

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

HDC MEETING MINUTES
Monday, August 5, 2013
DRAFT

Historic District Commission Training Workshop

Called to Order at 5:00 p.m.

Present: Gene Detweiler, Nancy Ingalsbee, Owen Hunt and Kathy Cassady

Also present: Patrick Hudson and John Hanse

Presentation by Sharon Ferraro & Amanda Reintjes of the Michigan Historic Preservation Network. Advanced Training for Historic District Commissioners.

Discussion on substitute materials, source for information, additions and fences.

Regular Historic District Commission meeting:

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

2. Attendance

Present: Gene Detweiler, Nancy Ingalsbee, Owen Hunt, and Shawn Gavan, and Kathy Cassady

Excused: Peter Savage, and John Pahl

Resigned: Shawn Gavan

Also Present: Patrick Hudson- minutes Administrator

3. Agenda

MOTION: by Nancy Ingalsbee and Kathy Cassady. Motion approved. Second by

4. Minutes

Minutes for July 1, 2013. Motion approved.

5. Public Comment

Mike Fairbanks of 342 Cutler asked about replacing basement windows and adding lights to the driveway.

Detweiler indicated that the Commission would need to see the proposed windows but that lights in the driveway are not regulated.

6. New Business

1) **547 Marshall Street** (Jim Green, owner)

Green described the design & placement of the proposed fence and the issues with the neighbor. Asked for a vinyl fence, 6-foot high not to extend closer to the road than the front line of the houses.

Detweiler noted that all the houses facing the street on that block have vinyl siding and that the proposed fence is next to a new garage with vinyl siding.

Ingalsbee did not object to the use of vinyl in this case

Hunt noted that he has seen a similar fence in Otsego and could not tell if it was vinyl or wood

Cassady willing to consider because of the state conditions.

MOTION: by Owen Hunt to approve the application as submitted.

2nd by Nancy Ingalsbee. Motion approved 4-0

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- 2) **226 Monroe Street** (David Belanger, owner)
Belanger described the condition of the roof and past efforts to maintain it as well as the cost to replace with another metal roof.
Hunt asked if we know what the original roof material might have been.
Discussion on possible original materials given the age of the house.
Detweiler noted that there are four different roofing materials on the various portions of the house now.
Discussion on color and style of shingles possible. HDC recommended us of “dimensional / architectural” shingles which would resemble cedar shake shingles.
Ingalsbee suggested that the color should match the material on the front porch.
Detweiler said that the shingle should be black but that given the low slope of the roof that the applicant should check first with the building inspector to determine if shingles will work at this angle of slope.
MOTION: by Nancy Ingalsbee to approve the replacement of the metal on the upper roof with dimensional architectural shingles as discussed at this meeting.
Second by Kathy Cassady. Motion carried 4-0.
- 3) **418 Hastings Street** (Jim Richardson, owner)
Detweiler noted that Richardson had been before the commission before and reminded Richardson of the ordinance.
Hunt asked for clarification on the what is being proposed.
Richardson explained he is swapping the door and window locations and replacing the door with a new steel door. He gave the reasons for interior space issues.
Richardson pointed out that the storm door hides details of the original door.
Detweiler observed that the style of the house and existing door is “Craftsman or Arts-&-Crafts” and that the new door has an oval light in the Queen Ann Style which is not appropriate for either the house.
Hunt also observed that the door does not go with the house.
Discussion – Detweiler noted that except for the new door the rest of the project would be OK. To be approved the door must at least be a “craftsman-style”.
Discussion on finding a Craftsman style door and bringing it to the HDC.
MOTION: by Nancy Ingalsbee to approve the swapping of the existing door and window on the front porch at 418 Hastings, but the applicant must get approval from the HDC for any new door. Second by Owen Hunt.
Motion approved 4-0
Further discussion that any new door must work with the house.
MOTION: by Ingalsbee to allow approval for using the original door in the new location. Second by Cassady. Approved 4-0

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Richardson also brought up the change in the front steps that was not on the original application form but which he did mention to the HD Administrator and was in the Staff notes. Application to move the front steps to the east side of the porch to avoid ice build up on the steps. Pictures were shown of the issue and of a similar house on Marshall Street.

Ingalsbee said she liked this idea

Hunt asked which side and how would that look?

Richardson – would just move the steps and inset them so that only 1 & ½ steps would extend out.

Detwiler asked about the front of the porch

Richardson said it would be filled in as the rest

MOTION by Owen Hunt to approve moving the steps as described to the side and finishing the original location as indicated.

Second by Nancy Ingalsbee. Approved 4-0

4) **223 Hubbard Street** (John Hanse, owner)

Hanse described his project and difficulties. Also noted that he had applied in 1997 and received approval at that time but was unable to proceed with the project. The design at that time was done by an architect. He also explained that when he started a small repair job he found extensive water damage which resulted in removing the metal façade.

Hunt asked about details of the project including maintaining the brick

Hanse explained what he found under the façade.

Hunt asked for an explanation of the proposed surface material for the new façade – the drawing did not clearly indicate.

Dewieler expressed concern about the use of plywood for facing material.

Hunt explained how this would be done.

MOTION: by Nancy Ingalsbee to approve the new lower façade for 223 Hubbard as discussed. Second by Kathy Cassady.

Motion approved 4-0

7. Old Business

1) **219 Hubbard Street**

Hudson gave a status report on the progress on this project. The architect had discovered the original rear wall bricks are still in place and will recommend keeping this.

8. Additional New Business

None

9. Education

None

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10. Staff Comments

- 1) Property Maintenance Code enforcement status
- 2) Hudson explained that status of 330 Grand and 414 Cutler

11. Commission Comments

None

11. Adjournment

MOTION: by Owen Hunt for adjournment, 2nd Nancy Ingalsbee.
Approved 4-0 @ 8:38 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