

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

**HDC MEETING MINUTES**  
**Monday, June 2, 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; Rob Hillard, City Manager; Allen Philley, Allegan County Historical Society**

**3. Agenda**

Two additions to the agenda: under 6. Old Business – 223 Hubbard and under 7. Additional New Business – 116 Locust. MOTION: by Nancy Ingalsbee to approve the agenda as amended. Second by Kathy Cassady. Motion approved 6-0

**4. Minutes**

Minutes for May 5, 2014

MOTION by Peter Savage to approve the minutes, second by Jill Bentley.

Approved 6-0

**5. Public Comment**

John Hanse complained about not having his project listed on the original meeting agenda.

**6. New Business**

**1) 116 Locust Street (Larry Bishop, architect)**

Applicant was not present. Bishop, the architect, presented the project.

He explained the condition of the old Deli building and repairs needed as well as the difficulties

Detweiler asked whether he was discussing changes to the 2<sup>nd</sup> floor windows Bishop both floors and explained the intended installation of thermal windows Discussion on the existing sizes and appearance issues also use of wood on the upper windows.

Canopy replacement was discussed as well as repair to the painted glass under the canopy/awning.

Bishop, the façade brick condition requires cleaning and clear sealer instead of paint to prevent deterioration.

The rear wall has been painted.

Intent is to remove the 2<sup>nd</sup> floor exterior door which has no fire escape and brick it in when the wall is repaired – also clean up the various utility lines as far as possible on the rear elevation.

Detweiler asked about the paint – Bishop explained what had been used & failure.

Savage asked about the size of the replacement windows

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Discussion on the lower façade windows – Hudson indicated that these are Mid-Century Modern but that the study has not been done yet to include these features in the protection of the Historic District.

Bishop indicated that the owners will be pursuing a Façade Improvement Grant and meet with the DDA next Wednesday.

Ingalsbee expressed concern about the need for a time frame.

Cassady noted that the application said “August completion”

MOTION: by Peter Savage to approve the application for repairs at 116 Locust Street as presented at this meeting. 2<sup>nd</sup> by Owen Hunt.

Motion approved 6-0

**2) 302 Cutler Street (Marcia Neigebuer, owner)**

Neigebuer present to answer questions.

Detweiler noted that upon inspection he could not see the location of the deck from any part of the yard.

MOTION: by Nancy Ingalsbee to approve the application for a deck at 302 Cutler as presented. Second by Jill Bentley. Approved 6-0

**3) 339-341 Monroe Street (Jim Johnston, owner)**

Johnston began discussing the need to replace the garage door with an overhead.

Discussion on the style – it was settled that the brown door in the brochure with the same windows as the original should be used.

Johnston then explained that a previous applicant had petitioned to replace the garage and porch roof shingles with metal but had installed 3-tab asphalt. He would like standing seam steel for all roofs on the site.

Johnston also explained problems with getting aluminum storms to fit the openings and his desire to use two storm windows over the single large pane windows in the façade.

Discussion on how best to fit the storms within the existing window frames – Detweiler would not approve storms outside of the frames unless it can be demonstrated that the windows are too far out of square. He suggested extending the stops

Johnston then discussed the aluminum siding on the rear and the condition of the paint on the wood siding on the façade and sides. He has no idea what to do because his paint contractors won't touch the wood siding.

Detweiler suggested an on-site meeting to inspect the siding once some of the aluminum is removed.

Johnston then apologized for not getting permits to replace the rear porch.

Detweiler noted that while the HDC would not normally approve a design like this with the spindles outside of the rail, flat handrails and no newel post, but in

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light of the fact that this is in the rear and not observable he suggested that the HDC let it stand.

MOTION: by Nancy Ingalsbee to approve the standing seem metal roofs, the garage door with the window lights to match the existing and the rear porch as built as a safety measure. Second by Peter Savage. Approved 6-0

For the other features an on-site inspection by the HDC is scheduled before the next HDC meeting at 6:00 PM on July 7, 2014. All agreed.

**4) 204 Trowbridge Street (Bill Creech, builder for Craig Phillips, owner)**

Creech explained the awning collapse last winter and damage to the siding above. He found someone to manufacture an identical replacement awning but he wants to secure the awning with longer bolts.

The siding is no longer manufacture and 8" siding is only available in white.

Creech can find brown siding but it is double 4 over 6.

Hudson explained that this façade is also a non-contributing Mid-Century Modern until such time as the District is amended.

Discussion on options

MOTION: by Peter Savage to allow replacement of the 8" aluminum with double 4" aluminum and to replace the awning. Second by Nancy Ingalsbee. Motion approved 6-0

**5) 310 River Street (Don Cain, owner)**

Cain explained how he intends to construct the new bi-fold doors to match the loft window.

