

**CITY OF LINDEN  
HISTORIC DISTRICT COMMISSION  
SPECIAL MEETING AGENDA  
LOCATION: LOOSE CENTER, 707 NORTH BRIDGE STREET, LINDEN, MI 48451**

Wednesday, September 17, 2025

6:30 P.M.

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**I. CALL TO ORDER**

**II. ROLL CALL**

(A) Excused Absent Member(s)

**III. APPROVAL OF MINUTES**

(A) Historic District Commission Special Meeting Minutes of March 19, 2025

**IV. PUBLIC HEARING**

**V. PUBLIC COMMENTS – NON-AGENDA ITEMS ONLY**

**Persons wishing to address the Historic District Commission on non-agenda items only are asked to state their name and address for the record, and limit their comments to five minutes or ten minutes if representing a group of persons. Opportunity will be given to address the Historic District Commission on agenda items as they are called on the agenda**

**VI. CORRESPONDENCE**

**VII. UNFINISHED BUSINESS**

**VIII. NEW BUSINESS**

(A) 2026 Meeting Schedule

(B) Certificate of Appropriateness – 119 North Bridge Street, Linden Masonic Lodge # 132 – Storefront Modification Project

(C) Certificate of Appropriateness – 105 North Bridge Street, Michigan Beauty Company Rear Entry Door Project

(D) Certificate of Appropriateness – 208 N. Bridge Street, Bridge Street Bridge Abutment Mural

**IX. STAFF LIAISON REPORTS & COMMISSIONER COMMENTS**

- Administrative Approvals:
  1. 107 Main Street, Choice One (Sign Permit)
  2. 211A North Bridge Street, At the River's Edge HDS (Sign Permit)
  3. 120 N. Bridge Street, Evers & Ollie (Sign Permit)

**X. ADJOURNMENT**

**CITY OF LINDEN**  
**Minutes for the Special Meeting of the Historic District Commission**  
**Held at 6:30 P.M. on Wednesday, March 19, 2025**

**CALL TO ORDER**

The Special Meeting of the Linden Historic District Commission was called to order at 6:30 p.m. by Chairperson Joel Pounds. The meeting was held at The Loose Senior Center, located at 707 North Bridge Street, Linden, Michigan 48451.

**ROLL CALL**

**PRESENT:** Tom Hicks, Jon-Claude Howd, Jason Conn, Joel Pounds

**ABSENT:** John Hartranft

**OTHERS PRESENT:** Don Grice, Director of Public Works; Nicole Weissenborn, Deputy Clerk; City Attorney, Michael Gildner

- a. Excuse Absent Member(s)  
John Hartranft

**APPROVAL OF MINUTES**

Motion by Hicks, second by Howd to approve the January 29, 2025 special meeting minutes. Roll call. Motion carried 4-0.

**AYES:** Conn, Pounds, Howd, Hicks

**NAYS:** None

**ABSENT:** Hartranft

**PUBLIC HEARING**

None.

**PUBLIC COMMENTS – NON-AGENDA ITEMS ONLY**

None.

**CORRESPONDENCE**

(A) Letter from Resident

Pounds explained that this letter was provided and acknowledged receipt.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

(A) Certificate of Appropriateness re-submission – 201 N. Main Street, Linden Mill Building  
Weissenborn introduced the re-submission application for the City of Linden. Grice advised that some minor modifications were made from the original submission based on the board members and public comments.

Jackie Hoist of H2A Architects provided an overview of the modifications submitted, challenges regarding the old to the new construction to compliment the original building and also distinguish the additions. Board members and Hoist discussed the national historic registry, secretary of standards, brick foundation, and windows.

Pounds opened up public comments.

Public comment regarding the mill drawing. Hoist advised that this is a CAD drawing.

Public comment regarding her original objections of the design and request to re-design the building height and to also offset cost.

Public comment regarding the chairlift being within code and what will happen to the chairlifts. Hoist advised that the city has first right of refusal.

Public comment regarding the type of siding material. Hoist advised that original building has the original wood and the addition has a synthetic handmade wood product.

Pounds closed public comment.

There was discussion between Commissioners and Hoist regarding the application, the compatibility and the differentiation of the siding based on the secretary of standards, various elements of design and structure including chairlifts and roof vents.

Motion by Hicks second by Howd, to approve issuance of a Certificate of Appropriateness re-submission for 201 North Main Street, the Linden Mill Building as presented. The work as proposed meets The Secretary of the Interior's Standards for Rehabilitation, in particular standard numbers:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided;
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
9. New additions, exterior alterations, or related new construction will not destroy historic materials features, and spatial relationships that characterize the 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.

Discussion amongst Commissioners regarding motion details.

Roll call. Motion carried 3-1.

**AYES:** Pounds, Hicks, Howd

**NAYS:** Conn

**ABSENT:** Hartranft

#### **STAFF LIAISON REPORTS & COMMISSIONER COMMENTS/DISCUSSION ITEMS**

- **Administrative Approvals:** None.

#### **ADJOURN**

Motion to adjourn by Howd, second by Hicks. The meeting was adjourned by Chairperson Hartranft at 7:09 p.m.

Respectfully submitted,

\_\_\_\_\_  
Nicole Weissenborn, Deputy Clerk

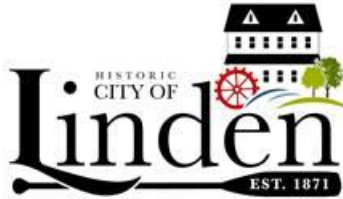
Approved: \_\_\_\_\_

## THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION

The Secretary of Interior's Standards are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visible qualities and where possible, materials.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.





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## **THE HISTORIC DISTRICT COMMISSION STAFF REPORT**

**FROM:** Arthur F. Mullen, AICP  
HDC Preservation Staff Consultant

**MEMO NO:** HDC 2-25

**AGENDA:** September 17, 2025  
New Business (A)

**TOPIC:** Linden Masonic Lodge #132 – Storefront Modification Project  
119 North Bridge Street

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The Historic District Commission (HDC), in conjunction with the City’s HDC preservation staff consultant, assists property owners and business owners who wish to make regulated alterations to district resources. This assistance includes guidance to both the applicant and the HDC in the application of the Secretary of the Interior’s Standards for Rehabilitation and the Linden Historic District Design Guidelines.

The Masonic Temple building at 119 North Bridge Street was built contemporaneously with 117 North Bridge Street, circa 1900. Much of the original exterior detailing remains on both buildings; however, the original storefronts have been modified. The Masonic Temple’s storefront has been significantly altered with the inclusion of brick bulkheads below the window openings and the covering up of the transom windows above the windows and door.

The Masonic Temple building is a contributing resource to both the Bridge Street and Broad Street Historic District, listed in the National Register on November 26, 1982, and the Downtown Linden Historic District, listed in the State Register of Historic Sites on August 12, 1977. The City of Linden Historic District was established by ordinance in 1975, and the HDC certificate of appropriateness process follows the ordinance requirements listed there.

### **PROPOSED PROJECT ACTIVITIES**

The proposed project will replace the single large-pane storefront windows with two windows with a narrow new dividing muntin. The windows in the recessed door alcove will be replaced as a part of this project with new operable windows replacing the existing fixed windows. These new windows will be divided horizontally at the top of the doorway with a narrow mullion. The existing non-historic composite double doors will be replaced with a single

aluminum-edged glass door with full-length sidelites. The project will not impact the existing bulkheads or transoms.

## **ANALYSIS**

The following is an analysis of the proposed project in comparison to preservation design guidance from the Secretary of the Interior's Standards for Rehabilitation and the City's HDC Design Guidelines.

Per the Secretary of the Interior's Standards for Rehabilitation:

**Standard 1: Building Use** – No changes are expected.

*Not applicable*

**Standard 2: Retention of Character and Preservation of Historical Features** – The building's original storefront has been altered since initial construction. The bulkhead below the store windows has been replaced with brick and the transom windows above the storefronts and the doorway have been replaced with solid materials and painted over. Due to the clarity of the glass and its size, these storefront windows were likely replaced when the modifications were made to the bulkhead and the transoms. As the proposed window and door replacement will neither impact the overall storefront design of bulkhead, store window, recessed doorway, and transom, nor will it impact the overall character of the storefront or contribute to the loss of original materials

*Meets Standard 2*

**Standard 3: New Features that Create False Sense of History** – The new window and door frames will be modern materials and will not present a false sense of history.

*Meets Standard 3*

**Standard 4: Retaining Additions/Changes that Have Obtained Their Own Significance** –

*Not applicable*

**Standard 5: Retention of Distinctive Features/Finishes/Construction Technique or Craftsmanship** – Project will have no impacts on the building's character features.

*Not applicable*

**Standard 6: Repair of Historic Features Instead of Replacement, Repair with Historically Appropriate Materials and Techniques, and Only Allow Replacement of Historic Features that are Substantiated by Documentary Evidence** –

*Not applicable*

**Standard 7: Harsh Cleaning Treatments Shall be Avoided** –

*Not applicable*

**Standard 8: Protection of Archaeological Resources** –

*Not applicable*

**Standard 9: New Additions and Features Do Not Impact Property Character and New Work is Differentiated From Old by Massing, Scale, Size, Location, and Design –**  
The new windows and door will not have an adverse impact upon the character of the building, and the new framing materials will be clearly differentiated from the remaining historical storefront frame materials.

