REGULAR MEETING OF THE PORT HURON HISTORIC DISTRICT COMMISSION

Municipal Office Center
Public Meeting Room
100 McMorran Blvd.
Port Huron, MI 48060
810-984-9735
www.porthuron.org

Tuesday, September 1, 2026 **4:00 PM**

Agenda

A. CALL TO ORDER -

B. ROLL CALL -

Chair William Vogan
Commissioner Kevin Banker
Commissioner Jennifer Guy
Commissioner Dale Hemmila
Commissioner Andrew Kercher
Commissioner Tanner Malcolm
Commissioner Derek Smith

C. APPROVAL OF MINUTES -

1. Regular Historic District Commission Meeting - July 7, 2026 4:00 PM

D. PUBLIC COMMENT -

E. PUBLIC HEARINGS -

1. PH#26-007: To grant a certificate of appropriateness, notice to proceed or deny the request from Signworks of Michigan to erect a wall sign at 515 Wall Street.

2. PH#26-008: To grant a certificate of appropriateness, notice to proceed or deny the request from The City of Port Huron to demolish a home at 718 Court Street.

F. COMMISSION ITEMS

Selection of Vice Chair

G. ADJOURNMENT -

David Haynes, Planning Director

The City of Port Huron complies with the Americans with Disabilities Act and Title VI. If auxiliary aids, language assistance, or other services are required at a public meeting, please contact the Port Huron City Clerk, 100 McMorran Blvd., Port Huron, Michigan 48060, 810-984-9725 Ext. 0, at least three (3) business days prior to any such meetings.

HDC Minutes Signed July 2026.pdf

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Tuesday, July 7, 2026 **4:00 PM**

Minutes

A. CALL TO ORDER -

B. ROLL CALL -

PRESENT: Kevin Banker; Dale Hemmila; William Vogan; Derek Smith; Andrew Kercher; Tanner Malcolm.

ABSENT: Niall Farley; Jennifer Guy.

Staff: Jazmyn Thomas, Deputy Planning Director; David Haynes, Planning Director; Keshia-ann Evans, Building Assistant

C. APPROVAL OF MINUTES -

1. Regular Historic District Commission Meeting - June 2, 2026 4:00 PM

RESULT:	**ACCEPTED AS SUBMITTED [UNANIMOUS]**
MOVER:	Dale Hemmila, Commissioner
SECONDER:	Derek Smith, Commissioner
YES:	Banker, Hemmila, Vogan, Smith, Kercher, Malcolm

D. PUBLIC COMMENT -

No one appeared to be heard.

E. PUBLIC HEARINGS -

1. PH#26-005: To grant a certificate of appropriateness, notice to proceed or deny the request from Nick Mearim to install new windows at 1305 7th Street.

   The Chair announced that this was the time to hear comments on the public hearing.

   Nick Mearim, owner, explained that he was replacing like for like on the windows.

   Chair Vogan asked the owner if the window size would remain the same.

Mearim confirmed that the window size would not be touched.

Seeing and hearing no one else to comment the Chair declared the hearing closed and motion to adopt follows:

RESULT:	**ACCEPTED AS SUBMITTED [UNANIMOUS]**
MOVER:	Andrew Kercher, Commissioner
SECONDER:	Derek Smith, Commissioner
YES:	Banker, Hemmila, Vogan, Smith, Kercher, Malcolm

2. PH#26-006: To grant a certificate of appropriateness, notice to proceed or deny the request from Signworks of Michigan to erect a sign at 515 Wall Street.

The Chair announced that this was the time to hear comments on the public hearing.

Signworks explained their sign and provided an example to the commission.

Commissioner Kercher explained that he thought the proposed sign was an example of what the commission did not want to see with the lighting.

Commissioner Hemmila questioned how far the sign stuck out and that it did not comply with the ordinance requirement for allowed depth.

Deputy Planning Director Thomas suggested the applicant review the Historic District sign ordinance to see what signage requirements need to be met.