Discussion on materials and the mechanism.

MOTION: by Owen Hunt to approve new doors as stated in the application.

Second by Nancy Ingalsbee. Motion approved 6-0.

**6. Old Business**

**1) 311 Cutler Street (Bill Creech, builder)**

Creech explained that the owners had noted in the original application that they might not be able to get to the siding – they wanted to see how bad it is first.

The do want to go ahead now and remove the aluminum and paint the original wood now.

MOTION: by Nancy Ingalsbee to approve the extension of the permit as presented. Second by Jill Bentley. Approved 6-0

**Hillard asked that the agenda be amended to allow the citizen applicants present to proceed ahead of the schedule city application. All agreed.**

**7. Old Business**

**1) 223 Hubbard Street (Lionel Stewart, representing John Hanse, owner)**

Stewart complained that he had just received copies of the sign and historic district ordinance at the meeting and had not had time to formally review them.

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He made objection to Mr. Hanse's treatment alleging Equal Protection clause issues based on a number of alleged sign violations which he presented photographs of to the HDC. He referred to Page 22 of the Historic District Guidelines items 1-8 as the 'regulations' and described these as the limits of HDC authority. Stewart went on to discuss the Boardwalk Ice Cream signs that his client puts out and went on to discuss other contributions to society made by Mr. Hanse.

Chairman Detweiler then insisted that Stewart stick to relevant items of discussion.

Hunt and Ingalsbee both indicated that the HDC is trying to work with the applicant but the sign structure should not be a banner.

Discussion eventually returned to the appearance and form of the sign in relations to the historic district character.

Savage noted that it would be unreasonable to prevent modern corporate logos so long as the sign itself met zoning, sign ordinance and building code requirements.

Discussion continued on the construction of the sign

MOTION by Peter Savage to approve a sign for 223 Hubbard with a board backing and molding frame to match the trim around the windows and bulkhead of the building.

Second by Owen Hunt.

Discussion – it is ok to repaint the trim on the building.

Motion approved 6-0.j

**2) 118 Locust Street (Bruce & Ann Carns, owners) [From Additional New Business]**

Carns explained that they are asking for some fact finding about the windows on the old Penny's building. The building is for sale and the existing windows are too low for use if the second floor were converted to apartments. They would like to apply for a Façade Grant.

Discussion on how best to stabilize the windows on the second floor as a temporary measure to ensure public safety.

Bill Creech suggested using temporary cables stretched across the face of the windows to hold them in place temporarily.

MOTION by Nancy Ingalsbee to approve as a temporary measure the use of cables to prevent the 2<sup>nd</sup> floor windows from falling out. This action to be taking immediately with a permanent solution to follow as required.

Second by Peter Savage. Motion approved 6-0.

**3) Second Street Bridge (Rob Hillard & Jason Bouma, for the City)**

Bouma explained the experiments with lighting the bridge and results or lack thereof for each method.

Ingalsbee provided eye-witness evidence.

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Bouma indicated that the successful method was to use LED lights having 16 million colors attached by either brackets or mechanical clamps

Savage asked what is lit.

Bouma – one side only visible from M-89 and the riverfront boardwalk.

MOTION: by Owen Hunt to recommend approval to the City Council of the LED lights mounted with either of the mechanical clamps. Second by Kathy Cassady.

Discussion: Hudson said that the design should be run by SHPO but that it was his understanding that this system could be approved.

The importance of retaining National Register eligibility was emphasized.

Motion approved 6-0.

**7. Additional New Business**

- 1) Comparison of Per Diems for HDC

Hillard asked for the commissioner's opinions

Discussion about the Planning Commission asking for \$25

MOTION by Jill Bentley to suggest \$30 per meeting. Second by Kathy Cassady.

Motion approved 6-0

**8. Education**

None

**9. Staff Comments**

- 1) Hudson announced that the City has been recommended for a survey to amend the Old Town Historic District to include Mid-Century Modern architecture as contributing to the district.

The grant was discussed

- 2) Mill District project was discussed – Hudson has found a graduate student from Michigan Tech who is interested but they need to work out goals & objectives and a budget.

**11. Commission Comments**

- 1) Detweiler noted that this is technically John Pahls last meeting  
Hillard said that John actually remains on until a replacement is appointed.  
Some sort of recognition for John's years of service should be considered.
- 2) Ingalsbee requested that an agenda item be added next time for her and Jill Bentley to make a presentation on information they obtained at the State HP conference.

**12. Adjournment**

MOTION: by Peter Savage for adjournment, 2<sup>nd</sup> Jill Bentley.

Approved 6-0 @ 9:20 PM

Respectfully Submitted:

**Patrick Hudson**

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Historic District Administrator

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