



CITY OF ALLEGAN

Historic District Commission
Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
Monday, June 5, 2023

AGENDA

- 1. Call to Order**
- 2. Attendance**
- 3. Approval of March 6, 2023 Minutes**
- 4. Public Comment**
- 5. Certificate of Appropriateness Applications**
 - 5A. – 132 Hubbard Street – Front Façade Improvement
- 6. Discussion on next steps for the Historic District Commission**
- 7. Member and Staff Comments**
- 8. Adjournment**



CITY OF ALLEGAN
MINUTES OF THE HISTORIC DISTRICT COMMISSION
Held at Allegan City Hall
231 Trowbridge Street, Allegan, MI 49010
On Thursday February 2, 2023, 7:00pm

1. The meeting was Called to Order at 6:58 p.m. by Chairperson Quinones-Walker

2. Attendance

Present: Jason Ramaker, Mike Zeter, Kristen Stein, Stacy Todd, Eddie Quiñones-Walker
Absent: Two Vacant Positions
Staff: Parker Johnson, Downtown Manager & Assistant to the City Manager

3. Approval of Previous Meeting Minutes

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

4. Public Comment

No public comment was received.

5. Certificate of Appropriateness Applications

5A. 118 Brady – Commercial Façade

The Commission reviewed the application which was a request for façade renovation at 118 Brady Street. The applicant, Ben Otis, was present to discuss the application.

Motion by Ramaker, supported by Zeter, to approve the application as presented based on the Department of Interiors Standards for Preservation 1, 2, 3, and 11. Motion Carried 5-0.

6. Discussion regarding the January 31, 2023 joint City Council meeting

The HDC discussed the joint City Council meeting. Motion by Quiñones-Walker, supported by Ramaker, to rewrite and resubmit the HDC Proposal 2 to the City Council. Motion Carried 5-0.

7. Adjournment

Chairman Quinones-Walker adjourned the meeting at 7:58 p.m.

Respectfully submitted by
Parker Johnson, Downtown Manager & Assistant to the 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: May 23, 2023

RE: **Application- 132 Hubbard- signage, façade repair/replacement**

The Historic District Commission is scheduled to hear a request from Katelyn Ramsay, applicant, for a façade change and signage at 132 Hubbard.

Property Information

This property is located at 132 Hubbard and is located within the Old Town Allegan Historic District. It is surrounded by mostly commercial and some mixed use buildings in the immediate vicinity.

Information provided by Applicant

The applicant has completed the application to the Historic District Commission. Included are photos of the existing building faces and a mock-up of proposed alterations. There are several items that have been approved administratively, including reshingling the roof, repainting the (previously painted) brick, replacing deteriorated (non-original) window trim with like materials, and painting.

Historic District Handbook Design Guidelines for Commercial Buildings:

The basic commercial façade consists of the storefront, with large display windows; the upper façade, with large regularly spaced windows; and the decorative cornice. The storefront is the ground floor of the commercial structure. It typically has a well-defined opening composed almost entirely of windows, which allow light to penetrate deep into the buildings and are important for the display of merchandise.

A. Storefronts

- 1. Preserve (maintain or restore, not remove or alter) existing original storefronts. The applicant is requesting a material change on the existing storefront on top of the mansard roof so that it matches the rest of the face with T-111 siding.***
- 2. Storefront features which are deteriorated should be repaired rather than replaced. The deteriorated features do not appear to be original.***
- 3. If replacement of the original storefront is necessary due to significant deterioration, replace with features to match the original in design and materials. None proposed as it is likely the siding over the mansard roof is not original.***

4. Remodeling storefronts should be based on pictorial or physical evidence of the original design. If the original storefront design and features cannot be determined, install a traditional storefront arrangement with features, materials, and proportions typical of similar buildings of the same style or period. **No complete remodel is proposed.**

5. Original storefront doors should be preserved and maintained. Traditional entrance arrangements such as recesses or flush with the sidewalk should be maintained. If the original door design is unknown, replace with a single light (glass area): door design, not solid panel door, decorative doors, or any kind of door based on a different historical period or style. **The existing door and entranceway is not proposed to be altered.**

