

CITY OF LINDEN
Minutes for the Special Meeting of the Historic District Commission
Held at 6:30 P.M. on Wednesday, September 17, 2025

CALL TO ORDER

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

ROLL CALL

PRESENT: Tom Hicks, Jason Conn, Joel Pounds, John Hartranft

ABSENT: Jon-Claude Howd

OTHERS PRESENT: Arthur Mullen, Wade-Trim Historic District Consultant; Nicole Weissenborn, Deputy Clerk
Weissenborn introduced Wade-Trim Historic District Consultant, Mullen. Mullen provided a brief overview of his qualifications and advised of his role in regards to the review of certificate of appropriateness.

- a. Excuse Absent Member(s)

Commissioners welcomed Mullen.

APPROVAL OF MINUTES

Hartranft requested to abstain from meeting minutes due to not being at the previous meeting. Pounds requested to have special meeting minutes amended with name correction in Adjourn topic to be changed from Hartranft to Pounds.

Motion by Pounds, second by Hicks to approve the March 19, 2025 special meeting minutes with the amendment as discussed. Roll call. Motion carried 4-0.

PUBLIC HEARING

None.

PUBLIC COMMENTS – NON-AGENDA ITEMS ONLY

None.

CORRESPONDENCE

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

(A) 2026 Meeting Schedule

Weissenborn briefly discussed with Commissioners the 2026 Meeting Schedule. Commissioners agreed to keep the same schedule as 2025 and also special meeting notifications as needed.

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

Hartranft requested applicant to provide a brief overview.

Applicant, Dan Wolverton, explained that windows and door need to be upgraded due to age and looking to keep similar with the adjoining downtown district businesses.

Commissioners discussed with the applicant the window type, no structural or engineer repairs, and code compliance.

Motion by Pounds, second by Hicks, to move that the Historic District Commission approve issuance of a Certificate of Appropriateness for the Linden Masonic Temple storefront modifications project as presented with no conditions.

The work as proposed meets “The Secretary of the Interior’s Standards for Rehabilitation,” in particular standard number(s):

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.
9. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

Roll Call. Motion carried 4-0.

AYES: Hartranft, Conn, Pounds, Hicks

NAYES: None

ABSENT: Howd

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

Hartranft inquired if applicant was present to come forward. No applicant was present.

Commissioners and Mullen discussed the additional items on the application, but advised that the application is regarding the exterior back door only.

Motion by Conn, second by Hartranft, to move that the Historic District Commission approve issuance of a Certificate of Appropriateness for the Michigan Beauty Company rear entry door modifications project with no modification.

The work as proposed meets “The Secretary of the Interior’s Standards for Rehabilitation,” in particular standard number(s):

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.
9. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

Roll Call. Motion carried 4-0.

AYES: Pounds, Hicks, Conn, Hartranft

NAYES: None

ABSENT: Howd

(D) Certificate of Appropriateness – 208 N. Bridge Street, Bridge Street Bridge Abutment Mural
Hartranft requested applicant and artist to present to the commissioners.

Applicants, Heather and Adam Johnston, were present. Artist, Addi Huuki, reviewed her proposal for the mural, length of time to create the mural, costs, paint protection options, and advised that she is also open to additional ideas for the mural.

Hicks questioned artist regarding the approval to paint mural on the bridge, cost of the painting, maintenance costs, upkeeping responsibility, and ownership of the mural. Artist requested to add artist tag for recognition.

Conn inquired about vandalism deterrent, removal process, and funding.

Weissenborn clarified that funding is not done through the Historic District Commission and will go onto the Downtown District Authority for funding.

Howd entered meeting at 7:04.

Hicks recommended that water tower will be removed soon and doesn't feel that it should be in the mural. Huuki advised that items can be removed as this is a draft and open to additional ideas.

Howd advised that it is a fantastic artwork and represents the City.

Hartranft questioned Huuki regarding the rough draft of the mural and components.

Johnston and Huuki advised that murals are not going to be exact replica of the area, but mural is to liven up the area for residents and people visiting Linden. Applicant also asked Commissioners for any additional ideas for the mural.

Pounds comments about liking the mural idea; but questioned the location, painting on the city structure, and maintenance responsibility. Johnston advised that they are postponing the mural work until Fall of 2026 depending on the bridge work.

Howd advised that DPW does the minor maintenance and the mural permission is through the City.

Hartranft requested additional murals or additional portfolio.

Hartranft advised that given the unusual format of this motion and asked about appropriate way to go back to City Council and funding. Weissenborn clarified that it is going to DDA for funding and going to City Council based on the location.

Motion made by Hicks, and explained that he is for the project and wants applicant and artist to take the proper steps.

Hicks moved that the Historic District Commission deny issuance of a Certificate of Appropriateness for Heather and Adam Johnston's Mural Project as presented with the following conditions:

- Redo the wording as it sounds as if artist is asking permission to paint and requesting city to pay for mural
- Mural be finalized
- Proper estimate be provided

The work as proposed at this point does not meet the "Michigan State Historic Preservation Office: HDC Best Practices # 1 – Murals & Historic Buildings in particular standards.

Mullen explained that from the Historic District Commission aspect that the Commissions are to be looking at the design and the impacts along with the relationship on the district. Mullen explained that the design and maintenance issue has not been addressed yet by the applicant and artist. Mullen explained that location of the mural is compatible.

Mullen explained about the Secretary of Standards and the Linden Historic District Guidelines referencing the mural relationship to the Commissioners.

Mullen explained to the applicant and artist about the components of the artwork, ownership, and the approval process. Mullen advised that the mural design also needs to be finalized.

Huuki confirmed with commissioners that she understood the additional recommended material needed.

Mullen recommended to commissioners to postpone the motion at this time based on the secretary of standards. Hartranft confirmed clarification to applicant and artist about the requested additional material needed to move forward.

Motion by Hicks, second by Hartranft to postpone the motion for certificate of appropriateness for the mural project. Roll Call. Motion carried 4-1.

AYES: Conn, Hartranft, Pounds, Hicks

NAYES: Howd

ABSENT: None

STAFF LIAISON REPORTS & COMMISSIONER COMMENTS/DISCUSSION ITEMS

- **Administrative Approvals:**

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

Mullen reviewed items approved administratively, referenced application items. Brief discussion among Commissioners regarding the signage with Mullen.

Weissenborn requested commissioners provide topics that they would like to see for training and reviewed the different types of training opportunities available. Commissioners briefly reviewed their training options and discussed potential interests for training opportunities with Weissenborn and Mullen.

ADJOURN

The meeting was adjourned by Chairperson Hartranft at 7:50 p.m.

Respectfully submitted,

Nicole Weissenborn, Deputy Clerk

Approved: _____