



Historic District Commission

Thursday, March 23, 2023

City Hall Council Chamber, Room 205

1315 S Washington Avenue

Saginaw, MI 48601

989-754-8222

- I. **Call to Order** - Commissioner Mixter called the meeting to order at 4:30 pm.
- II. **Roll Call**
Members Present: Kevin Mark Rooker, Darla Hane, Jordan Chambers, Alex Mixter, Lee Amo
Members Absent: Andrew Naumann
Staff Present: Bob Gollin, City Planner; Amy Lusk, City Attorney
Others Present: Tanisha Brooks. Greg Largent, Anna Leppert-Largent, and Mrs. & Mr. Alex deParry.
- III. **Approval of Minutes**
Motion to by Commissioner Amo supported by Commissioner Chambers to amend the previously approved minutes for the January 18, 2023. Motion approved.

A motion made by Commissioner Rooker supported by Commissioner Amo to approve the February 2023 meeting minutes. Motion approved.
- IV. **Approval of Agenda**
Motion was made by Commissioner Amo, supported by Commissioner Rooker to approve the agenda. Motion approved.
- V. **Public Comment** – None.
- VI. **New Business** –
J23-0180 – 406 Court Street – Old Saginaw City Historic District – Awning/Sign Tanisha Brooks presented the drawing of the proposed new awning and sign for her business. Commissioner Rooker asked if the color of the fabric and she stated it would be black.
Motion made by Commissioner Rooker, supported by Commissioner Amo, to issue a Certificate of Appropriateness for application number J23-0180. The work as proposed meets “The Secretary of the Interior’s Standards for Rehabilitation”, in particular standard number(s) #1 & #9. Motion Approved
 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials features spaces, and spatial relationships.
 2. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

VII. Old Business –

a) J23-0177 – West Bank Lofts – 100 (104) S Hamilton – Old Saginaw City Historic District – Exterior Paint

Alex deParry presented the project for the Lofts. He is asking for *Yarmouth Oyster* for the body of the building, *Langdon Dove* for the panels over and under the windows on the first floor, *Lucinda* for the arches over the windows on the second and third floor. *Melville* for the keystones on second and third floor windows. He mentioned the colors in the brochure are not true to the actual color chips. Two choices they like for the building were shown, one more light in colors and second choice has deeper colors. They would prefer the first choice.

Motion made by Commissioner Mixter, supported by Commissioner Rooker to issue a Certificate of Appropriateness for application number J23-0177. The work as proposed meets “The Secretary of the Interior’s Standards for Rehabilitation” #9. Motion approved.

9. “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.”

Commissioner Hane questioned the difference in color of the blues. It was explained that there were very slight differences but all within the same pallet.

b) J23-0146 – 118 S Porter Street – Heritage Square Historic District – Exterior Paint Anna M.

Leppert-Largent proposed the color scheme for the house. *Wainscot Green* for the siding, *Andover Cream* for the trim and *Brattle Spruce* for the window sash’s.

Motion made by Commissioner Amo, supported by Commissioner Chambers, to issue a Certificate of Appropriateness for application number J23-0146. The work as proposed meets “The Secretary of the Interior’s Standards for Rehabilitation”, #9 and #10; Motion approved.

9. “New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize a property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.”

10. “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

c) 2023 Goals.

Commissioner Mixter requested a status report on Demolition by Neglect (DBN) letters that the commission requested to be sent out. Mr. Gollin stated that the letters were sent out. He explained that a meeting occurred with one of the property owners but would need to differ to the Director of Planning and Economic Development, since he wasn’t present.

Commissioner Mixter stated that the Heritage Square neighborhood, which is locally protected, is only ½ the size of what the National Register shows. He proposed conducting research to determine if the designation of protected status has an impact on the differences in values, sales, and number of structures between the two areas. Commissioner Amo stated that it should be done.

Commissioner Mixter brought up the railing on 921 Court Street and the research done with SHPO and state attorneys. Mr. Gollin said that the building inspector assumes the liability and has the final say. Commissioner Mixter stated his research indicates that the state historic standards overrule the building inspector. Commissioner Rooker added that it is the homeowner who takes on liability, not the city. Commissioner Mixter stated that all the other major cities (Grand Rapids, Kalamazoo, Ann Arbor, Battle Creek, Detroit) all have these historic standards and is contrary to the City of Saginaw. Commissioner Rooker stated that the commission is willing to hold the line with the city on going against state rules and guidelines. If need be, bring in SHPO lawyers

VIII. Adjournment

A motion by Commissioner Rooker supported by Commissioner Chambers to adjourn the meeting at 5:06 pm and. Motion approved.

Respectively Submitted Commissioner Kevin Mark Rooker, Secretary.