***Meets Standard 9***

**Standard 10: New Additions and New Features Are Able to Be Removed without Impacting Form and Integrity of Original Building -**  
***Not applicable***

Per the City's Design Guidelines:

On page 16 of the City's Guideline's Storefront section, the guidelines provide significant guidance regarding considerations that should be evaluated regarding projects that impact storefronts. The guidelines state the following

- Retain alignment to the street and create a distinctive edge to the sidewalk.  
***Meets Recommendation***
- Retain the original opening, do not allow new construction to extend beyond the traditional storefront boundaries, and maintain a clear distinction between first and second floor.  
***Meets Recommendation***
- Original materials are to be maintained wherever possible. If missing or deteriorated, the new feature should match original size.  
***Meets Recommendation***
- If original materials are no longer present, replacements should be typical of architectural style of the commercial building.  
With the existing doorway not of historically appropriate materials or alignment (double-wide entry), it is reasonable for a typical commercial replacement glass doorway to be permitted. A significant number of these commercial glass doorways are present within the district, and this doorway may be replaced by a more historically appropriate doorway at any point in the future.  
***Meets Recommendation***

The main character features of historic storefronts: recessed entry and large display windows extending across the entire façade, are being maintained with no changes to the transom or bulkheads.

The proposed project meets the recommendation of the Secretary of the Interior's Standards for Rehabilitation and with the City's Design Guidelines.

## **REQUESTED ACTION**

Per our review, it would be reasonable for the HDC to consider this application.

## RECOMMENDED MOTION(S)

*I move that the Historic District Commission [approve/deny] issuance of a Certificate of Appropriateness for the Linden Masonic Temple storefront modification project [as presented/with the following condition(s)]:*

*(Insert any appropriate conditions as required. . . )*

*The work as proposed [meets/does not meet] “The Secretary of the Interior’s Standards for Rehabilitation,” in particular standard number(s):*

*Number 2,*

*Number 3*

*Number 9*

*and meets the recommendations found within the HDC Storefront Design Guidelines.*

PAID

AUG 13 2025

City of Linden



# CERTIFICATE OF APPROPRIATENESS (HISTORIC DISTRICT) APPLICATION

132 E. Broad Street, P.O. Box 507, Linden, MI 48451  
Phone: (810) 735-7980 Fax: (810) 735-4793

SECTION TO BE FILLED OUT BY APPLICANT

Resource Address: DANIEL J. WOLVERTON  
 Property Owner: MASONIC TEMPLE  
 Phone: [REDACTED] Email: [REDACTED]  
 Address: 119 N. BRIDGE ST. City LINDEN State MI ZIP 48430  
 Resource on National Register: yes ☐ no ☐ State Register: yes ☐ no ☐  
 Description of Proposed Work (Include existing materials and proposed materials, color selections, and lettering styles): REMOVE & REPLACE FRONT WINDOWS WITH DARK BRONZE FRAMES  
DOOR & WINDOWS (W/ MASONIC & EASTERN STARS LOGO LIKE EXISTING)

(Attach conceptual drawing or sketch of proposed work)

Fire Alarm System/Smoke Alarm: PA 67 of 2004 amending PA 169 of 1970 has been amended to require project applicants to certify that on or before the date of completion of proposed work their buildings will have a code compliant smoke detector or fire alarm system. Failure to provide such certification will constitute an incomplete application. **I CERTIFY THAT ON OR BEFORE THE DATE OF COMPLETION OF THE PROPOSED WORK THE BUILDING WILL HAVE A CODE COMPLIANT SMOKE DETECTOR OR FIRE ALARM SYSTEM.**

Signature of Applicant: Daniel J. Wolverton Date: 07-13-25

This certificate of appropriateness application and any supporting documents must be submitted and all fees paid at least 7 days prior to the next regularly scheduled Historic District Commission meeting.

Certificate of Appropriateness Application Fee: \$50

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: Daniel J. Wolverton Date: 07-13-25

THIS SECTION FOR HDC USE ONLY

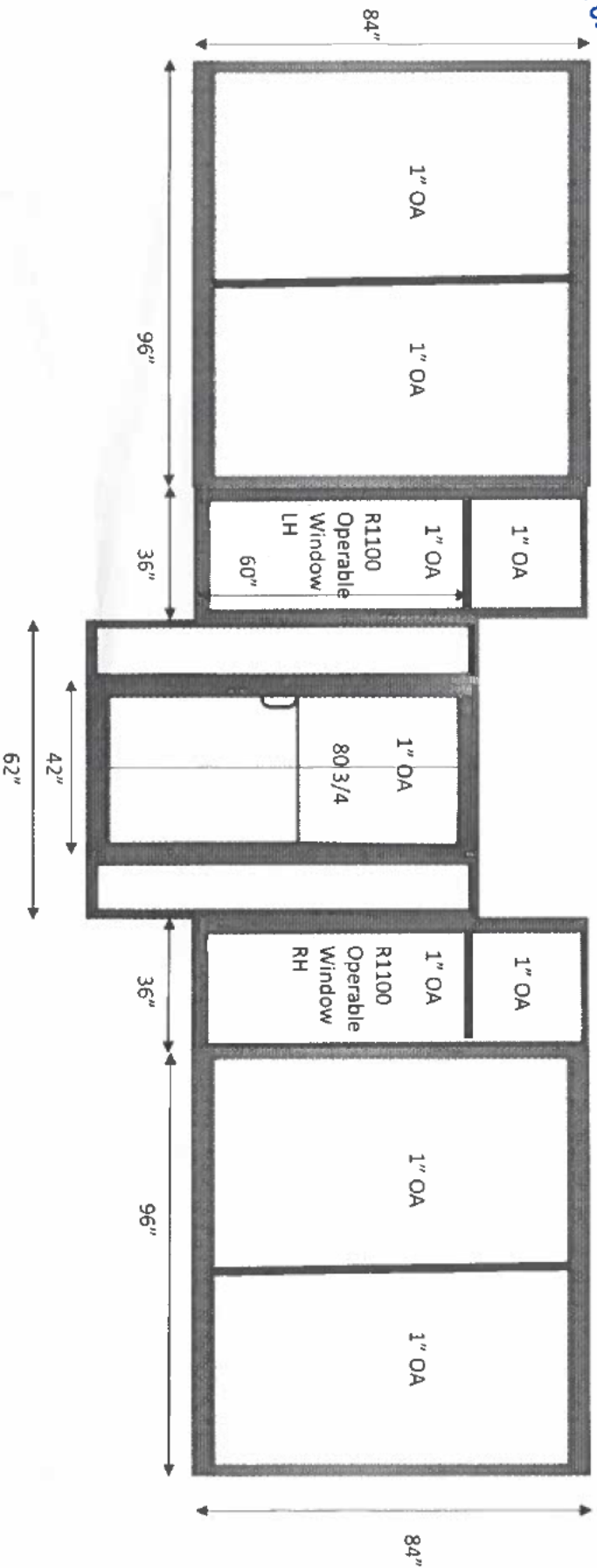
Fee Paid: \$50.00 Date: 8/13/25 Referred to HDC Meeting Date: \_\_\_\_\_  
 HDC Action: \_\_\_\_\_ approved \_\_\_\_\_ denied  
 Approved with the following conditions: \_\_\_\_\_

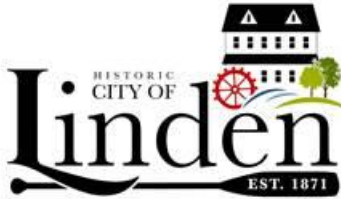
Signature of Chairperson: \_\_\_\_\_ Date: \_\_\_\_\_

Top View



Front View





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## **THE HISTORIC DISTRICT COMMISSION STAFF REPORT**

**FROM:** Arthur F. Mullen, AICP  
HDC Preservation Staff Consultant

**MEMO NO:** HDC 3-25

**AGENDA:** September 17, 2025  
New Business (A)

**TOPIC:** Michigan Beauty Company – Rear Entry Door Project  
105 North Bridge Street

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The Historic District Commission (HDC), in conjunction with the City’s HDC preservation staff consultant, assists property owners and business owners who wish to make regulated alterations to district resources. This assistance includes guidance to both the applicant and the HDC in the application of the Secretary of the Interior’s Standards for Rehabilitation and the Linden Historic District Design Guidelines.

The Michigan Beauty Company building, 105 North Bridge Street, was constructed circa 1900. Much of the historic façade remains on the Bridge Street elevation. On the rear elevation, the detailing has been significantly altered as the western side of the building has evolved from a service-only entrance to serving as the main public entry into the business. One of the City’s public parking lots is located directly to the rear of the building, and this entrance now permits direct entry from the municipal parking. To accommodate this change, the rear elevation has undergone significant modifications including the addition of decorative siding, lighting, and a landscaped area. The existing entry door is a composite door with a double-hung window in the top half of the door.

This commercial building is a contributing resource to both the Bridge Street and Broad Street Historic District, listed in the National Register on November 26, 1982, and the Downtown Linden Historic District, listed in the State Register of Historic Sites on August 12, 1977. The City of Linden Historic District was established by ordinance in 1975, and the HDC certificate of appropriateness process follows the ordinance requirements listed there.

### **PROPOSED PROJECT ACTIVITIES**

The existing non-historic composite door and frame will be replaced with a new contemporary single glass entry door.