Seeing and hearing no one else to comment the Chair declared the hearing closed and motion to deny follows:

RESULT:	**REQUEST DENIED [UNANIMOUS]**
MOVER:	Andrew Kercher, Commissioner
SECONDER:	Dale Hemmila, Commissioner
YES:	Banker, Hemmila, Vogan, Smith, Kercher, Malcolm

F. ADJOURNMENT -

On Motion, the meeting was adjourned at 4:37 PM

Jazmyn Thomas
Deputy Planning Director

PH#26-007

To grant a certificate of appropriateness, notice to proceed or deny the request from Signworks of Michigan to erect a wall sign at 515 Wall Street.

WHEREAS, Signworks of Michigan is proposing a facade sign on the east side of the building at 515 Wall Street; and

WHEREAS, there would be two signs with the top panel being 30 inches by 208 inches (43.5 sq. ft.); and the bottom panel being 26 inches by 208 inches (37.6 sq. ft); and

WHEREAS, the lettering of the word "Treehouse" would be 23.5 inches by 126 inches (20.5 sq. ft) and the lettering of the word "Cannabis Shop" would be 14 inches by 121 sq ft (11.8 sq. ft); and

WHEREAS, after receiving comments during the public hearing and evidence from staff reports, it is determined that the request is asking of a reasonable variance that would not impact the adjacent properties adversely; and

NOW, THEREFORE, BE IT RESOLVED that the Historic District Commission for the City of Port Huron does herby issue a Notice to Proceed for the above-mentioned request to erect the proposed signage at 515 Wall Street.

Staff Report.pdf
Wall sign mock up revised; 515 Wall St.pdf
HDC - Application 2.pdf

STAFF REPORT

PROJECT TYPE:	SIGNAGE
ADDRESS OF PROJECT:	515 WALL ST
APPLICANT:	SIGNWORKS OF MI INC
OWNER OF RECORD:	ATKINS INVESTMENTS, LLC
PROPERTY NUMBER:	74-06-743-0705-000
LEGAL DESCRIPTION:	E 30 FT LOT 18 BLK 56 WHITE PLAT
ZONING DISTRICT:	CBD

1.0 Request

Request #	Request	Previous Design
1	30 inches by 104-inch wall sign with lettering "Treehouse" of 23.5 inches by 126 inches.	Façade/wall sign
2	26 inches by 104-inch wall sign with lettering "Cannabis Shop" of 14 inches by 121 inches	Façade/wall sign
**Notes*		

2.0 Ordinance

§ 52-832. Signs in Military Street Historic District.

Signs in the Military Street Historic District shall be permitted, restricted or prohibited as follows:

(1) Only signs attached to the walls of the building are allowed. Each face of the building shall not have more than two signs each: one primary and one secondary. Signs must be of similar style. Off-premises signs or billboards are not permitted.

(2) A flush-mounted signboard may extend the width of the storefront but shall not be more than 2 1/2 feet high. The sign shall be mounted somewhere above the storefront display windows and below the second story windowsills. Lettering shall be eight to 18 inches high and shall occupy no more than 65% of the sign, including space between letters.

(3) A hanging sign shall be mounted at least 8 1/2 feet above the sidewalk and shall project no more than two feet from the face of the building. The size and location of a hanging sign shall be carefully considered so that it does not interfere with neighboring signs or pedestrian traffic. Projecting signs may not hang into the right-of-way by more than two feet.

(4) Ground signs are not permitted. Signs on the roof or any signs that project above the roofline are not allowed. A projecting sign may not hang into the public right-of-way by more than two feet.

(5) Any lettering or symbols on the sign should be simple and should relate to the period of the building. Lettering can be mounted directly on a signboard, storefront or wall. Signage colors should be chosen to coordinate with the building colors.

(6) Awnings can also serve as signs. Contrasting letters painted or sewn onto the valance are effective. Usually six-inch to eight-inch letters are sufficient. Canvas awnings are acceptable. Aluminum awnings and balloon awnings that cover storefronts that are lighted from underneath are not allowed.

