

**City of Allegan**  
**HISTORIC DISTRICT COMMISSION**  
**Griswold Auditorium – 401 Hubbard Street, Allegan MI 49010**  
**HDC MEETING MINUTES**  
**Monday, October 5, 2015**  
**DRAFT**

Call to Order by Chairman Peter Savage at 7:00

**1. Attendance**

**Present:** Nancy Ingalsbee, Fred Jordan, Owen Hunt, Peter Savage, Jill Bentley, Kathy Cassady and Marcia Neigebauer

**Excused:**

**Also Present:** Patrick Hudson-Historic District Administrator

**2. Agenda**

MOTION: by Fred Jordan to approve the agenda. Second by Marcia Neigebauer.  
Motion approved 7-0.

**3. Minutes**

Minutes for September 8, 2015

MOTION: by Fred Jordan to approve the minutes as presented, second Nancy Ingalsbee.  
Motion approved 7-0

**4. Public Comment**

None

**5. New Business**

**1) 309 Ely St. (Mike & Denise Morton, owners; Wayne Allen, builder)**

Mr. Morton & Allen presented application to replace the siding with vinyl keeping the wood trim and replacing some windows with vinyl replacement windows

Savage asked how long ago was the previous request.

Ingalsbee – 5 years

Bentley asked where is the rotting siding

Allen – along the top of the walls – house has never been taken care of.

D. Morton – can tops were used to patch holes in the siding

Bentley noted that the city has been waiting 5 years for the applicant to paint the house.

D. Morton said that was the fault of the previous owner

General discussion on painting

Neigebauer asked what they want to do now

Allen – painting is more expensive than new siding

M. Morton pointed out that vinyl siding was allowed at 245 Cutler

Allen noted that with the current condition of the siding it is never going to look good.

Discussion on how 245 Cutler was approved – that house had been sided with aluminum before the Historic District was established and the original siding had deteriorated and had not been uniform to begin with.

Allen - \$30,000 to 40,000 to replace the wood vs. \$8,000 for vinyl. Also the house will no longer hold paint

Savage asked about the windows

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M. Morton complained that no one on the HDC had actually inspected the house.

Hunt said he did and had not seen any rot. He went up to the siding 3 years ago and it looked good to him.

Allen said it had rotted since

Savage again asked about the windows

Allen – the new windows would be the same size and shape

Ingalsbee noted that John Pahl had called this house one of the treasures of the County.

Allen said that there had been a lot of changes to the house.

Discussion on visiting the site.

MOTION: by Marcia Neigebauer to meet at the site to further review the appropriateness of the application. Second by Jill Bentley.

Action postponed until meeting at 309 Ely Street on Thursday, October 8, 2015, at 5:00 PM. Motion passed 7-0

**2) 212 Trowbridge Street (C & D Enterprises, - Dennis Sturgis, owner)**

Sturgis explained the project: Replace tin roof on tower, side door, side ramp and side awning.

Hudson noted that other work can be approved by the Administrator

Discussion on the need for the side door and ramp. Sturgis will try to get the new metal roof to match style but may not be able to.

MOTION: by Marcia Neigebauer to approved the changes to 212 Trowbridge as presented. Second by Fred Jordan. Discussion about use tin vs steel for the roof need to keep the form as close as possible, removal of the ramp, replace the awning. Motion approved 7-0

**3) 404-420 Water Street (Bob Sosnowski, owner)**

Green Anchor LLC is the owner. Applicant is working with MSHDA for a grant

Explained the window restoration based on existing windows boarded up. New entrance for 420 Water.

Discussion on original uses – car dealership

Changes to 412 Water for ADA compliance

MOTION; by Fred Jordan to approve the application as submitted, Second by Nancy Ingalsbee. Discussion on the rear and side elevations. Changes are to later additions – moving doors ok. Savage had questions on details of the drawings. Approved 7-0

**6. Old Business**

**1) House at Delano & Park**

Ingalsbee noted that fence posts are being placed where none had been approved. Request for Hudson to inspect.

Discussion – **This will be an agenda item for November.**

**7. Additional New Business**

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**1) Demolition by Neglect Case – 220 Pine St.**

Toni Krywosinski & Christopher Menzel, new owners)

Were not told of violations even after purchase – found out when notified by MTS.

Hunt asked what happened to the shutters.

K & M – no idea

Ingalsbee asked if the city could go after the previous owner.

K & M – shutters are too expensive for their budget at this time.

Savage – were the shutters wood?

Ingalsbee – siding is aluminum

Jordan – since the siding is aluminum could we allow plastic shutters?

MOTION: by Owen Hunt to allow them to replace the shutters with good quality but to bring a brochure to the HDC for approval. Second by Marcia Neigebauer.

Discussion on the size and style of shutters.

Hunt noted that the former shutters were not original because they did not fit the window correctly.

Ingalsbee told the applicant that she has salvaged materials and may have what they need.

Motion approved 7-0

MOTION by Nancy Ingalsbee to approve restoration work on railings to meet building code. Second by Jill Bentley. Motion approved 7-0

**8. Education**

None.

**9. Staff Comments**

None

**10. Commission & Public Comments**

Jill Bentley expressed concern about the Hanson's sign at 509 Trowbridge. Owner seems to have left.

Betty McDaniel & Paula Mentek expressed concern about neighbor's fence on Marshall Street. Hudson noted that this is a possible zoning issue.

**11. Adjournment**

MOTION: by Owen Hunt for adjournment, 2<sup>nd</sup> Fred Jordan.

Approved 7-0 @ 8:15 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