

Portage Historic District Commission

Regular Meeting

Conference Room 2

Wednesday, August 3rd, 2016

Present: J. Lotz, S. Nemeth, C. Forrest, J. Ebert, E. Eklov, R. Randall, K, VanLonkhuyzen, M. Deming

Absent: F. Grunert, J. Duniphin

Meeting called to order: 8:25 AM

Minutes from July 6th 2016 approved with 2 minor corrections

OLD BUSINESS:

3221 W. Milham/Nieuwenhuis – (information added from an email from E. Eklov in response to a question about the status of this property)

- HDC Deadline is **September 2nd**.
- ZBA awarded 120 days for barn demolition which expires **October 11th**.
- Community Development has status hearing scheduled on **August 29th**.
- ZBA liaison will contact Mr. Nieuwenhuis to remind him to send a report of reusable materials to the HDC.

5720 Oakland

- Nothing new on the barn.

922 W. Osterhout/Norman

- Calling Pennings & Sons to ask for information on restoring exterior.
- Currently has aluminum siding.
- Original siding may be underneath.
- Needs estimates for restoring or rehabilitating siding.
- At minimum would like to match lap siding.
- Talking to Mick Lynch about windows.

8009 Cox's Drive/Kasten

- City Manager has been discussing the possibility of moving structure to Ramona Park.

Note: Cost estimates added from E. Eklov notes from August 13th.

Demolition:

- Without asbestos/lead removal - \$8,000 to \$12,000
- Cost of asbestos/lead removal would add - \$20,000 to \$30,000

Repairs:

- Water damage to foundation walls and drainage from parking lot to former cistern - \$30,000 to \$40,000

Mold removal:

- \$10,000 to \$15,000

Code violations:

- Accessibility ramp and barrier free restrooms - \$10,000 to \$15,000
- Stairway handrails - \$3,000 to \$4,000
- Emergency lighting/exit signage - \$1,000 to \$2,000
- Stove in basement needs to be removed or have a proper ventilation hood added – hood would cost approximately \$8,000

Relocation:

- \$150,000-175,000 (double-brick wall)
- additional \$75,000 for site prep and foundation

Misc.:

- Addition of sprinkler system if building used for commercial purposes.

NEW BUSINESS:

- Approved draft for Homeowners letter with the addition of adding historical information by contacting Steve Rosso at Portage District Library.
- Erica will compile packets with style specific information for each historic property.
- Area realtor letter still being drafted.
- Question: Is there a sale pending on S. Westnedge property with black barn?

For next meeting:

- Each member to bring a paragraph for next meeting with thoughts for a *statement of significance to give direction for the district*: What ties HDC properties together? Ties to agriculture and beginning of district. HDC properties built in late 1800's to 1920, approximately 100-year range.
- Next step after crafting a statement of significance is to determine categories for properties. Categories will be narrowed down to tiers.

Next Regular Meeting scheduled BEFORE Special Meeting on September 14th.

Meeting adjourned at 9:15 AM.

Respectfully submitted: Martha Deming Maytnier/Recording Secretary