



Wednesday, March 24, 2022
7:00 PM
Council Chambers, Midland City Hall

**SPECIAL MEETING OF THE
WEST MAIN STREET HISTORIC DISTRICT COMMISSION
AGENDA**

1. **ROLL CALL**
2. **CERTIFICATE OF APPROPRIATENESS REQUESTS**
 - a. **515 West Main Street**

Proposal includes the renovation and preservation of the front half of the house with the removal of the single story structure and garage at the rear of the property. Furthermore, a new addition is proposed to be added in place of the portions of the structure that would be removed. Façade alterations are also proposed.
3. **PUBLIC COMMENTS (NOT RELATED TO AGENDA ITEMS)**
4. **NEW BUSINESS**
 - a. **2022 Regular Meeting Schedule of the City of Midland West Main Street**
5. **OLD BUSINESS**
6. **AJDOURNMENT**

Residents please note: that all minutes of previous Historic District Commission meetings can be found on the City of Midland's website at www.cityofmidlandmi.gov. Also, if you cannot attend this meeting be sure to watch it on MGTV- Channel 188 and AT&T U-verse Channel 99.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THE WEST MAIN STREET HISTORIC DISTRICT COMMISSION STAFF REPORT

DATE: March 21, 2022

SUBJECT: Certificate of Appropriateness

APPLICANTS: Beth & John VanVolkinburg

AGENT: None

PROPOSED: Renovation of the front half of the property with preservation of existing form and features. Removal of the single story structure and garage at the rear of the property and replacing it with a new addition.

LOCATION: 515 West Main Street

REPORT

Petition Background

Beth & John VanVolkinburg are seeking a Certificate of Appropriateness (C of A) from the West Main Historic District Commission (WMHDC) to allow the renovation of the front half of the property and the removal of the single story structure and garage at the rear of the property to replace with a new addition.

The property received approval of a use variance from the City Zoning Board of Appeals on December 15, 2020. This variance permits the renovation and subsequent downsizing of a four (4) unit structure to a two (2) unit structure.

Basis for HDC Involvement

Article VII Section 5-24(b) of the City of Midland Code of Ordinances provides the basis for WMHDC involvement with this application, specifically, *“Except for minor classes of work for which certificates of appropriateness may be issued by the building official, the HDC shall review all applications for the construction, addition, alteration, repair, moving, excavation, or demolition of resources in the historic district and approve each application before a certificate of appropriateness may be granted.”*

The Guidelines for the City of Midland, West Main Historic District and the Historic District Commission delineates three classes of work: 1) Ordinary Maintenance, 2) Minor Work, and 3) Major Work. Per the applicants’ petition, the proposed alterations and additions to this site will be classified as major work. Major work must be reviewed by the WMHDC and the issuance of a Certificate of Appropriateness is necessary before any major work shall commence.

Standards for Review

The WMHDC shall follow the ***U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings***, as set forth in 36 CFR Part 67, or their equivalent, as approved or established by the Michigan Bureau of History, Department of State. These 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 of the building and its site and environment.
 - The application raises little concerns relative to this standard as the use of a two (2) unit residential structure is consistent with how the structure has been used for decades. It is also more consistent with how the structure was originally built when compared to the four (4) unit layout of the current design.
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.
 - The historic structure and the surrounding property has had several renovations and alterations to it in the past. Previously, Certificates of Appropriateness have been issued for the following purposes:
 - Replacement of windows (1999)
 - Replacement of flat roof over porch with rolled/membrane material (2000)
 - Replacement of five (5) existing second-story windows with vinyl sash windows to match existing style and material (2003)
 - Replacement of two existing double hung windows on the lower apartment facing Main St. (2004)

The proposed addition on the rear of the building will impact the exterior appearance of the structure.

The Final Report prepared to establish the West Main Street Historic District did not explicitly identify the subject property but according to City records, the house was built in 1871. In 1958, an extensive remodeling project removed a wraparound porch and installed the first use of vinyl siding on the home. Subsequent renovations have reinstated the porch and other period details from when the home was originally constructed.

