

# KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, November 21, 2017

5:00 pm

Kalamazoo City Hall - Community Room - 2<sup>nd</sup> floor  
241 W. South St. Kalamazoo, MI 49007

## I. Call to Order:

## II. Approval of Absences: Sally Reynolds

## III. Approval of Agenda:

## IV. Introduction of Guests:

## V. Public Comment on non-agenda items

## VI. Disclaimer

**Chapter 16, Section 22** of the City of Kalamazoo Code of Ordinance states:

Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

- a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.
- b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Development Department located at 415 East Stockbridge. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district, MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at <http://www.kalamazoo.org/local-historic-districts>

## VII. HEARINGS

**OLD BUSINESS: NONE**

### NEW BUSINESS:

- a) 735 McCourtie 5:15pm Owner: David Noteboom  
Style: Vernacular Built: 1875  
Zone: RM-15 Owned since: ca 2004

1. Reconfigure front porch, add front steps back in a center position, add handrail
  2. Retroactive approval of new cladding on front porch rail.
- (EN 17-3124 New Application - Violation remedy)  
Public Comment then Commission Deliberation

- b) 827 South Westnedge 5:30pm Owner Diane Kim  
Applicant: Nelson Nave AIA  
Style: Commercial (non-historic) Built: ca 1980  
Zone: CN1 Owned since: March 1, 1990

Construction of a new commercial building with parallel to the existing laundry and Ranney Street. West storefront will have a display window presence and entrance on Westnedge.  
(PPZ 17-0021 New Application)  
Public Comment then Commission Deliberation

VIII. Approval of Minutes: October 17, 2017 (Item C)

IX. Administrative approvals - October 10 to November 14, 2017

a) No building permit required

ParkS	605	Gutters
KalamazooW	701	Roof-garage (NC)
Merrill	1215	Repairs to front porch, posts and rails, screening
KalW	814	Rooflet over unused east basement entrance
NorthW	1015	Fence at rear property line of vacant lot
WestS	816	Sign-4th coast
Locust	718	Porch repairs, deck & column footings
WestnedgeS	802	Sign- graphics on entry glass
WestnedgeS	723	Rail above parapet on NH addition at front of house.

b) Building permit required

Oak	1113	Roof - front and north side porches
Grand	1213	Front porch repairs

X. Other Business

a) New commission applications (Item D)

- Lisbeth Curkovic
- Nicole Sabel
- Dana Underwood

b) Report on Violations - postponed to December

XI. Adjournment Question and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804.

**A note on quorum and Historic District Commission decisions:**

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states:

“A majority of the members of the Commission shall constitute a quorum. A majority of the appointed members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants may choose to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

**GUIDELINES FOR PUBLIC PARTICIPATION AT HISTORIC DISTRICT COMMISSION MEETINGS**

The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior before the meeting.
- Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
- Address Non-agenda items at the beginning of the meeting. If you wish to speak about a specific review, please wait until that review comes to the commission.
- Consideration of Regular Agenda items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.

## Historic District Commission FYI - November 21, 2017

### REVIEWS:

#### Historic District Commission:

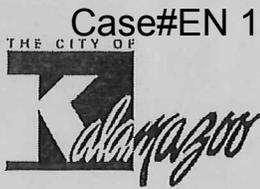
✓ HDC cases to 10/14/17 – 113 total	Fees total year to date, 2017 ..... \$2380		
<b>2017</b>	<b>2017</b>	<b>2016</b>	<b>2016 fees</b>
○ 62 no fee	\$ 0	71 no fee	\$ 0
○ 34 bldg permit-\$35 (1)	\$ 1190	29	\$ 1015
○ <u>17 HDC hearing</u> - \$85*	<u>\$ 1190</u>	<u>8</u>	<u>\$ 685</u>
113 TOTAL	\$ 3380	17	\$ 1690

(1) Bldg Permits – 3 with no charge (1 building Blocks, 2 errors)

### **NEW OWNERS in Historic districts\* Letters sent September 14, 2017:** **Report at meeting**

Date	Street w #	HD	previous owner	new owner w mailing address
1. 10/24/17	DuttonW 432	SV	LOPEZ, ERIC C & ANDREA M 34030 FIRST ST PAW PAW, MI 49079	DUTTON STREET PROPERTIES LLC 432 W DUTTON ST KALAMAZOO, MI 49007
1. 10/20/17	Locust 604	SV	KOSCH SR, GREGORY J & HAYDEE TTEE KOSCH FAMILY TRUST 693 JOHN R ROCHESTER HILLS, MI 48307	COBB, BAYLESS E IV COBB, CYNTHIA L 4276 NARRAGANSETT AVE SAN DIEGO, CA 92107
2. 10/17/17	Village 734	SV	734 VILLAGE, LLC 6669 GLENEAGLES DR SE GRAND RAPIDS, MI 49546	FULLERTON, JASON 734 VILLAGE ST KALAMAZOO, MI 49008
3. 10/16/17	WalnutW 720	SV	BURRELL, REHA L 720 W WALNUT ST KALAMAZOO, MI 49007	OGOLLA, ROSE 720 W WALNUT ST KALAMAZOO, MI 49007
4. 10/6/17	DuttonW 120, 124,128	SV	LONG ISLAND PARTNERSHIP 622 S BURDICK ST KALAMAZOO, MI 49007	STATE WIDE RENTALS LLC 203 W CORK ST KALAMAZOO, MI 49001
5. 10/5/17	ParkS 937	SV	BRYANT, JAMES W 922 LAY BLV KALAMAZOO, MI 49001	THORNQUIST, MIKAEL K 937 S PARK ST KALAMAZOO, MI 49001
6. 10/4/17	Douglas 412	ST	412 DOUGLAS AVENUE LLC P.O. BOX 305 ADA, MI 49301	KALAMAZOO PROPERTY GROUP LLC 4 AUTUMN WAY LEDWARD, CT 06339
7. 10/2/17	Village 710	SV	FLANAGAN, THOMAS 517 EBERWHITE BLVD ANN ARBOR, MI 48103	BLUE VINE PROPERTIES LLC 517 EBERWHITE BLVD ANN ARBOR, MI 48103

