

HISTORIC DISTRICT COMMISSION
Minutes
June 21 2005
DRAFT

City Commission Chambers
2nd Floor, City Hall
241 W. South Street
Kalamazoo, MI 49007

Members Present: Bill Snyder, Chair; Lisa Poole-Woldring, Vice Chair;
Linda DeYoung; Nelson Nave; Bob Oudsema

Members Excused: Fred Decker

Members Absent: James Tribu

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Amy Thomas,
Recording Secretary

CALL TO ORDER

Mr. Snyder called the meeting to order at 5:00 p.m.

DISCLAIMER

Ms. Ferraro read the disclaimer into the record.

APPROVAL OF ABSENCES

Ms. Ferraro stated that Mr. Decker advised that he would not be at the June meeting.

A motion was offered by Mr. Oudsema, supported by Ms. Poole-Woldring, to approve the absence of Mr. Decker. With a voice vote, the motion carried unanimously.

AGENDA (June 21, 2005)

Ms. Ferraro requested the following changes to the agenda: the owner of 237 Stuart asked that their application be held until the next HDC meeting. They are waiting for samples of the proposed siding. Add to the agenda the proposed garage demolition at 410 W. Dutton.

Mr. Nave, supported by Ms. DeYoung, moved approval of the June 21, 2005 Historic District Commission agenda as amended. With a voice vote, the motion carried unanimously.

PUBLIC COMMENT

None

DISCLAIMER

Ms. Ferraro read the disclaimer into the record.

OLD BUSINESS

None

NEW BUSINESS

213 Elm (Case #IHA 05-0123)

No one was present to represent the property and the Commission moved to the next item on the agenda.

832 S. Westnedge (Case #IHA 05-0123)

Rich Munda appeared to represent the property. The application requests an addition to Martini's restaurant.

Mr. Munda advised that Mr. Nave provided the drawings for the proposed addition. Mr. Nave explained that the drawings presented at the May meeting had been changed slightly and the new version was presented. In the revised plan there is no sloped roof on the second story and the addition is a little wider on Westnedge. The windows arrangements have been changed to better fit the interior and the neighborhood. The overhang, brackets and windows have an Italianate feel which relates to the neighborhood commercial buildings, particularly the drug store across the street and Fourth Coast building. The roof will be covered with recycled clay tile from a house on Academy Street and purchased at the Heritage Company. The west elevation has a two-foot-wide overhang which extends around the southwest corner of the building. There will be a less expensive treatment toward the parking lot in the back of the building, which is typical of older commercial buildings.

Mr. Snyder inquired about the columns under the staircase on the west side. Mr. Nave stated that the proposal is for a wooden staircase and posts. Details on the wooden stairs will be presented at a later date; the railing will be 3'6" to meet code. The city is requiring a cloth canopy over the stairway to help keep it dry. The overhang on the west side is one foot rather than 2 feet. The north elevation (the alley elevation) is a fire wall and has no openings, two layers of drywall on both sides, plus a layer of siding. Because the north elevation is a fire wall, it cannot be covered with something flammable such as

wood siding. The other three elevations will be covered with cement siding which will look like painted wood. Mr. Snyder mentioned that the north elevation would be an excellent place for a mural.

Mr. Nave stated that the floor plan doesn't show the vestibule at the bottom of the first floor. There is a bar on the Westnedge side with high windows. There will be a door off the sidewalk into the back of the bar and the windows shown on the plan are in the eating area. There will be two skylights over the seating area and they won't be visible from the street.

Mr. Snyder inquired about the materials of construction for the fascia and crown. Mr. Nave stated that it is all cement siding with a two-piece fascia and a crown underneath.

Mr. Oudsema inquired if the siding was vertical or horizontal. Mr. Nave advised that the siding will be like cement plaster and the trim will be 1 x 6.

Mr. Oudsema requested dimensions on the building. Mr. Nave stated that the existing building is 1,207 square feet, the one-story addition is 1,173 square feet, the 2-story addition with basement is 3,500 square feet: the lower level is 950 square feet, the first level is 1,364 square feet and the second floor is 1,364 square feet. The dimensions of the building are 60' x 63'. Mr. Snyder stated that the applicant would need to provide more details with regard to the size of the posts and how the finished product will look: cement or metal siding, etc.

