

Historic District Commission
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
Monday February 7, 2022, 7:00pm

Minutes

1. Call to Order: Quinones-Walker called the meeting to order at 7:07 pm.

2. Attendance

Present: Jason Ramaker, Eddie Quinones-Walker, Dave Redding, Kristen Stine

Absent: Katelynn James, Alan Sopko, and Stacy Todd

Staff: Joel Dye and Jason Derry, Zoning Administrators, PCI

3. Business Meeting

3A.1 – Election of Chair

Motion by Redding, supported by Ramaker to appoint Quinones-Walker Chairperson of the City of Allegan Historic District Commission.

3A.2 - Motion by Redding, supported by Quinones-Walker to appoint Ramaker Vice Chairperson of the City of Allegan Historic District Commission.

4. Approval of Previous Meeting Minutes December 6, 2021

Motion by Redding with support by Ramaker to approve the December 6, 2021, meeting minutes. Motion Passed 4-0.

5. Public Comment

No public comment was received.

6. Applications

6A.1 – 112 Locust Street – Window Replacements

Stephanie Calhoun, Executive Director for the Allegan County Community Foundation gave an overview of the proposed project to replace both the front and back windows of the foundation’s building at 112 Locust Street.

Motion by Redding with support from Ramaker to approve based on Standards 1, 2, 5 and 11 of the City of Allegan Historic District Guidelines. Motion passed 4-0.

6A.2 – 231 Hubbard Street – Deck Installation

Steve Tibbitts gave an overview of the proposed project to install a deck on the back of his building at 231 Hubbard Street.

Motion by Ramaker with support from Redding to approve based on Standards 1, 2, 4, and 9 of the department of interior standards. Motion passed 4-0.

6A.3 – 303 Pine Street– Window Replacements

Reverend Sarah Lindstrom, Pastor at Rectify Church gave an overview of the proposed project to replace all the windows at their building at 303 Pine Street.

Motion by Redding with support from Ramaker to approve based on Standards 1, 3, 4, 6, and 11 of the department of interior standards. Motion passed 4-0.

7. Staff Approvals

None.

8. Other Business

8A.1 – Update on the Historic District Study Committee

Redding gave an update on the Historic District Study Committee.

9. Staff/Commission Comments

Ramaker mentioned he believes 360 Monroe, 228 Cutler, and 403 Marshall have done or are in the process of doing work without a Certificate of Appropriateness as required per our ordinance. The Commission discussed these properties and agreed not pursue these properties at this time, however they wanted staff to continue to enforce the ordinance if new exterior work begins in any of the Historic Districts without a Certificate of Appropriateness.

10. Adjournment

Motion by Ramaker, supported by Stine to adjourn the meeting at 7:40 pm

Respectfully submitted by Joel Dye, City Manager

**Historic District Commission
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
Thursday March 17, 2022, 5:30 pm**

Minutes

1. Call to Order: Quinones-Walker called the meeting to order at 5:30 pm.
2. Attendance

Present: Jason Ramaker, Eddie Quinones-Walker, Dave Redding, Kristen Stine and Alan Sopko

Absent: Stacy Todd and One Vacant Position

Staff: Joel Dye and Lori Castello, Zoning Administrator, PCI

3. Approval of Previous Meeting Minutes February 17, 2022

Motion by Redding with support by Ramaker to approve the December February 17, 2022, meeting minutes. Motion Passed 5-0.

4. Public Comment

No public comment was received.

5. Applications

6A.1 – 117 River Street – Doors, Windows, Porch, and Foundation Replacements

Castello reviewed the proposed work. During the review, the Commission mentioned they were comfortable with approving the foundation, but until the applicant can show the style and location of the door being replaced, as well as the proposed style of the railing on the porch and location of the bathroom window, they are not comfortable in approving those aspects of the application.

Motion by Ramaker with support by Redding to approve a certificate of appropriateness for the work to the foundation based on the Secretary of Interior Standards 1, 2, 4, 5, and 6. Motion Carried 5-0.

Motion by Ramaker with support by Sopko to table all other aspects of the application until the applicant can show the style and location of the door being replaced, as well as the proposed style of the railing on the porch and location of the bathroom window. Motion Carried 5-0.