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.
 - The proposed alterations and additions to the property are intended to reflect the character and style of the historic structure while also allowing for modern conveniences that are customary to current single-family residential homes. The applicant is not proposing any false features or architectural elements from other buildings intended to be a replica of historical development.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - The property and structure have been altered over time. Earlier alterations and additions have generally been consistent with the historic character of the structure as they were permitted following approval of Certificates of Appropriateness; however, substantial changes were made prior to the current regulations being applied to the property.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - It is not entirely clear that the proposal does not impact features, finishes, construction techniques or craftsmanship that characterize the original construction as the home has been renovated since its original construction. The applicant is intending to use finishes of high craftsmanship and character in their proposed project.
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 visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- The applicant is proposing extensive exterior changes and the removal and replacement of the rear addition. The proposal includes replacement of features that have severely deteriorated. It also includes new features that match the old in design, color, and texture.
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.
 - The application raises no concerns relative to this standard.
 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - The application raises no concerns relative to this standard.
 9. New additions, exterior alterations, or related new construction shall not destroy historic 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.
 - The proposed exterior additions to the primary structure will impact the existing single story structure at the rear as well as the existing garage. A new 2-story addition with a garage underneath is intended to replace the existing garage. The new addition will be differentiated from the old based primarily upon scale.
 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.
 - The applicant is proposing to construct an attached addition to replace the current addition on the original home. The applicant is intending to be very mindful of the new addition to ensure that the design is consistent with the scale and massing of the original home. It must be noted that an addition on the rear of the original structure has been present for many decades. The replacement addition appears to improve the functionality of the interior of the structure while also be mindful of the resulting exterior.

The WMHDC shall also consider the following guidelines per Section 5-24 of the City of Midland Code of Ordinances:

- 1) The historical or architectural value and significance of the resource and its relationship to the historic value of the surrounding area;
- 2) The relationship of the exterior architectural features of such resource to the remainder of the resource and to the surrounding area;
- 3) The general compatibility of the exterior design, arrangement, texture, and materials proposed to be used;
- 4) Other factors, such as aesthetic value, that the commission finds relevant.

The existing structure has been modified and renovated over a number of years and it very well could be argued that what exists today is not a proper reflection of the quality and style of the original home.

Changes that are now proposed are more substantial than those previously discussed and will have a greater impact on the appearance of the structure. While the changes will be noticeable in the area, they are not considered incompatible or inappropriate in the context of the surrounding historic area. In fact, as designed, the proposal will improve the architectural value of the resource and improve the relationship to the historic value of the surrounding property. It will also result in a project that is compatible with the exterior design, arrangement, texture and materials found elsewhere within the district.

Staff Recommendation

While this project is one of the largest to be proposed within the WMSHD, the project appears to fall within the scope and intent of the *Secretary of the Interior's Standards for Rehabilitation* as well as the *West Main Historic District Commission Guidelines*. Staff therefore recommends that the application for a Certificate of Appropriateness at 515 West Main Street be approved.

It should be noted that

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Grant Murschel". The signature is written in a cursive style with a large initial "G" and "M".

Grant Murschel
Director of Planning & Community Development



CERTIFICATE OF APPROPRIATENESS (C of A)

Application Form

(See reverse side for instructions)

Property address: _____ Date filed: ____/____/____

APPLICATION

Applicant: _____ Owner (if different): _____
Address: _____ Address: _____
City, State, Zip: _____ City, State, Zip: _____
Home Phone: _____ Work Phone: _____ Home Phone: _____ Work Phone: _____
E-mail: _____

Please explain proposed work. Include descriptions of material(s), size(s), color(s), and location on structure. (See examples.) Additional pages may be attached if necessary.

I certify that on or before the completion of the proposed work I will install approved smoke detectors in my home per the requirements of the Michigan Residential Code.

I understand that it may be necessary for City of Midland staff to be on the property for the purposes of evaluating and reviewing this application, taking photographs, and/or completing final inspections.

Signature of applicant: _____ Date: _____

(Bottom portion to be completed by City staff)

