



**CITY OF ALLEGAN
Historic District Commission Meeting
Allegan, MI 49010
Allegan City Hall
231 Trowbridge Street
Allegan MI 49010
Monday, November 4, 2019 7:00PM**

- 1. Call to Order**
- 2. Attendance**
- 3. Approval of Previous Meeting Minutes**
- 4. Public Comment**
- 5. Applications**
5A – 235 Hubbard Street
- 6. Staff Approvals**
- 7. Other Business**
- 8. Staff/Commission Comments**
- 9. Adjournment**

The minutes of this meeting will be available at City Hall, 112 Locust Street, and Allegan MI 49010 (269) 673-5511.
The City of Allegan is an equal opportunity provider and employer.



HISTORIC DISTRICT COMMISSION

**Allegan City Hall
231 Trowbridge Street
Allegan MI 49010
October 11, 2019**

I. Call to Order by Jill Bentley at 7:00pm

II. Attendance

PRESENT: Jill Bentley, Traci Perrigo, Rob Way, Cassandra Seelhoff, and Brad Burke ABSENT: Mike Morton and Eddie Quinones-Walker TARDY: None STAFF: Lori Castello - PCI Joel Dye – City Manager
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III. Approval of the Previous Meeting Minutes

Brad Burke, supported by Traci Perrigo, made a motion to approve the minutes from the August 8, 2019 meeting. Motion carried 5-0.

IV. Public Comment

No comments were received.

V. Applications

1. 219 Hubbard Street

Applicants were requesting to replace three (3) upper story wood windows with vinyl double hung windows. Applicant noted that the appearance will remain the same with, including one vertical contour grid in both sashes.

Brad Burke, supported by Traci Perrigo Burke, made a motion to approve the replacement of three (3) upper story wood windows with vinyl double hung windows including one vertical contour grid in both sashes based on Secretary of Interior Standards 1 -10. Motion carried 5-0.

RESULT:	Approved (UNANIMOUS)
MOVER:	Brad Burke
SECONDER:	Traci Perrigo

YEAS:	Bentley, Burke, Perrigo, Seelhoff, and Way
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2. 543 Trowbridge Street

Applicant was requesting approval to alter the porch roof by replacing the shingle roof with a standing-seam metal roof material and also to alter the porch columns and rails by removing the sided wall and square posts and replacing them with a vinyl rail system and round vinyl columns.

After much discussion, the Commission decided to approve the roof part of the project and table the wall and post part of the project. The Commission also asked staff to look into changes being made to the foundation as well as look at the structural integrity of the porch.

Rob Way, supported by Brad Burke, made a motion to approve the alteration of the roof by replacing the shingle roof with a standing-seam metal roof, based on the Secretary of Interior Standards 1, 3, 7, 8, 9. Motion carried 5-0.

RESULT:	Approved (UNANIMOUS)
MOVER:	Rob Way
SECONDER:	Brad Burke
YEAS:	Bentley, Perrigo, Seelhoff, Way, Burke

Brad Burke, supported by Traci Perrigo, made a motion to table the alteration of the wall and post part of the project to their November meeting. Motion carried 5-0.

RESULT:	Approved (UNANIMOUS)
MOVER:	Brad Burke
SECONDER:	Traci Perrigo
YEAS:	Bentley, Perrigo, Seelhoff, Way, Burke

3. 316 Cutler Street

Applicant was requesting to replace an overhead fiberglass garage door with an overhead steel paneled garage door measuring 9' x 7'.

Rob Way, supported by Cassandra Seelhoff, made a motion to approve the replacement of the garage door based on Secretary of Interior Standards 1-10. Motion carried 5-0.

RESULT:	Approved (UNANIMOUS)
MOVER:	Rob Way
SECONDER:	Cassandra Seelhoff
YEAS:	Bentley, Perrigo, Seelhoff, Way, Burke

4. 245 Cutler Street

Applicant was requesting to install solar panels on the east side and south side of their roof.

Brad Burke, supported by Rob Way, made a motion to approve the installation of solar panels on the east side and south side of the roof per the submitted application based on Secretary of Interior Standards 1-10. Motion carried 5-0.

RESULT:	Approved (UNANIMOUS)
MOVER:	Brad Burke
SECONDER:	Rob Way
YEAS:	Bentley, Perrigo, Seelhoff, Way, Burke

VI. Staff Approvals

1. 513 Monroe Road

Lori Castello gave an overview of the staff approval to repair existing vinyl siding and shingles with identical materials. This replacement is necessary due to a tree falling on the house.

VII. Other Business

None

X. Staff/Commission Comment

None

XI. Adjournment

Meeting was adjourned at 6:43 pm.

