

Portage Historical District Commission

July 9, 2014

Present: Mark Reile, Allen Van Kampen, Katie vanLonkhuyzen, Christine Broberg, Dorie Ehrig, Theresa Bunch, James Ebert, Suzanne Nemeth, Erica Eklov, Citizens & Property owners: Matt Nieuwenhuis, Colleen Kiley

Per Request of Citizen meeting was video and audio taped.

3221 Milham – Owner, Matt Nieuwenhuis provided a shingle sample that would be used on the house at the property. Meeting the requirement for approval of certificate of appropriateness that was submitted at our June meeting. Committee felt shingle sample was adequate for situation. Work to begin within the month and will include new gutters as well. The barn on the property had a second site visit. A plan was proposed that would rebuild the barn from the ground up at 2/3 the size of existing structure using as much of the reclaimed materials for the current structure. Concerns from the commission were voiced that the cost of demolishing and rebuilding versus stabilizing and maintaining the building should be considered, as the latter could be favorable to the home owner. It was also discussed that the lean-to is not original and will not be replaced when barn is either stabilized or rebuilt. Discussion then centered around the size of the barn, and importance its size has to the historical value. It was addressed that if a size variance was needed to rebuild at 2/3s the size, why not start out big and request variance for the same size as the existing barn. The owner would prefer to keep existing size, and will still rebuild with as much existing materials that can be reclaimed and new materials would resemble the older original building. A motion was made by Christine to table the application pending the owner's approval from the zoning board for a variance to deconstruct and rebuild a new structure minus the lean-to to an identical size of the existing structure. This motion was seconded by AI, and motion was approved. During the meeting, the home owner also presented an application of appropriateness to have the windows in the house that are not currently wrapped in aluminum wrapped so that they match the rest of the home, as well as wrapping a post and some edging on the porch. Jim made a motion to approve request as written, it was seconded by AI. The motion was passed.

2663 Mandigo – Owner Colleen Kiley was in attendance to address her concerns with the commission regarding her understanding of what is included in the district on the historical property. She believed that accessory and out buildings were not included; only the main home. In this case, the parcel included in the district includes two homes. She also expressed great concern with the need to request approval from the commission for every repair and update as well as concern for the process in which to follow to gain approval. It was discussed with her what types of actions to the property require a certificate of appropriateness as well that our mission is to reasonably preserve the structures. It was explained to her that all structures on the property when the parcel was brought into the district falls under the HDC guidelines including the second house even though it is not nearly as old as some of the other buildings. The owner did present a certificate of appropriateness to repair a back porch area with the same materials currently used. It would be replacing wood to a door frame and a window. Christine made a motion to approve the application with stipulation that materials need to be identical to what was damaged. Motion was seconded by AI, and the motion passed without discussion. The owner has also presented an application to have the property removed from the Historic District. It was agreed upon that further research was needed before discussion could begin on the application and a site visit

is being coordinated by Erica and the home owner for the commission to visit before our August 6, 2014 meeting.

1521 E. Centre Street – Mark is still following up with the home owner on a replacement structure for the current barn that has been deemed unsafe.

5134 Oakland Dr. – The home is currently for sale. The current owner has inquired about removal of the home from the historic district, but no further inquiry or paperwork has been presented. A potential buyer of the property has also contacted the City regarding removal from the district so the home can be demolished and new building to take place on the property. There was only information shared, no action on the commission's part was required.

6851 Sprinkle Road – Certificate of appropriateness was presented by the owner to have cedar roofs replaced on several out buildings with metal roofing. The main structure was metal originally. It was to match a barn with an existing metal roof and it was unclear if that was a white or galvanized silver color. Christine made a motion to approve the application as written pending the color choice of the roof. The motion was seconded by Dorie. The motion was approved. It was also clarified later in the day that the color would be galvanized silver in color.