

**CITY OF MASON  
HISTORIC DISTRICT COMMISSION TRAINING WORKSHOP  
MINUTES OF APRIL 15, 2019**

Clinton called the meeting to order at 6:50 p.m. in the Maple Conference Room 2<sup>nd</sup> floor at 201 West Ash Street, Mason MI.

Present: Clinton, Cummings, Klein, Linsley, Schulien, Shattuck, Vogel

Absent:

Also present: Elizabeth A. Hude, AICP, Community Development Director, Rhonda Baker & Amanda Reintjes, The Michigan Historic Preservation Network; Representative of the City of Owosso Historical Commission

**PUBLIC COMMENT**

None.

**PRESENTATION AND TRAINING BY THE MICHIGAN HISTORIC PRESERVATION NETWORK**

Staff introduced Rhonda Baker and Amanda Reintjes from the Michigan Historic Preservation Network.

Reintjes discussed two bills, Senate Bill 24 and House Bill 4100. These are in consideration and if passed, they will support historic tax credits. This will encourage more sensitivity and resources toward historical preservation. The focus is on exteriors and not interiors. If passed this will help promote historical preservation.

Reintjes and Baker discussed tools for historic districts including bylaws to guide discussions for more defensible decisions, making motions that include reference to the standards in the decision, delegation for administrative approval and design guidelines. Mason has no design guidelines for review which should reference a "period of significance." The façade study does provide some guidance. She suggested expanding the study to take the whole district into account. Focus on condition vs. integrity and clarified that contributing buildings were 50 yrs/ older.

Another tool is to invite applicants in for discussion during project development to work out issues in advance of their application.

The U.S. Secretary of the Interior Guidelines are the best tool if you don't have design guidelines – all resources have standards. It is important to cite the standards when making decisions and specify which standard has been met or not met?

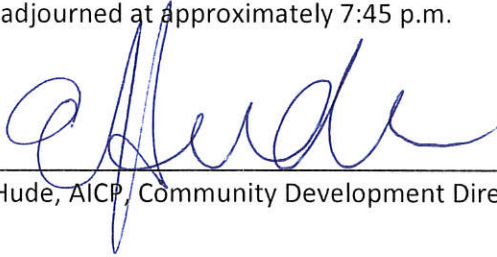
Discussion also took place on the definition of a hardship. A Technical Feasibility hardship considers the cost of the project in relation to the value of the property. An economic hardship considers the person – why/the cause of the issue, income; alternative resources such as community volunteers or grants can help with projects that are necessary but the applicant faces an economic hardship.

Signs and murals were discussed. The first amendment should be considered when making decisions, the goal is to be content neutral but consider how the structure is treated – if painting masonry, type of paint, preparation of the surface; avoid damages through power washing or sandblasting. There are technical briefs online through the National Park Service. For murals, if it is a canvas attached to the building, consider how it is attached to the building, mortar joints. Does the physical application detract from conjectural features?

Information was shared regarding the National Alliance of Preservation list-serv - a great resource for asking questions. Information about upcoming trainings in SE and SW Michigan was shared.

**ADJOURN**

The meeting adjourned at approximately 7:45 p.m.



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Elizabeth A. Hude, AICP, Community Development Director