6A.2 – 221 Trowbridge Street – Window Replacement

Quinones-Walker excused himself from the table since he is the owner of 221 Trowbridge Street.

Castello reviewed the proposed work to replace the 2nd floor windows at 221 Trowbridge Street. Quinones-Walker verified that the windows will be black

vinyl windows. Sopko, mentioned that we have already set a precedent for these type of windows in the downtown and as such is okay with project.

Motion by Sopko with support from Ramaker to approve a certificate of appropriateness for the replacement of the 2nd floor windows with black vinyl windows based on Secretary of Interior Standards 1, 2, 4, and 6. Motion passed 4-0.

6A.3 – 352 Cutler Street – Window Replacements

Castello reviewed the proposed work to replace the existing wood windows with vinyl windows. Sopko mentioned that since this house is on a main intersection in Allegan and since this home still has wood windows and wood siding, vinyl windows would be an inappropriate modification to this home. A representative for the homeowner mentioned that the home is not energy efficient, and the windows are not operable, as such, new windows are needed, and vinyl windows are cost effective.

Motion by Quinones-Walker with support from Ramaker to approve the project to replace wood windows with vinyl windows based on Secretary of Interior Standards 1, 2, 4, 5, and 6. Motion passed 4-1.

6A.4 – 360 Monroe Street – Fence and Façade Repair

Stine excused herself from the table since she is the owner of 360 Monroe Street.

Castello reviewed the proposed project to replace a fence and siding that was damaged when a car crashed into the house. During the review the Commission mentioned they want the whole house to be sided with like material.

Motion by Quinones-Walker with support from Ramaker to approve the project to replace the fence and that the whole house siding be replaced with like vinyl siding based on Secretary of Interior Standards 1, 3, 5, and 6. Motion passed 5-0.

6A.5 – 411 Marshall Street – New House Construction

Castello reviewed the proposed project to construct a new house that was damaged because of a fire. During the review the commission was presented with four home designs. Since the block in which the home was lost to fire, includes varying home designs, the commission was okay with either of the four designs.

Motion by Ramaker with support from Quinones-Walker to approve any of the four home designs based on Secretary of Interior Standards 1, 12, and 17. Motion passed 5-0.

6A.6 – 701 Marshall Street – Second Story Balcony Alteration

Castello reviewed the proposed project to alter the Second Story Balcony so that it meets code.

Motion by Quinones-Walker with support from Ramaker to approve the project to alter the second story balcony so it meets code based on Secretary of Interior Standards 1, 2, 7, and 11. Motion passed 5-0.

6. Staff Approvals

Castello informed the Commission that she approved a demolition for 411 Marshall since it was lost to fire.

7. Other Business

8A.1 – Update on the Historic District Study Committee

The Commission discussed the Historic District Study Committee and agreed to take on this work and create a study session that will take place immediately following each regular Historic District Study Committee meeting.

Motion by Quinones-Walker with support from Ramaker. Motion passed 5-0.

8. Staff/Commission Comments

The Commission directed staff to send letters again to 334 Cuter and 403 Marshall for doing work without a Certificate of Appropriateness as required per our ordinance.

9. Adjournment

The meeting was adjourned at 6:54 pm

Respectfully submitted by Joel Dye, City Manager

Historic District Commission Study Session
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
Thursday April 4, 2022
After the adjournment of the Historic District Commission Regular Meeting

Minutes

1. Call to Order

Quinones-Walker called the meeting to order at 7:30 pm.

2. Attendance

Present: Jason Ramaker, Dave Redding, Alan Sopko, Kristen Stine, Stacy Tod, Eddie Quinones-Walker

Absent: One Vacant Position

Staff: Parker Johnson, Downtown Manager and Assistant to the City Manager

3. Approval of Previous Meeting Minutes

There were no minutes provided to approve.

4. Public Comment

No public comment was received.

5. Update of the previous work of the HDC Study Group

General conversation was held regarding the first two meetings of the HDC Study Group and how the HDCGS could and should continue. Overall, the HDC members who participated in the previous meetings enjoyed the work accomplished, wanted to see it continue, and felt slighted by the perceived abandonment of the study group.