Discussion followed with regard to the possibility of having a mural. Mr. Snyder suggested that a mural would be the least expensive option and would dress up the area. Mr. Munda expressed interest in the idea. Ms. Ferraro added that the Arts Council might help pay for the mural.

Mr. Snyder inquired as to the location of the air-handling units. Mr. Nave advised that the air-handling units would be against the second level wall and it will be out of site as much as possible. There will also be one on the top level. Equipment for the old building is behind an existing wall. Mr. Nave suggested raising the fascia but expressed concern that it would not line up with the addition. Discussion followed with regard to raising the fascia. Mr. Munda stated that he would like to have the fascia raised to 12'4" to provide the additional two feet needed on top. This would also lend continuity to the lines of the building. It would also provide options for adding mosaics in the bar area to simulate windows but still maintain the closed wall.

Mr. Oudsema, supported by Ms. Poole-Woldring, moved approval in concept of the application for 832 S. Westnedge to allow the owner to apply for a building permit, with final exterior details to be reviewed at the July Historic District Commission meeting, including the location of the air handling units, the size of the posts on the staircases and the siding on the north firewall and the possibility of raising the wall

and the overhang on the east elevation. With a roll call vote, the motion carried unanimously.

724 & 800 W. South Street (Case #IHA 05-0121 & #IHA 05-0122)

Shane Soorus was present to discuss the application. The application requests demolition of a very large multi-bay deteriorated garage spanning two properties.

Mr. Soorus stated that people have been kicking through the deteriorated wood garage to get through the back wall to Academy Street. He advised that he would like to have a chain link fence to keep people from cutting through once the garage has been removed. Mr. Snyder and Mr. Oudsema indicated that they were not enthused about a chain line fence in that location.

Mr. Nave disagreed with the applicant's assessment of the garage and stated that the wood is not rotten. He stated that the driveway grading is forcing water into the garages. Mr. Nave commented that the south wall and the wall by the neighbor are in almost perfect condition. The roof on the east garage is brand new and there is nothing wrong with the east wall. Mr. Nave stated that he was against the demolition and added that the garage could be updated with a budget of around \$10,000.

Mr. Soorus advised that the tenants are afraid to park in the garages so they park on the black top instead. He stated that the roof is fairly new but it leaks. Mr. Soorus stated that every plate the boards sit on is rotted and warped. Mr. Nave advised that new plates could be put in and the garage could be straightened up and put back together. He suggested using wolmanized wood by the ground.

Mr. Snyder inquired if the applicant was willing to repair the garage. Mr. Soorus stated that it was more feasible to tear down the garages and have the tenants park there. Mr. Nave commented that if the garages are removed, only the asphalt would remain and that is not very attractive; the garages are part of the streetscape.

Mr. Oudsema advised that he might be more inclined to go along with the demolition if the applicant could provide drawings of what he intended to have in place of the garages. He added that he thought the tenants would value the garages.

Mr. Soorus stated that he could talk with the neighbors, come up with a plan and return to the HDC with further details. He added that the neighbor might split the cost of the fence. Ms. Ferraro advised providing more details about the landscaping.

Mr. Oudsema, supported by Ms. Poole-Woldring, moved to defer action on 724 and 800 W. South Street pending more information. With a voice vote, the motion carried unanimously.

William Coombs, a neighbor to Mr. Soorus' property, was present at the meeting. He provided copies of a letter he had written with regard to the request for demolition. Mr. Coombs mentioned that Mr. Soorus' had purchased the property two years ago and the condition of the garage could not have escaped him. He suggested that the chain link fence would be more inviting for people to climb over and the property would be more vulnerable to traffic and break-ins.

Mr. Soorus advised that he had not filled the holes in the driveway with gravel because that might cause more rainwater to run toward the garages. There is already a 3" ledge of asphalt. Ms. Ferraro mentioned that repair of the garages would be eligible for the historic tax credit.