6. Preserve, maintain, or repair original display windows. If a storefront is missing display windows, new windows should match the original in location, design, size, and materials. **No window replacement or alteration is proposed.**

7. Clear, rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds. **N/A**

8. Preserve, maintain or repair bulkheads (kickplates) where they exist. Original bulkhead panels should not be removed. **N/A.**

9. Paint color on commercial buildings should conform to original color and streetscape. Unpainted brick should not be painted. **The existing brick has already been altered; the proposed alteration has already been approved administratively for this reason.**

B. Windows

1. Window sashes should be preserved, maintained, or repaired including size, number and arrangement of lights, materials, and decorative detailing. Windows should not be concealed, enclosed or covered. **N/A**

C. Upper level façade- N/A

Historic District Handbook Design Guidelines for Signs

- A. The following types of signs may be acceptable: painted or applied wall signs, projecting signs, signs on awnings or canopies and freestanding signs. **The proposed signage consists of separate letters which are to be applied to the wall.**
- B. Shapes include rectangle, square, and oval. **Only letters are proposed on the wall.**
- C. Lettering on inside of windows or door glass and interior window signs are permitted without design review. **N/A**
- D. Wood is the most traditional sign material but a variety of other materials may be approved on a case by case basis. **The signage will be gold in color and applied to the exterior wall.**
- E. Lettering may be carved, applied or painted. **Lettering is applied.**
- F. The font style will be reviewed as to its appropriateness to the surrounding streetscape and neighborhood. **The HDC shall determine whether font as shown is appropriate.**

- G. *Colors should be compatible with the building and the surrounding buildings- a sign is more easily read when the letters or graphics contrast with the background color. **Proposed signage is indicated to be a gold color.***
- H. *Signs may be lighted indirectly with exterior fixtures, however internally lit signs ("back lit") are not generally approved. **No lighting is proposed for the signage.***

Surrounding Area: The building lies on the north side of Hubbard in the center of the Old Town Allegan District. It is surrounded by a mix of commercial and (upper level) residential uses along Hubbard Street.

Conclusion: Based on the application submitted, the HDC may choose to approve or suggest alternative work if it finds the application does not meet historic district guidelines. It may also choose to postpone any decision if further information regarding proposed façade details are required. Attached are my comments as to determining whether state and local standards are met with this proposal. As always I recommend the HDC review the standards to collectively determine whether the proposed alterations are appropriate as requested.

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. 213 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: The proposed signage and siding alterations provide some restorative qualities and allow the property owner to identify the business therein.

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: No removal of original features is proposed.

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: Proposed siding alteration and signage will create a cohesive look that does not detract from the historic features of surrounding buildings.

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: n/a.

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: n/a

6. 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: N/A

7. 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: n/a

8. 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 n/a.

9. 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: n/a

10. 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 proposed signage can be installed and later removed from the building without causing significant damage.

11. 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: n/a

12. 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 proposed alterations will not nullify any original work or detract from features of neighboring parcels.

13. 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: Replacement siding will not alter an original feature.

14. 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: N/A

15. 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: N/A

16. 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: N/A

17. 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 definition for visual compatibility in the definitions section of the City of Allegan zoning ordinance. As Zoning Administrator it is my finding that through the Zoning Ordinance I see no aesthetic detriment to the surrounding area.