(7) Wood, glass and metal are the preferred sign materials; however, plastic, canvas, neon, stone, and Plexiglas may be acceptable, if the treatment is compatible with the historic guidelines as published by the former Main Street Port Huron. Except for barber poles or clocks, internally lit plastic signs, signs that flash or revolve or have movable parts are not acceptable unless they are authentic historic reproductions. Signage can be lighted in conformance with historic guidelines as published by the former Main Street Port Huron.

(8) Window signs shall not cover more than 25% of any window.

(9) Corporate and franchise logos are required to conform to the historic guidelines as published by the former Main Street Port Huron.

(10) Procedures for obtaining a sign permit are as follows:

a. Application for a sign permit is made through the City Building Inspection Division, Municipal Office Center, 100 McMorran Boulevard. Scale drawings of the sign must be included with the application for the certificate. The detail should be specific enough to show dimension of size, style of lettering and wording, the paint colors, and materials used in the sign.

b. A picture or drawing of the building front showing where the sign will be attached to the building and its method of attachment must be included with the application.

c. The Building Inspector will review the application for compliance with the historic guidelines of the former Main Street Port Huron. If the certificate of appropriateness is issued, the permit to install the signage can be obtained from the Building Inspection Department.

§ 52-822 Wall signs.

(a) Wall signs attached to exterior walls shall be safely and securely attached pursuant to local building code regulations. No wall sign shall be entirely supported by an unbraced parapet wall. Wall signs shall not exceed 200 square feet in surface area per building face unless otherwise stated.

(b) For signs on shopping or office centers, or cluster commercial buildings, one business wall sign not exceeding 100 square feet per storefront shall be permitted. The anchor store(s) may have one sign per storefront that shall not exceed 200 square feet in area.

§ 52-824 Illuminated signs.

(a) All electrical equipment used in connection with signs shall, in addition to specific requirements of this article, be installed in accordance with the City electrical code.

(b) All illuminated signs or any illuminated building trim shall be arranged to prevent glare into adjacent residential districts and shall not be of such brightness as to cause glare that is hazardous to pedestrians or auto drivers.

(c) All spotlights shall be diffused or shielded to not shine on other properties.

(d) There shall be no flashing, oscillating or intermittent type of illuminated sign or display in any residential district or within 100 feet of any residential district, except that such signs shall be permitted adjacent to a residential district when mounted along the face of a building which does not face such residential district.

DESIGN VALIDATION 8/18/2026

CLIENT APPROVAL
(Please Sign and Check Boxes) ☐ COPY ☐ DESIGN ☐ COLOR

Signature _____ Date _____

SPECS
SIGN TYPE: WALL SIGN
SIZE: TOP: 30" x 208" - (2) 30" x 104" PANELS (43.5 sqft) BOTTOM: 26" x 208" - (2) 26" x 104" PANELS (37.6 sqft)
MATERIAL: CUT VINYL ON BACKER PANELS
LAMINATION:
S/S or D/S: S/S
QUANTITY: 1
ATTACHMENT: MECHANICALLY FASTENED
ILLUMINATION: GOOSENECK LIGHTING
COMMENTS: WOOD FRAME AROUND SIGN PANELS
TREEHOUSE - 23.5" x 126" (20.5 sqft)
CANNABIS SHOP - 14" x 121" (11.8 sqft)



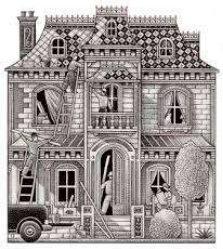
SIGNWORKS
Visual Communication Solutions
Your full service source to deliver your message!