523 W. South St. (Case #IHV 05-0005)

Gary McLand from College Town Properties was present to discuss the application. The application requests review of ongoing deterioration of rear wall, east roof and NW brackets on the carriage barn. This property is being considered for referral to the Dangerous Buildings Board for action.

Mr. McLand advised that he would like to take down the carport on the east side of the carriage barn and restore the garage to its original condition. Ms. Ferraro commented that the stucco on the garage under the carport is still in good condition.

Discussion followed with regard to the timeframe in which the repairs should be completed. Mr. Snyder advised that 60 days would probably not be enough time. He suggested that the applicant work with Ms. Ferraro and present a timeline for repairs at the next meeting. It was suggested that the carport be torn down first and then the applicant could present more details for the rest of the work to be done.

Mr. Nave suggested that during the demolition, the area by the carriage house should be done by hand so as to prevent more damage from occurring. Mr. Snyder advised that the cinder block wall could remain until a decision was reached between the applicant and the Upjohn Institute, the owner of the neighboring property.

Ms. Ferraro mentioned that the building officials had looked at the carriage house and determined that it was solid. Mr. McLand requested confirmation of that determination.

Mr. Nave, supported by Mr. Oudsema, moved approval of the removal of the east side car port with plans and time table to be presented for the further repair of the carriage barn including the stucco walls as well as a new barrier on the south property line, between this property and the Upjohn Institute. This is based on the Secretary of the Interior's Standards and Guidelines numbers 2 and 6. With a roll call vote, the motion carried unanimously.

611 W. South Street (Case #IHA 05-0135)

Randy Boothby, carpenter, was present to discuss the application. The application requests that the back stairway be extended and enclosed to create a mudroom and basement entry. The application also requests the addition of a paved patio with wall/backless benches and possibly an outdoor fireplace.

Mr. Snyder inquired as to the missing porch columns. Mr. Boothby advised that the stairs go into the door have been removed. There was a wooden Bilco door there originally. The porch will eliminate the Bilco door and the original back door will be put back on.

Discussion followed with regard to the cement wall. Mr. Boothby advised that the proposal is for a poured cement wall faced with cultured stone.

Mr. Nave mentioned the two heights of the roofline and questioned if one height for the roofline would be better. Mr. Boothby concurred and stated that his preference would be to have one roofline. Mr. Snyder stated that he needed a more detailed drawing of the proposed work.

Mr. Snyder inquired as to the thickness of the cultured stone. Mr. Boothby stated that he would have to check with Statler for further details. Mr. Snyder stated that he didn't have issues other than the lack of details regarding the materials of construction and the thickness of the stone, etc. Mr. Oudsema stated that he had no problem with the proposal but that he would also like to see more details. He encouraged the applicant to bring other projects to the HDC in a more timely manner. Mr. Snyder urged the applicant to discuss the details of the project with Ms. Ferraro.

Mr. Oudsema advised that the owner could get real granite cut; it is expensive but could be done in a reasonable timeframe.

Mr. Boothby confirmed that he intended to replace the windows on the southeast elevation. Mr. Snyder pointed out that the top section of the existing windows is smaller than the bottom section. (oriel or cottage) windows The proposal specifies windows that are the same size on the top and bottom and the difference is obvious. Mr. Snyder suggested Oriel windows.

Further discussion followed with regard to the need for more details and the desire to allow the applicant to proceed with the project as soon as possible. The general consensus among the commissioners was that a single roofline would be best and split stone/granite to match the rest of the house would be preferable.

Mr. Oudsema moved to approve the extension and enclosure of the back stair for the mud porch at 611 S. Street per the drawings provided that the contractor note the Historic District Commission concerns regarding the double roof to the owner and the owner is to decide on how he wants to proceed. The windows are to match the majority of the replacement windows on that side of the house.

There was no second on the motion and Mr. Oudsema withdrew the motion.