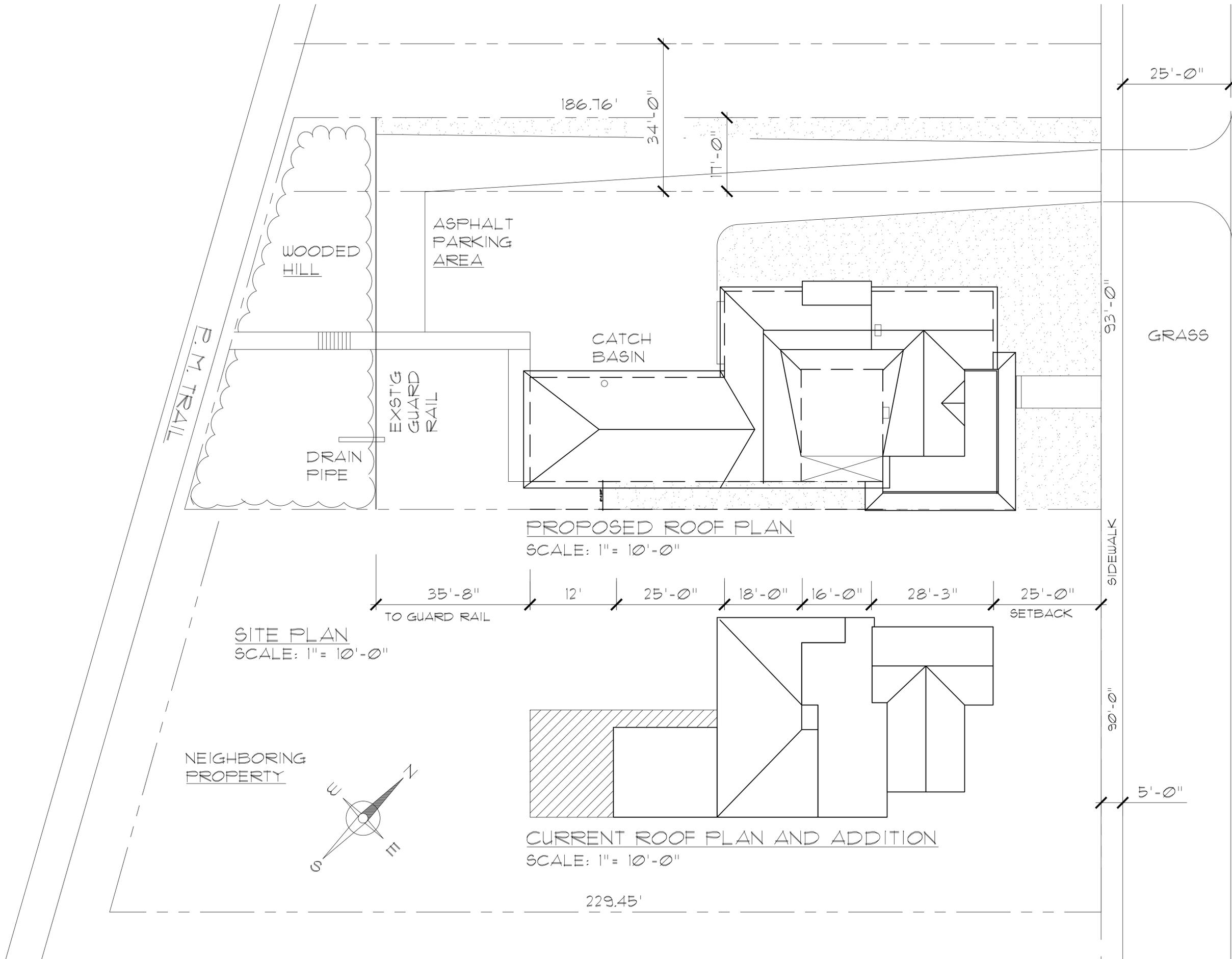
ACTION

1. Does the work require a Certificate of Appropriateness?
Ordinary Maintenance (No C of A required)
Minor Work (C of A issued by staff)
Major Work (C of A required)

2. Staff comments: _____

3. Historic District Commission Action: _____ Date of action: _____
Approved
Approved with conditions
Denied

4. HDC Comments: _____



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**VAN VOLKENBERG
 APARTMENT BUILDING**
 515 MAIN ST.
 MIDLAND, MI 48640

PRINT DATE:
 11-17-21

JOB NUMBER:
 19019C

A1



NORTHEAST ELEVATION
NTS



MCPHILLIPS
ARCHITECTURE
NOV 17, 21



NORTHWEST ELEVATION
NTS



MCPHILLIPS
ARCHITECTURE
NOV 17, 21



SOUTHEAST ELEVATION
NTS



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SOUTHWEST ELEVATION

NTS



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ARCHITECTURE
NOV 17, 21



STAFF REPORT TO THE WEST MAIN STREET HISTORIC DISTRICT COMMISSION

SUBJECT: 2022 West Main Street Historic District
Commission Meeting Schedule

DATE: October 18, 2021

REPORT

In advance of 2021 calendar year, each Board and Commission is required to establish a meeting schedule. Below is a list of West Main Street Historic District Commission meeting dates for your review and approval:

January 26, 2022

April 27, 2022

July 27, 2022

October 26, 2022

Please note that the quarterly meetings will still be held on the fourth Wednesday of each quarter in the City Council Chambers. Meetings will begin at 6:00 p.m.