## ANALYSIS

The following is an analysis of the proposed project in comparison to preservation design guidance from the Secretary of the Interior's Standards for Rehabilitation and the City's HDC Design Guidelines.

Per the Secretary of the Interior's Standards for Rehabilitation:

**Standard 1: Building Use** – No changes are expected.

*Not applicable*

**Standard 2: Retention of Character and Preservation of Historical Features** – The building's rear elevation has undergone significant modifications, and no original historic features remain. The original service-character of the elevation and surroundings have been replaced with improvements that reflect the change to a prominent business entrance. The existing doorway is not original, and it is not a character-defining feature of this elevation.

*Meets Standard 2*

**Standard 3: New Features that Create False Sense of History** – The new door, frame, and hardware will be of modern materials, and they will not present a false sense of history.

*Meets Standard 3*

**Standard 4: Retaining Additions/Changes that Have Obtained Their Own Significance** –

*Not applicable*

**Standard 5: Retention of Distinctive Features/Finishes/Construction Technique or Craftsmanship** – Project will have no impacts on the building's character features.

*Not applicable*

**Standard 6: Repair of Historic Features Instead of Replacement, Repair with Historically Appropriate Materials and Techniques, and Only Allow Replacement of Historic Features that are Substantiated by Documentary Evidence** –

*Not applicable*

**Standard 7: Harsh Cleaning Treatments Shall be Avoided** –

*Not applicable*

**Standard 8: Protection of Archaeological Resources** –

*Not applicable*

**Standard 9: New Additions and Features Do Not Impact Property Character and New Work is Differentiated From Old by Massing, Scale, Size, Location, and Design** –

The new door will not have an adverse impact upon the character of the building, and the new door, frame, and hardware will be modern in appearance, but their current design



appearance will not adversely impact the property's character.

***Meets Standard 9***

**Standard 10: New Additions and New Features Are Able to Be Removed without Impacting Form and Integrity of Original Building -**

***Not applicable***

Per the City's Design Guidelines:

The City's Design Guidelines provide little direct commentary regarding doors; however, on page 16 of the City's Guideline's Storefront section, they discuss *Entries* and *Rear Entrances*. The guidelines state the following

- Within the *Entries* section, the guidelines suggest doorways that are vertical in proportion and enhance the transparent quality of the storefront. The proposed solid glass doorway meets this recommendation.

***Meets Recommendation***

- Within the *Rear Entrance* section, the rear door should harmonize with the rear elevation décor, and the door should be simple and made of glass.

***Meets Recommendation***

As this project is focused on the rear elevation of the building, the strictures regarding what is recommended are less stringent. The project is a tasteful updating of the rear entry, and it does not attempt to create any false sense of history or overpower the subdued nature of this elevation.

The proposed project meets the recommendation of the Secretary of the Interior's Standards for Rehabilitation and with the City's Design Guidelines.

**REQUESTED ACTION**

Per our review, it would be reasonable for the HDC to consider this application.

**RECOMMENDED MOTION(S)**

*I move that the Historic District Commission [approve/deny] issuance of a Certificate of Appropriateness for the Michigan Beauty Company rear entry door modification project [as presented/with the following condition(s)]:*

*(Insert any appropriate conditions as required. . . )*

*The work as proposed [meets/does not meet] "The Secretary of the Interior's Standards for Rehabilitation," in particular standard number(s):*

*Number 2,*

*Number 3*

*Number 9*

*and meets the recommendations found within the HDC Storefront Design Guidelines.*



# CERTIFICATE OF APPROPRIATENESS (HISTORIC DISTRICT) APPLICATION

132 E. Broad Street, P.O. Box 507, Linden, MI 48451  
Phone: (810) 735-7980 Fax: (810) 735-4793

SECTION TO BE FILLED OUT BY APPLICANT

Resource Address: 105 N. Bridge St. Linden, MI 48451  
Property Owner: Paula Flannery + Teresa Satkowiak  
Phone: [REDACTED] Email: [REDACTED]  
Address: 8173 Silver Lk. Rd. City Linden State MI ZIP 48451  
Resource on National Register: yes ☐ no ☐ State Register: yes K no ☐  
Description of Proposed Work (Include existing materials and proposed materials, color selections, and lettering styles): Painting outside, iron car, & marshmallow (essentially  
(dull black & white) sign will be changed to from  
boutique to skin care to reflect new services

(Attach conceptual drawing or sketch of proposed work)

Fire Alarm System/Smoke Alarm: PA 67 of 2004 amending PA 169 of 1970 has been amended to require project applicants to certify that on or before the date of completion of proposed work their buildings will have a code compliant smoke detector or fire alarm system. Failure to provide such certification will constitute an incomplete application. **I CERTIFY THAT ON OR BEFORE THE DATE OF COMPLETION OF THE PROPOSED WORK THE BUILDING WILL HAVE A CODE COMPLIANT SMOKE DETECTOR OR FIRE ALARM SYSTEM.**

Signature of Applicant: Paula Flannery Date: 4-24/25

This certificate of appropriateness application and any supporting documents must be submitted and all fees paid at least 7 days prior to the next regularly scheduled Historic District Commission meeting.

Certificate of Appropriateness Application Fee: \$50

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: Paula Flannery Date: 4-24/25

THIS SECTION FOR HDC USE ONLY

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ Referred to HDC Meeting Date: \_\_\_\_\_

HDC Action: \_\_\_\_\_ approved \_\_\_\_\_ denied

Approved with the following conditions: \_\_\_\_\_

Signature of Chairperson: \_\_\_\_\_ Date: \_\_\_\_\_



black trim on windows

- brick will be kept ~~and~~ original
- sign will be changed slightly to say "skin" instead of boutique



mirror - mbc logo  
on back of building

- door will be glass  
door

- wood sign shape of  
michigan under light



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## **THE HISTORIC DISTRICT COMMISSION STAFF REPORT**

**FROM:** Arthur F. Mullen, AICP  
HDC Preservation Staff Consultant

**MEMO NO:** HDC 4-25

**AGENDA:** September 17, 2025  
New Business (A)

**TOPIC:** Bridge Street Bridge Abutment Mural  
Adjacent to 208 North Bridge Street

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The Historic District Commission (HDC), in conjunction with the City's HDC preservation staff consultant, assists property owners and business owners who wish to make regulated alterations to district resources. This assistance includes guidance to both the applicant and the HDC in the application of appropriate design guidelines.

The Bridge Street Bridge over the Shiawassee River was constructed in 1988. The bridge is a single span beam bridge with the roadway beams spanning completely from abutment to abutment across the river. The bridge structure includes two lanes of traffic, two parking lanes, raised sidewalks, and aluminum square-tubular railings.

The Bridge Street Bridge is not a contributing resource to either the Bridge Street and Broad Street Historic District, listed in the National Register on November 26, 1982, or the Downtown Linden Historic District, listed in the State Register of Historic Sites on August 12, 1977. The City of Linden Historic District was established by ordinance in 1975, and the HDC certificate of appropriateness process follows the ordinance requirements listed there.

### **PROPOSED PROJECT ACTIVITIES**

The owners of Bridge Street Brew-tique building, Heather and Adam Johnston, have requested approval to paint a mural onto the Bridge Street Bridge abutment that is immediately adjacent to their building at 208 North Bridge Street. The proposed project will include surface preparation of the concrete coated abutment wall and the painting of an artistic mural. The subject of the mural are features found within the City of Linden.

## ANALYSIS

The following is an analysis of the proposed project through the application of preservation design guidance found in the Secretary of the Interior's Standards for Rehabilitation, the City's HDC Design Guidelines, and Michigan State Historic Preservation Office's mural guidance.

### *Secretary of the Interior's Standards for Rehabilitation*

Due to the nature of the work, the Secretary of the Interior's Standards for Rehabilitation generally do not apply. These Standards focus their attention on minimizing impacts of proposed work activities on historic structures or minimizing the impacts of new construction to existing identified resources. The bridge and its abutment are less than 30 years old and the bridge design is of standard design so they do not meet the National Register of Historic Places significance requirements. Additionally, the mural could easily be removed and not permanently impact the bridge, abutment, or the downtown historic district as a whole.

### *Linden Historic District Design Guidelines*

The City's design guidelines are generally silent on murals; however, in the section *Guidelines for Site Details – New Construction & Existing Residential and Non-Residential*, the recommendations state that new construction should be reviewed on a case-by-case basis. The guidelines also recommend that impacts of the new construction should be minimal and unobtrusive as possible. With the mural not facing the public sidewalk and being tucked up in a location against the building, it generally meets these guidelines. The color choices are similar to the colors found on the City's logo, and the theme is appropriate for its location.

### *Michigan State Historic Preservation Office: HDC Best Practices #1 – Murals & Historic Buildings*

This guidance states that the Historic District Commission (HDC) "must carefully consider the role of murals in a local historic district to ensure that they complement and enhance rather than detract from or diminish the qualities of the district". It further states that three aspects should be considered: compatibility, relationship to the historic district, and maintenance. Our commentary may be found below each of these characteristics.