Concern was expressed that the door would be moved from a protected area to an exterior location where it will be exposed to the elements. Mr. Boothby stated that the owner of the property would be back next week. Ms. Ferraro suggested getting together with the applicant after the July 4 holiday to discuss the details of the project. Mr. Oudsema suggested having a site visit to further discuss options for this property.

Mr. Oudsema, supported by Mr. Nave, moved to have a site committee meet with the applicant upon his return at 611 South Street. The site committee is to act on behalf of the Historic District Commission prior to the July meeting. With a roll call vote, the motion was defeated by a majority vote.

Ayes: Nave, Poole-Woldring, Oudsema

Nays: DeYoung, Snyder

Discussion continued with regard to having a site visit. The Historic District Commission could affirm the decision of the site visit committee at the next meeting but this might allow the owner to move forward. Ms. Ferraro stated that she would contact the owner to schedule the site visit.

322 (320) West Vine (Case #IHA 05-0144)

Moses McMillan appeared to discuss the application. The application requests repair of the soffits and fascia damage on the porch and house and replacement of the remainder of the front porch deck with 1 x4 lumber. The previous owner replaced 60% of the old tongue and groove deck with 1 x 4 treated lumber. The current owner wishes to continue this material.

Mr. McMillan stated that a car ran into the side porch and the repairs were made with treated lumber several years ago.

Mr. Snyder suggested replacement in kind. Mr. Nave stated that he would like to see the whole porch replaced with tongue and groove deck. Mr. McMillan advised that replacement with tongue and groove decking would be too much of a financial hardship. Mr. Nave suggested replacing the bad corner with $\frac{3}{4}$ " 1 x 4 tongue and groove and leaving the other boards as they are. Mr. Snyder and Mr. McMillan concurred with Mr. Nave's suggestion. Ms. Ferraro referred to a business on 9th Street that could mill the

eight boards Mr. McMillan would need to do the repairs. Mr. Snyder stated that this would be replacement in kind so a motion would not be necessary. Ms. Ferraro advised the applicant that a Certificate of Appropriateness could be issued for repairs in kind and that he would receive a letter to that effect in a couple of days.

213 Elm (Case #IHA 05-0123)

Jim Cavender and Steve Sattem were present to discuss the application. The application requests conversion of the carriage barn to a garage, the addition of a second garage door and removal of the windows added in the 1970's.

Mr. Sattem advised that the stairway in the carriage barn turns in front of the window and he is proposing to remove the small window.

Ms. Ferraro suggested putting in carriage doors and a false door: it would look like three doors but, functionally, would only be two doors. Ms. Sattem mentioned that the existing door is original and is staying on the first floor. Mr. Oudsema expressed concern that such a configuration would not look symmetrical. He suggested putting in a third door to make it look symmetrical; the third door would be a false door. Mr. Sattem advised that the doors are \$2,500 a piece.

Ms. Ferraro suggested incorporating the original door in the symmetrical configuration. Mr. Oudsema agreed that this would be money well spent and he pointed out that there is already a people door on the side of the carriage barn. Mr. Snyder mentioned that the opening is the size of a standard garage door and could be framed to alter the size of the opening.

Mr. Oudsema suggested leaving the current opening in the center, having the opening to the left for the second garage door, putting an opening to the right (as you're facing the building) which is fixed, then move the existing door to the right and make it a fixed door. You could then have someone construct the other two doors to match the existing door. Mr. Sattem commented that it would blend in once it was painted and would not be visible from the street. It will blend in and not appear as two, brand new white garage doors. The tree that's growing to the right blocks the view of the door on the right which is behind the house.

Ms. Poole-Woldring stated that she was not opposed to the asymmetrical look of having two doors on one side. Discussion followed with regard to the original configuration of the carriage barn and how best to reconfigure the doors. Ms. Ferraro advised preserving the original door and window on site.

Mr. Nave, supported by Ms. Poole-Woldring, moved to accept the applicant's proposal and that the trim is to match the trim around the original garage door with a suggestion of changing to 165T windows in the upper quarter. The original two

doors and the narrow window to the left are to be saved inside the barn. With a voice vote, the motion carried unanimously.