6. Next Steps

It was the consensus of the commission to move forward with the study group as originally intended with the adjusted meeting time to take place after the adjournment of the regular meeting of the Historic District Commission that begins at 7pm on the first Monday of each month.

7. Staff/Commission Comments

8. Adjournment

The meeting was adjourned at 8:24 pm

Respectfully submitted by

Parker Johnson, Downtown Manager and Assistant to the City Manager



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Monday April 4, 2022, 7:00pm

1. The meeting was Called to Order at 7:02 p.m. by Chairman Quinones-Walker

2. Attendance

Present: Dave Redding, Stacy Todd, Jason Raymaker, Eddie Quinones-Walker, Alan Sopko, and Kristin Stein.

Absent: none (with one vacancy)

Also Present: Parker Johnson, Assistant City Manager, Lori Castello, PCI, Historic Preservation Coordinator/Zoning Administrator.

3. Business Meeting- no items

4. Approval of Previous Meeting Minutes – March 17, 2022

Previous meeting minutes to be amended as follows:

- Should say “HDC meeting”
- Cutler Street to be amended
- Fix Stein’s name spelling

Motion to approve as amended by Quinones-Walker with support from Redding.

The Motion passed unanimously.

5. Public Comment- none

6. Applications

6A.1 – 128 Locust Street – Commercial Building façade alteration/rehabilitation:

Robert Doornbos Project architect explained the project which will involve removal of the current pebble exterior and restoration and re-painting of the original painted brick underneath it. He hopes that the brick is in relatively good shape. Window openings not to be changed but windows will be

replaced as shown. Chair Quinones-Walker reminded the applicant that if the required brick work turns out to be extensive, it will need to come back before HDC for review.

Alan asked how much cornice work is left intact; architect is unsure but anxious to see how much is left.

The plans indicate re-installation of a door that appears to have been there from what they can see so far, which the HDC approves; however if further investigation determines a door was not originally there, the applicant understands they need to come back for review/approval to add the opening into the building.

Motion by Quinones-Walker to approve based on compliance with state preservation standards 1, 2, 3, 5, and 14. Support by Raymaker.

The motion was unanimously approved.

7. Staff Approvals- none

8. Other Business- none

9. Staff/Commission Comments

- Sopko asked the HDC to consider whether it would be possible to ask owner for historic documentation to show value in historic minded façade and restoration instead of modernization.
- Redding asked Lori Castello to discuss a phone call received from a resident (who is outside of the historic district) stating she was told by Home Depot that they would not sell her windows until she had HDC approval. Castello explained to the Commission that the property owner contacted her but Castello verified she lived outside of the Historic District and no approval was needed.
- Redding suggested that the HDC consider requiring a structural engineer report on the Stein residence prior to any HDC approval to verify whether the home was rocked off its foundation from a vehicle crashing into it. Castello noted she will look into this for future cases, however the HDC has already ruled on that matter and the Building Official has that authority at this point if he deems it necessary.

10. Adjournment: Chairman Quinones-Walker adjourned the meeting at 7:22 pm

**Historic District Commission Study Session
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
Thursday April 4, 2022
After the adjournment of the Historic District Commission Regular Meeting**

Minutes

1. Call to Order

Quinones-Walker called the meeting to order at 7:30 pm.

2. Attendance

Present: Jason Ramaker, Dave Redding, Alan Sopko, Kristen Stine, Stacy Tod, Eddie Quinones-Walker

Absent: One Vacant Position

Staff: Parker Johnson, Downtown Manager and Assistant to the City Manager

3. Approval of Previous Meeting Minutes

There were no minutes provided to approve.

4. Public Comment

No public comment was received.

5. Update of the previous work of the HDC Study Group

General conversation was held regarding the first two meetings of the HDC Study Group and how the HDCGS could and should continue. Overall, the HDC members who participated in the previous meetings enjoyed the work accomplished, wanted to see it continue, and felt slighted by the perceived abandonment of the study group.

