

City of Portage - Historic District Commission
Wednesday, January 6, 2016
Portage City Hall – Conference Room #2

MINUTES

Called to Order at 8:25 a.m.

Present: Suzanne Nemeth, Katie VanLonkhuyzen, Fred Grunert, Jessie Duniphin, Christine Broberg, Russ Randall, Jim Ebert, Collin Forrest and Erica Eklov (SL). Citizens Matt & Dave Nieuwenhuis

Absent: Marty Maytnier (excused).

Old Business:

- 1) Minutes from the regular meeting of December 16 were approved.
- 2) 5720 Oakland (Vergunst): No update.
- 3) 3221 W. Milham – Supplementary Materials & Quotes (Nieuwenhuis):
 - a. Katie noted the additional quotes for the barn received from the property owner. Matt summarized the quotes; Building Restoration quoted \$130,000, CE2 quoted \$120,000 and his personal labor would be \$106,000. Katie thanked Matt for providing the quotes as a measure for review.
 - b. Matt noted that Building Restoration noted that restoration/repair of the current barn is too dangerous and that the barn is beyond repair.
 - c. Matt noted salvage of that existing siding where possible and either salvage or recreation of the existing diamond roof peak vents.
 - d. Matt displayed siding color samples (Metal Sales Red 24), noting the preference for the more “rusty” color red versus bright red. Discussion followed.
 - e. Katie requested that any salvageable wood be used on the faux doors, followed by the Milham Avenue elevation. Discussion followed.
 - f. Matt offered any additional salvageable wood to any other district owners.
 - g. Katie recommended that any wood and doors would be painted to match the metal siding color. Commissioners and owner agreed. Additional discussion continued.
 - h. Matt confirmed the driveway will remain in the same location.
 - i. Discussion regarding trim size, location and decoration.
 - j. Matt confirmed the new barn structure will have asphalt shingle roofing (Heathered Wood color; will match the shingles on the house).
 - k. Katie requested a progress update from Matt following the old barn’s demolition and new barn’s construction to provide the Commission with an idea of how much existing wood will be salvageable. Matt agreed – if minimal wood is found to be reusable, Katie asked that he relay that information so as to allow for review and evaluation if needed.
 - l. Katie then asked about the garage door design and mentioned the examples the Commission has provided at the last meeting. Matt relayed that those options were beyond his budget and Katie agreed but that the examples were provided for design insight only (barn design). Discussion followed. Sliding door style was preferred by the Commission. It was agreed that Matt would do additional product searching to relay to the Commission as the construction isn’t planned until spring.
 - m. Katie asked about the service door location. Matt relayed he would like to locate it on the same (north / Milham Avenue) elevation as the current door. Erica confirmed that the east elevation was agreed upon during the last Commission meeting and the conference call with Matt. Matt suggested the north elevation but disguising the door with siding. Discussion followed. Susan suggested placement on the east elevation, which would allow for any style of door due to the lower visibility. Fred suggested a steel flush door with the steel flush siding and avoid affixing any siding to a new door and creating holes. Matt inquired on the color and the Commission confirmed to match the faded red color he has proposed.
 - n. Katie asked Erica about the next steps in the process for approval of the application with regard

to a zoning variance. Erica relayed that once the Commission approved Matt's application for demo and a new barn, that the information would be relayed to the Community Development Department pending an application by Matt for a variance on the proposed new structure. Following Mark Reile's comments from the December 16, 2015 meeting, the Commission has offered to compile a letter of support for Matt's variance. It was noted that the variance would be required before any work could commence.

- o. Katie inquired about additional drawings of the new structure. Fred relayed that additional drawings, including all 4 elevations, was requested at the 12/15/16 meeting, but recommended that the additional drawings be submitted in a package form with the additional cut sheets and information requested at this meeting and be provided by Matt for the February 3 meeting for final review. Katie summarized that revised drawings, color pictures of all four sides of the current barn, cut sheets for the siding, all doors, color and roof would be needed. Matt stated he would get a packet together and e-mail the information to Erica for review prior to the next meeting. He also mentioned review with Community Development for input. Katie relayed that if the packet was received for the February 3 meeting, then the Commission could work on final action to assist with a spring project start.
 - p. Matt inquired about his pending code enforcement case with Community Development. Erica relayed that she would provide the information and discussion from this meeting to Community Development as an update.
 - q. Dave Nieuwenhuis inquired about window installation on the east elevation. Katie noted it would need to be in his supplementary materials for the application and that they would need to match existing (scale and design) to allow for comparison. Dave noted there are current six pane windows currently. Katie suggested trying the Heritage Company in Kalamazoo for supplementary windows.
 - r. Matt inquired about demolition of the existing barn. Fred highlighted the narrative from the Building Restoration quote and Katie stressed the continued need for care in salvage.
 - s. Matt inquired about an exterior light. Katie requested that it be noted on the supplementary drawing. Discussion closed pending additional information at the February 3rd meeting.
 - t. Fred noted his gratitude for everyone's continued patience and cooperation on this matter.
- 4) 1521 E. Centre (Davis): Erica provided a draft development plan received from Community Development regarding a multi-family complex in a Planned Development that would retain the historic house. Discussion followed. No action was requested from the Commission at this time.
 - 5) 2663 Mandigo (Kiley): Katie inquired about the status. Erica relayed the ongoing code enforcement and Community Development action.
 - 6) 8007 Cox's Drive: No update.
 - 7) Newsletter: There was discussion about restarting the newsletter. Additional discussion was tabled until later meetings.

New Business:

- 1) 10209 Portage Road (Lynch): January 4, 2016 application for new shingled roof due to current roof failing.
 - a. There was discussion regarding the prior June 15, 2015 application to re-roof with metal roofing, also noted on the new application.
 - b. Fred noted that the home's current roofing is asphalt shingle and the proposal would be same for same. Christine moved to approve the January 4th application as written for either proposed asphalt shingle or previously approved metal roofing. Jim seconded. Application approved with owner's follow-up pending on material chosen.

Citizen Comments: None.

Member Comments: None.

Adjournment: 9:20 a.m.