8. 9/29/17	Bulkley 148	WMH	CURKOVIC, SIME 148 BULKLEY ST KALAMAZOO, MI 49006	ECKENRODE, FRANCES M 148 BULKLEY ST KALAMAZOO, MI 49006
9. 9/29/17	KalW 725	ST	COWAN, NEIL J 725 W KALAMAZOO AVE KALAMAZOO, MI 49007	SUGLIA, PHILIP 725 W KALAMAZOO AVE KALAMAZOO, MI 49007
10. 9/29/17	LovellW 1315	WMH	GMJ HOLDING COMPANY, LLC 5071 GULL RD KALAMAZOO, MI 49048	KIEWIET, MICHAEL H 34352 SHARON PAW PAW, MI 49079
11. 9/27/17	Forest 707	SV	VALENTINE, JACQUELINE SLOVER, EARL G 1027 HAYES ST SAN FRANCISCO, CA 94117	WICK, ASHLEY A 707 FOREST KALAMAZOO, MI 49008
12. 9/27/17	Oak 1009	SV	WERHAND, RICHARD J & JUDITH M 1009 OAK ST KALAMAZOO, MI 49008	BRAUN, MICHAEL BRAUN, SHAINA 3401 GRANDE VISTA DR #19097 NEWBURY PARK, CA 91320
13. 9/25/17	WalnutW 705	SV	CAPPAERT, LYNNE M 126 N MAIN ST VICKSBURG, MI 49097-1245	ELLIOTT CAPITAL LLC 5528 SIERRA MADRE TR KALAMAZOO, MI 49009
14. 9/25/17	Prairie 142	WMH	THORNE, THOMAS-SANDRA 5214 SUNSET CT CAPE CORAL, FL 33904	HAHN, CHRISTINE Y 142 PRAIRIE AVE KALAMAZOO, MI 49006
15. 9/21/17	Oak 724	SV	KLEIST, ALEISHA 724 OAK ST KALAMAZOO, MI 49007	HOWARD, DANIEL T 724 OAK ST KALAMAZOO, MI 49007
16. 9/21/17	Wheaton 513	SV	HEUSER, GREGORY G & SHELLY 513 WHEATON AVE KALAMAZOO, MI 49001	JB'S TREASURE TROVE LLC 1190 MERRY BROOK DR KALAMAZOO, MI 49048
17. 9/21/17	WestS 1108	SV	HEUSER, GREGORY G & SHELLY 513 WHEATON AVE KALAMAZOO, MI 49001	JB'S TREASURE TROVE LLC 1190 MERRY BROOK DR KALAMAZOO, MI 49048
18. 9/20/17	LovellW 1203	WMH	STRONG RENTALS, LLC 35629 MILL LAKE RD GOBLES, MI 49055	KIEWIET, MICHAEL 34352 SHARON PAW PAW, MI 49079



Case#EN 17-3124

RECEIVED OCT 10 2017

ITEM A
Department of Community Planning and Development
Kalamazoo Historic District Commission
415 E. Stockbridge - Kalamazoo, Michigan 49001
Telephone (269) 337-8804 - FAX (269) 337-8513
ferraros@kalamazoocity.org

APPLICATION FOR PROJECT REVIEW - Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 735 McCourtie
Historic District: [ ] South/Vine [ ] Stuart [ ] West Main Hill [ ] Rose Place [ ] Haymarket
Applicant: David Neteboom Owner:
Mailing Add. 735 McCourtie Mailing add
City State & Zip: Kal. MI 49008 City, State Zip
Phone: 269-271-7022 Phone:
Email @ Email @

Contractor:

(X) Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets Install front steps handrails. Change opening where stairs attach to middle of front porch. Retrospective approval of new porch rail and skirt with vertical tongue and groove boards

( ) This property has at least one working smoke detector for each dwelling unit. (Owner or applicant's initials) (Required) \* see back

Applicant's Signature: David Neteboom Date: 10/10/17
Owner's Signature: Date:
(if different)

Application Checklist:
(Incomplete applications will be held until the next review hearing.)
[ ] Drawings 11x17 or smaller with dimensions
[ ] Materials list
[ ] Site plan including north arrow
[ ] Other
[ ] \$85 for HDC hearing & review fee - must be paid in advance to be placed on agenda - include WITH application - Check payable to: City of Kalamazoo

