

City of Allegan
HISTORIC DISTRICT COMMISSION
Griswold Auditorium – 401 Hubbard Street, Allegan MI 49010

HDC MEETING MINUTES
Monday, May 6, 2013
DRAFT

1. Call to Order by Chairman Detweiler at 7:00

2. Attendance

Present: Gene Detweiler, Peter Savage, Nancy Ingalsbee, Owen Hunt, John Pahl, and Shawn Gavan, and Kathy Cassady

Also Present: Patrick Hudson-Historic District Administrator

3. Agenda

Hudson informed the commission that the application for 425 Hubbard had been withdrawn

MOTION: by Nancy Ingalsbee to approve the agenda as amended. Second by Owen Hunt. Motion approved 7-0

4. Minutes

Meeting of April 1, 2013

MOTION: by Nancy Ingalsbee to approve the minutes as presented, Second by Owen Hunt. Motion approved 7-0

5. Public Comment

None

6. New Business

1) - 134 Cook Street (James Kooistra, owner)

Kooistra explained flood damage conditions and it was noted that Hudson had approved the new shingles for the garage

-Rear side porch to be converted to 4 season use – this is a 1978 addition to the house and is not historic.

Discussion on double-hung white vinyl windows and the replacement of existing door and window with a large sliding glass door facing the rear of the property.

-a deck is proposed for the rear – discussion on the railings

Detweiler referred to the railing design in the Historic District Guidelines on page 18 – Kooistra said that would be agreeable with him and asked if the railing could be vinyl.

Detweiler agreed that since this is a new addition the railing could be vinyl.

Savage asked about the awing and it was agreed that this could be removed.

Discussion on the material for the flat roof of the rear addition.

Commissioners in agreement that this could be new rubberized material (white).

Discussion on new furnace and needed venting which would include replacing three basement windows with glass block

Commissioners agreed that glass block could be used so long as it was recessed as far back as possible in the window opening.

Long discussion on placement of AC unit beside the house – it was agreed that this would not affect the character of the architecture and that if an exterior heating/AC unit were needed due to building code flood issues that would be ok.

Continued

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(134 Cook St.- continued)

Discussion on greenhouse lean-to design

Commissioners ok with proposed location. Ingalsbee suggested using windows salvaged from the house at Cedar & Hubbard – Kooistra expressed interest.

Discussion of proposed “Rain Handler” gutter system

No objections from the Commissioners

MOTION: by Peter Savage to approve the changes proposed for the 1978 addition with the deck railing to conform to the designs in the Historic District Guidebook on page 18. And also to approve replacement of three basement windows with glass block with the stipulation that the blocks be inset as far back from the exterior wall face as possible. A greenhouse is approved conditional upon Michigan Department of Environmental Quality approval for structures in a floodplain. And the installation of “Rain Handler” eaves on the historic roof is approved as presented.

2nd by Nancy Ingalsbee. Motion approved 7-0

7. Old Business

- 1) - 433 Trowbridge – Blessed Sacrament rectory. Request for an extension
Discussion – Hudson explained that the local church committee finally got the approval through the bishop and the diocesan building committee.
MOTION by Shawn Gavan to approve the extension of the approval for 433 Trowbridge for one year. Second by Nancy Ingalsbee.
Motion approved 7-0

8. Additional New Business

- 1) Re-development Ready Communities meeting scheduled for May 13 – HDC encouraged to participate.
- 2) HDC 3-year terms are up for Gene Detweiler, Peter Savage & Owen Hunt. Hudson informed the HDC that all three had submitted re-appointment requests.

9. Education

- 1) - MHPN Training program
Commissioners discussed the options and agreed that their first choice for Part IV would be 1-New Materials/Substitute Materials, and second choice would be 2-Weatherization and energy-efficient features.

10. Staff Comments

- 1) Demolition by Neglect status
- 2) Hudson requested clarification of approval for window at 335 Monroe- stone sill

Continued

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(Staff comments continued)

in side rear kitchen – permission to move up to accommodate kitchen utilities.
Commissioners agreed that this is approvable by the Administrator.
Commissioners asked Hudson to check with Tasha Smalley on owner-occupancy of a duplex at 335 Monroe

- 2) - Hudson asked if the HDC wanted a monthly construction report
Discussion – it was agreed that this would be valuable to the HDC in knowing the status of their approvals (like 344 Trowbridge)
MOTION by Nancy Ingalsbee to request monthly progress report on permits in the Historic Districts to include address, date of building permit approval and date of completion. Second by Shawn Gavan.
Motion approved 7-0.

11. Commission Comments

- 1) - Nancy Ingalsbee reported that the Regent Theatre fund-raiser received \$1,639 plus \$130 and that this would be matched by a donor.
2) - Detweiler expressed exasperation with the lack of progress by Peter Antkoviak and concern about the quality of the work being done at 330 Monroe
Hunt echoed his concerns saying Monroe Street looks bad.
Ingalsbee was also concerned about 322 Marshall

12. Adjournment

MOTION: by Owen Hunt for adjournment, 2nd John Pahl. Approved 7-0 @ 8:25 PM

Respectfully Submitted:

Patrick Hudson, Historic District Administrator

The minutes of this meeting will be available at City Hal, 112 Locust Street, Allegan MI 49010 (269) 673-5511