6. Next Steps

It was the consensus of the commission to move forward with the study group as originally intended with the adjusted meeting time to take place after the adjournment of the regular meeting of the Historic District Commission that begins at 7pm on the first Monday of each month.

7. Staff/Commission Comments

8. Adjournment

The meeting was adjourned at 8:24 pm

Respectfully submitted by

Parker Johnson, Downtown Manager and Assistant to the City Manager



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Monday May 2, 2022, 7:00pm

1. The meeting was Called to Order at 7:00 p.m. by Chairman Quinones-Walker

2. Attendance

Present: Dave Redding, Stacy Todd, Jason Ramaker, Eddie Quinones-Walker, and Kristin Stein.

Absent: Alan Sopko (with one vacancy)

Also Present: Joel Dye, City Manager

3. Approval of Previous Meeting Minutes – April 4, 2022

Motion to approve as amended by Ramaker with support from Redding with the following amendments:

Change the name “Raymaker” to the correct spelling of “Ramaker”

Motion Carried 5-0.

4. Public Comment- none

5. Applications

6A.1 – 219 Hubbard Street – New Signage

Stacy Engelsman of the ARC gave an overview of her agency’s proposed signs to be located at 219 Hubbard Street. One sign will be a projecting sign and one sign will be a door sign.

Motion by Ramaker to approve a Certificate of Appropriateness for the proposed signs based on compliance with Department of Interior Standards 1, 2, 3, 5, and 9. Support by Redding. Motion Carried 5-0.

6. Staff Approvals- none

7. Other Business- none

8. Staff/Commission Comments

Redding informed the Commission that at a previous meeting it was mentioned that a resident was told by Home Depot that they could not get windows until they received a Certificate of Appropriateness from the Allegan HDC, even though they lived outside the HDC Boundaries. Redding clarified that he talked to the resident, and it was her realtor who told her she needed a Certificate of Appropriateness and Redding wondered if there was a way to better educate realtors.

9. Adjournment: Chairman Quinones-Walker adjourned the meeting at 7:09 pm

Historic District Commission Study Session
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
Monday, June 6, 2022

1. Call to Order

Quinones-Walker called the meeting to order at 8:30 p.m.

2. Attendance

Present: Jason Ramaker, Dave Redding, Kristen Stein, Stacy Tod, and Alan Sopko

Absent: Eddie Quinones-Walker and One Vacant Position

Staff: Joel Dye, City Manager

Others: Michael Kiella

3. Approval of the Agenda

Motion by Todd, supported by Redding to approve the agenda as presented.

4. Approval of Previous Meeting Minutes

Motion by Redding, supported by Sopko to approve the April 4, 2022, Historic District Commission Study Session Minutes with the following amendments, to correct the spelling of Kristen Stein's last name.

5. Public Comment

No public comment was received.

6. Framework Discussion

Under the guidance of Michael Kiella, the Commission continued their discussion regarding the framework under which the Historic District Commission will review and analyze Historic Preservation efforts in the City of Allegan. The Commission came to a consensus to meet again in July.

7. Staff/Commission Comments

8. Adjournment

The meeting was adjourned at 10:03 pm

Respectfully submitted by
Joel Dye, City Manager



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Monday June 6, 2022, 7:00pm

1. The meeting was Called to Order at 7:00 p.m. by Vice Chairman Ramaker

2. Attendance

Present: Jason Ramaker, Dave Redding, Kristen Stein, Stacy Tod, and Alan Sopko
Absent: Eddie Quinones-Walker and One Vacant Position
Staff: Joel Dye, City Manager
Others:

3. Approval of Previous Meeting Minutes – May 2, 2022

Motion by Redding with support from Ramaker to approve the May 2, 2022, minutes with the following amendments:

Under Item 8 Staff/Commission Comments reword the minutes to read as:

“Redding added he talked to the resident and her realtor also told her she needed a certificate of appropriateness. Redding then inquired about the current process to inform realtors which homes are in the historic districts”. “Dye informed the Commission that PCI will no longer be attending the Historic District Commission meetings.”

Motion Carried 5-0.

4. Approval of Agenda

Motion by Redding with support from Ramaker to approve the June 6, 2022, agenda with the following amendment:

“Add item 5A.3 to review an application from 360 Monroe Street regarding siding.

