

Main Street Advisory Board
Minutes - June 5, 2025

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

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

Staff – Tabitha Clark – Communications Director, Bryan Wood – Community Development Director, and Christine Sewell – Recording Clerk

2. Guests/Speakers - Terre Walker, Trent Dowd, John Staurulakis, Dave Corson, John Corson, and Trey Moody.
3. Citizens with Input – Terre Walker on behalf of the Perry Arts Council – the mound at the end of Commerce St/Macon Road is owned by the city and would not need approval from the church and was advised last month to go through the Placemaking Committee regarding the whirligig project. Ms. Walker was advised the committee is not meeting until Ms. Hartley's return; Ms. Walker advised she will take to Council. The drumming circle event was rescheduled to Sept. 6th. Will once again work with the high school chorus for caroling; Chairman Cossart asked the council work with the promotion committee and their events.
4. Old Business
 - a. Discussion of approved color palettes – Mr. Wood advised there has been two approved color palettes; the exterior historic colors from Sherwin Williams and Williamsburg; no approval can be found for these and with some recent approvals where the Chairman has provided guidance for applicants' some colors selected were from the interior Sherwin Williams palette, which are similar and staff would like to know if the board would like to consider expanding the palettes. Chairman Cossart asked if there were any issues with interior colors; Mr. Wood advised not necessarily, however, some of the colors were rather bold. The board requested staff to further research and provide updated color palettes for additional discussion.
5. New Business
 - a. Certificate of Appropriateness Review – 1117 Main Street

Mr. Wood advised the applicant requests to relocate the existing house to a property outside the Downtown Development Overlay District. A purchaser has not been identified. Once the house is removed, the site will be grassed. The property consists of a Carpenter Italianate-style house constructed circa 1880. The house features molded cornice with gable returns, decoratively shaped cornice brackets on corners, and detail course. Centered, non-projecting gable in the front façade over the entrance features dentil course along the rake. Round wood vents in front and side gables. Partial width gable portico features molded cornice, dentil course along cornice and rake, gable returns, and square, chamfered posts and pilasters. Door surround features entablature supported by shaped corner brackets, tow-light transom, and paired Italianate doors. Full height 2/4 windows along façade. All windows feature bracketed window molds with dentil course. Partial width gable wing on west side of house and a gable ell off the rear of the side wing are possibly original. A cast iron fence and gate along the sidewalk are probably as old as the house. The house is not included in the Swift Street Historic District. The house appears to be in similar condition as when it was documented in the 2002 Historic Resources Survey, which indicated the house appears to meet National

Register eligibility requirements. Relocation of the house may prevent future National Register consideration. Staff recommends approval to relocate the house, subject to the expiration of the COA being one year from date of issuance to allow time to secure a purchaser. The cast iron fence and gate should be relocated with the house.

Mr. Trent Dowd on behalf of the church advised there is no longer a need for the structure and they have had people interested in moving but fell through. Chairman Cossart inquired if any marketing was done to have it relocated; Mr. Dowd advised there has not been and whoever was to do so, would be required to move the dwelling, level the site and seed and sod.

Director Presswood motioned to recommend approval of the application as presented with staff recommendation to relocate the house, subject to the expiration of the COA being one year from date of issuance to allow time to secure a purchaser and the cast iron fence and gate should be relocated with the house; Director Walker seconded; all in favor and was unanimously recommended for approval.

b. Certificate of Appropriateness Review – 1005 Second Street

Mr. Wood advised the applicant requests to relocate the existing house to a property outside the Downtown Development Overlay District. A purchaser and receiving property have not been identified. In the event a purchaser is not found, the applicant requests approval to demolish the house. Once the house is removed, the site will be grassed. The property consists of a Craftsman-style house constructed circa 1920. While the house has been clad in vinyl siding and the windows and exterior doors have been replaced, the house retains much of its original Craftsman integrity (widely overhanging eaves with exposed rafters and knee braces, paired windows, square wood columns on brick porch piers, recess on NE corner combined front portico gives appearance of a wrap-around porch.) The house is not included in the Swift Street Historic District. Staff recommends approval for relocation of the house and that the expiration of the COA be one year from the date of issuance to allow time for the applicant to secure a purchaser to relocate the house. Further, if a purchaser for relocation has not been identified 9 months after date of issuance, the applicant shall return to the Main Street Advisory Board to provide documentation of their efforts and issues finding a purchaser for relocation; and may request approval for demolition at that time.

