

HISTORIC PRESERVATION COMMISSION
Friday, April 9, 2021

A meeting of the Historic Preservation Commission was called to order at 12:05 p.m. by Chairperson Dave Augustson in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Dave Augustson, Chad Shefchik, Barry Mellen, and Mark Schuster were present. Mr. Paulsen entered the meeting at 12:07 p.m. Excused: Member Trudy Herbst. Also present were Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault. Present via Zoom were Developer Andy Dumke and Architect Jonathan Brinkley.

Adoption of agenda: Moved by Mr. Shefchik, seconded by Mr. Schuster to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 5, 2021.
4. Request from Northpointe Development, LLC to locally designate the building located at 17 W Pine Street as an historic structure (commonly known as West Side School).
Presentation
Public Hearing
Consideration of
5. Adjourn.

Carried.

Approval of minutes from March 5, 2021: Moved by Shefchik, seconded by Mr. Schuster to approve the minutes from March 5, 2021.

Request from Northpointe Development, LLC to locally designate the building located at 17 W Pine Street as an historic structure (commonly known as West Side School):

Presentation: Mr. Dumke mentioned that he and Mr. Brinkley have done many historic projects in the past and were excited to work on the West Side School.

Mr. Brinkley stated that it is important in the work that they are doing with preserving the attributes of the school to be designated as an historic building under the local registry. It makes available for them provisions of the building code that are only allowed for historic buildings.

Mr. Brinkley added the three important code strategies that they need. The energy code exception allows them to remodel the building for a new purpose, yet protect how the building functions, stays dry, and can tuck point the mortar joints for longevity. The historic provisions of the building code recognize that plaster and lathe is just as good if not better than gypsum drywall board for fire separation. There are a lot of miscellaneous historic fabric exceptions that would not be available under the building code. For example, at the entrances of the classrooms they want to keep the glass window muttons (wood divisions). Glass would have to be replaced with gypsum board and plywood. They can still retain the look and feel that there was an entrance there.

Mr. Dumke stated that it is not their intent to be on the state and federal historical register. Since the project is so small, they are only requesting to be on the local historic register.

Mr. Olejniczak stated that if designated, the Historic Preservation Commission gets to review and approve any changes prior to building permits being issued, including the exterior of the building and the grounds surrounding it.

Public Hearing: Chairperson Augustson opened the public hearing at 12:16 p.m.

Chris Kellems, 120 Alabama Street, stated that she was in favor of the designation and is happy the building will be kept alive. She asked if solar could be put on the flat roof. She is also happy the maple tree will be retained.

There were no letters of correspondence.

The public hearing was declared closed at 12:17 p.m.

Consideration of: Mr. Augustson complimented the developer and said they are doing a good job in regard to keeping the outside looking as the school, including the parking lot. If we recommend to make it a historic building, they will be able to remodel the interior.

Mr. Dumke noted that it is required that 51% of the apartments will be affordable housing. So, there will be 8 out of the 15 proposed apartments that will be affordable. The rent schedule has not been set for the remaining 7 units.

Mr. Olejniczak stated that if this becomes designated as an historic structure and the owner later decides not to go forward with the project, the designation will remain.

After further discussion, it was moved by Mr. Schuster, seconded by Mr. Mellen to recommend to Council that the building located at 17 W Pine Street be designated as an historic structure (commonly known as West Side School). All ayes. Carried.

Adjourn: Moved by Mr. Paulsen, seconded by Mr. Shefchik to adjourn. All ayes. Carried. Meeting adjourned at 12:24 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary