

**HISTORIC DISTRICT COMMISSION (HDC) MEETING MINUTES
CALUMET VILLAGE TOWNHALL, 340 SIXTH STREET
WEDNESDAY, MAY 15, 2024 - 5:30 PM**

Present: Chair Abe Voelker; Commissioners Cassie Dronet, Dave Geisler, Chris Green, Pamela Que; Architectural Advisor John Arnold; HDC coordinator Megan Haselden

Absent:

Also Present from the Village:

Present from the Public: Mike & Rhonda Maas (308-310 5th St); Jeff Ratcliffe (KEDA)

I. Call to Order / Roll Call / Pledge of Allegiance

Voelker called the meeting to order at 5:33pm with roll call and led the Pledge of Allegiance.

II. Petitions from the Public (*members of the public have 5 minutes to speak*)

None.

III. Acceptance of Agenda

Que moved, seconded by Geisler to approve the agenda with the addition of item #5. Support for House Bill 5430.

Motion Carried 5/0

IV. Approval of Minutes from March 14, 2024 Regular Meeting

Green moved, seconded by Que to approve the minutes as presented.

Motion Carried 5/0

V. Unfinished Business

1. KNHPAC Heritage Grant (Street Sign Project)

Que updated the board; the street signs are in production, should be ready this summer.

2. Certified Local Government (CLG) Annual Report

Haselden reviewed the annual report as submitted to the State Historic Preservation Office.

VI. New Business

1. Downtown Development Authority (DDA) Grant Program

Haselden discussed the DDA grant program as well as projects selected for award from the DDA with feedback on projects that may need COA applications not yet received. Haselden to follow up with property owners.

2. Applications for Certificate of Appropriateness

i. Case 24.101 433 5th St Siding (CC Angel Mission)

The board reviewed the application; with a note from Haselden that they had a DDA application for exterior signage which will require a COA application as well.

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Haselden and Arnold will meet with the property owners to discuss the vinyl siding, which is a concern for such a large building given that guidelines state that vinyl is unacceptable.

Que moved, seconded by Green to table this COA application for further information and discussion with the property owners.

ii. Case 24.102 307 6th St Sign (Kitschy Spirit Records)

Que moved, seconded by Dronet to approve the COA application with the notes/comments provided to the owner

iii. Case 24.103 308-310 5th St Restoration (Quello/Kirby block)

The Maas's and Ratcliffe discussed the project for renovating these buildings to a 17-room hotel with a lobby, restaurant, and bar.

Que moved, seconded by Dronet to approve the COA application with a 6-month review of the project from the property owners.

Motion Carried 5/0

iv. Real People Media Façade (prior approval in 2020)

Que moved, seconded by Dronet to have the organization reapply for the COA with more information and drawings and with the fee waived.

3. Property Owner Brochure / Outreach

Haselden discussed the brochure with request to review and provide any updates to the DDA by June 6th.

4. 425 5th Street Roof

This property has a grant from SHPO and is in the Houghton County Land Bank. The roofing project is seeking additional funding for completion.

Que moved, seconded by Dronet by to approve providing up to \$1,000 towards the project.

Roll Call Vote:

Yeas: Dronet, Geisler, Green, Que, Voelker

Nays: None

Absent: None

Motion Carried 5/0

5. Support of House Bill 5430

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Request for HDC to support this bill, which is an expansion of the historic preservation tax credit program from \$5M cap to \$100M cap.

Green moved, seconded by Que to send a resolution supporting this and to put this resolution to the Council for approval.

Motion Carried 5/0

6. Administrative Approvals (*none*)

None.

7. HDC coordinator Report

No updates.

8. Architectural Advisor Report

Arnold updated the board on Keweenaw National Historic Park (KNHP) projects, the annual HDC grant through KNHP has been approved. The new SHPO CLG Coordinator will be here for the Vernacular Architecture Forum which will be touring Calumet on June 13th. The Michigan Historic Preservation Network conference in 2025 will be in Sault Ste. Marie, it is recommended that we plan to send as many HDC commissioners and that the HDC coordinator attend.

VII. Announcements and/or Comments

None.

VIII. Comments from the Public (*members of the public have 5 minutes to speak*)

Ratcliffe addressed the board regarding Round 3 funding from HCLB including funds allocated to stabilize the Hermann Flats building, 425 5th St, 322 7th St, and the Mihelich Slaughter House demolition has been approved. The relocation of the shop house on 5th St is not included in this round of funding.

Maas asked if there is a list of qualified contractors available to the public for historic buildings. This may be something that the board is interested in pursuing development of.

IX. Adjourn

Que moved, seconded by Dronet to adjourn the meeting at 6:58pm.

Respectfully Submitted,

Megan Haselden, HDC coordinator

Abe Voelker, Chair