EN 17-3124 -For Historic Preservation Coordinator's Use Only-

Case Number: XXXXXXXXXXXXXXXX Date Received\*: 10-10-17
Zoning RM-15 Year built 1875 Complete application 10-10-17
Owned since before 2004

COMMISSION

Meeting Date: 10-17-17 Hearing fee paid \$85 10-10-17
Check # 1394

COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION

[ ] Approve [ ] Site Visit [ ] Approve w/Conditions [ ] Deny [ ] Postpone [ ] Withdrawn
ACTION DATE

Certificate of Appropriateness Issued
Notice of Denial with appeals information
Notice to Proceed Comments



Community Planning and Development  
Historic District Commission  
415 E. Stockbridge  
Kalamazoo, MI 49001  
Telephone: (269) 337-8804; FAX (269) 337-8513  
[ferraros@kalamazoo.org](mailto:ferraros@kalamazoo.org)

## HISTORIC DISTRICT Unapproved Work Violation

08/29/2017

**PROPERTY ADDRESS: 735 MC COURTIE ST  
Parcel # 06-21-475-106**

**CASE #: EN 17-3124**

PLEASE let us know if you no longer own this property. (337-8804)

**OWNER:  
NOTEBOOM, DAVID E  
735 MC COURTIE ST  
KALAMAZOO, MI 49008-1329**

**Responsible Party (If different than owner): same  
NOTEBOOM, DAVID E  
735 MC COURTIE ST  
KALAMAZOO, MI 49008-1329**

Dear: NOTEBOOM, DAVID E

Work done on the exterior of buildings located within the boundaries of the local historic district must be reviewed and approved before work begins. It has been reported to the Community Development Inspection Services Division of the City of Kalamazoo and the Historic Preservation Coordinator that unpermitted and/or unapproved work has been done on the property at 735 MC COURTIE ST including but not limited to:

- 1) Removed front steps,
- 2) Boarded front door
- 3) Removed access to front porch and re-clad front porch railing and skirt with vertical tongue and groove boards
- 4) Added metal cattle gate on east side of house

Kalamazoo Historic District Commission Standards and Guidelines for Rehabilitation require that an Application for Project Review should be submitted to the coordinator before work begins. *(80% of the applications are approved administratively by the coordinator in less than one business day)*



**PROPOSED REMEDY**

1) An Application for Project Review is enclosed and must be submitted within Thirty (30) days of this notice. Once the **retroactive** application has been received, reviewed and approved, work must be completed within 30 days or a plan of work must be agreed with the coordinator. **Failure to submit the application is a code violation and an enforcement letter will be issued which generates an automatic charge of \$74.00.** This project *may* be referred to the Historic District Commission for review at their regular meeting on the third Tuesday of each month.

**PROPOSED WORK TO REMEDY VIOLATION:**

- 1) Re-install front steps and handrails to comply with HDC standards (enclosed)
- 2) Uncover front door – if replacement is necessary, the new door should comply with HDC standards for front doors (door standard enclosed)
- 3) Apply for retroactive approval of the new porch rail and skirt with vertical tongue and groove boards
- 4) Replace the metal cattle gate on east side of house with a gate that complies with HDC standards (fence standard enclosed)

2) Once the proposed work is approved the work must be complete **within 60 days of the approval date.** Work performed on the exterior of any structure located within the boundaries of the historic districts is subject to review and approval of the Kalamazoo Historic District Commission as specified in Chapter 16 of the City of Kalamazoo Code of Ordinances. An application for Project Review is to be completed and submitted to the Historic Preservation Coordinators Office **in advance of the commencement of work or purchase of materials.** Once the application has been reviewed by the coordinator or the full commission at its regularly scheduled monthly meeting, a Certificate of Appropriateness will be issued if the proposed work meets the Historic District Standards and Guidelines. At this point, a building permit application may be made, if necessary. ***Please call me at 337-8804 if you have any further questions or for assistance in completing the application.***

[ ] Historic District Commission review at a regularly scheduled monthly meeting may be required for this project which generates a \$85 hearing fee.

[ x ] A separate building permit **is** required for the front steps – there will be an additional administrative review fee of \$35 in addition to the building permit fee. Work should not begin until the building permit is issued and the fees are paid.

*A copy of this letter has also been sent to the tax payer of record and the agent of record if applicable.*

**IMPORTANT:** Historic District Commission approval does NOT constitute a blanket approval to begin work. It is the owner's responsibility to obtain all necessary Building Permits, site plan review or Housing (rental inspections) approval for the proposed work. It is HIGHLY RECOMMENDED that the owner or applicant call 337-8026 to inquire about building permits, or, if this is a rental property, contact your inspector.

I look forward to hearing from you soon.

Sincerely,



Coordinator

cc: property file

enclosed  
Project Review - App & Instructions  
Sharon R. Ferraro  
Historic District Info sheets – applicable standards

Phone (269) 337-8804 FAX (269) 337-8429 email: [ferraros@kalamazoo.org](mailto:ferraros@kalamazoo.org)

=====

From Chapter 16, City of Kalamazoo Code of Ordinance:

**§ 16-27. Failure to comply with certificates of appropriateness.**

C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.

**Chapter 16, Section 22** of the City of Kalamazoo Code of Ordinance states:

Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

- (1) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as amended.
- (2) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Development Department located at 415 E. Stockbridge in the Development Center. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district, MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at [www.kalamazoo.org/localhistoricdistricts](http://www.kalamazoo.org/localhistoricdistricts).