- *Compatibility with the Project Site: The location, scale, and materials of the mural should be reviewed for compatibility with the project site.*  
We believe that the project's location below the sidewalk and out of general view would meet this site compatibility requirement.
- *Relationship to the Historic District: The relationship to and visual impact on surrounding areas should be reviewed for compatibility with the district at-large.*  
The mural's proposed location will have almost no visibility within the City's historic district, and the mural's content is generally compatible in color and design with the district at large.
- *Ongoing maintenance: Selected media, techniques, and project location all impact the longevity of a mural, as do weather patterns, light intensity, and maintenance. Long-term maintenance should be considered for all projects.*  
The applicant indicates that the mural location will be prepped through cleaning, priming, and minor repairs to the surface. To ensure longevity of the mural, we recommend that the applicant provide additional information regarding the surface preparation to the City's

DPW Director to verify that all reasonable steps are taken to ensure the longevity of the mural.

We believe that appropriately located and designed murals may add visual interest and playfulness to a community, and we believe that this mural would complement and enhance the Linden Historic District. The mural may be easily removed at any time in the future without impacting the historic quality of the district.

Regarding specifics of the design, we understand that the Linden City Council has suggested that the water tower not be included in the mural. The HDC should discuss the Council's suggestion before rendering its opinion regarding granting of a Certificate of Appropriateness.

### **REQUESTED ACTION**

In the application of the *Linden Historic District Design Guidelines* and the MSHPO's *HDC Best Practices #1 – Murals and Historic Buildings* guidance, we believe that after your deliberations, it would be appropriate for the HDC to consider granting this requested permit.

### **RECOMMENDED MOTION(S)**

*I move that the Historic District Commission [approve/deny] issuance of a Certificate of Appropriateness for Heather and Adam Johnston's Mural Project [as presented/with the following condition(s)]:*

*(Insert any appropriate conditions as required. . . )*

*The work as proposed [meets/does not meet] Michigan State Historic Preservation Office: HDC Best Practices #1 – Murals & Historic Buildings in particular standard(s):*

*Mural Location*

*Mural Design*

*Mural Materials/Maintenance*

## ANALYSIS

The following is an analysis of the proposed project through the application of preservation design guidance found in the Secretary of the Interior's Standards for Rehabilitation, the City's HDC Design Guidelines, and Michigan State Historic Preservation Office's mural guidance.

### *Secretary of the Interior's Standards for Rehabilitation*

Due to the nature of the work, the Secretary of the Interior's Standards for Rehabilitation generally do not apply. These Standards focus their attention on minimizing impacts of proposed work activities on historic structures or minimizing the impacts of new construction to existing identified resources. The bridge and its abutment are less than 30 years old and the bridge design is of standard design so they do not meet the National Register of Historic Places significance requirements. Additionally, the mural could easily be removed and not permanently impact the bridge, abutment, or the downtown historic district as a whole.

### *Linden Historic District Design Guidelines*

The City's design guidelines are generally silent on murals; however, in the section *Guidelines for Site Details – New Construction & Existing Residential and Non-Residential*, the recommendations state that new construction should be reviewed on a case-by-case basis. The guidelines also recommend that impacts of the new construction should be minimal and unobtrusive as possible. With the mural not facing the public sidewalk and being tucked up in a location against the building, it generally meets these guidelines. The color choices are similar to the colors found on the City's logo, and the theme is appropriate for its location.

### *Michigan State Historic Preservation Office: HDC Best Practices #1 – Murals & Historic Buildings*

This guidance states that the Historic District Commission (HDC) "must carefully consider the role of murals in a local historic district to ensure that they complement and enhance rather than detract from or diminish the qualities of the district". It further states that three aspects should be considered: compatibility, relationship to the historic district, and maintenance. Our commentary may be found below each of these characteristics.

- *Compatibility with the Project Site: The location, scale, and materials of the mural should be reviewed for compatibility with the project site.*  
We believe that the project's location below the sidewalk and out of general view would meet this site compatibility requirement.
- *Relationship to the Historic District: The relationship to and visual impact on surrounding areas should be reviewed for compatibility with the district at-large.*  
The mural's proposed location will have almost no visibility within the City's historic district, and the mural's content is generally compatible in color and design with the district at large.
- *Ongoing maintenance: Selected media, techniques, and project location all impact the longevity of a mural, as do weather patterns, light intensity, and maintenance. Long-term maintenance should be considered for all projects.*  
The applicant indicates that the mural location will be prepped through cleaning, priming, and minor repairs to the surface. To ensure longevity of the mural, we recommend that the applicant provide additional information regarding the surface preparation to the City's



DPW Director to verify that all reasonable steps are taken to ensure the longevity of the mural.

We believe that appropriately located and designed murals may add visual interest and playfulness to a community, and we believe that this mural would complement and enhance the Linden Historic District. The mural may be easily removed at any time in the future without impacting the historic quality of the district.

Regarding specifics of the design, we understand that the Linden City Council has suggested that the water tower not be included in the mural. The HDC should discuss the Council's suggestion before rendering its opinion regarding granting of a Certificate of Appropriateness.

### **REQUESTED ACTION**

In the application of the *Linden Historic District Design Guidelines* and the MSHPO's *HDC Best Practices #1 – Murals and Historic Buildings* guidance, we believe that after your deliberations, it would be appropriate for the HDC to consider granting this requested permit.

### **RECOMMENDED MOTION(S)**

*I move that the Historic District Commission [approve/deny] issuance of a Certificate of Appropriateness for Heather and Adam Johnston's Mural Project [as presented/with the following condition(s)]:*

*(Insert any appropriate conditions as required. . . )*

*The work as proposed [meets/does not meet] Michigan State Historic Preservation Office: HDC Best Practices #1 – Murals & Historic Buildings in particular standard(s):*

*Mural Location*

*Mural Design*

*Mural Materials/Maintenance*



**CERTIFICATE OF APPROPRIATENESS  
(HISTORIC DISTRICT) APPLICATION**

132 E. Broad Street, P.O. Box 507, Linden, MI 48451  
Phone: (810) 735-7980 Fax: (810) 735-4793

SECTION TO BE FILLED OUT BY APPLICANT

Resource Address: 208 N. Bridge Street  
Property Owner: Adam & Heather Johnston  
Phone: [REDACTED] Email: [REDACTED]  
Address: 208 N. Bridge St. City Linden State Mi ZIP 48451  
Resource on National Register: yes ☐ no ☐ State Register: yes ☐ no ☐

Description of Proposed Work (Include existing materials and proposed materials, color selections, and lettering styles): Nude background, white Gazens w/ Black roof, white Mill Building w/ black roof, Blue River, Greenery, white water tower Black & Red Lettering and Red wheel.

(Attach conceptual drawing or sketch of proposed work)

Fire Alarm System/Smoke Alarm: PA 67 of 2004 amending PA 169 of 1970 has been amended to require project applicants to certify that on or before the date of completion of proposed work their buildings will have a code compliant smoke detector or fire alarm system. Failure to provide such certification will constitute an incomplete application. I CERTIFY THAT ON OR BEFORE THE DATE OF COMPLETION OF THE PROPOSED WORK THE BUILDING WILL HAVE A CODE COMPLIANT SMOKE DETECTOR OR FIRE ALARM SYSTEM.

Signature of Applicant: Heather L. Johnston Date: 9/2/25

This certificate of appropriateness application and any supporting documents must be submitted and all fees paid at least 7 days prior to the next regularly scheduled Historic District Commission meeting.

Certificate of Appropriateness Application Fee: \$50

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: Heather L. Johnston Date: 9/2/25

THIS SECTION FOR HDC USE ONLY

Fee Paid: 9/2/25 Date: 9/2/25 Referred to HDC Meeting Date: \_\_\_\_\_  
HDC Action: \_\_\_\_\_ approved \_\_\_\_\_ denied  
Approved with the following conditions: \_\_\_\_\_

Signature of Chairperson: \_\_\_\_\_ Date: \_\_\_\_\_

2025-2026

CITY BEAUTIFICATION  
BRIDGE STREET  
MURAL



# THE TEAM



Bridge Street Brewtique  
Project Support

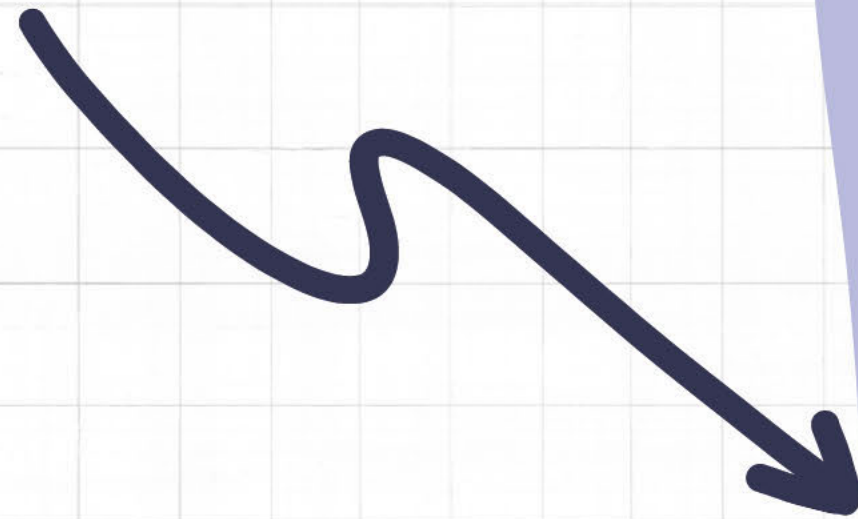


Addy Huuki  
Mixed Media Artist





# THE PROJECT



The “Bridge Street Mural” is an exciting new project where a local artist will bring the concrete side of the city’s bridge to life with a one-of-a-kind mural. This work of art will not only enhance the aesthetic appeal of the bridge, but also act as a focal point that celebrates Linden’s unique identity and history. By transforming an everyday urban space into a striking visual experience, the mural will attract visitors, promote local pride, and contribute to a stronger sense of community. For both residents and patrons, it will be a symbol of the city’s creativity and growth, while offering a memorable landmark for all to enjoy.