Motion Carried 5-0.

5. Public Comment- none

6. Applications

6A.1 – 217,219 Cutler Street – Roof Replacement

The owners of 217,219 Cutler Street presented their application to replace their roof which is currently comprised of steel and asphalt shingles to a roof that is completely comprised asphalt shingles.

Motion by Todd to approve a Certificate of Appropriateness for the proposed asphalt shingle roof based on compliance with Department of Interior Standards 1, 4, 9, and 10. Support by Sopko. Motion Carried 5-0.

6A.2 – 411 Marshall Street – New Construction

The owners of 411 Marshall Street reviewed the proposed project to construct a new house that was damaged because of a fire. During the review, it was shared that at the March Historic District Commission Meeting, the applicant received a Certificate of Appropriateness for a new stick-built home, however due to rising construction costs the applicant is now seeing if a modular home would be appropriate on the site. The Commission spent much time discussing this item and since the applicant is not exactly clear on what type of modular home they would like to install; the Commission came to a consensus to table this request.

Motion by Redding with support from Todd to table this application until the applicant can return with a final design. Motion Carried 5-0.

6A.3 – 360 Monroe Street – Siding

Commission Stein left the table since she is the applicant on this item.

The owners of 360 Monroe Street reviewed the proposed project to take siding from the back of her garage and place it on the front of her house to replace damaged siding in that location.

Motion by Redding with support from Sopko to approve a Certificate of Appropriateness to use siding from the table this application until the applicant can return with a final design. Motion Carried 5-0.

7. Staff Approvals

7A.1 – 112 Locust Street – Roof Replacement

Dye informed the Commission that 112 Locust Street received staff approval in install a new flat roof.

8. Other Business- none

9. Staff/Commission Comments

The Commission asked staff to look at two properties on North Cedar Street that appeared to install fences and gates without a Certificate of Appropriateness.

10. Adjournment

Vice Chairman Ramaker adjourned the meeting at 8:17 p.m.

Historic District Commission Study Session
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
Monday, July 12, 2022

1. Call to Order

Quinones-Walker called the meeting to order at 7:25 p.m.

2. Attendance

Present: Eddie Quinones-Walker, Jason Ramaker, Dave Redding, Kristen Stein,
and Stacy Tod

Absent: Alan Sopko and One Vacant Position

Staff: Joel Dye, City Manager

Others: Michael Kiella

3. Approval of the Agenda

Motion by Quinones-Walker, supported by Ramaker to approve the agenda as presented.
Motion Carried 5-0.

4. Approval of Previous Meeting Minutes

Motion by Ramaker, supported by Redding to approve the June 6, 2022, Historic District
Commission Study Session Minutes. Motion Carried 5-0.

5. Public Comment

No public comment was received.

6. Framework Discussion

Under the guidance of Michael Kiella, the Commission continued their discussion
regarding the framework under which the Historic District Commission will review and
analyze Historic Preservation efforts in the City of Allegan. The Commission came to a
consensus to meet again in August. During the discussion, Redding agreed to reach out to
the State Historic Preservation Office and see if they can attend an upcoming meeting.

7. Staff/Commission Comments

Quinones-Walker distributed the results of a survey of 14 residents in the Historic
District.

8. Adjournment

The meeting was adjourned at 8:47 pm

Respectfully submitted by
Joel Dye, City Manager



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
On Monday July 12, 7:00pm

1. **The meeting was Called to Order** at 7:00 p.m. by Chairperson Quinones-Walker

2. **Attendance**

Present: Jason Ramaker, Dave Redding, Eddie Quinones-Walker, Kristen Stein, and Stacy Tod.
Absent: Alan Sopko and One Vacant Position
Staff: Joel Dye, City Manager
Others: None

3. **Approval to Amend the Agenda**

Motion by Quinones-Walker with support from Ramaker to amend the agenda to rearrange the applications and correct the addresses. Motion Carried 5-0.

4. **Approval of Previous Meeting Minutes – June 6, 2022**

Motion by Redding with support from Ramaker to approve the June 6, 2022, minutes. Motion Carried 5-0.