(1) 735 McCourtie (07/14/17) NW corner  
(3) East side of house (10/10/17)



(2) Front (north) porch and door (05/19/09)  
(4) Northeast corner of the house (05/19/09)





**Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW  
STAFF COMMENTS**

**Property address** 735 McCourtie  
**Applicant** David Noteboom  
**Owner** same  
**Received** 10/10/2017

**CASE #** EN 17-3124  
**Year built:** 1875  
**Owned since** ca 2003  
**Meeting date:** Nov 21, 2017

**Previous reviews** (HDC = commission meeting; Admin = administrative approval): **NONE**

**Historic District** South Street – Vine Area  
**Zoning** RM-15 (Residential, Multi-Dwelling)  
**Additional Permits required** – building  
**Rental History:** Owner Occupied

**Proposed Work (Retroactive):**

1. Reinstall front steps in center of porch – new brick walk being laid
2. Retroactive approval of vertical cladding of original battered porch base and rails

**Observations:**

- Existing front door has been boarded over. Owner has agreed to remove the board on the door.
- The shape of the porch base predates the historic district in 1990.

**Applicable Criteria**

*The Secretary of the Interior's Standards for Rehabilitation*

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.
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.
3. 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.
4. 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 property continues in its use as a single family residence. Removing the steps to the front porch and the opening in the porch rail is a substantial and inappropriate change to the front porch.

**COMMISSION ACTIONS (Options):**

- a. Approve opening the front porch rail to accommodate steps in the [ORIGINAL?] and/or [CENTER?] position. Steps to be built to comply with HDC standards. Complies with Standards 1 through 4.
- b. The commission could postpone with the applicants consent, to ask for more details. The applicant will need to be present for review at the next scheduled HDC meeting.
- c. The commission could deny, based on Secretary of the Interior Standards

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

**Secretary of the Interior's Standards for Rehabilitation**

*The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to 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.
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.
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 or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
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.
7. Chemical or 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.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.
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.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

**APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing**

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 827 S. WESTNEDGE AVE.  
 Historic District:  South/Vine [ ] Stuart [ ] West Main Hill [ ] Rose Place [ ] Haymarket  
 Applicant: NEVION NAVE Owner: DIANE KIM  
 Mailing Add. 100 N. BAYVIEW ST. Mailing add 827 S. WESTNEDGE  
 City State & Zip: KALAMAZOO MI 49001 City, State Zip KAZOO MI 49008  
 Phone: 343-1040 , 49007 Phone: 345-6355  
 Email nave-aa @ mwdprinc .com Email dianekim @ juno .com  
**Contractor:**  
GLAS ASSOCIATES

Application Checklist:  
 (Incomplete applications will be held until the next review hearing.)

- Drawings 11x17 or smaller with dimensions
- Materials list
- Site plan including north arrow
- Other

Work to be done by owner

**Contractor** \_\_\_\_\_

**Proposed Work:** Use additional sheets to describe work if necessary  
 See attached sheets BUILD A 3-UNIT OFFICE/RETAIL COMPLEX ON SEAST CORNER OF RANNEY ST. & S. WESTNEDGE, PARKING BY DESIGN, WATER RETENTION PAVIN & LANDSCAPING (REQUIRED).

( ) This property has at least one working smoke detector for each dwelling unit.  
 (Owner or applicant's initials) (Required) \* see back

Applicant's Signature: N NAVE Date: 10-19-17  
 Owner's Signature: DIANE KIM Date: 10-19-17  
 (if different)

\$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

**-For Historic Preservation Coordinator's Use Only-**

Case Number: PPZ -17-0021 Date Received\*: 10-23-17  
 Zoning CN1 Year built ca 1980 Complete application \_\_\_\_\_  
 Owned since March 1, 1990