# PROCESS SUMMER / FALL 2026



PAINT WORK TO BE COMPLETED WITHIN ONE MONTH



# MURAL MOCKUP





# THE BUDGET



## Total Budget:

- Artist Fee-----\$1,800
- Supplies & Materials-----\$550
- Surface Preparation-----\$200
- Design & Revisions-----\$200
- Contingency (10%)-----\$250

**TOTAL \$3,000**

## Notes:

- Artist Fee includes time for concept development, painting, and installation.
- Supplies cover paint, brushes, sealants, protective gear, etc.
- Surface Prep includes cleaning, priming, or minor repairs to the mural area.
- Design & Revisions accounts for digital mockups and client feedback adjustments.
- Contingency ensures flexibility for unexpected expenses.



# CONTACT



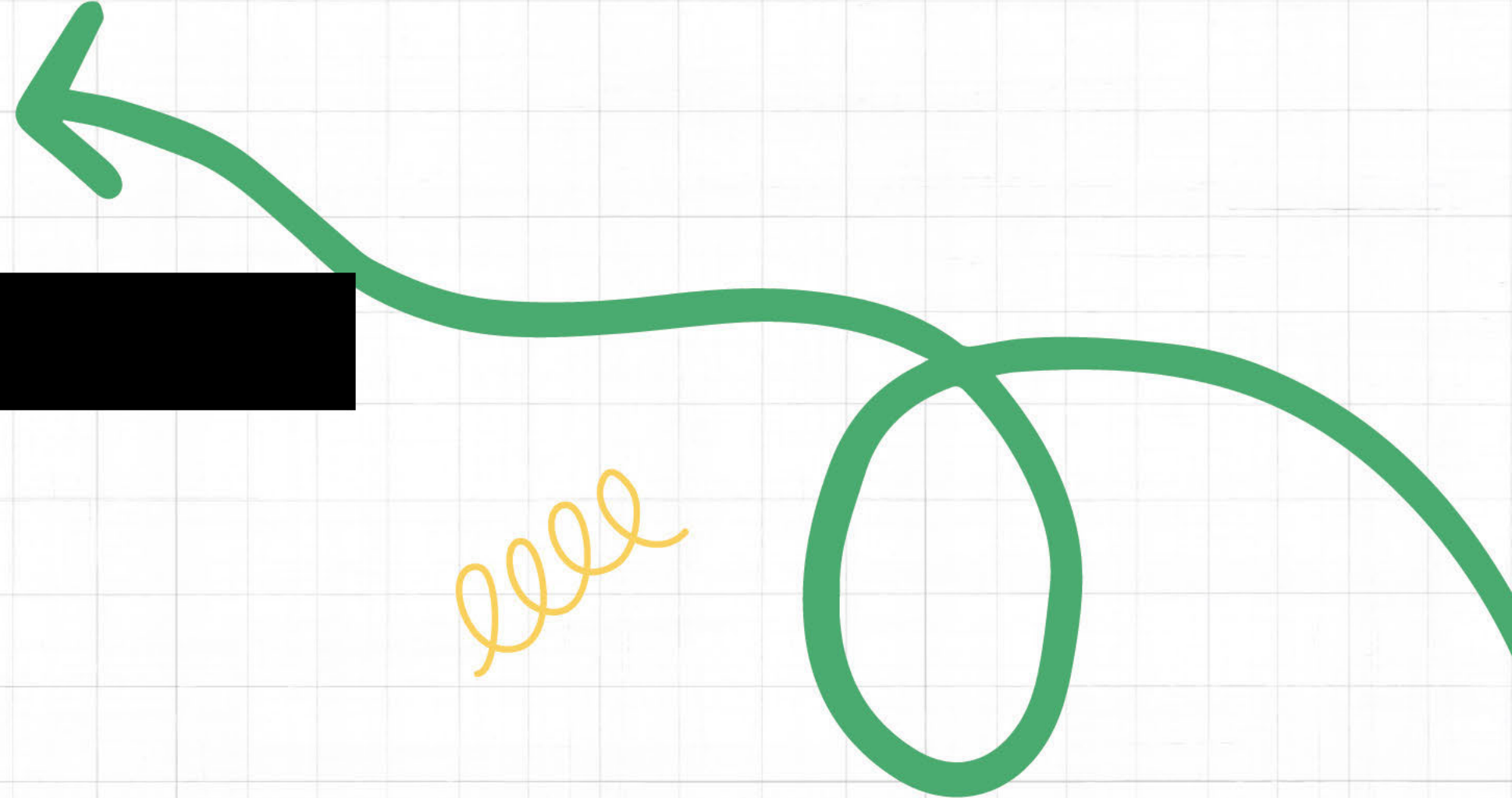
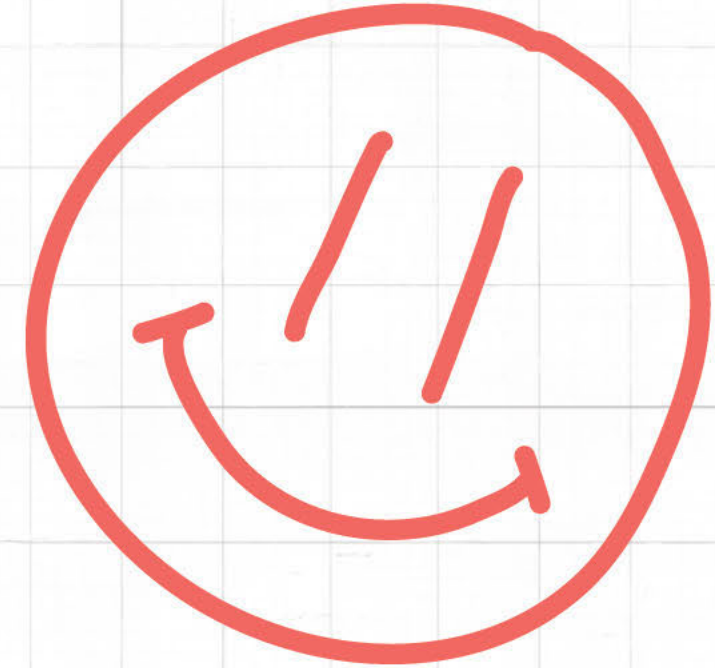
208 N Bridge St Linden, MI 48451



[Redacted phone number]



[Redacted email address]



llll

## SIGNS

Good signage should always complement the architecture of the building. Signs that are too large, too numerous or out of place stylistically, will convey a poor image that will detract from the aesthetic appeal and character of the building and the Historic District.

*Recommendations for Signs:* All signage must conform to the Linden Zoning Ordinance. Historic Signage should be maintained and not removed.

Lettering should be legible and not crowded. When a sign contains more than one line of text, the lines should use different size letters. Sign lettering should be consistent with the style of the architecture and be selected from the fonts approved by the Linden Historic District Commission (See Appendix A- Approved Fonts).

It is best to keep information on the sign to a minimum. Avoid putting business hours, telephone numbers, address or other incidental information on a sign. Remember, most people only read and recall about six to nine words from a sign.

Avoid using too many colors on a sign. Colors shall be chosen from the color charts approved by the Linden Historic District Commission (Color charts are available at the City of Linden offices).

Display window lettering is permitted in the Historic District. This type of lettering avoids a sign cluttered building façade. Window signs are regulated by the Linden Zoning Ordinance.

Awnings with lettering on a detachable flap are historically appropriate types of signage.

Hanging or projecting signs shall be made of wood or wood facsimile material. They must also meet the requirements of the zoning ordinance. They should not obscure the signage of other businesses and should be of an appropriate scale for the building. Brackets used to mount signs should be made to complement the architecture and should be mounted in the mortar joints and not the face of the brick or any other masonry product.

Indirect lighting of signs is appropriate. Conspicuous lighting fixtures should not be used. The conduit should be painted to match the building. All lighting fixtures should be appropriate to the style and period of the building. In general, sign colors, materials, shapes and method of illumination should reinforce the overall composition of the building façade.

When a building contains more than one storefront and each houses a different business, the signs should relate well with each other in terms of height, proportion, color, and background value. Maintaining uniformity of characteristics between signs reinforces the building's façade composition while still retaining each business' identity.

*We hope these suggestions have given you a better idea of what preservation means for the Historic District. We look forward to working with you. Additional information can be obtained from Linden City Hall and the State Historic Preservation Office.*



132 E. Broad Street • Linden, MI 48451 • P.O. Box 507  
Phone: (810) 735-7980 • Fax: (810) 735-4793

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## CERTIFICATE OF APPROPRIATENESS

February 18, 2025

City Sign Erectors  
Attn: Ian Mortensen  
2824 3 Mile Road NW  
Grand Rapids, MI 49534

RE: Historic District Commission (HDC) Approval for 175 South Main Street (Choice One Bank)  
S-02-25

Dear Mr. Mortensen:

The Historic District Commission (HDC), in conjunction with the City's HDC preservation staff consultant, assists property owners and business owners who wish to make regulated alterations to district resources, based upon approved preservation standards and design guidelines. The Commission has deemed signage as work eligible for Administrative Approval by the HDC's staff.