5. **Public Comment- none**

6. **Applications**

6A.1 – 126 Park Drive – New Vinyl Windows, New Vinyl Siding and New Vinyl French Door

The owners of 126 Park Drive applied for a Certificate of Appropriateness to replace all of their windows, install a new French door and all of their siding with contemporary vinyl components.

Motion by Tod to approve a Certificate of Appropriateness for the proposed improvements to 126 Park Drive based on compliance with Department of Interior Standards 1,4,5,6,7, and 8. Support by Stein. Motion Carried 5-0.

6A.2 – 411 Marshall Street – New Home Construction

The owners of 411 Marshall Street presented their final home design for 411 Marshall Street that was damaged because of a fire.

Motion by Ramaker to approve a Certificate of Appropriateness for the new home at 411 Marshall Street based on compliance with Department of Interior Standards 1,12, and 17. Support by Quinones-Walker. Motion Carried 5-0.

7. Staff Approvals

7A.1 – 440 Monroe Street – COA Extension and New Porch Stairs

Dye informed the Commission that 440 Monroe Street received staff approval extend their COA to install a new patio door and install new concrete porch stairs.

8. Other Business- none

9. Staff/Commission Comments

10. Adjournment

Chairman Quinones-Walker adjourned the meeting at 7:20 p.m.

Historic District Commission Study Session
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
Monday, September 6, 2022

1. Call to Order

Quinones-Walker called the meeting to order at 7:25 p.m.

2. Attendance

Present: Eddie Quinones-Walker, Jason Ramaker, Dave Redding, Kristen Stein,
and Stacy Todd

Absent: Alan Sopko and One Vacant Position

Staff: Joel Dye, City Manager

Others: Michael Kiella and Alan Higgins

3. Approval of the Agenda

Motion by Quinones-Walker, supported by Tod to approve the agenda as presented.
Motion Carried 5-0.

4. Approval of Previous Meeting Minutes

Motion by Quinones-Walker, supported by Ramaker to approve the July 12, 2022,
Historic District Commission Study Session Minutes. Motion Carried 5-0.

5. Public Comment

No public comment was received.

6. Framework Discussion

Under the guidance of Michael Kiella, the Commission continued their discussion with Alan Higgins who oversees the Certified Local Government Program at the State Historic Preservation Office regarding the framework under which the Historic District Commission will review and analyze Historic Preservation efforts in the City of Allegan. After the discussion, the Commission agreed to hold to public house meetings on October 4th and October 6th at 7:00 P.M. at City Hall then meet on October 17, 2022, to discuss an upcoming presentation on their work at the November 14, 2022 City Council Regular Meeting.

7. Staff/Commission Comments

There were no staff or commission comments.

8. Adjournment

The meeting was adjourned at 9:04 pm.

Respectfully submitted by
Joel Dye, City Manager



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Monday September 6, 2022, 7:00pm

1. The meeting was Called to Order at 7:00 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Dave Redding, Eddie Quinones-Walker, Kristen Stein, and Stacy Todd.
Absent: Alan Sopko and One Vacant Position
Staff: Joel Dye, City Manager
Others: None

3. Approval of Previous Meeting Minutes – July 12, 2022

Motion by Quinones-Walker with support from Redding to approve the July 12, 2022, minutes.
Motion Carried 5-0.

4. Public Comment

There were no public comments.

5. Applications

There were no applications.

6. Staff Approvals

6A.1 – 211 Trowbridge Street – Replacement of Block Glass Windows along the front of the Regent Theatre.

Dye informed the Commission that 211 Trowbridge Street received staff approval to replace glass block windows along the front of the Regent Theatre.

7. Other Business

There were no other applications.

8. Staff/Commission Comments

There were no staff or commission comments.

9. Adjournment

Chairman Quinones-Walker adjourned the meeting at 7:06 p.m.



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Monday October 3, 2022, 7:00pm

1. The meeting was Called to Order at 7:00 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Dave Redding, Eddie Quinones-Walker, and Stacy Todd.
Absent: Alan Sopko, Kristen Stein and One Vacant Position
Staff: Joel Dye, City Manager
Others: Michael Kiella

3. Approval of Previous Meeting Minutes – September 6, 2022

Motion by Quinones-Walker with support from Redding to approve the September 6, 2022, minutes. Motion Carried 5-0.