**COMMISSION**  
 Meeting Date: Nov. 21, 2017 Hearing fee paid \$85 ye  
 COMMENTS: \_\_\_\_\_ Check # 7490 Nave

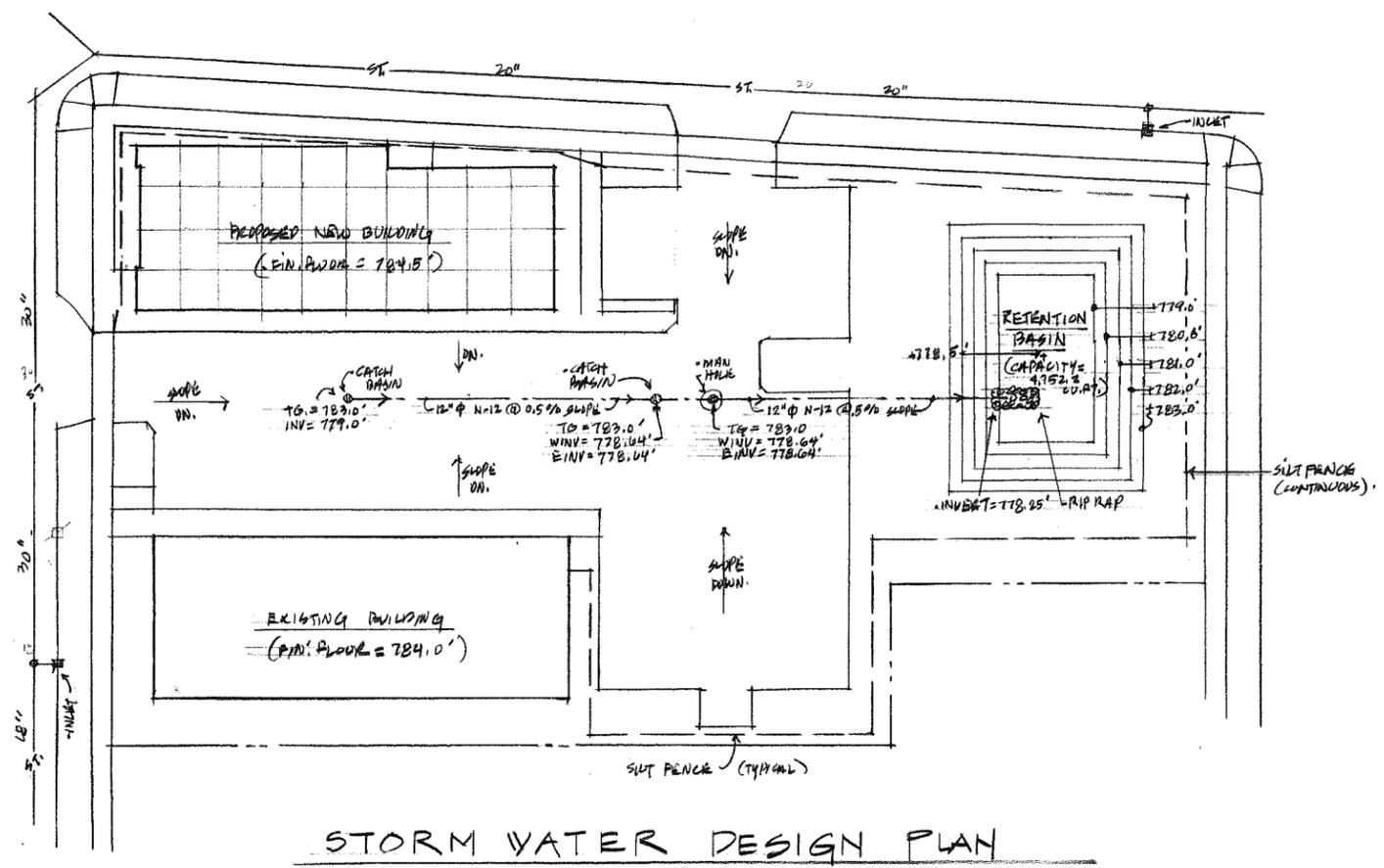
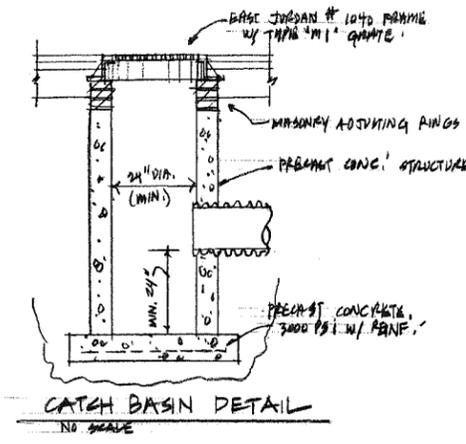
**Approve in Concept** Date: \_\_\_\_\_ Letter mailed \_\_\_\_\_

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions  Deny  Postpone  Withdrawn  
 ACTION DATE \_\_\_\_\_

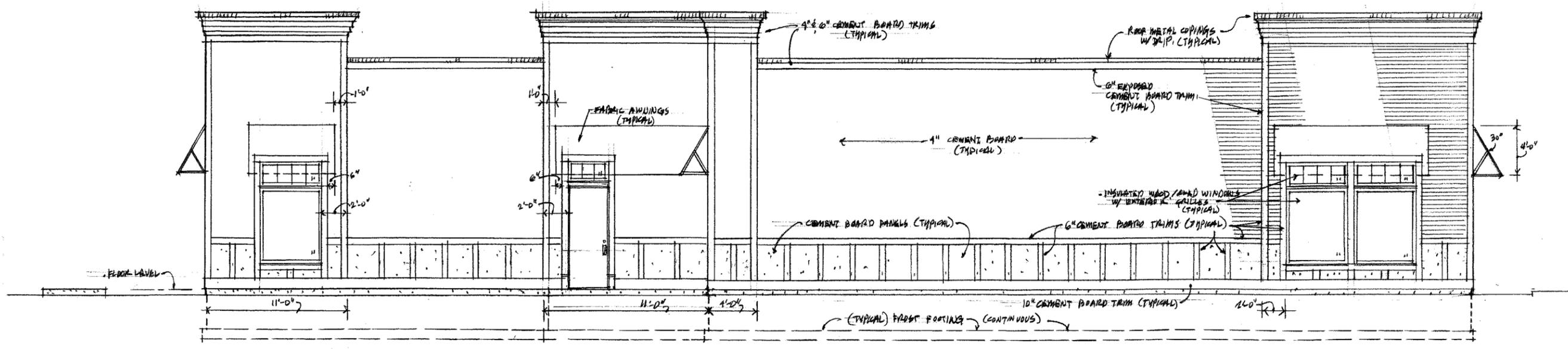
Certificate of Appropriateness Issued \_\_\_\_\_  
 Notice of Denial with appeals information \_\_\_\_\_  
 Notice to Proceed \_\_\_\_\_ Comments \_\_\_\_\_





