

Main Street Advisory Board
Minutes- February 6, 2025

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

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

Staff: Alicia Hartley – Downtown Manager, Holly Wharton – Economic Development Director, Bryan Wood-Community Development Director, and Christine Sewell – Recording Clerk

2. Guests/Speakers – Mike Klug – Perry United Methodist Church and Dylan Wingate – WCH Development, LLC
3. Citizens with Input – None
4. Old Business – None
5. New Business

- a. Certificate of Appropriateness Review – 1004 Northside Drive

Mr. Wood advised the applicant requests demolition of the existing building, which will be stabilized following demolition and anticipates submitting a redevelopment plan in approximately one year for the board's consideration. Mr. Wood noted, the property consists of a brick, detached single-family residential building which was constructed circa 1946. Several additions have been made over the years and does not appear to have any historical significance. The property is zoned C-3, Central Business District, which allows a mix of commercial, service and residential uses, but not detached single-family residences. A certificate of appropriateness application must be filed and approved by the Board before permits for redevelopment of the property are issued.

Director Moore appreciates the growth in the downtown core but noted this is the third application for demolition in three months and would like to see a development plan. Chairman Cossart inquired if anyone is living in the dwelling; Mr. Wingate advised no, as it is structurally unstable and has extensive water and mold damage. Director Jones asked if a preliminary plan was currently being done; Mr. Wingate advised a master plan is being designed by TSW. Director Walker asked if there was anything in place for houses not to fall into disrepair; Mr. Wood advised there was under the International Property Maintenance Code, which applies throughout the city. Director Moore reiterated there should be some type of development or conceptual plan; Mr. Wingate at this time is uncertain of the time frame for that to be completed. Chairman Cossart asked Mr. Wingate if it's imperative the demolition be done relatively quickly; he advised it was as the structure is unsafe and poses a liability issue. Director Walker asked if the building official could inspect to confirm; Mr. Wood advised he could, and Mr. Wingate advised he had already done a preliminary inspection. Chairman Cossart suggested tabling until this was done; Director Jones felt a compromise could be made so as to not delay; Mr. Wingate advised he would provide a home inspection report from a private inspector.

Director Jones motioned to recommend approval of the application as submitted with the condition that a home inspection report be provided by the owner and a statement

from the building official; Director Presswood seconded; all in favor with Director Moore abstaining from the vote.

b. Certificate of Appropriateness Review – 1002 Carroll Street

Mr. Wood advised the applicant proposes to replace most of the existing single-hung, single-pane, divided light wood windows with double-hung, double-pane vinyl windows with simulated divided light grid. The replacements are proposed for the sanctuary building, not including the stained-glass windows in the actual sanctuary. Mr. Wood advised he met with Mr. Klug and a representative of the Church's building committee in early December 2024 regarding this proposal. The Perry Methodist Church is listed as a contributing structure in the proposed Downtown Historic District. The windows are a character-defining element of the building. Mr. Wood provided a list of window restoration companies in the area and asked that the church consider restoration of the windows, or replacing them with wood, true divided light windows. As a last resort, he suggested that vinyl windows with simulated divided light windows would be better than grills-between-the-glass vinyl windows to maintain visual aspect of the existing windows. Some windows in the building were previously replaced with vinyl windows with grills between the glass. The applicant indicates he was unable to find contractors to repair the windows in a timely manner; they have a one-year waiting period before they can actually assess the project and also indicated he was unable to find a source for true divided light wood replacement windows, but the cost for this type of window would be approximately \$33,000 without installation, resulting in a total cost of 3-4 times the cost of vinyl replacements. The applicant indicates the total cost to replace windows with simulated divided light vinyl windows is \$21,000. The design guideline for windows suggests repair first, then replacement in kind if windows are beyond repair. Replacing with vinyl windows is not appropriate based on the design guidelines. While MSAB does not administer the historic preservation ordinance and is not the Historic Preservation Commission referenced in the ordinance, the historic preservation ordinance provides for "Undue Hardship" which states: "When, by reason of unusual circumstances, the strict application of any provisions of this ordinance would result in exceptional practical difficulty or undue hardship upon any owner of a specific property, the Preservation Commission, in passing on applications, shall have the power to vary or modify strict adherence to the provisions or to interpret the meaning of the provision so as to relieve such difficulty or hardship; provided such variances, modifications or interpretations shall remain in harmony with the general purpose and intent of said provisions, so that the architectural or historic integrity, or character of the property, shall be conserved and substantial justice done. In granting variances, the commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, best fulfill the purpose of this ordinance. An undue hardship shall not be a situation of the owner's or occupant's own making."