Signworks of Michigan, Inc.
4612 44th Street SE, Grand Rapids, MI 49512
www.signworksofmi.com • info@signworksofmi.com • Fax: 616-954-2556
Ph: 616-954-2554 • Muskegon: 231-722-1007 • Grand Haven: 616-850-1007

Job Info:
Treehouse Cannabis
Port Huron Wall Sign v8.fs

These illustrations and/or specifications are considered confidential and are the sole property of Signworks of Michigan, Inc. Any unauthorized review, use, disclosure or distribution is prohibited.

JS



Historic District Commission
Planning & Zoning
100 McMorran Blvd
Port Huron, MI 48060
810.987.9733

Application for Notice to Proceed or Certificate of Appropriateness in the Historic District

Standards
If the owner of the property is interested in receiving tax credits, ***APPLICATION MUST BE MADE FIRST TO THE STATE HISTORIC PRESERVATION OFFICE***.
Properties within the City of Port Huron Historic District are subject to the City of Port Huron Historic District Ordnance (Chapter 52-576 through Chapter 52-591). The purpose of the ordinance is to preserve and protect our historic resource. The commission is established by the Ordinance, and has the authority to review and approve all work permit applications and plans for exterior property improvements within the Historic District. Regular building maintenance is permitted and encouraged; however, a work permit is required for all alterations, significant repairs, new construction, demolition, moving of buildings, and all other activities affecting the exterior appearance of buildings and properties within these districts.
Submission of Application
This application must be received by the City at ***least 14 days prior to the meeting date***. The Historic District Committee meeting is held the ***first Tuesday of the month at 4:00 PM*** in the Public Meeting room, City Municipal Building, 100 McMorran Boulevard, Port Huron, Michigan unless it is a legal holiday. Applicants are strongly encouraged to conduct a preliminary discussion with staff and attend the meeting to explain the proposed work.
Property Information

Address: 515 Wall St, Port Huron, MI 48060	Parcel # 06-743-0705-000
Property Owner or Lessee: Treehouse Cannabis	
Phone # 810-818-0151	E-mail: N/A
Name of contractor (if applicable) Signworks of Michigan, Inc.	
Address 4612 44th Street SE, Grand Rapids, MI 49512	
Phone # 616-954-2554	E-mail: Permitting@signworksofmi.com
License Number: 5410072	Expiration Date: 12/31/2026
Application Requirements	
Required Items for a Complete Application	
Anticipated start date: As soon as permits are approved	Proposed completion date:

To be placed on the agenda the following items must be included with your application:

- ☑ Current photo of the structure as seen from the street and where proposed work is to take place.
  - For signs, only a street view is required.
  - For fences, include pictures of the property/lot that is to be fenced.
- ☐ Sketch, drawing or plans drawn to scale to show details and specification of ornamental features, alterations and include size and description of work to be completed.
- ☐ Materials list (must include catalog or spec sheets clearly identifying choice of details, products and materials. ***Sample of materials must be provided at the HDC meeting***.
- ☐ Replacement doors, windows and lights require a copy of the specification sheet.
- ☐ $25 application fee.

Description of Work

☐ New Construction	☐ Rehab / Restoration	☐ Addition	☐ Façade	☑ Sign

Describe the proposed project: Install new externally illuminated wall sign using two sets of panels.

1. Will the repair or alteration match existing or original materials and design? If no, please explain in #2: _____

2. What design details will be lost or changed? Please be specific and identify all details that will be changed. Refer to the general information on the back of this sheet in planning and describing your project:
   We will remove the now open banner and replace with two acm panels with acrylic letters. Mechanically fastened to the wall.

3. Is there any action pending by any other city departments or regulatory agency (housing inspection, zoning, building permits, etc.)? If so please specify:
   No.

4. Is this request the result of having to comply with ADA requirements? If yes, is there an immediate need (Example: barrier-free access) – please explain:
   No.

5. If the work proposed involves chimney, brick siding, foundation or other similar work for re-pointing/tuck pointing, will the new mortar match the original mortar color, joint profile and composition?

Authorization

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to confirm to all applicable laws of the State of Michigan and City of Port Huron Ordinance. All information submitted on this application is accurate to the best of my knowledge.