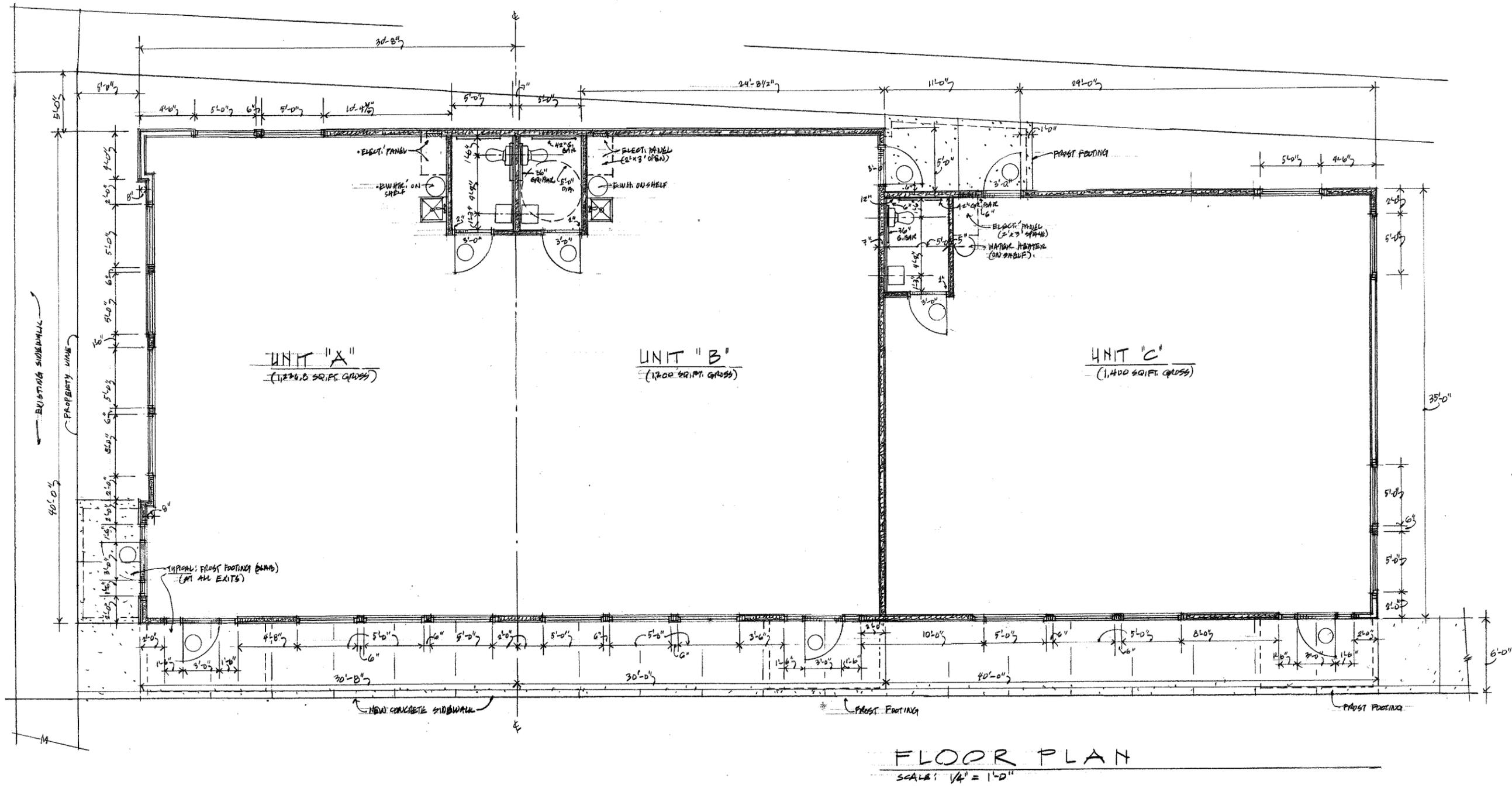
STORM WATER DESIGN PLAN  
SCALE : 1" = 20'

THE VINE SHOPPES  
827 SOUTH WESTNEDGE AVENUE,  
KALAMAZOO, MICHIGAN 49008



NORTH ELEVATION  
SCALE : 1/4" = 1'-0"