Respectfully Submitted

Joel Dye
City Manager



**PROFESSIONAL CODE INSPECTIONS
OF MICHIGAN, INC.**

1575 142nd Avenue
Dorr, MI 49323
(616) 877-2000
(Fax) #(616) 877-4455

MEMORANDUM

TO: City of Allegan Historic District Commission

FROM: Lori Castello, Zoning Administrator/ Historic Preservation Coordinator

DATE: October 30, 2019

RE: **Application- 235 Hubbard- Door Replacement**

The Historic District Commission is scheduled to hear a request from Peter Hanse on behalf of John Hanse, owner, to replace two double doors on the riverfront side of the building located at 235 Hubbard.

Property Information

This property is located 235 Hubbard, overlooking Riverfront Plaza, within the Old Town Allegan Historic District. The front of the property has been altered previously and the HDC approved of vinyl windows overlooking Hubbard Street. The rear of the property

Information provided by Applicant

The applicant has completed the application to the Historic District Commission and submitted photos of one of the existing doors and the proposed replacement doors. Also included is an aerial photo showing the surrounding area and a photo of the building as seen from Waterfront Plaza.

Historic District Handbook Design Guidelines for Doors

Doors are among the most commonly altered façade elements on a house. However, doors often chronicle how the house has changed over time. Doors, combined with their surrounds, are important elements in architectural detailing that define the style and character of a building.

A. Entrance and side/rear doors

- 1. If the original door is missing or has deteriorated beyond practical use, it should be replaced with a door that matches the original in size, appearance, material when applicable, and design—glazing (glass area) and lights (pane configuration). **The applicant has stated the existing wooden doors have deteriorated due to sun exposure. He is asking to replace them with similar full view steel doors with blinds that are installed between the panes of glass.***
- 2. Deteriorated or missing pieces should be replicated in kind to match the original. If the original door is gone, every effort should be made to select a door that is typical of the architectural style of the house. **A photo of the proposed replacement doors is enclosed. While it is full light, it differs slightly in the size of pane vs. frame. The material is currently wood and steel is being proposed.***

3. *The functional and decorative features of the original door should be preserved, such as the doorframes, sills, heads, jambs, and moldings. **The proposed door is pre-hung upon its own jamb, and will be placed within the existing rough opening. There is no decorative molding that would be involved on this face of the building.***
4. *Extra doors should not be added to the primary façade or to secondary facades where readily visible from the street. **This is a replacement to an existing door, on a secondary façade which is visible from Waterfront Plaza.***
5. *Doors, if added where inconspicuous on secondary or rear facades, should be similar to the original doors, not of a style or period earlier than the original building. **The proposed door is being replaced on a secondary façade. The original door type is unknown- the double doors currently in place are not original, based on applicant's email. The proposed door is modern and not of a style or period earlier than the original building.***

Surrounding Area: A mix of commercial and residential uses surround this building.

Conclusion: Based on the application submitted, the proposed door replacement project may or may not fit the guidelines for doors within the Historic District. The HDC may choose to approve or suggest alternative work if it finds the application does not meet historic district guidelines. I have attached the Standards for Approval to this application with my administrative findings that I would encourage you to consider and make notes upon as individuals before discussing and making a group determination.

I hope the information provided is helpful to you as you consider this alteration request. If you have any questions or concerns please do not hesitate to contact me and I will assist in any way that I am able. You may reach me by phone at either (616) 877-2000 Ext. 412 or 1-800-628-3335 or email at lcastello@pcimi.com.

Thank you for your time.

Sincerely,



Lori Castello
Zoning Administrator/HDC Preservation Coordinator

Sec. 13-57. - Preservation standards.

The standards (Department of Interior Regulations, 36 CFR 67), pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project _____ complies _____ does not comply

Reasons: Property is historically and will continue to be used for residential purposes.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project _____ complies _____ does not comply

Reasons: The proposed doors are modern, however the doors being replaced do not appear to be original to the house.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features of architectural elements from other buildings, shall not be undertaken.

The proposed project _____ complies _____ does not comply

Reasons: The replacement doors are modern in style and will not create a false sense of history.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project _____ complies _____ does not comply

Reasons: The doors that are being replaced do not appear to have historic significance.

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property [that] shall be preserved.

The proposed project _____ complies _____ does not comply

Reasons: The doors to be replaced do not appear to have any unique craftsmanship. Further, they are not significantly visible due to the elevation and deck railings.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project _____ complies _____ does not comply

Reasons: There is no evidence that the existing doors have historical significance.

6. Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project _____ complies _____ does not comply

Reasons: **Not applicable.**

7. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed project _____ complies _____ does not comply

Reasons: **Not applicable.**

8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project _____ complies _____ does not comply

Reasons: **The proposed doors will be of same size and scale; the opening is not changing.**

9. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project _____ complies _____ does not comply

Reasons: **The door opening is not changing, therefore the essential form is not being compromised.**

10. Every reasonable attempt shall be made to preserve structures in a manner which requires minimal alteration to original building design.

The proposed project _____ complies _____ does not comply

Reasons: **The proposed replacement doors do not alter the openings.**

11. Construction or modification work shall not, except where necessary for purposes of safety or efficiency, nullify the distinguishing qualities of the property and its environment. The removal or alteration of architectural features of special historical significance shall be held to a minimum.

The proposed project _____ complies _____ does not comply

Reasons: **The replacement doors are similar; however the permanent shades between windows and change from wood to steel must be considered. The doors' location is not highly visible from the Riverfront due to their elevation and deck railings.**

12. Deteriorated architectural features shall be repaired rather than replaced whenever possible. Repaired or replaced features shall duplicate original features.

The proposed project _____ complies _____ does not comply

Reasons: **The proposed replacement is not one of an outstanding feature on the building.**

13. New development, including exterior remodeling, shall:

- a. Respect the architectural and structural integrity of the historic district or site in which work is undertaken through sympathetic use of style, material and color;
- b. Respect the appearance of the streetscape as a whole by harmonizing the design and appearance of the facades of individual structures within the overall design and appearance of the streetscape.

The proposed project _____ complies _____ does not comply.

Reasons: The proposed replacement is not a significant feature, however the streetscape as a whole will be slightly altered.

14. Unpainted aluminum and exposed concrete masonry, other than masonry foundations, which are not characteristic of historic districts and sites identified in this chapter are prohibited.

The proposed project _____ complies _____ does not comply

Reasons: The steel doors are proposed to be painted as part of this project.

15. The replacement of lost architectural features with the original feature or features similar to the original shall be strongly encouraged.

The proposed project _____ complies _____ does not comply.

Reasons: Unless the HDC determines that the material change to steel and the permanent blinds are too dissimilar from the existing doors, the project would comply as the outward appearance will be quite similar.

16. The height, bulk and character of new structures shall be visually compatible with adjacent structures, as defined by the city zoning ordinance.

The proposed project _____ complies _____ does not comply

Reasons: There is no proposed change in footprint or other major alteration that would be subject to further zoning regulations.

Meeting Date ____/____/____

Case # ____ - ____

5. Estimated Cost of the Project: (Please attach all estimates for review (if applicable) _____)

6. Documentation: (Please note that all applicable documentation noted below is required before an application will be accepted.)

- ☐ Photographs showing overall front structure/streetscape;
- ☒ Detail photographs of features affected by project;
- ☐ Site plan/floor plan showing existing structure, street locations, and proposed new elements;
- ☐ Appearance of proposed project (including elevations and dimensions);
- ☐ Construction details as needed to explain and clarify the project;
- ☐ Complete materials list/specification (include type of finishes used if applicable-paint, stain, etc.)

7. Certification and Agreement:

I hereby certify that I will complete the project described herein as approved by Allegan Historic District Commission (AHDC) as required by the Historic Preservation Ordinance (Chapter 13, Allegan Municipal Code). I understand that the AHDC or its Staff will monitor this project to ensure compliance with the approved design. I also authorize the AHDC or its Staff to perform visual inspections as part of the compliance verification process.

Signature of Owner: John Haase

Print Name: John Haase

Date: 10-18-19

8. RETURN THIS FORM AND SUPPORTING MATERIALS ON OR BEFORE APPLICATION DEADLINE TO:

Professional Code Inspections
Lori Castello
1575 142nd Ave.
Dorr, MI 49323
Ph: 616-877-2000 or 1-800-628-3335
Fax: 616-877-4455
E-mail: lori@pcimi.com

Month

Application Deadline
(Friday Two Weeks Prior)

HDC Meeting Date
(First Monday of the Month)

**Tuesday for September Meeting*

January 2019
February 2019
March 2019
April 2019
May 2019
June 2019
July 2019
August 2019
September 2019
October 2019
November 2019
December 2019
January 2020

December 28, 2018
January 25, 2019
February 22, 2019
March 22, 2019
April 26, 2019
May 24, 2019
June 21, 2019
July 26, 2019
August 23, 2019
September 27, 2019
October 25, 2019
November 22, 2019
December 27, 2019

January 7, 2019
February 4, 2019
March 4, 2019
April 1, 2019
May 6, 2019
June 3, 2019
July 1, 2019
August 5, 2019
September 3, 2019
October 7, 2019
November 4, 2019
December 2, 2019
January 6, 2020

New Doors



Current Doors





Google