Mr. Wood was recommending due to the unavailability of window repair contractors and the costs associated with wood replacement windows, Staff recommends approval of the application as an undue hardship, with the following conditions: The replacement windows shall be the same size as the existing windows and the simulated divided light grids shall match the existing window grids. 2. If physically possible given the window construction, add the simulated divided light grids to the existing vinyl windows for visual consistency of all windows on the building.

Mr. Klug advised they are currently working with Window World and can provide the exterior grid with some depth. Mr. Wood noted the building is historic and elevation is the most prominent and should match as closely as possible and the grid on the exterior will do so.

Director Jones motioned to recommend approval based on unusual hardships and circumstances with the following conditions 1). Replacement windows same size as existing, 2). Simulated dividing light grid shall match existing window grid, 3). Grid exterior of window with depth if available, 4) If possible, add simulated divided lights to existing vinyl windows for visual consistency of all windows; Director Lay seconded; all in favor and was unanimously recommended for approval.

c. Façade Grant Reimbursement Request – 815 Carroll Street

Ms. Hartley advised the exterior door replacement, columns and painting have been completed. Director Moore motioned to approve payment in the amount of \$2,500; Director Anderson-Cook seconded; all in favor and was unanimously approved.

d. Approve January 2, 2025, minutes

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

e. Approve December 2024 financials

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

f. End of Year Placer AI reports

Ms. Hartley provided data for 2024 which listed visitor counts, event attendance and showed spots where people gather that includes days and times; it was noted there were 298,000 visitors in 2024. Ms. Hartley advised she broke down as additional information for all restaurants.

*Director Walker left the meeting at 4:50pm.

g. Downtown Planters Review & Discussion

Ms. Hartley advised the design committee consisting of the Chairman, Director Moore & Jones did a walking assessment of the current planters and planting with the goal to identify locations for both; city management is open to some additional planters, but they would have to be purchased by the board; public works will provide the plantings and maintain. Provided were various planter options. Chairman Cossart advised public works was willing to do what was needed but need a plan. Director Moore agreed this was a good suggestion and encourages spending locally. On conclusion another walking assessment will be conducted and will include public works on what needs to be trimmed and maintained and provide a layout of current planters and new ones proposed.

6. Chairman Items – None

7. Downtown Manager's Report
 - a. Downtown Projects update – Ms. Hartley advised Sweet P's will be delivering lunch Wed-Friday. Public Works provided a sidewalk project update with recommendation for Perry Events Center to Commerce St. /Houston Lake Rd along with Northside Drive to connect to Washington to Macon Rd. Update on COA and sign standards. The plaque is in for the memorial bench for Bill Loudermilk; bench should be in about 2-3 weeks. Two-hour parking signs have been removed since not being enforced; power on city hall lawn should be complete in a week. Swag items have been ordered. We Speak Perry – first orientation will be February 8th. Placemaking working on painting alley back doors, will apply for mural grant on Perry Players with Flint Energies and working on quote for parklet seating at Ball & Main Street. FMCA concert has been moved to March 11th. Board retreat has been rescheduled to February 24th.
8. Promotion Committee Report – Ms. Hartley advised wine tasting tickets will go on sale February 12th; event is April 18th. May 9th Flower Crawl
9. Update on Downtown Development Authority – Ms. Wharton advised the feasibility study has been completed and being reviewed by staff. Advised the GMA Visionary Award received for the Natural Gas Grant program.
10. Other- None
11. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:25pm.

Approved 03.06.25