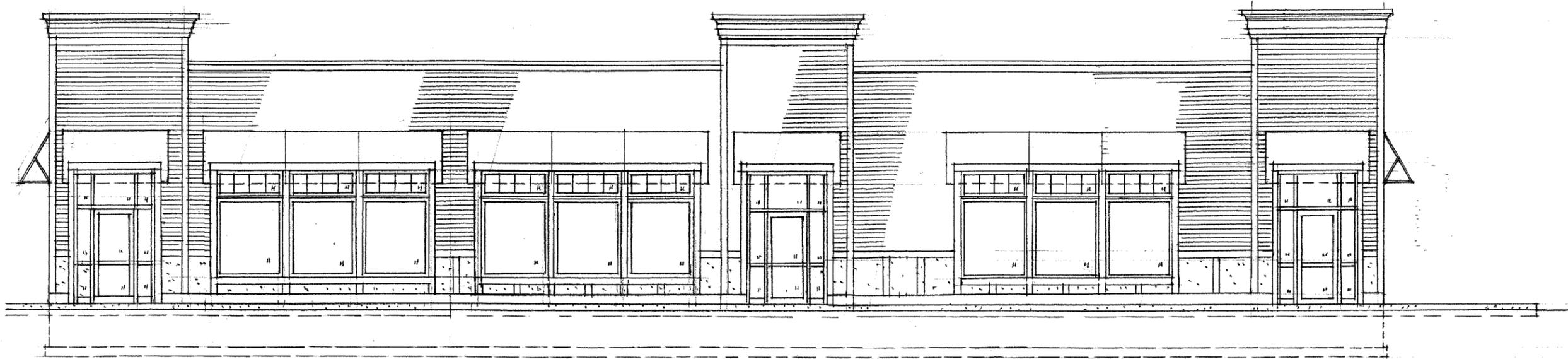
NELSON  
BREECH  
NAVE, AIA,  
ARCHITECT  
KALAMAZOO  
MI 49007



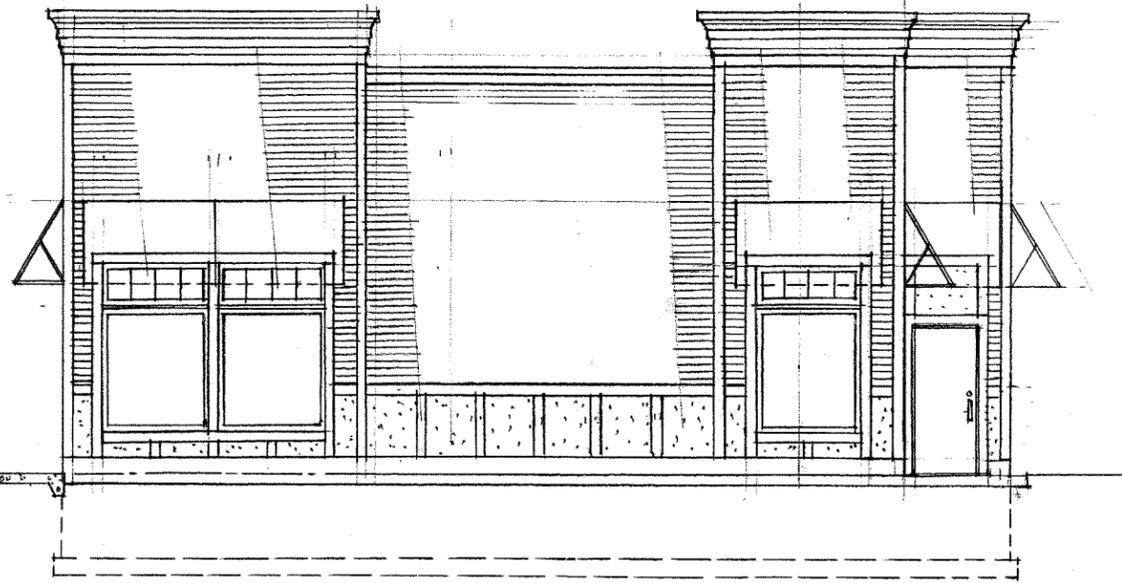
**THE VINE SHOPPES**  
827 SOUTH WESTNEDGE AVENUE,  
KALAMAZOO, MICHIGAN 49008

	N	DATE	-17
	JWB	11/17	

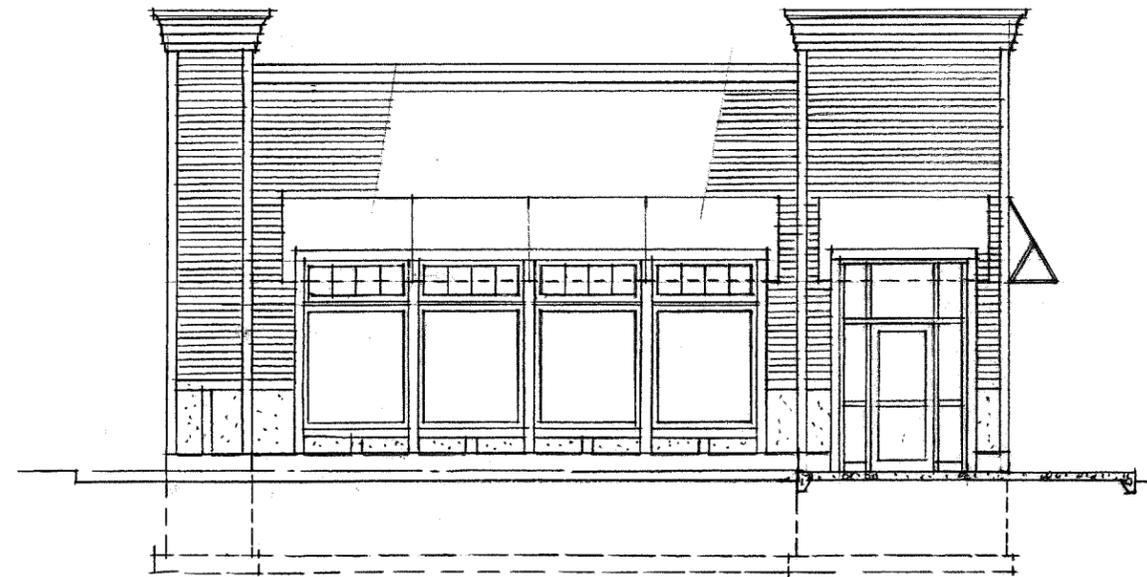
NELSON  
BRECH  
NAVE, AIA,  
ARCHITECT  
KALAMAZOO  
MI 49007



