

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

HDC MEETING MINUTES
Monday, May 5, 2014
DRAFT

Regular Historic District Commission meeting:

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

2. Attendance

Present: Owen Hunt, Nancy Ingalsbee, Kathy Cassady, Gene Detweiler, Peter Savage and Jill Bentley

Excused: John Pahl

Also Present: Patrick Hudson-Historic District Administrator, Allen Pilley, Allegan County Historical Society

3. Agenda

MOTION: by Nancy Ingalsbee to approve the agenda as presented. Second by Peter Savage. Motion approved 6-0

4. Minutes

Minutes for April 7, 2014

MOTION by Owen Hunt to approve the minutes, second by Jill Bentley.

Approved 6-0

5. Public Comment

None.

6. New Business

1) 111 Ely Street (owner not present)

Applicant was not present. Work was done without permits

Detweiler noted that the rails and handrails are of two different heights and that the stair treads do not appear to be to code. The handrails do not appear to conform to the City's Historic District Standards handbook – see page 18.

Savage asked if the porch originally had a railing.

Detweiler said that it did not.

The Building Inspector's input is needed as to code requirements

General discussion on the inset sculptured work in the ends of the railings – not typical for the period

MOTION: by Peter Savage to dis-approve the application for the porch repairs at 111 Ely Street with the main objection being the construction of the railings, the asymmetry of the porch railings and the construction of the steps. 2nd by Nancy Ingalsbee. Discussion Hunt said the height of the railings should be uniform and that a time schedule should be required. Motion approved 6-0

2) 223 Hubbard Street (John Hanse, owner; Lionel Stewart, assisting)

Hanse noted that the agenda read 235 Hubbard but that is his office address and the building is at 223 Hubbard.

Hanse asserted that the sign had been on the front of the building since 2007.

Ingalsbee pointed out that the HDC had no record of ever approving the sign

Hanse said he had verbal approval from someone at city hall who said he did not need a permit. (continued)

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(continue #2 – 223 Hubbard (Hanse, owner)

Detweiler pointed out that the sign had been removed.

Hanse complained that the Pizza Hut banner had also been changed and the Curves banner as well –

Hudson noted that the owner of the Curves building was also present with an application and the city is looking into the Pizza Hut banner.

Hanse continued to insist that his sign is appropriate – he requested a copy of the ordinance.

Discussion on font style

Deweiler said they would look into the records and postpone action until next month.

Discussion on the doors that were previously approved.

Commission agreed to continue discussion next month.

3) 428 Monroe Street (Jay Earl, owner)

Earl indicated that although code does not require it, he needs handrail and railings around the porch for his home owners insurance.

He intends to install 2"x2" spruce spindles and a rail cap with rounded handrail and a bottom rail. The current hand rail on the steps was installed for temporary use and will be replaced.

Detweiler discussed the spindles – to match the lattice work under the porch.

Discussed the column bases – Detweiler explained the options for reconstruction of the bases to Earl.

MOTION: by Kathy Cassady to approve the addition of handrails and spindles to the porch and steps as discussed in conformance with page 18 of the Historic District Guidelines. Second by Nancy Ingalsbee. Approved 6-0

4) 302 Cutler Street (Marcia Neigebauer, owner)

Neigebauer noted that her name was misspelled in the agenda.

She explained the designs for the replacement and new signs and that the construction material would look like wood but be a synthetic material.

Hudson pointed out that the Zoning Administrator reviewed the application and found that the Sign Ordinance prohibits logos on the parking directional signs.

Neigebauer said that the logo could be removed.

Discussion on the sign and the "QR" picture on the main sign.

HDC concurred that the "QR" is appropriate in this case.

Savage suggested that the parking sign might be able to read "Inn Parking" or "guest parking" so that the general public does not get the impression that they can park in the Inn's lot.

MOTION: by Peter Savage to approve the applications for the signs as presented with the option to alter the parking signs to remove the logo and add either "Inn" or "guest". Second by Nancy Ingalsbee. Motion approved 6-0

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- 5) **Mill District (Nancy Ingalsbee for City Council)**
Ingalsbee takes a seat as the applicant.
Sale of city-owned hydro-electric generator – located on Perrigo property.
Ingalsbee explained the problems with vandalism and the exposed situation since the building was demolished.
Savage asked if the value of the generator is known
Ingalsbee said that was being looked into.
Further discussion
MOTION: by Peter Savage to approve the sale of the generator for the reasons as stated in the application. Second by Owen Hunt. Motion approved 5-0 (Ingalsbee abstaining)
- 6) **113 Locust Street (Bruce Waligora, owner)**
Waligora presented sign options with the “Curves” national logo for the façade sign and an awning sign to replace the banner above the rear entrance.
Detwieler asked if the banner is to be removed
Waligora, yes, it is to be replaced by the awning
Discussion on the sign ordinance and locations. Awning must be 8’ above the sidewalk and not extend more than 2’ from wall.
Use of logo trade mark lettering. Font style not traditional but close enough
MOTION: by Nancy Ingalsbee to approve the sign and awning for 113 Locust as presented. Second by Kathy Cassady. Approved 6-0
7. **Old Business**
HDC Goals & Objectives for 2014
No changes – G & O to remain as discussed last meeting
8. **Additional New Business**
None
9. **Education**
Kathy Cassady & Nancy Ingalsbee to attend Michigan Historic Preservation Conference will be held May 15-17 in Jackson
10. **Staff Comments**
1) Hudson presented the current blight enforcement activities.
2) Detweiler asked about the blue tarp on the roof of the Congregational Church
3) Ingalsbee had questions about a house on Ida & Main streets

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11. Commission Comments

Ingalsbee noted that 2 properties had sold recently in the Historic District but one is intended for rental.

Bentley asked if a house between Wall street south of the next building is in an historic district and its status as an apartment. Hunt was aware of the building – appears to be grandfathered.

12. Adjournment

MOTION: by Owen Hunt for adjournment, 2nd Jill Bentley.

Approved 6-0 @ 8:30 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