



**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, Ashley Meier, Steve Goss

Absent:

Excused: Lorelie Doerr, Grace Sayles

Others: Staff Liaison Terry Moulane and Lisa Griffiths, Planning & Zoning Administrative Assistant

APPROVAL OF MINUTES

Motion made by S. Goss to approve the meeting minutes for Wednesday, July 28, 2021 as submitted.

Seconded by A. Meier. Motion carried unanimously.

PUBLIC COMMENT - NON-AGENDA ITEMS

Andrea Burney, resident at 234 N. Jackson, inquired about cleaning up the blight and contamination in an area owned by Dale Johnson. She said she had come to the historic district meeting because the area was in the historic district. She wanted to know why he was allowed to operate a trash removal company in a residential area near her home. She was upset because she had been told by the Code Enforcement Dept. that he was grandfathered in. The area was not being maintained and Ms. Burney felt nothing was being done about the situation even though she had lodged a complaint with Code Enforcement. She said she had spoken with Debbie Kiesel and had asked what the funds from the Brownfield Project were used for. She felt they should have been used to help clean up blighted areas with needles and other objects on the ground in her neighborhood and wasn't very happy to find the funds had been used for contaminated areas downtown.

M. Ewald-Sayles explained the Historic District Commission did not have authorization or power over any expenditures or disbursements of those funds and recommended she attend a City Commission meeting and present her concerns.

T. Moulane agreed. He noted the next City Commission meeting was scheduled for August 16th and it would be recorded and televised. He suggested Ms. Burney reach back out to Mrs. Kiesel and if not satisfied, to contact the City Manager's office. He felt she should also attend the August 16th meeting and explained she would be able to speak during the Public Comment – Non-Agenda Items portion.

NEW BUSINESS

1. HDC 21-21 – 1315 Center Ave – Aaron Radlinski

Applicant is requesting a COA authorizing the replacement of front steps and balusters with historically appropriate lumber and custom-made balusters that match the original existing balusters.

Present: Aaron Radlinski

Mr. Radlinski stated the current front steps facing Center Ave were built prior to the creation of the Historic District out of wolmanized wood with black steel pipes for railings. He said he had taken a spare baluster to Bay Town Millwork to replicate approximately 30 more. He would use the same style and

pattern for the railings going down the stairs to replace the black pipes. The stairs would be replaced with non-wolmanized lumber and would be enclosed with additional skirting on the sides.

A. Meier was concerned the height of the porch railing would not meet the building code requirement. Mr. Radlinski replied he was not touching the height of the railing on the porch but was going to raise the railing on the steps to a minimum of 36 inches.

M. Ewald-Sayles said she thought that he could use the same porch railing height on the steps as long as the original railing on the porch was still intact.

Mr. Radlinski stated he would rather not.

Motion made by S. Goss:

I move that the Historic District Commission approve a Certificate of Appropriateness for all work described and depicted in the work review application for Case HDC 21-21. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards and Section 64-11(c) of the city's Historic Preservation District regulations

Seconded by A. Meier. M. Ewald-Sayles indicated the motion had been supported and approved but did not ask for a vote.

2. HDC 21-22 – 915 N. Grant St. - Synergy Construction Group & Scott Nuffer (owner)

Applicants are requesting a COA authorizing the replacement of 23 windows through the State of Michigan Lead Program.

Present: Daniel Gilbert, Synergy Construction Group & Scott Nuffer

Mr. Gilbert stated they would be changing the windows as a state lead abatement job and that they would be matching the existing style.

M. Ewald-Sayles asked if all 23 windows would match the exact style, shape and size of the existing windows.

Mr. Gilbert answered they would. Most of the windows on the home were double or single hung, but the new ones were typically double hung and would match the existing style and look.

A. Meier asked for confirmation that the windows were being replaced like-for-like.

Mr. Gilbert confirmed they were but the awning storm windows would not be replaced. He explained there were three windows off the dining room that were not in the pictures that were in the layout on page 10 of 28. He said they weren't exactly sure if they were double hung as there storm windows mounted inside. He thought they may be window inserts.

M. Ewald-Sayles thought they probably were double hung. She asked if the window on page four by the white truck was a slider.

Mr. Nuffer said the window was just two fixed panes.

M. Ewald-Sayles asked if it was original to the house. Mr. Nuffer believed it was though the front window had been changed at some point in time to vinyl and that the previous owner had his own custom storm windows mounted on the inside.

Mr. Gilbert said the fixed-pane window would be made operable as a slider but would still maintain the existing profile of what's there.

Motion made by A. Meier:

I move that the Historic District Commission approve a Certificate of Appropriateness for all work described and depicted by the work review application for Case HDC 21-22. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards and Section 64-11(c) of the city's Historic Preservation District regulations.

Seconded by S. Goss. Motion carried unanimously. Request approved.

3. HDC 21-24 – 401 S. Midland St. – Tucker Builders on behalf of Team One CU

Applicants are requesting a COA authorizing the replacement of brick façade

Present: Donald Haeger, Architect

Mr. Haeger stated the current five drive lanes were being converted down to three to widen the islands and drive-thru's for new ITM's (intelligent teller machines). Sixteen feet would be removed from the end of the current drive-thru and the last three or four feet would be modified for the new canopy. He explained all existing fascia and brick materials would be salvaged to rebuild the end of the drive-thru to match the existing, and an exact brick match would be used on the new piers with colored mortar. He said they were only modifying the canopy and not touching the main building.

Motion made by A. Meier:

I move that the Historic District Commission approve a Certificate of Appropriateness for all work described and depicted by the work review application for Case HDC 21-24 submitted by the applicant. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards and Section 64-11(c) of the city's Historic Preservation District regulations.

Seconded by S. Goss. Motion carried unanimously. Request approved.

4. HDC 21-20 – 111 Green Ave – Gerald & Willa Fowler

Applicants are requesting a COA authorizing replacement of an entry door and side lite.

Present: Gerald & Willa Fowler

Mrs. Fowler introduced herself and stated they were asking for permission to replace their front door.

M. Ewald-Sayles said she thought it looked like the door would not be changing in size, just replacing what was currently there.

Mrs. Fowler confirmed except that the current door was 78 inches tall and they would like a normal door height of 80 inches. She added the framing was askilter and the door would have to be specially shaped to fit. The frame needs to be removed to make it square, level and vertical. She said they are unable to wind-proof the door the way it is.

Motion made by A. Meier:

I move that the Historic District Commission approve a Certificate of Appropriateness for all work described and depicted by the work review application for Case HDC 21-20 submitted by the applicant. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards and Section 64-11(c) of the city’s Historic Preservation District regulations.

Seconded by S. Goss. Motion carried unanimously. Request approved.

OLD BUSINESS

None.

OTHER BUSINESS

None.

ADJOURN

Motion to adjourn the meeting made by A. Meier. Meeting adjourned at 7:26 p.m.

Prepared by: Lisa Griffiths, Planning & Zoning Administrative Assistant