### Proposed Project Activities

The proposed work is the refacing of an existing two-sided monument sign. The existing sign panels will be replaced with non-illuminated metal panels with 1/2" inch dimensional PVC lettering and bank logo mounted to the new sign face. A new wrap is to be applied to the ATM machine with new hours plaques also to be installed.

### Analysis

Staff finds the work appropriate, for the following reasons: The bank building at 107 S. Main Street has been significantly altered and is not a contributing structure within the Bridge and Broad Street Historic District. As such, the Secretary of the Interior's Standards for Rehabilitation do not apply in this instance as the Standards are to limit the damage occurring to historic building during rehabilitation.

The City's Historic District Design Guidelines do apply to both contributing and noncontributing buildings. By applying the Linden Historic District Design Guidelines – Signs section, the proposed sign does meet the district's following guidelines:

1. Complementary to Building Architecture – The monument base and the doorway entrance materials match. **Complies**
2. Size – The proposed sign faces match the existing sign's general dimensions. **Complies**

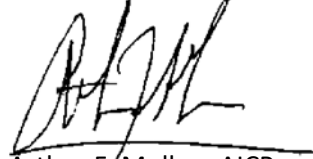
3. Retention of Historic Signage – **Does Not Apply**
4. Design – Lettering is to be legible and uncrowded. The sign is simply the bank name and logo. **Complies**
5. Fonts to match Linden Historic District Commission Approved Fonts – Requirement does not apply to noncontributing buildings and structures as it would present a false sense of history to disallow modern fonts on newer buildings. **Does Not Apply**
6. Colors – As long as the sign colors are not too gaudy or overtly showy, the district color requirements would not apply to noncontributing buildings and structures. Limiting choices on noncontributing buildings to a Victorian or Queen Anne color palette would present a false sense of history. **Does Not Apply**
7. Window Displays – **Does Not Apply**
8. Awning Sign or Projecting Sign – **Does Not Apply**
9. Indirect Lighting of Signs – Indirect and inconspicuous lighting is recommended, and the existing ground mounted indirect lighting is proposed to be retained. **Complies**

### **Certificate of Appropriateness**

Pursuant to the above review of the application materials as presented, the analysis of the proposed activities warrants the issuance of a Certificate of Appropriateness. On behalf of the Linden Historic District Commission, this letter shall serve as a Certificate of Appropriateness for the proposed signage project described within the application dated February 4, 2025. This approval is effective as of February 18, 2025.

Please retain this letter of approval for your files. It is important to note that the approval by the Linden Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please phone the City of Linden Administrative Offices at (810) 735-7980.

On behalf of the Commission:



Arthur F. Mullen, AICP

HDC Preservation Staff Consultant

City of Linden Historic District Commission

PW\LDN6300\25D\Docs\Site Data\Correspondence\S-02-25 107 S Main (Choice One) HDC Approval Ltr.docx

# CERTIFICATE OF APPROPRIATENESS (HISTORIC DISTRICT) APPLICATION



132 E. Broad Street, P.O. Box 507, Linden, MI 48451  
Phone: (810) 735-7980 Fax: (810) 735-4793

SECTION TO BE FILLED OUT BY APPLICANT

Resource Address: 107 MAIN STS.  
Property Owner: Choice One Bank  
Phone: [REDACTED] Email: \_\_\_\_\_  
Address: 107 MAIN STS. City LINDEN State MI ZIP 48451  
Resource on National Register: yes X no \_\_\_\_\_ State Register: yes X no \_\_\_\_\_  
Description of Proposed Work (Include existing materials and proposed materials, color selections, and lettering styles): REMOVE EXISTING FACES + INSTALL NEW METAL FACES WITH PVC DIMENSIONAL LETTERING + LOGO MOUNTED TO FACE

(Attach conceptual drawing or sketch of proposed work)

Fire Alarm System/Smoke Alarm: PA 67 of 2004 amending PA 169 of 1970 has been amended to require project applicants to certify that on or before the date of completion of proposed work their buildings will have a code compliant smoke detector or fire alarm system. Failure to provide such certification will constitute an incomplete application. **I CERTIFY THAT ON OR BEFORE THE DATE OF COMPLETION OF THE PROPOSED WORK THE BUILDING WILL HAVE A CODE COMPLIANT SMOKE DETECTOR OR FIRE ALARM SYSTEM.**

Signature of Applicant: [Signature] Date: 2/4/25

This certificate of appropriateness application and any supporting documents must be submitted and all fees paid at least 7 days prior to the next regularly scheduled Historic District Commission meeting.

Certificate of Appropriateness Application Fee: \$50

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: [Signature] Date: 2/4/25

THIS SECTION FOR HDC USE ONLY

Fee Paid: \$50 Date: 2-10-2025 Referred to HDC Meeting Date: n/a\*  
HDC Action: Yes approved \_\_\_\_\_ denied \_\_\_\_\_  
Approved with the following conditions: \_\_\_\_\_

Signature of Chairperson: n/a\* Date: 2-18-2025

\*HDC administrative review eligible - refer to approval letter





5120 Plainfield Ave. NE Suite A Grand Rapids, MI 49525  
616.447.7446

not to scale



QTY: 2  
20.5" x 72"  
Non-Illuminated Metal Panels

1 1/2" PVC dimensional lettering & logo mounted to face.



Remove existing  
window graphics and  
perforated vinyl.



Install new hours plaques.



Wrap ATM Kiosk.

choiceone BANK

Linden - 107 Main St.



132 E. Broad Street • Linden, MI 48451 • P.O. Box 507  
Phone: (810) 735-7980 • Fax: (810) 735-4793

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## CERTIFICATE OF APPROPRIATENESS

April 4, 2025

Mary Spooner  
211A N. Bridge Street  
Linden, MI 48451

RE: Historic District Commission (HDC) **Approval** for 211A North Bridge Street (At the River's Edge)  
S-03-25

Dear Ms. Spooner:

The Historic District Commission (HDC), in conjunction with the City's HDC preservation staff consultant, assists property owners and business owners who wish to make regulated alterations to district resources, based upon approved preservation standards and design guidelines. The Commission has deemed signage as work eligible for Administrative Approval by the HDC's staff.

### **Proposed Project Activities**

The proposed work includes the installation of a new pedestrian "blade" sign above the business's entrance. The existing flush-mounted sign panel will be replaced with non-illuminated carved and painted wooden blade sign that is to be housed within a Plexiglas frame. The main sign is to measure three feet X three feet with smaller secondary sign panel hanging below.

### **Analysis**

For the below stated reasons, staff finds the work appropriate. This gabled-fronted neo-colonial commercial building takes an interesting approach towards stretching its ground-floor facade across its entire street frontage with the primary storefront offset from symmetrical to the south so a secondary storefront was able to be added to the north. The Secretary of the Interior's Standards for Rehabilitation do not apply in this instance as the Standards focus on limiting the damage that a project may have on the historical integrity of a building during rehabilitation or to ensure that damage does not occur to historically significant features during rehabilitation projects. As long as care is taken during installation of the mounting bracket to the wall, there should not be an adverse impact upon the building's clapboard siding.

The City's Historic District Design Guidelines do apply to both contributing and noncontributing buildings. By applying the Linden Historic District Design Guidelines – Signs section, the proposed sign does meet the district's following guidelines:

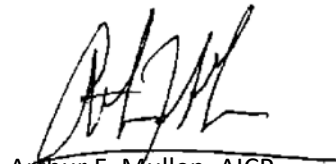
- 1) **Complementary to Building Architecture** – The blade sign will be a complimentary feature to the facade.  
*Complies*
- 2) **Size** – The proposed sign is scaled properly to the overall size of the building. It would be appropriate to place the sign immediately above the door or above the decorative molding course.  
*Complies*
- 3) **Retention of Historic Signage** – *Does Not Apply*
- 4) **Design** – Lettering is to be legible and uncrowded. The sign design conveys the shop's purpose well.  
*Complies*
- 5) **Fonts to match Linden Historic District Commission Approved Fonts** – The proposed font is a sans serif font that closely resembles the approved Helvetica font.  
*Complies*
- 6) **Colors** – The proposed sign colors are very muted and only applied as accents.  
*Complies*
- 7) **Window Displays** – *Does not Apply*
- 8) **Projecting Sign** – Blade signs are to be made of wood or similar; not obscure other signage; be appropriately scaled; appropriately designed mounting brackets; and properly mounted.  
*Complies*
- 9) **Indirect Lighting of Signs** – *Does not Apply*

#### **Certificate of Appropriateness**

Pursuant to the above review of the application materials as presented, the analysis of the proposed activities warrants the issuance of a Certificate of Appropriateness. On behalf of the Linden Historic District Commission, this letter shall serve as a Certificate of Appropriateness for the proposed signage project described within the application dated March 13, 2025. This approval is effective as of Friday April 4, 2025.

Please retain this letter of approval for your files. It is important to note that the approval by the Linden Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please phone the City of Linden Administrative Offices at (810) 735-7980.