Mr. Oudsema, supported by Mr. Nave, moved that the upper-right window is to be removed. With a roll call vote, the motion carried unanimously.

410 Dutton

Shaun Willis, owner, appeared to discuss the application. He stated that he and his brother Michael own the property and they want to demolish the garage. He stated that they also own 628 S. Park around the corner on Park and Dutton. 628 S. Park houses the law firm of Willis and Willis. The objective is to tie in the building at 410 Dutton with the property at 628 S. Park.

Mr. Willis advised that there have been security problems on the property; there have been five break-ins and two laptops were stolen. The area by the shed is dark and the plan is to remove the shed and install lights, a deck and rail so 410 Dutton and 628 S. Park will be more uniform in appearance.

Mr. Snyder advised that he didn't look at the shed and, therefore, would abstain from voting on the application. He advised the applicant that the other four commissioners would all need to vote in favor of the application in order for it to pass. Discussion followed with regard to Mr. Willis' options if the HDC voted against the application. Ms. Ferraro advised that a failed motion is not a decision and the applicant could come back to the next HDC meeting if a decision is not made tonight.

Mr. Nave inquired as to how the applicant intended to make the two properties look alike. Mr. Willis advised that 628 S. Park is a brick structure and 410 Dutton is half brick. The intention is to paint the Dutton address white also and the white green and brick colors will tie the two properties together. Mr. Willis advised that he plans to keep the three trees in the back of the Dutton property and get rid of the brush.

Mr. Nave advised that he would vote against the demolition. Ms. Poole-Woldring suggested having the garage moved. Ms. Ferraro advised that the original doors are damaged but still inside. Mr. Willis stated that every time the garage is closed and locked it gets kicked in.

Discussion followed with regard to having the garage moved. Mr. Willis informed the Commission that he would be willing to move the garage wherever they advised. Discussion followed with regard to Mr. Willis' plans for the space if the garage were demolished. Mr. Oudsema suggested that Mr. Willis provide detailed drawings of what he was proposing to do with the area after removal of the garage. He also mentioned that

not all of the commissioners were present to vote on the application and that Mr. Willis would need four yes votes for the application to pass.

Discussion continued with regard to security issues and the applicant's plans. Mr. Willis stated that he would put concrete where the shed currently is. Mr. Snyder advised Mr. Willis that the Historic District Commission is trying to preserve the fabric of the neighborhood and that the decisions of the Commission are governed by The Secretary of the Interior's Standards for Rehabilitation.

The conversation turned to the possibility of moving the garage to another location. Mr. Snyder indicated that the HDC would consider that possibility. Ms. Poole-Woldring mentioned the need to maintain the historic character of the neighborhood.

Mr. Willis stated that he would like the opportunity to provide drawings of his proposal, but added that if it goes against the guidelines, he didn't want to waste time. Mr. Oudsema indicated that he thought it was unlikely the HDC would allow the demolition. Mr. Willis inquired as to the circumstances under which demolition might be allowed. Ms. Ferraro stated that the garage is original to the house and only extreme conditions such as a tree falling on the garage might create a situation where demolition would be acceptable.

Mr. Oudsema suggested that Mr. Willis try to think of other options for utilizing the garage, such as for storage. He also suggested installing different doors to cut down on the intrusion into that building. Mr. Willis withdrew his application.

MINUTES (May 17, 2005)

Mr. Snyder referred to the motion under 443 Stuart where it states, "details of the roof edge, brackets and soffits to follow at the next Historic District Commission meeting....." It was suggested that "the next" be changed to "a subsequent."

The May 17, 2005 minutes were accepted by a majority voice vote. Mr. Oudsema was not present at the May meeting and abstained from voting on the minutes.

ADJOURNMENT

Ms. Poole-Woldring, supported by Ms. DeYoung, moved to adjourn the June 21, 2005 Historic District Commission meeting. With a voice vote, the motion carried unanimously.

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The meeting adjourned at 7:45 p.m.

Submitted by: _____ Date: _____

Reviewed by: _____ Date: _____

Approved by: _____ Date: _____