

Main Street Advisory Board
Minutes - July 11, 2024

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

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

- a. Decorum Guidelines – Chairman Cossart read the procedures for public comment before the board.

2. Guests/Speakers - Burke Murph, Mayo Sexton, David & Julie Forrester

3. Citizens with Input

Robert Tuggle, Jr. – 1605 Main Street - has been a resident of Perry for 90 years and expressed his appreciation to those who serve on the various boards, Council and city employees for their leadership and growth to the city.

Cathy Compton – 114 Jill Crest Drive – would not like to see the New Perry Hotel demolished and inquired if any renderings had been provided for the replacement so more detail can be given for the public

Kecia Isgett – 1904 Main Street – provided for the board renderings from Steve Aydelott on what was proposed to the Halo Group when then owned the property and it wasn't going to be expensive as has been told and there are grant writers who can secure funding for the entire project's rehab and would not like to see demolished.

4. Old Business – None

5. New Business

- a. Certificate of Appropriateness Review – 733 Carroll Street

Mr. Wood advised the applicant proposes adding a wood awning over the door of the former State Patrol office building. The awning structure will be made of cedar with cedar shake shingle roofing. The awning will be stained to match other cedar elements existing on the building. While the awning is not canvas, the form and size of the awning are consistent with the design guidelines. The building is the former State Patrol office constructed ca. 1940. The addition of the awning does not appear to significantly damage original elements of the building and staff is recommending approval.

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

- b. Certificate of Appropriateness Review - 1128 Macon Road

Mr. Wood advised the applicant propose to paint the exterior of the building; brick and siding will be Saybrook Sage (Benjamin Moore HC-114); fascia, trim around doors, and possibly the columns will be White Cloud Cover (Benjamin Moore). The building was constructed as a medical office in 1966 and is a good example of small office buildings of

its time. The blonde brick used on the building was popular during that time period and the design guidelines suggest unpainted brick should be left unpainted and uncoated. The proposed colors are not in the approved palette but are the same as those recently used on the building occupied by the HALO Group at 1140 Macon Road. Staff is recommending approval of the colors for the wood siding and trim, but the brick should remain unpainted.

Mr. Mayo Sexton, the applicant, advised they are painting to freshen up the building and have a tenant secured. Mr. Wood advised because of the age if the brick is fired it will be more in line with what is used today and the mortar more of a sand material and it is not as soft or vulnerable as brick used in the 1920's. Director Moore felt painting brick did not mar the history of the structure. Mr. Wood noted his concern with painting older brick with a sand mortar that it will deteriorate faster, but brick from the 1960's could possibly have been fired with a cement mortar.

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

c. Certificate of Appropriateness Review – 1009 Northside Drive

Mr. Wood advised the applicant proposes constructing a 15-foot-tall horizontal wood slat privacy fence along the rear property line. The Planning Commission granted a variance to allow the 15' tall fence along the rear property line. The proposed fence appears to comply with the applicable design guidelines. As a screening fence, rather than a security fence, there is no height limit in the design guidelines. The approved landscape plan for the property includes trees and some shrubs along the rear property line and staff is recommending approval.

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

d. Certificate of Appropriateness Review – 911 Jernigan Street

Mr. Wood advised the applicant will demolish the existing metal shed and replace a new building. The exterior materials will be brick and a board-and-batten-look metal siding. Windows and door frames will be bronze aluminum. The site plan includes parking on the street, similar to the existing, access to a dumpster, additional parking, and outdoor space between the new building and the existing barn at the rear of the property. The property is in an area transitioning from service/ industrial type uses to more commercial and entertainment uses. The existing buildings on the site and south of the site are more industrial in character. Buildings along the 900 block of Jernigan Street are mostly stand-alone structures separated by parking or driveways. Most are brick and have pitched roofs. Some metal or wood sided buildings are located at the south end of the street. Although a single story, the proposed building represents a 2-story height with a contemporary take on historic mill architecture. The two sides of the building will be constructed with a red clay colored brick, designed to look like thick brick walls with faux double chimneys. The rear and street-facing facades are rendered in metal siding with a board & batten look (specific material detail and color to be presented at a later date). Openings at the pedestrian level are large and proportionate to the scale of the building. Large clerestory windows are proposed on the upper façade. A gable roof is proposed, and a flat metal awning extends across the entire front façade.