On behalf of the Commission:



Arthur F. Mullen, AICP  
HDC Preservation Staff Consultant  
City of Linden Historic District Commission





**CERTIFICATE OF APPROPRIATENESS  
(HISTORIC DISTRICT) APPLICATION**



132 E. Broad Street, P.O. Box 507, Linden, MI 48451  
Phone: (810) 735-7980 Fax: (810) 735-4793

SECTION TO BE FILLED OUT BY APPLICANT

Resource Address: 211A N Bridge Street  
Property Owner: Dave Sheperd  
Phone: [REDACTED] Email: [REDACTED]  
Address: 211A N Bridge Street City Linden State MI ZIP 48451  
Resource on National Register: yes no ☒ State Register: yes no ☒  
Description of Proposed Work (Include existing materials and proposed materials, color selections, and lettering styles): my Loggion kitchen is a hampers Prefab with  
Biz name and water phone number is Basalt Port  
Coles Black Wiget Red Blaw, made out of  
WOOD fabelle play Gles metal Rura  
(Attach conceptual drawing or sketch of proposed work)

Fire Alarm System/Smoke Alarm: PA 67 of 2004 amending PA 169 of 1970 has been amended to require project applicants to certify that on or before the date of completion of proposed work their buildings will have a code compliant smoke detector or fire alarm system. Failure to provide such certification will constitute an incomplete application. I CERTIFY THAT ON OR BEFORE THE DATE OF COMPLETION OF THE PROPOSED WORK THE BUILDING WILL HAVE A CODE COMPLIANT SMOKE DETECTOR OR FIRE ALARM SYSTEM.

Signature of Applicant: [Signature] Date: 3-13-25

This certificate of appropriateness application and any supporting documents must be submitted and all fees paid at least 7 days prior to the next regularly scheduled Historic District Commission meeting.

Certificate of Appropriateness Application Fee: \$50

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: [Signature] Date: 3-13-25

THIS SECTION FOR HDC USE ONLY

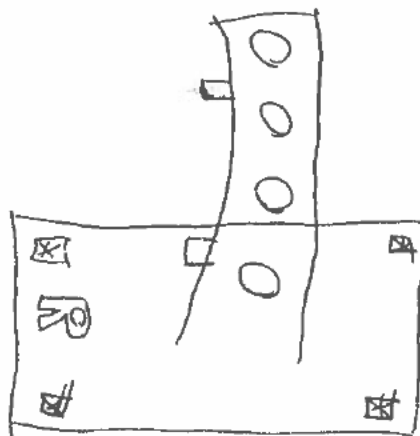
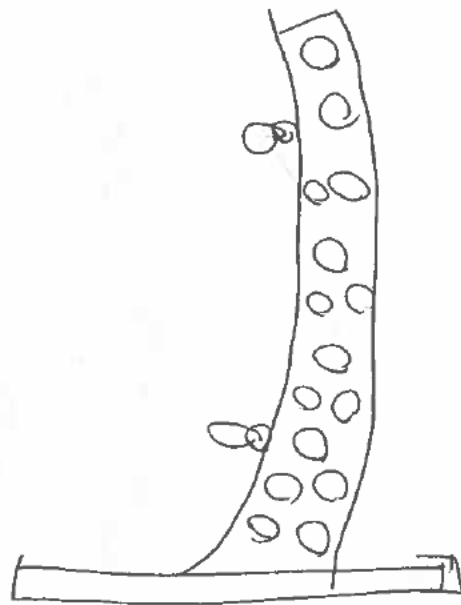
Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ Referred to HDC Meeting Date: n/a  
HDC Action: Yes approved \_\_\_\_\_ denied \_\_\_\_\_  
Approved with the following conditions: \_\_\_\_\_

Signature of Chairperson: \_\_\_\_\_ Date: \_\_\_\_\_

Administrative approval - Refer to 4/4/25 approval letter.



**(810) 635-7609**



**From:** [Nicole Weissenborn](#)  
**To:** [Mullen, Arthur](#)  
**Cc:** [Kristyn Kanyak](#); [Young, Adam](#)  
**Subject:** RE: At the River"s Edge (Barb"s) HDC Sign Permit  
**Date:** Friday, March 28, 2025 12:38:52 PM  
**Attachments:** [Scanned from a Xerox Multifunction Printer.pdf](#)

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**This message originated outside of Wade Trim**

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Hi Art:

Mary stopped by on status today regarding the HDC sign. I followed up with her in regards to the following questions:

- What is the sign made of? The sign is going to be made of wood and will be encased in plexiglass and then sealed around the outline to keep the sign waterproof (either rubber or epoxy)
- Is the sign going to be hanging off of the wall of the building or is the sign connected directly onto the building? Hanging off of the wall
- If the sign is hanging off of the building, what are you using to mount the sign to the building? She received the skateboard shops mount that she will be using. She drew a picture for me (attached), but I asked for a photo of the mount. The mount is made of metal and is black.
- If the sign is hanging off of the building, will the sign be facing the same way as the building (west-east)? The sign will be hanging north-south.
- Do you have permission from the owner of the property to mount the sign? Please provide this information in writing. She has been asked to obtain this information as well.

Thank you,

Nicole Weissenborn  
*Deputy Clerk*  
City of Linden  
132 E. Broad St., P.O. Box 507  
Linden, MI 48451  
[deputyclerk@lindenmi.us](mailto:deputyclerk@lindenmi.us)  
810.735.7980





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**From:** Nicole Weissenborn  
**Sent:** Tuesday, March 25, 2025 4:43 PM  
**To:** Mullen, Arthur <amullen@wadetrim.com>  
**Cc:** Kristyn Kanyak <clerk@lindenmi.us>  
**Subject:** At the River's Edge (Barb's) HDC Sign Permit

Hi Arthur:

We have a request for a Certificate of Appropriateness sign permit for At the River's Edge which formally used to be Barb's Hair which is located at 211A Bridge Street. We reviewed and we would like you to follow up with Mary Spooner with the following questions prior to approval:

- What is the sign made of? Be specific as possible if made of different material – you can add a picture and write the type of material if needed.
- Is the sign going to be hanging off of the wall of the building or is the sign connected directly onto the building?
- If the sign is hanging off of the building, what are you using to mount the sign to the building? (We will need a picture of the mounting device)
- If the sign is hanging off of the building, will the sign be facing the same way as the building (west-east)?
- Do you have permission from the owner of the property to mount the sign? Please provide this information in writing.

Thank you,

Nicole Weissenborn  
*Deputy Clerk*  
City of Linden  
132 E. Broad St., P.O. Box 507  
Linden, MI 48451  
[deputyclerk@lindenmi.us](mailto:deputyclerk@lindenmi.us)  
810.735.7980





132 E. Broad St., P.O. Box 507 • Linden, MI 48451 • 810.735.7980 • lindenmi.us

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April 23, 2024

## CERTIFICATE OF APPROPRIATENESS

Ryan Guerra  
Evers & Ollie  
120 North Bridge Street  
Linden, MI 48451

**RE: APPLICATION/MEMO NUMBER S-05-25 – 120 North Bridge Street – Evers & Ollie**

Dear Mr. Guerra:

The Historic District Commission (HDC), in conjunction with the City's HDC preservation staff consultant, assists property owners and business owners who wish to make regulated alterations to district resources, based upon approved preservation standards and design guidelines. The Commission has deemed signage as work eligible for Administrative Approval by the HDC's staff.

### PROPOSED PROJECT ACTIVITIES

The proposed work includes the replacement of an existing sign panel on the Union Block building façade along E. Broad Street, which is part of Dr. Wax building, completed circa 2020. The existing sign panel will be replaced with non-illuminated painted sign panel, installed within an existing brick decorative panel.

The proposed sign will replace an existing sign in the same location on the building; it will measure 86" long by 20" high. The sign will be fabricated of "Maxmetal", which is 3 mm thick aluminum composite material comprised of a polyethylene core with thin aluminum panels bonded to both sides of the substrate. The appearance will be similar to the existing sign.

### ANALYSIS

For the below stated reasons, staff finds the work appropriate. The Wax Building is not a historically contributing structure within the Bridge and Broad Street Historic District. As such, the Secretary of the Interior's Standards for Rehabilitation do not apply in this instance as the Standards mostly focus on limiting the damage occurring to historic building during rehabilitation.

The City's Historic District Design Guidelines do apply to both contributing and noncontributing buildings. By applying the Linden Historic District Design Guidelines – Signs section, the proposed sign does meet the district's following guidelines:

- 1) **Complementary to Building Architecture** – The sign will be mounted within an existing brick decorative panel above the second-floor windows.  
*Complies*
- 2) **Size** – The proposed sign face is complementarily sized to fit within the building's architectural features.  
*Complies*
- 3) **Retention of Historic Signage** – *Does Not Apply*

- 4) **Design** – Lettering is to be legible and uncrowded. The sign design is simple and uncluttered.  
*Complies*
- 5) **Fonts to match Linden Historic District Commission Approved Fonts** – Requirement does not apply to noncontributing buildings and structures as it would present a false sense of history to disallow modern fonts on newer buildings.  
*Does Not Apply*
- 6) **Colors** – As long as the sign colors are not too gaudy or overtly showy, the district color requirements would not apply to noncontributing buildings and structures. Limiting choices on noncontributing buildings to a Victorian or Queen Anne color palette would present a false sense of history.  
*Does Not Apply*
- 7) **Window Displays** – *Does Not Apply*
- 8) **Awning Sign or Projecting Sign** – *Does not Apply*
- 9) **Indirect Lighting of Signs** – The sign is not proposed to have lighting.  
*Does not Apply*

## **CERTIFICATE OF APPROPRIATENESS**

Pursuant to the above review of the application materials as presented, the analysis of the proposed activities warrants the issuance of a Certificate of Appropriateness. On behalf of the Linden Historic District Commission, this letter shall serve as a Certificate of Appropriateness for the proposed signage project described within the application dated March 17, 2025. This approval is effective as of April 23, 2025.