4. Public Comment

There were no public comments.

5. Applications

There were no applications.

6. Staff Approvals

There were no staff approvals

7. Other Business

7A.1 Review and Discussion of HDC Open House Presentation scheduled for October 4 and October 6.

The Commission discussed the set up and format for the October 4 and October 6 HDC Open House Presentation.

8. Staff/Commission Comments

There were no staff or commission comments.

9. Adjournment

Chairman Quinones-Walker adjourned the meeting at 8:08 p.m.



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Tuesday October 4, 2022, 7:00pm

1. The meeting was Called to Order at 7:00 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Dave Redding, Eddie Quinones-Walker, and Stacy Todd.
Absent: Alan Sopko, Kristen Stein and One Vacant Position
Staff: Joel Dye, City Manager
Others: Michael Kiella

3. Presentation and Discussion Regarding the HDC Framework

The HDC gave a review of the Framework they have been working on the past year highlighting the Process and Structural Findings of the workings of the HDC. A discussion then ensued between the HDC and members of the public that were present at the meeting on these findings and ideas, beliefs, and values were shared by the public as it related to the HDC. The HDC mentioned that they will take these discussions into considerations as they continue this path and present their findings to City Council.

4. Adjournment

Chairman Quinones-Walker adjourned the meeting at 8:44 p.m.



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Thursday October 6, 2022, 7:00pm

1. The meeting was Called to Order at 7:00 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Dave Redding, Eddie Quinones-Walker, and Stacy Todd.
Absent: Alan Sopko, Kristen Stein and One Vacant Position
Staff: Parker Johnson, Assistant to the City Manager and Downtown Manager
Others: Michael Kiella

3. Presentation and Discussion Regarding the HDC Framework

The HDC gave a review of the Framework that they have been working on for the past year highlighting the Process and Structural Findings of the workings of the HDC. A discussion then ensued between the HDC and members of the public that were present at the meeting on these findings and ideas, beliefs, and values were shared by the public as it related to the HDC. The HDC mentioned that they will take these discussions into consideration as they continue this path and present their findings to City Council.

4. Adjournment

Chairman Quinones-Walker adjourned the meeting at 8:19 p.m.



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Monday October 17, 2022, 7:30pm

1. The meeting was Called to Order at 7:30 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Dave Redding, Eddie Quinones-Walker, and Stacy Todd.
Absent: Alan Sopko, Kristen Stein and One Vacant Position
Staff: None Present
Others: Michael Kiella

3. Presentation and Discussion Regarding the HDC Framework

Michael Kiella handed out the notes that he compiled from the public forums that were held on October 4th and October 6th. The group read through the report and discussed the information and made some corrections.

After the review of the notes, the group was presented with a request from City Council to provide an opinion on the streetlights that were to be replaced withing the Streetscape Project. It was noted by Commissioner Ramaker that, because of the lack of information provided, the HDC would find it difficult to formulate an opinion. Commissioners reviewed photos of Allegan's Downtown throughout the 20th Century only to find that streetlights in the form of lampposts were not used in downtown Allegan City until the 70's/80's and the current lampposts are modern with an antiqued aesthetic. Chairperson Quinones-Walker stated that because of the lack of information regarding which lampposts are being replaced and what the options for replacement are, the Commission cannot make any specific recommendations. Quinones-Walker did, however, advised that replacement lampposts should not convey a false sense of history as outlined in the Secretary of Interior Standards No. 4.

Discussion was had about the proposed direction of the HDC and the future presentation to Council. A structure of the proposal was formulated and agreed upon. During the discussion, the commission decided to hold an additional special meeting at 7pm on Tuesday, November 1st.

4. Adjournment

Chairman Quinones-Walker adjourned the meeting at 9:47 p.m.