Mr. Wood further noted, the new building will be situated in approximately the same location as the existing metal shed being demolished. On-street parking (partially on the site) will be retained but better defined with curbing and landscape islands. A 10' wide sidewalk is proposed between this parking and the building. A loading and service area is located on the south side of the building, while additional off-street parking is proposed on the north side. The owner intends to restore the old metal barn at the rear of the property for event space (at a later date). The area between the new and old buildings is proposed as a multi-level space for outdoor activities. A custom grain bin booth is shown on the site plan behind the new building but is not included in this application.

In conclusion, Mr. Wood advised the applicant states signs will be painted directly on the building facades. Proposed signs are shown on the rendering of the building. Specifications have not been provided and staff will review signs for compliance with the City's sign standards when a sign permit is requested. Gooseneck light fixtures, not specified, will illuminate the signs. The proposed building and site improvements appear to comply with applicable design guidelines and standards. Staff recommends approval, subject to approval of final siding material/color.

Director Presswood inquired if the dumpster would be enclosed; Mr. Wood advised it would be. Chairman Cossart asked if the applicant would come back before the board when siding selection is provided; Mr. Wood advised they would.

Director Presswood motioned to recommend approval of the application as submitted; Director Jones seconded; all in favor and was unanimously approved.

e. Certificate of Appropriateness Review – 1021 Ball Street

Mr. Wood advised the applicant proposes changing the existing awning fabric and color of the front door to black, matching the adjacent building elements. From the drawing provided with the application (quote from Macon Awning and Canvas Products), it appears the awning will retain the existing concave curved shape, but the "fringe" will be squared off like the adjacent awning and staff recommends approval.

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

f. Façade Grant Application – 1021 Ball Street

Ms. Hartley advised the application was to assist with the cost of the new awning and paint and per the guidelines recommended \$500 as a minor improvement.

Director Moore motioned to approve a \$500 façade grant for 1021 Ball Street; Director Lay seconded; all in favor and was unanimously approved.

g. Approve June 6, 2024, minutes

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

h. Approve May and June 2024 financials

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

6. Chairman Items – None

7. Downtown Manager's Report

a. Downtown Projects update

Ms. Hartley advised Ghost Runner Pizza is open; Sweet Evelyn's & Durden's Prime Meats celebrated one year; Massy Gordon is expanding. Old PVO/City hall location has been demolished. Placemaking Update: easements secured for wall art display at Perry Players, Asphalt Art will put out a call for graphic artists and looking to update the parklet furniture. Kiwanis 5k will be held downtown in October. Partnering with CVB on the silent auction at the annual conference. Upcoming training webinar on July 25th.

b. Strategic Plan Update

Ms. Hartley advised Live at Five has been going very well and will continue through July into late August and possibly the fall and will have one artist on 800 and 900 block of Carroll Street. Director Walker advised he had spoken with two of the artists and they relayed that it was well received, just it was very hot, in lieu of stacking extend to the fall.

8. Promotion Committee Report

Ms. Hartley provided update on Drink & Dine campaign – 19 gift cards issued since June 1st. Promotion for NBHA horse ducks will start in late July and Beer, Bourbon & BBQ pre-sale tickets go on sale next week.

Director Walker left the meeting at 4:40pm.

Ms. Hartley advised the merchants meeting was held today and only had two participants and is considering moving quarterly.

9. Update on Downtown Development Authority – Chairman Cossart advised the board is still continuing discussions on the redevelopment of the 700 block of Carroll Street.

10. Other- None

11. Adjourn: there being no further business to come before the board the meeting was adjourned at 4:46pm.

Approved 08.01.24