

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

HDC MEETING MINUTES
Monday, November 3, 2014
DRAFT

Call to Order by Vice-Chairman Savage at 7:01

1. Attendance

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

Excused: Marcia Neigebauer

Absent: Gene Detweiler

Also Present: Patrick Hudson-Historic District Administrator

2. Agenda

Hudson noted that the agenda had been revised to include 5. 5) 231 Hubbard St.

MOTION: by Nancy Ingalsbee to approve the revised agenda. Second by Kathy Cassady.

Motion approved 5-0

3. Minutes

Minutes for October 6, 2014

MOTION: by Nancy Ingalsbee to approve the minutes, second by Jill Bentley.

Motion approved 5-0

4. Public Comment

Keith Behm thanked Patrick Hudson for his assistance

5. New Business

1) 513 Monroe St. (Keith & Marsha Behm, owner)

Marsha Behm explained the problems with the windows two of which are egress windows for bedrooms and all are difficult to open.

Hudson noted that his review was incorrect in that the property being occupied by the Behm's daughter is classified as a rental under the rental code which also requires that the windows be egress windows.

Savage asked if the replacement windows will be the same size

Behm – yes

Bentley asked if they will fit the existing frames

Behm – yes

MOTION by Nancy Ingalsbee to approve the application for replacement windows at 513 Monroe as presented. Second by Owen Hunt.

Motion approved 5-0

2) 434 Monroe St. (Isaiah & Allison Halstead, owners; Bill Cristman, contractor)

Allison Halstead presented interior photos of the chimney showing the condition
Ingalsbee asked if the request is for total removal and is re-use of the bricks planned

Halstead – yes and they hope to use the bricks for a patio

Savage asked if a chimney is not longer needed

Bill Cristman, contractor – new furnace does not need a chimney and the existing one is not safe.

Savage asked if the chimney is a major feature of the architecture

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Hudson described the aluminum siding and rear additions – the porch was discussed.

MOTION by Owen Hunt to approve the removal of the chimney at 434 Monroe as stated. Second by Jill Bentley. Motion approved 5-0.

3) 111 River St. (Tim & Louise Honderd, owners)

Louise Honderd updated the HDC on the work already done and the reason she ran the decking for the rear porch in the opposite direction

Savage questioned why this was done

Tim Honderd said he had constructed 40 decks this way

Discussion on construction of decks in general, appearance of this deck

MOTION by Kathy Cassady to approve the remodel of the rear porch deck at 111 River as it was done. Second by Nancy Ingalsbee. Motion approved 5-0

4) 342 Cutler St. (Bench Dog, contractor)

Bench Dog explained the condition of the existing windows – several different types installed at several different times all in poor condition. Replacement wood windows to match original have been priced at \$700 each.

He is proposing to use vinyl double pane casements, inset with wood trim so that only a small portion of the vinyl will be visible

Savage asked about how they will open and number

Bench Dog – seven

Discussion on appearance

MOTION by Owen Hunt to approve the replacement basement windows as presented. Second by Nancy Ingalsbee.

Discussion on the looks and cost constraints.

Motion approved 5-0.

5) 231 Hubbard St. (Steve Tibbits, owner)

Tibbits described his project – façade & rear elevation improvements and gave a short history of what was a vacant lot after the 1884 fire until the barber shop was built- discussion on the exact date of construction of the barber shop was inconclusive.

Tibbits intends to add 14 feet to the rear of the building and will need to change the front door to meet code – it opens out into the side walk – the new door will not be the one shown on the drawing but will have a transom above the door and wood panels on either side inset so that the door won't open over the sidewalk. The door will be 2/3 glass, again not shown in the drawing. To get the roof to drain they may have to add 12" to the façade. The awning will be retained.

On the rear elevation, the windows in the drawing are not correct. They are too tall for the interior space and the top arch will mimic Cass Hillard's windows next

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door – arch with soldier bricks. The rear wall will be flush with the rear wall of Mrs. Tibbits' building on the other side

Discussion on Secretary of the Interior standards

Tibbits – rear windows will be shorter than depicted and have a soldier brick arch. Both rear and façade will be refaced with thin brick.

Savage asked if the rear windows will be double-hung

Tibbits – yes, not as tall but 6' high not 7' as shown

Discussion on City's Riverfront plans and date of construction of this building

MOTION by Nancy Ingalsbee to approve the application for 231 Hubbard as discussed during the meeting (not as presented in the application drawings).

Second by Jill Bentley. Discussion – about the rear elevation and surrounding buildings.

Motion approved 5-0.

6. Old Business

1) 326 Cutler Street

Hudson stated that the city has now received a demolition application from the owners who have moved out of state. The garage collapse last winter due to snow load.

Discussion on clean up.

MOTION by Jill Bentley to approve the application for demolition of the collapsed garage at 326 Cutler. Second by Nancy Ingalsbee.

Motion approved 5-0

2) Riverfront streetscape design guidelines

Hudson said he has a draft but it is not ready

7. Additional New Business

1) National Trust grants

Hudson announced that the SHPO grant for a survey and proposed inclusion of the Mid-Century Modern structures – Allegan State Bank building and several facades done between 1940 and 1970 – into the Old Town Allegan Historic District has been sent to the city council for approval/acceptance.

8. Education

HDC agreed that due to the hour it would be better to schedule this for another meeting.

9. Staff Comments

None.

10. Commission & Public Comments

Nancy Ingalsbee noted that the graphic designer she had hoped to use for the letters of commendation to property owners on their restoration efforts, has been too busy and she asked if Jill Bentley could assist.

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Discussion and several examples of good restoration were noted: Blass, Antkoviak, the house on Cutler Street next to the Congregational Church. Discussion on a framed Certificate design.

Hunt suggested that the owners should be invited to an HDC meeting for the presentation.

Ingalsbee then informed the HDC that she had been in discussion with Rob Hillard about the idea of naming the parkway down to the Riverfront for John Pahl.

Discussion on the C-1 zoning for the Riverfront followed

11. Adjournment

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

Approved 5-0 @ 8:05 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