



**Historic District Commission Meeting Minutes  
City Commission Chambers, City Hall**

**CALL TO ORDER**

Chair Mary Ewald-Sayles called the meeting to order with a quorum at 7:00 p.m.

**INTRODUCTIONS and ROLL CALL**

Present: Mary Ewald-Sayles, Grace Sayles, Steve Goss, Lorelie Doerr

Absent: Ashley Meier

Excused:

Others: Staff Liaison Scott McKillop

**APPROVAL OF MINUTES**

Motion made by S. Goss, seconded by L. Doerr, to approve the meeting minutes for Wednesday, May 26, 2021 as submitted. Motion carried unanimously.

Motion made by G. Sayles, seconded by S. Goss to approve the meeting minutes for Wednesday, June 9, 2021 as submitted. Motion carried unanimously.

**PUBLIC COMMENT - NON-AGENDA ITEMS**

Scott McKillop announced he was retiring. That night's HDC meeting would be his last. M. Ewald-Sayles presented him with a certificate for his years of service as a liaison.

**NEW BUSINESS**

**HDC 21-16 – 1206 6<sup>th</sup> Street – City of Bay City (property owned by Gayle & Susan Horner)**

Applicant is requesting a Notice to Proceed authorizing issuance of a Notice to Proceed granting authorization to issue a demolition permit for the demolition of a historic resource. The HDC may issue a Notice to Proceed following the procedures specified by Section 64-14 of the city's Historic Preservation Districts regulations.

Present: Susan Coggin, City of Bay City Code Enforcement Coordinator

M. Ewald-Sayles thought demolition would not adversely affect the resource. She felt the fire had already demolished it and agreed with staff that it had basically lost its historic integrity and was no longer a contributing resource.

Mrs. Coggin explained the property had been devastated by fire in February 15, 2019. It had been a substantial fire that had totally destroyed the interior of the home. She said she had been trying to work with the property owners since February 28, 2019, but they had made it clear they were not going to do anything with the property. However, \$12,000 had been deposited into their fire withholding fund for the city to use for the demolition. Mrs. Coggin stated \$1200 had recently been spent in boarding the house up because vagrants had moved into the lower level. She said the city felt it would be better for the neighborhood if the building was demolished.

Mary Ewald-Sayles was confused about the fire withholding fund.

Mrs. Coggin explained Michigan has a fire withholding fund which Bay City participates in. She said a certain amount of money is required to be deposited with the city which is used towards demolition in the event the remaining structure is not torn down by the owner. This money is paid by the insurance company and the balance of the policy amount left is paid out directly to the owner. Mrs. Coggin said the average house in Bay City costs \$10,000 - \$12,000 to demolish as long as asbestos is not an issue. Owners can be billed for cost overages. She thought this house would probably cost between \$15,000 and \$17,000 to demolish because of the size.

S. Goss asked about salvaging possibilities for items untouched by the fire such as the porch or garage.

Mrs. Coggins replied the property was still privately owned. It was not possible to allow anyone on the property to salvage anything because of trespassing issues and the liability to the city. The city is authorized because of the dangerous building order.

S. Goss asked if it were possible with the owner's permission to which Mrs. Coggin answered the owner would have to give rights to go on the property which would remove the liability from the city.

L. Doerr inquired at which point was the city liable if someone entered the building. She had purchased fire damaged homes for which she had been ultimately responsible for the liability.

Mrs. Coggin stated the property was still privately owned and said the check was solely for demolition purposes. The city was only able to do anything because of the authority given by the international property maintenance code and dangerous building order. She explained the demolition contractor is insured and liable from the time they start the demolition until it is completed, but other than that the current owners were still liable.

L. Doerr was happy to have the building demolished as she owned an adjoining property.

Mrs. Coggins added the owners had been very difficult to contact and basically had just walked away.

Motion made by L. Doerr, seconded by G. Sayles, to move that evidence of the resource's fire and water-damaged condition and of its associated dangerous buildings proceedings presented by the city's Code Enforcement Department warrants findings required at Section 64-14(a)(1) of the city code that the resource constitutes a hazard to the safety of the public and therefore warrants issuance of a notice to proceed authorizing the resource's demolition.

Motion carried.

### **OLD BUSINESS**

Staff provided an update regarding the SHPO CLG Design Guidelines Project. He stated Alan from SHPO would be working with Debbie Kiesel and Terry Moulton; he would be preparing for the second meeting and would have information for the commission members before the meeting.

### **OTHER BUSINESS**

L. Doerr wondered why metal roofs were not allowed in the historic district.

M. Ewald-Sayles said she could not remember any requests for it.

Staff related the bulk of the roofs were asphalt shingles with the rare exception of tile. He said metal roofing had typically never been seen as a roofing material of choice historically though it had been used with flat seams on some porches.

M. Ewald-Sayles said she didn't think there was a moratorium on it. She mentioned she thought inaccurate information may have been passed along by others and suggested to have the home owner pick out a metal roof that looked historic and come before the historic district commission.

**ADJOURN**

Meeting adjourned by M. Ewald-Sayles at 7:18 p.m.

*Prepared by: Lisa Griffiths, Planning & Zoning Administrative Assistant*