Public Spaces, and Infrastructure. Each board member was given “play money” and asked to place under the four categories where they saw fit. Ms. Hartley reminded the board and guests; the plan does not guide private development and there is no funding at this point in time tied to the plan. The board commenced with exercise.

7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:35 pm.

*Approved 04.14.26*