Owner/Lessee/Agent Signature: KathrynBruno Date: 08/03/2026

By signing this form the applicant/owner/lessee certifies that on or before the date of completion of proposed work, my building will have a code compliant smoke detector or fire alarm system.

Office Use Only

Date Stamp Received	HDC Meeting Date: _____ Payment Receipt: _____

INCOMPELTE APPLICATIONS WILL NOT BE ACCEPTED!

GENERAL INFORMATION

Each building has its own unique attributes, which are commonly referred to as its "style". These are the components that make it appear aesthetically harmonious with surrounding architecture. These attributes should be looked at carefully when evaluating an historic building. Engaging in work that lacks forethought will have an adverse effect on the historic resource as well as the value of the building. Changes may also affect the entire neighborhood.

The primary aim of historic rehabilitation is to bring a property to a state of utility through repair or alteration while retaining the features that are significant to its historic, architectural, and culture values. This can be accomplished through careful consideration of the following: (1) minimal change to the defining characteristics of the building; (2) Differentiating the new from the old, but making it compatible in order to preserve the architectural integrity, and; (3) retaining the essential character of the historic building even if new additions are removed in the future.

Porches:

- Details such as banisters, brackets, balusters, columns, tiles, roof decorations, and railings should be retained.
- Railings shall be constructed of appropriate material complimentary to the design of the porch.
- Repair columns with like material.
- Repair decking with like material.

Windows and doors:

- Introducing or changing the location or size of existing windows, doors, and other openings that alter the architectural and historical character of the building generally shall not be permitted.
- Unusual decorative windows such as Palladian, Oriels, bays, Gothic arch, or segmented top shall not be removed or altered.
- Whenever possible, repairing and retaining original windows and doors is preferable.
- Replacement windows shall duplicate the appearance of the existing original windows in design, size, proportion, reflective qualities, and profiles, including the profile of sash rails, stiles, and muntins.

New construction:

- After review, the HDC shall make a determination as to whether a proposed structure is compatible with other structures in the district. Categories to be considered shall include form, proportion, mass, configuration, building materials, texture, color, location on the site, and landscaping.

Additional resources:

These websites offer a more detailed guidebook on guidelines on historic preservation.

City of Muskegon - https://www.muskegon-mi.gov/cresources/historic-preservation-booklet.pdf
Michigan City, Indiana - http://www.emichigancity.com/cityhall/boards/historic/pdf/historic-district-guidelines.pdf

PH#26-008

To grant a certificate of appropriateness, notice to proceed or deny the request from The City of Port Huron to demolish a home at 718 Court Street.

WHEREAS, the City of Port Huron acquired the vacant property at 718 Court Street for the purpose of demolition using Community Development Block Grant (CDBG) funds; and

WHEREAS, the property sustained a fire on January 20, 2026, rendering the structure vacant and causing damage such that the Building Official has determined the structure to be a dangerous building under the Housing Law of Michigan, MCL 125.539(b) and (c), presenting an immediate risk to public safety; and

WHEREAS, the former property owner lacked the financial means and insurance coverage to repair or demolish the fire-damaged structure, resulting in acquisition of the property by the City; and

WHEREAS, demolition of the vacant, fire-damaged single-family dwelling constitutes an individual action on a dwelling unit that is categorically excluded from NEPA review pursuant to 24 CFR 58.35(a)(4)(i), but remains subject to compliance with the other Federal environmental laws and authorities listed in 24 CFR 58.5, including Section 106 of the National Historic Preservation Act (36 CFR Part 800); and

WHEREAS, Section 106 review of this undertaking requires consultation with the State Historic Preservation Office (SHPO), and the City has determined that obtaining local Historic District Commission input on the proposed demolition will support and inform that consultation; and

WHEREAS, after receiving comments during the public hearing and evidence from staff reports, it is determined that the request is reasonable and would not adversely impact adjacent properties;

NOW, THEREFORE, BE IT RESOLVED that the Historic District Commission for the City of Port Huron does hereby grant the request and issue its Notice to Proceed for the demolition of the structure at 718 Court Street, and further resolves that this action shall constitute the Commission's local input for purposes of the Section 106 review to be conducted by SHPO.

