

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

HDC MEETING MINUTES
Monday, July 7, 2014
DRAFT

Preliminary Meeting @ 339-341 Monroe Street

Call to Order by Vice-Chair, Peter Savage @ 6:00

1. Attendance: Owen Hunt, Kathy Cassady, Nancy Ingalsbee, Peter Savage, Gene Detweiler (@ 6:12), also, Jim Johnston (owner) & Don Clemens (contractor)
2. Mr. Johnston explained the issues with the front windows, damage to rear window, fascia rotting, siding condition, basement window on east side, concrete steps on east side (no door) and need for service door for garage
3. Discussion & recess to Griswold Auditorium @ 6:30.

Regular Historic District Commission meeting:

Call to Order by Chairman Detweiler at 7:00

1. Attendance

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

Excused: John Pahl and Jill Bentley

Also Present: Patrick Hudson-Historic District Administrator

2. Agenda

MOTION: by Peter Savage to approve the agenda. Second by Owen Hunt.

Motion approved 5-0

3. Minutes

Minutes for June 2, 2014

MOTION by Nancy Ingalsbee to approve the minutes, second by Kathy Cassady.

Motion approved 5-0

4. Public Comment

None.

5. New Business

1) 120 River Street (Robert Sosnowski, owner)

Applicant explained that he put the doors in last November.

Detweiler wanted to know why he didn't apply for a permit.

Sosnowski said he did not know.

Detweiler asked about the appearance and condition of original doors

Sosnowski – the main door was mostly glass and the side door had a single pane waste high.

Discussion about the style of the door, safety considerations – the side door (right side) looks directly into the dining room the main door looks into a foyer.

Sosnowski is willing to put the original screen/storm doors back in.

MOTION: by Nancy Ingalsbee to approve the new doors as installed but to re-install the original screen/storm doors. 2nd by Peter Savage.

Motion approved 5-0

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6. Old Business

1) 111 Ely Street (Brian Stenberg, owner, Connie Diaz & Pamela)

Diaz requested information on how to remove the house from the historic district.

She also stated that she was told by friends and realtor that no permits were needed for any of the work and that the realtor had told her the house was not in a historic district. She lost her paper work and could not tell the HDC who the realtor was.

Detweiler asked why she did not contact city hall.

Diaz said she did and was referred to Michigan Township Services.

She discussed her May 26 letter to HDC

Discussion on procedures, the metal inserts into the railings, new steps, spindles and relation to HDC guidelines.

Detweiler re-iterated that a building permit is required and the applicant must still apply for the permit.

MOTION: by Nancy Ingalsbee to require the applicant to meet with the building inspector to obtain a building permit to bring the porch railings and steps into conformance with the state building code and the historic district ordinance with the final plans to be reviewed by the Historic District Administrator. Second by Peter Savage.

Motion approved 5-0

2) 339-341 Monroe Street (Jim Johnston, owner)

Discussion continued from the on-site meeting.

There are 36 windows needing storm windows in the house. These are to be recessed into the stops which can be extended where warranted. The new storms can be brown vinyl divided as discussed.

Installation of a garage service door – discussion about the need for a window in the door. Door to be metal with panel design and may have windows to match overhead doors.

Siding – discussion about condition of cedar and cost of replacement. Johnston would like to use vinyl and replace fascia and cornices with “AZEK” material which can be carved to match existing wood trim

Detweiler would like to see the material before approval.

MOTION: by Nancy Ingalsbee to approve as follows:

1-install a new metal service door in the garage

2-install 36 new brown vinyl storm windows, inset into the frame and where needed extend/replace the stops

3-install glass block in the window well on the east side of the house, set back from the siding as far as the original window.

Second by Owen Hunt. Motion approved 5-0

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7. Additional New Business

1) 236 Monroe Street (City of Allegan – Circuit court order)

Hudson explained that this is a “Zombie Foreclosure” - the owner has abandoned the property but the lending institution has refused to foreclose. The City has gone to Circuit Court and obtained orders to repair or demolish. MOTION: by Nancy Ingalsbee to repair the structure so long as the cost of repairs does not exceed the value of the structure. If costs do exceed value then the HDC authorizes demolition provided that the HDC reserves the right to salvage architectural materials before demolition. Second by Kathy Cassady. Motion approved 5-0

2) Ingalsbee & Cassady – MHPN conference report

Discussion on the conference. Cassady reported they attended three sessions of which two were very good with examples of what small communities can do.

8. Education

Hudson distributed MHPN list of up-coming events

9. Staff Comments

1) Mill District: Graduate student project proposal was discussed – Ingalsbee – student proposal is too broad. Consensus with City Council is to concentrate on the Power Plant only
Discussion – HDC agreed not to pursue any project beyond restoration of the power plant.

2) 326 Cutler – garage collapses. Hudson reported lack of application. Detweiler noted that the house is starting to deteriorate now as well.

10. Commission Comments

- 1) Ingalsbee upset that the HDC was turned down by City Council for a raise. She will ask for a revote.
- 2) Detweiler noted that the last two meetings had very difficult issues and the HDC needs to maintain a professional response.
- 3) Savage noted that people do not pay attention.

11. Adjournment

MOTION: by Owen Hunt for adjournment, 2nd Nancy Ingalsbee.
Approved 5-0 @ 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