Please retain this letter of approval for your files. It is important to note that the approval by the Linden Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please phone the City of Linden Administrative Offices at (810) 735-7980.

On behalf of the Commission:

Arthur F. Mullen, AICP  
HDC Preservation Staff Consultant  
City of Linden Historic District Commission

Attachment: Linden Historic District Design Guidelines – Signs  
Sign Applications – Sign Permit and COA



**CERTIFICATE OF APPROPRIATENESS  
(HISTORIC DISTRICT) APPLICATION**

132 E. Broad Street, P.O. Box 507, Linden, MI 48451  
Phone: (810) 735-7980 Fax: (810) 735-4793

SECTION TO BE FILLED OUT BY APPLICANT

Resource Address: 120 N. Bridge St  
Property Owner: Nicole Wax  
Phone: [REDACTED] Email: [REDACTED]  
Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
Resource on National Register: yes ☒ no \_\_\_\_\_ State Register: yes ☒ no \_\_\_\_\_  
Description of Proposed Work (Include existing materials and proposed materials, color selections, and lettering styles): Adding a sign to take the place of the existing  
UB Station sign. Same measurements.

(Attach conceptual drawing or sketch of proposed work)

Fire Alarm System/Smoke Alarm: PA 67 of 2004 amending PA 169 of 1970 has been amended to require project applicants to certify that on or before the date of completion of proposed work their buildings will have a code compliant smoke detector or fire alarm system. Failure to provide such certification will constitute an incomplete application. **I CERTIFY THAT ON OR BEFORE THE DATE OF COMPLETION OF THE PROPOSED WORK THE BUILDING WILL HAVE A CODE COMPLIANT SMOKE DETECTOR OR FIRE ALARM SYSTEM.**

Signature of Applicant: [Signature]

Date: 03/17/2025

This certificate of appropriateness application and any supporting documents must be submitted and all fees paid at least 7 days prior to the next regularly scheduled Historic District Commission meeting.

Certificate of Appropriateness Application Fee: \$50

I certify that the information given herein is true and correct to the best of my knowledge:

Signature of Applicant: [Signature]

Date: 03/17/2025

THIS SECTION FOR HDC USE ONLY

Fee Paid: \$50 Date: 3/26/2025 Referred to HDC Meeting Date: n/a - Administrative Review  
HDC Action: \_\_\_\_\_ approved \_\_\_\_\_ denied  
Approved with the following conditions: \_\_\_\_\_

Signature of Chairperson: \_\_\_\_\_

Date: \_\_\_\_\_

**Administratively Approved - Refer to Certificate of Appropriateness dated 4/23/2025**



\*min quantities  
at La Roch



**FEVERS & OJMB**  
coffee and boutique

**From:** [Ryan Guerra](#)  
**To:** [Young, Adam](#)  
**Subject:** Re: City of Linden - Question about your sign application  
**Date:** Wednesday, April 23, 2025 8:05:59 AM

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This message originated outside of Wade Trim

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Hi Adam,

The sign is rectangular 86" long and 20" high exact same size as the one on the building. The sign on the building now I believe is currently maxmetal (Alpha panel)

They will be printing directly on the panel. The panel will be 3mm thick.

## Alpha panel is Maxmetal: OVERVIEW

MAXMETAL is the standard in ACM, or aluminum composite material. Comprised of two, pre-painted .15mm aluminum panels bonded to a solid polyethylene core, it is lighter and more durable than MDO and solid aluminum panels. The low mineral core makes MAXMETAL™ easy to fabricate, and its low thermal conductivity allows for a quick cool down. MAXMETAL™ ACM panels are a proven, versatile substrate that offers a solution for countless application types.

Ryan Guerra  
Evers & Ollie  
810.835.2568  
[REDACTED]

On Thu, Mar 27, 2025 at 1:01 PM Young, Adam <[AYOUNG@wadetrim.com](mailto:AYOUNG@wadetrim.com)> wrote:

Hi Ryan,

I'm reviewing your sign permit application for Evers & Ollie. I see that the dimensions will be 86" wide by 20" in tall and that it will be "alpha" panel. Will the sign be a rectangular-shaped panel with a white background? What exactly is alpha panel? Will the Evers & Ollie text and graphics be painted on the panel? Please advise, thanks!

Adam

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**From:** Young, Adam  
**Sent:** Thursday, March 6, 2025 10:43 AM  
**To:** Ryan Guerra [REDACTED]  
**Subject:** RE: City of Linden - Flag sign

Nice to meet you Ryan,

When you say new sign, I assume you mean a new wall sign to replace the "UB Station Café" sign that is currently on the building? That shouldn't be an issue, as long as you keep it to the same size as the prior sign. (Note the UB Station Café sign was installed in 2021 and was 86-inches wide by 20-inches tall or 20 square feet.) Window decals are also allowed, provided they do not exceed 50% of the area of the window. Attached are the two application forms that you would need for this new signage. Make sure to include details/specifications for both the wall sign and the window decal. One application is the sign permit, and the second application is for the Historic District Commission. Each application has a \$50 fee. Once received by the City, the applications will be processed administratively.

Let me know if you have any questions. I would also be available to review an initial draft of your proposed signage and provide comments before you officially submit.

Adam

Adam Young, AICP, City Planner/Zoning Administrator  
517 243 5938 cell

City of Linden  
[132 E. Broad Street Linden MI 48451](#)  
810.735.7980 office

Wade Trim  
[500 Griswold Street Suite 2500 Detroit MI 48226](#)



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Hi Adam, I hope this message finds you well. I was forwarded your email regarding the Small flag outside of the unionblock building. I did read the ordinance and will fill this paperwork out. Is there a digital copy of the Historical paperwork needed in order to apply for me installing my new sign on the building?

I will be using the same company that Wild child used to install, and I will also be putting some window decals up. I want to make sure that this is not going to be a problem with the city. I've noticed that other businesses, including the gas station have window decals, so please let me know.

Ryan Guerra  
Evers & Ollie  
810.835.2568  
[REDACTED]

On Thu, Feb 27, 2025 at 12:06 PM Dr. Wax Orthodontics <[community@waxortho.com](mailto:community@waxortho.com) <<mailto:community@waxortho.com>>> wrote:

Hello All,

Please see the email below from the city of Linden.

Sam

----- Forwarded message -----

From: Young, Adam <[AYOUNG@wadetrim.com](mailto:AYOUNG@wadetrim.com) <<mailto:AYOUNG@wadetrim.com>>>

Date: Thu, Feb 27, 2025 at 12:02 PM

Subject: City of Linden - Flag sign

To: [community@waxortho.com](mailto:community@waxortho.com) <<mailto:community@waxortho.com>> <[community@waxortho.com](mailto:community@waxortho.com)>  
<<mailto:community@waxortho.com>>>

Cc: [manager@lindenmi.us](mailto:manager@lindenmi.us) <<mailto:manager@lindenmi.us>> <[manager@lindenmi.us](mailto:manager@lindenmi.us) <<mailto:manager@lindenmi.us>>>

Hello Dr. Wax,

I wanted to reach out regarding the flag sign currently installed on the sidewalk in front of your building. Unfortunately, our zoning ordinance does not allow flag signs in this location, so it will have to be removed.

That said, we do allow temporary banner signs for up to 30 days at a time (up to four times per calendar year), as long as they are attached to the wall. If you're interested in this option, I've attached the Temporary Sign Permit application for your convenience.

For further details, you can also review the city's signage regulations here: Zoning Ordinance Section 154.160  
<[https://codelibrary.amlegal.com/codes/linden/latest/linden\\_mi/0-0-0-5468](https://codelibrary.amlegal.com/codes/linden/latest/linden_mi/0-0-0-5468)> .

Please don't hesitate to reach out if you have any questions or if I can assist in any way. We appreciate having your business in Linden

and look forward to working with you!

Best,

Adam

Adam Young, AICP, City Planner/Zoning Administrator

517.243.5938 cell

City of Linden

[132 E. Broad Street, Linden, MI 48451](#)

<<https://www.google.com/maps/search/132+E,+Broad+Street,+Linden,+MI%C2%A0+48451?entry=gmail&source=g>>

810.735.7980 office

Wade Trim

[500 Griswold Street, Suite 2500, Detroit, MI 48226](#)

<<https://www.google.com/maps/search/500+Griswold+Street,+Suite+2500,+Detroit,+MI%C2%A0+48226?entry=gmail&source=g>>

313.961.3651 office

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<<https://docs.google.com/uc?export=download&id=1FBP4t4eZjqXZr1hlau5qBeNpi7sKkLvd&revid=0ByEVHnJ5JoODYklxNnYrV3pjNStZRXJMdnZyMFVWbDNrQjINPQ>>

Marketing Team |

Amanda & Sam

<< File: SIGN PERMIT Permanent.pdf >> << File: CERTIFICATE OF APPROPRIATENESS (HISTORIC DISTRICT).pdf >>