Meeting Date: ____/____/____
Case # ____ - ____

City of Allegan
231 Trowbridge St.
Allegan, MI 49010
Ph. (269) 673-5511

City of Allegan Allegan Historic District Project Review Application

1. Property Information

Property Parcel Number: #03 – 51– 2 0 5 - 0 2 0 - 0 0

Property Address: 132 Hubbard Street Allegan, MI 49010

2. Owner/Applicant Information

<i>Property Owner Information</i>	<i>Applicant Information (if different from Property Owner)</i>
Owner's Name: One Property Management, LLC	Name: Heronmark Farms, LLC
Contact Name: Ben Otis	Contact Name: Ben & Katelyn Ramsay
Address: 4200 92nd Street Byron Center, MI 49315	Address: 132 Hubbard Street Allegan, MI 49010
Phone: (616) 259-0160	Phone: 269-599-8904
Email: OPM.MI.Rentals@gmail.com	Email: katelyn@heronmarkfarms.com
Fax (if applicable):	Fax (if applicable):

3. Type of Project (Check all that apply)

- | | | | | |
|---|---------------------------------------|--|---|-------------------------------------|
| <input type="checkbox"/> Adaptive Reuse | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Maintenance | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Preservation | <input type="checkbox"/> Rehabilitation | <input checked="" type="checkbox"/> Signs | |

4. Describe Proposed Project: (Briefly describe project in outline format)

Roof: Replace existing damaged brown asphalt shingles with black asphalt shingles.

Paneling: Replace weathered and warped grey paneling at the top of the building with black T1-11 wood paneling to match the rest of the front siding.

Brick: Limewash existing mismatched (in age and style) brick on the front of the building with a tinted dark limewash.

Paint: Repaint front T1-11 paneling the same color (black).

Sign: Install gold lettering with the name "Heronmark" on the building front on the top paneling.

Window trim: Replace rotted boards around front windows.

(Continue on additional page if necessary)

5. Estimated Cost of Project: \$8,000

(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 the overall front of structure/streetscape;
- ☒ Detailed photographs of property features affected by project;
- ☐ Site plan/floor plan showing existing structure, street locations, and proposed new elements;
- ☐ Elevations, dimensioned and showing appearance of proposed project;
- ☒ Construction details as needed to explain and clarify the project; and
- ☒ Complete materials list/specifications (include type of finish used if applicable—paint, stain, etc.)

7. Certification and Agreement:

I hereby certify that I will complete the project described herein as approved by the 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 or Applicant: _____

Katelyn Ramsay

Print Name: Katelyn Ramsay

Date: 5/8/2023

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, Fax (616) 628-3335
Email: lcastello@pcimi.com

In order for your application to be presented in front of the Allegan Historic District Commission, the application deadline for submitting your form and supporting materials is at least two (2) weeks prior to the meeting date that you wish your application to be considered. The Allegan Historic District Commission meets the first Monday of every month at 7:00pm at City Hall (231 Trowbridge St., Allegan, MI 49010). To view the City of Allegan's public meeting calendar, please visit cityofallegan.org.

If you have any questions regarding this form, please contact Professional Code Inspections at (616) 877-2000.

For Office Use Only

Date Application Received: _____ Date of Hearing: _____

Date Action Taken: _____ Approved ☐ Denied ☐

The image shows the exterior of a building with a mix of materials. The upper portion features light grey panels that appear weathered and warped. Below this is a section of red asphalt shingles, some of which are damaged and missing. The main body of the building is clad in dark T1-11 wood siding. At the base, there are brick pillars on either side of a central entrance. The entrance has a dark door with a small window and a sign. To the right of the door is a large window with text on it. The sky is blue with some clouds.

Weathered/warped light grey panels

Damaged asphalt shingles

T1-11 wood siding

Brick that doesn't match the rest of the exterior

HERONMARK



HERONMARK

Hours

Tues 4- 11

Wed 4-11

Thurs 4-11

Fri 4-11

Sat 12-11



Heronmark – Front Facade

Date: 03/31/2023

To: Ben & Katelyn

Below is a description of the work being proposed for the exterior upgrades to the front of your building.

Scope of Work:

- Demolition of existing shingles and paneling.
- Install new shingles of choice on Mansard roof.
- Install new T1-11 and all appropriate trim on the upper portion above the Mansard roof.
- Replace rotten boards around windows.
- Re-caulk everything.

Exclude:

- Paint to be performed by owners.

Total = \$6,000.00

Sincerely,

Alan Rhoderick

Project Manager