HDC Application; 718 Court St.pdf
Interior 7.pdf
Interior 6.pdf
Interior 5.pdf
Inteiror 4.pdf
Interior 3.pdf
inteiror 2.pdf
Interior 1.pdf
Exterior 2.pdf
Exterior 1.pdf
inteiror 8.pdf

CITY OF PORT HURON, MICHIGAN
HISTORIC DISTRICT COMMISSION
APPLICATION *($25.00 Fee)*

Project Address: 718 Court St.	**Business Name** *(if applicable)*:
If other than applicant: **Property Owner** Name: City of Port Huron Phone No.: (810) 984-9736	**Property Owner** Address: 100 McMorran Blvd. Port Huron, MI 48060
Applicant Name: SAME AS ABOVE Phone No.: ( )	**Applicant** Address: SAME AS ABOVE

Contractors: To be determined

1. Name:
   Address:
   Telephone Number(s):
2. Name:
   Address:
   Telephone Number(s):

Detailed Description of Project: Demolition of home due to fire. Home will not be rebuilt. Building Official an unsafe structure.

Anticipated Started Date: December 2026 **Proposed Completion Date:** December 2026

I hereby certify that the above-referenced property has or will have before the proposed project completion date, a fire alarm system or a smoke alarm which complies with the requirements of the Stille-DeRossett-Hale single state construction code, 1972 PA 230, MCL 125.1501 to 125.1531.

Applicant Signature: _____ **Property Owner Signature:** _____

OFFICE USE ONLY

Property Tax ID #: 74-06- ____ - ____ **Date Stamp Received**

Date applicant ltr w/placard sent: _____

HDC Meeting Date: _____

Certificate of Appropriateness Issued: _____ By:

Notice to Proceed Issued: _____ Receipt #: _____

Denial Letter Sent:

1. *Will the repair or alteration match existing or original materials and design? If no, please explain in #2, below.*

No, home will be demo'd.

2. *What design details will be lost or changed? Please be specific and identify all details that will be changed. Refer to the general information on the back of this sheet in planning and describing your project.*

Home will demo'd.

3 *Is there any action pending by any other City departments or regulatory agency (housing inspection, zoning, building permits, etc.)? If so, specify:*

After HPC review, the demolition will need to be approved by SHPO because we're using HUD funds for demo.

4. *Is this request the result of having to comply with ADA requirements? If yes, is there an immediate need? (Example: barrier-free access) Please explain:*

NO

5. *If the work proposed involves chimney, brick siding, foundation or other similar work for re-pointing/tuck pointing, will the new mortar match the original mortar color, joint profile and composition?*

N/A

City of Port Huron 100 McMorran Boulevard Port Huron, Michigan 48060

August 20, 2026

RE: 718 Court Street; Property Tax ID: 74-06-743-0498-000

The Inspection Department for the City of Port Huron has conducted an inspection for the above referenced property and find the property fits the definition of a Dangerous Structure per the Housing Law of Michigan (MCL 125.539):

a) The building was damaged by fire on January 20, 2026, such that the structural strength or stability of the building is appreciably less than it was before the damage and does not meet the minimum requirements of the Housing Law of Michigan or the applicable building code for a new building or structure. MCL 125.539(b).
b) A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property. MCL 125.539(c).

As Building Official for the City of Port Huron, I have inspected the property following the fire and determined that the structure is unsafe. The extent of the fire damage presents an immediate risk to public safety.

Based on the severe conditions of this structure, I recommend an immediate demolition.

Sincerely,

Paul Bilicki
Building Official













court 1 03/30/2026 15:14 bilickip





back 04/09/2026 11:51 bilickip



front	04/09/2026 11:51	bilickip

