



**Historic District Commission
Proposed Minutes**

Thursday, February 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** – Commissioner Rooker took roll. Quorum present.

Members Present: Kevin Mark Rooker, Darla Hane, Jordan Chambers, Alex Mixter, Lee Amo, Andrew Naumann

Members Absent: None

Staff Present: Bob Gollin, City Planner; Cassi Zimmerman; Amy Lusk, City Attorney

III. **Approval of Minutes**

Motion by Commissioner Amo, seconded by Commissioner Rooker to approve the January 26, 2023 meeting minutes. Motion approved.

IV. **Approval of Agenda**

Commissioner Rooker asked to add Color Chart discussion/adoption under new business. **Motion by Commissioner Chambers, seconded by Commissioner Amo to approve amended agenda. Motion was approved.**

V. **Public Comment –**

Russ Inman – 110 Braley, spoke about the hostility presented in the minutes from January 26, 2023 minutes in regard to developers of historic buildings. He felt that as a person reading the minutes they show the commission's open hostility towards developers. He feels the commission isn't fostering good relations between developers and the commission. He feels that no one in Old Town has ignored the historic district ordinance, the commission or flagrantly disregarded it. He also mentioned that he is not able to find certain documents online and would like direction on where those items are located.

VI. **New Business –**

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

Alex de Parry presented the proposed colors for West Bank Loft project. Mr de Parry was concerned about the limited colors to choose from. Commissioner Amo mentioned that the California Paints in the palette guide can be matched from any paint company. She also mentioned that the palette guide was recently expanded. Mr. de Parry asked for additional time to review the new colors.

Motion by Commissioner Chambers, seconded by Commissioner Amo to postpone this application until next month. Motion was approved.

b. J23-0178 – 921 Court Street – Heritage Square Historic District

Anna Leppert-Largent spoke about the front porch condition and the desire to match the existing back porch. The proposed new railings show a modification to meet the 36" building code requirement while mimicking the design of the original. Commissioners inquired if there may be a variance from the building code requirements for historic homes. Commissioner Hane stated that the commission should look into getting clarification from State Historic Preservation Office (SHPO) on keeping historic railing heights. Commissioner Mixer offered to contact SHPO.

Motion by Commissioner Mixer, seconded by Commissioner Chambers to approve J23-0178 – 921 Court Street and issue a COA as the proposed project meets the following Secretary of the Interior standards:

#5; "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved, "and

#6 "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature shall match the old design, color, texture, and other visual qualities and, where possible, materials.

Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence", to create 36" or 24" railings contingent on approval of the inspections department.

Motion was approved.

c. Color Chart Discussion/Adoption

Commissioner Rooker presented the final color chart document. Commissioner Hane asked if the colors are broad and would work across homes throughout the country or are specific to Saginaw. Commissioners discussed a strategy to broaden Saginaw's color chart to allow colors used in various time periods throughout the country.

Motion by Commissioner Chambers, seconded by Commissioner Amo to adopt the Color Chart. Motion was approved.

Motion by Commission Amo, seconded by Commissioner Naumann to add 2023 goals under Old Business. Motion was approved.

Old Business –

a. 2023 Goals

Commissioner Mixer addressed the 'open hostility' comment and that the goal of the commission is to preserve the historic assets in each district. The process established follows the Secretary of the Interior standards, SHPO and City of Saginaw Historic District ordinance, which may seem onerous to go through. The approval process is there to protect the assets and the property owner's investment. He also stated that you can't undo certain things that happen to buildings or what is done without approval. The commission does not want to be a hindrance to owners but rather to collaborate and work through the rules/ordinance to help everyone in the district.

Cassi Zimmerman stated that letters have been sent out to the three property owners in the Old Town Historic District as requested by commissioners at the January Historic District Commission meeting.

VII. Adjournment

Motion by Commissioner Amo, seconded by Commissioner Chambers to adjourn the meeting at 5:11 pm. Motion was approved.

Respectively Submitted Commissioner Kevin Mark Rooker, Secretary.