Director Lay motioned to recommend approval of the application as presented with staff recommendation to relocate the house, subject to the expiration of the COA being nine months from date of issuance to allow time to secure a purchaser for relocation and , if a purchaser for relocation has not been identified 9 months after date of issuance, the applicant shall return to the Main Street Advisory Board to provide documentation of their efforts and issues finding a purchaser for relocation; and may request approval for demolition at that time; Director Anderson-Cook seconded; all in favor and was unanimously recommended for approval.

c. Certificate of Appropriateness Review – 904-4 Commerce Street

Mr. Wood advised the applicant proposes adding a walk-in refrigerator at the rear of the building to serve Trattoria di Napoli Restaurant. The refrigerator will be approximately 14 feet X 8 feet, and will be painted or wrapped to match the building. Because of the spacing of adjacent buildings and the proposed location, the refrigerator will not be

visible from Commerce or Ball Street. It will be visible from Washington street through a parking lot. The design guidelines for modern features suggests mechanical systems should be placed behind the building and out of public view. Staff recommends approval of the application, with the condition that the color of the paint or wrap on the exterior of the refrigerator matches “Sage Green Light” (SW 2851) which is the trim color on the building.

Director Anderson-Cook motioned to recommend approval of the request with the condition that the color of the paint or wrap on the exterior of the refrigerator matches “Sage Green Light” (SW 2851) which is the trim color on the building; Director Ray seconded; all in favor and was unanimously recommended for approval.

d. Certificate of Appropriateness Review – 921 Carroll Street

Mr. Wood advised the applicant proposes replacing the 3-tab asphalt roof shingles on the front mansard element with black metal and replace wood siding on the dormers and storefront with cement fiber board siding. The building will be painted “Tavern Charcoal” and the ceiling of the overhang will be “Capitol White.” Both colors are from the Benjamin Moore Williamsburg Collection. This application is in response to a property maintenance code violation. The proposed modifications are to sections of the building that were remodeled in the 1970s as part of an effort to rebrand Downtown. Because these modifications are nearing 50 years in age, the HPC considered them ‘historic’ and contributing to the overall historic character of the Downtown in their proposed historic district Report of Designation. The design guidelines for roofs suggests that changing roof materials is not appropriate. However, metal roof materials are used for awnings and faux mansard elements on historic buildings at 813 Carroll Street, 904 Carroll Street, and 909 Main Street. Standing seam metal hip roof was added to the City Hall building at 808 Carroll Street during renovations in the early 2000s.

The design guidelines for materials suggests that damaged historic exterior materials should be repaired in-kind only in the area of damage. The proposed replacement of wood with cement fiber board includes the lap siding and trim on the dormers and on the corners of the storefront, and smooth wood with decorative molding on the bulkhead. The application does not mention any modifications to the square columns supporting the overhang. Since the dormers are not at pedestrian level, the proposed materials have limited visual impact. The materials at pedestrian level should have a smooth finish and reflect the same dimensions and reveal as current materials. The application is not clear if a trim color will be used or if the entire building façade and trim will be painted “Tavern Charcoal”. The applicant should clarify. Staff recommends approval of the application, subject to replacement materials at the pedestrian level shall have a smooth finish and the same dimensions and reveal as existing materials. Mr. Wood noted the application included exploratory demolition. Mr. Trey Moody, the building owner advised the façade is likely from the 1970’s and provided various photos of the building front from 1940, 1960, late 1980’s and 1990 and they all depict various façades, none of which are appealing. Would like to remove the façade and shingles, remove the fake dormers and apply new siding; believes there may be brick, which until they can remove the façade the condition is unknown, if in good shape, will clean up, repaint add new light fixtures and new entry stoop, which is one plan of action. Mr. Moody advised if go back to the flat façade, they still do not know what is behind it and it’s condition and would be an entirely architecturally different look. There is an old window that was covered up and that will need to be addressed.

Mr. Dave Corson advised the roof will have to be removed to see what is behind it and its condition and anticipates a month to complete. Mr. Wood advised from a procedural prospective the application was filed before the adoption of the downtown historic district and the board can act on the requested removal of the fake façade. Mr. Wood noted the “fake” facades were done in the mid-1970’s to give a theme to the downtown. The board concurred with the applicant removing the front façade and have a preliminary discussion with the Historic Preservation Commission for compliance for the district.

Mr. Moody advised he also owns 921-A Commerce Street and there is a protruding wing on the façade that has become a hazard and is requesting permission to remove. He noted there are two separate roofs for the building. With the removal, he will have the utilities relocated, secure the façade and then determine what to do.

Director Anderson- Cook motioned to approve to remove the columns and mansard roof element on the rear façade of the building located at 910A Commerce Street due to safety concerns and to explore options for renovating the façade for 921 Carroll Street with both recommendations receiving a Certificate of Appropriateness from the Historic Preservation Commission; Director Presswood seconded; all in favor.

*Director Walker left the meeting at 5:05pm.

- e. Approve May 1, 2025, minutes

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

- f. Approve April 2025 financials

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

6. Chairman Items

- a. Reschedule of July 3rd regular meeting- it was the consensus of the board to reschedule to July 24th.

7. Downtown Manager’s Report

- a. Downtown Projects update

Mr. Wood advised Council adopted with modifications the downtown historic district. The Chairman of the Historic Preservation Commission suggested one of the Main Street board members serve as an ex-officio member on their board; Chairman Cossart asked the board to consider and advise at the next meeting who would like to serve.

8. Promotion Committee Report – no update as no meeting in May

9. Other- None

10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:17pm.

Approved 07.24.25