

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-Pounds at 7:09 p.m.

Respectfully submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____