



**Historic District Commission Meeting Minutes
Remote Meeting on Zoom**

CALL TO ORDER

Chair Mary Ewald-Sayles called the meeting to order with a quorum at 7:30 p.m.

INTRODUCTIONS and ROLL CALL

Present: Mary Ewald-Sayles, Grace Sayles, Ashley Meier, Lorelie Doerr

Absent:

Excused: Steve Goss

Others: Staff Liaison Scott McKillop

APPROVAL OF MINUTES

The motion for Case 21-04 in the meeting minutes for April 14, 2021 was incorrectly stated, having referred to Condition #2 of the procedural conditions and decision-making requirements for Notice to Proceed. Approving the minutes was postponed and moved to under “Old Business”.

PUBLIC COMMENT - NON-AGENDA ITEMS

None.

NEW BUSINESS

HDC 21-12 – 1712 Center Avenue – Wm. Clements House – Roberts/Seeds

Requesting a COA authorizing alterations to the exterior appearance of an extant post-construction addition to the home’s southeast corner.

Present: Michelle Roberts, owner

Mrs. Roberts explained they were trying to keep to the Queen Anne style as much as possible. As stated on page two of her presentation, she said an addition was added to the back of the house sometime in the 1940’s that resembled a cube. They know it was not original to the house because the foundation was significantly different, the windows are more modern and it has a flat rubber roof.

Mrs. Roberts stated they would like to create a conservatory of sorts that would be appropriate for a Queen Anne style house. They plan to install three French casement windows by Marvin spaced evenly apart on the south wall. The windows will be five feet tall and four feet wide. Each pane that will push out will be 24 inches. They will have grids and coordinating window trim. Each of the lites in the windows will be about the same as the other windows in the house. The exterior wood will be painted, the interior will be stained.

Iron cresting will be added to the top of the house that matches the cresting on the brick wall. It is the Chelsea pattern from Architectural Iron. Mrs. Roberts said the eaves are damaged and will be replaced with eaves that match the flashing on the roof. Exterior materials will remain wood; the clapboard is being kept. She added the electrical and light fixtures would remain the same.

A. Meier asked for clarification of the bottom “box” material. She wondered if beadboard was planned. Mrs. Roberts explained it would be a wainscoting look that was inspired by a Palladian style house on Michigan Avenue in Saginaw.

Mrs. Roberts related she didn't have the original building plans. Discussion took place between A. Meier and Mrs. Robertson regarding resources for possible pictures and historic information for the house.

Motion made by A. Meier, seconded by G. Sayles, to move that the Historic District Commission approve a Certificate of Appropriateness for all work described and depicted to the attachment describing proposed work, materials and alterations submitted with the work review application for Case HDC 21-12. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards 1, 2, 3, 9 and 10, and Section 64-11(c) of the city's Historic Preservation District regulations.

Motion carried unanimously.

OLD BUSINESS

G. Sayles moved to strike her motion for HDC 21-04 at 1213 Center Avenue from the April 14, 2021 meeting minutes.

Motion by G. Sayles, seconded by A. Meier, to grant a Notice to Proceed for HDC 21-04 at 1213 Center Avenue under the U.S. Secretary of Interior Standards 1-9, the historic city code 1-5, and off the procedural and decision-making requirements #4 that are retaining the resource is not in the interest of the majority of the community, from Section 64-12 of the city code.

Motion carried unanimously.

Motion made by A. Meier, seconded by G. Sayles, to approve the April 14, 2021 minutes as amended. Motion carried unanimously.

OTHER BUSINESS

Staff had three items to share with the members:

1. A list of PA 169 local historic districts within the city with photos of each one had been provided in their packets. He stated the Masonic Club on 6th St. and Madison, and the Scottish Rite Masonic Lodge on Center Avenue, were both on the national register.
2. A show cause hearing was scheduled for 1801 Center Avenue.
3. He is waiting for a reply to his email from Allan about a second meeting regarding the design guidelines project.

M. Ewald-Sayles was concerned about the property with the collapsed pillar on Center Avenue. She felt it needed to be fixed. Staff said he would see what he could do.

M. Ewald-Sayles asked if the PA 169 for Hereford and Hops had changed. Staff indicated it had not but it was part of the Midland Street District as well.

ADJOURN

Motion made by A. Meier, seconded by L. Doerr, to adjourn the meeting at 7:54 p.m. Meeting adjourned.

Prepared by: Lisa Griffiths, Planning & Zoning Administrative Assistant