Respectfully submitted by
Eddie Quinones-Walker, Chairperson of the HDC Study Group



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Tuesday, November 1, 2022, 7:00pm

1. The meeting was Called to Order at 7:00 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Dave Redding, Stacy Todd, Eddie Quinones-Walker
Absent: Alan Sopko, Kristen Stein, and One Vacant Position
Staff: None Present
Others: Michael Kiella

3. Approval of Previous Meeting Minutes

Motion by Ramaker, supported by Redding, to approve the October 17, 2022, Historic District Commission Meeting Minutes. Motion carried 4-0.

4. Public Comment

No public comment was received.

5. Discussion

Michael Kiella summarized the process the HDC Study Group has undergone thus far. The rough draft of the recommendation was discussed at great length until a final draft was agreed upon. Quinones-Walker agreed to type up the formal draft and submit it to the group for adjustment and/or approval at the following meeting.

6. Adjournment

Chairman Quinones-Walker adjourned the meeting at 9:16 p.m.

Respectfully submitted by
Eddie Quinones-Walker, Chairperson of the Allegan Historic District Commission



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Monday November 7, 2022, 7:00pm

1. The meeting was Called to Order at 7:10 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Dave Redding, Kristen Stein, Stacy Todd, Eddie Quinones-Walker.
Absent: Alan Sopko and One Vacant Position
Staff: None Present
Others: Michael Kiella

3. Approval of Previous Meeting Minutes

Motion by Todd, supported by Ramaker, to approve the November 1, 2022, Historic District Commission Meeting Minutes. Motion carried 5-0.

4. Public Comment

No public comment was received.

5. Discussion regarding the November 14, 2022, Presentation to City Council

The HDC discussed the proposal at great length. Adjustments were made and the presentation was developed. Once the proposal was finalized, Todd made a motion to accept the proposal and was supported by Stein. Motion carried 5-0.

6. Discussion regarding the proposed roundabout at the intersection of M89/M40/Hubbard

The HDC discussed the roundabout project and determined that it would not affect any of the historic districts or any of the structures within, therefore, did not require approval.

7. Adjournment

Chairman Quinones-Walker adjourned the meeting at 8:29 p.m.

Respectfully submitted by
Eddie Quinones-Walker, Chairperson of the Allegan Historic District Commission



CITY OF ALLEGAN

MINUTES OF THE HISTORIC DISTRICT COMMISSION

Held at Allegan City Hall

231 Trowbridge Street, Allegan, MI 49010

On Monday December 5, 2022, 7:00pm

1. The meeting was Called to Order at 7:01 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Mike Zeter, Kristen Stein, Eddie Quinones-Walker.

Absent: Stacy Todd, Alan Sopko and One Vacant Position

Staff: Joel Dye, City Manager

3. Approval of Previous Meeting Minutes

Motion by Quinones-Walker, supported by Ramaker, to approve the November 7, 2022, Historic District Commission Meeting Minutes. Motion carried 3-0-1.

4. Public Comment

No public comment was received.

5. Certificate of Appropriateness Applications

5A. 221 Trowbridge – New Front Door

Chairperson Quinones-Walker recused themselves since they were the applicant.

The Commission reviewed the application which was a request to install new front door at 221 Trowbridge Street.

Motion by Zeter, supported by Stein, to approve the application as presented based on the Department of Interiors Standards for Preservation 1, 2, 3, and 4. Motion Carried 3-0.

5B. 237 Marshall – Fire Reconstruction

The Commission reviewed the application which was a request to rebuild a garage and breezeway that was destroyed in a fire and replace a roof over the entire house at 237 Marshall Street.

Motion by Ramaker, supported by Quinones-Walker, to approve the application as presented based on the Department of Interiors Standards for Preservation 1, 2, 3, and 8. Motion Carried 4-0.

6. Discussion regarding the November 14, 2022, Presentation to the City Council.

The HDC discussed their presentation to the City Council and the State Historic Preservation Office response to the final recommendation. During the discussion, it was decided that the Commission would like to hear a formal response from Council on what the next steps will be and they encouraged Council to enter into a dialogue with the Commission.

7. Adjournment

Chairman Quinones-Walker adjourned the meeting at 7:52 p.m.

Respectfully submitted by
Joel Dye, City Manager