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



WEST ELEVATION  
SCALE: 1/4" = 1'-0"

THE VINE SHOPPES  
827 SOUTH WESTNEDGE AVENUE,  
KALAMAZOO, MICHIGAN 49008

## NELSON BREECH NAVE, AIA, ARCHITECT

Architecture, Planning, Interiors, Project Management, Design, & Antiques.

Location: The Edwards Block + 100 N. Edwards Street + Kalamazoo, Michigan 49007  
(269) 343-0040, (c) 269-207-3063, (fax) 343-1259, (e) nave-aia@mindspring.com

10-31-17

### MATERIAL LIST FOR THE VINE SHOPPES

827 S. WESTNEDGE AVE., KALAMAZOO MI 49007

#### SIDING AND TRIMS

HARDIE TYPE CEMENT BOARDS: 4" AND 6" EXPOSED (3 COLORS)

#### LOWER PANELS

HARDIE TYPE FLAT PANELS (1 COLOR)

#### WINDOWS

INSULATED CLAD WOOD WINDOWS (1 COLOR)  
TRANSOMS WITH EXTERIOR GRILLES (1 COLOR)

#### DOORS & FRAMES

ALUMINUM, MEDIUM STYLE, INSULATED GLASS (1 COLOR)

#### ROOF METAL OR COPINGS

ALUMINUM OR GALVANIZED STEEL (DARK COLOR)

#### AWNINGS

ONE OR MORE COLORS OF CANVAS TYPE MATERIAL (SUNBRELLA)  
FRAME = ALUMINUM OR GALVANIZED STEEL

SIGNAGE TO COME LATER.

NELSON BREECH NAVE, AIA, ARCHITECT



(1) 827 South Westnedge – north part of front lot  
(3) Laundromat



(2) center part of front lot  
(4) East lot on Osborne





**Historic Preservation Coordinator**  
**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW – New  
 construction/alteration**

**STAFF COMMENTS**

<b>Property address</b>	827 S. Westnedge	<b>CASE #</b>	PPZ 17-0021
<b>Applicant</b>	Diane Kim	<b>Year built:</b>	<i>(existing laundromat)</i> 1980
<b>Owner</b>	Diane Kim	<b>Owned since</b>	March 1, 1990
<b>Received</b>	October 10, 2017	<b>Meeting date:</b>	November 21, 2017

**Previous reviews** (HDC = commission meeting; Admin = administrative approval):  
**2016 Nov** – approval of new building (4 bay storefronts) on north property line (HDC)  
**2016 Dec** – approval of addition to east end of existing laundromat (HDC)

**Historic District** South Street-Vine Area  
**Zoning** CN-1 (Commercial, (Local) Neighborhood)  
**Additional Permits required** – building, site plan  
 review **Rental History:** NA

**PROPOSAL**

A. Build one story building close to north property line with three storefronts

**OBSERVATIONS**

Proposed building will have one storefront facing west onto South Westnedge, and two facing south towards the parking lot and the laundromat

*Existing laundromat building is non-contributing (non-historic)*

**1) Secretary of the Interior Standards for Rehabilitation:**

(Standards 1-8 do not apply to new construction)

#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.

#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 addition is differentiated from the nearby historic commercial storefronts and historic houses by materials and design.*

*The new building does not abut or join any other historic resource in the area.*

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

(2) Local Design Guidelines: Kalamazoo Historic District Commission Standards and Guidelines (pages 50 and 51) state:

Infill construction within a historic district should complement the other structures in the neighborhood in scale and design. Placement on the lot is very important in maintaining the rhythm of the streetscape.

- *The new building is parallel to the existing non-historic building and complies with the HDC Standards and Guidelines for new construction.*

(3) *The construction of the new commercial building will have a minimal visual impact on the historical value of the surrounding area.*

(4) *The construction of the new commercial building will have a minimal visual impact on the on the architectural character of the surrounding area.*

(5) *The design of the one story commercial building has a compatible exterior design for a historic district including location on the site, arrangement of the features, texture of the exterior cladding and materials proposed to be used are compatible with the surrounding historic district;*

(6) Any other factor, including aesthetic, which it deems to be pertinent.

**COMMISSION ACTIONS (Options):**

1. Approve as complying with Secretary of the Interior Standards 9 & 10 with approval of final details delegated to the historic preservation coordinator.
2. The commission could postpone with the applicants consent, to ask for more details or to prepare a revised plan. The revised plan should include the following changes:

1. \_\_\_\_\_
2. \_\_\_\_\_

If the applicant does not consent to a postponement, the commission must make a decision at this meeting to comply with the 60 day rule.

3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

+++++

**Secretary of the Interior's Standards for Rehabilitation**

*The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

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.
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.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider): 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

**City of Kalamazoo  
HISTORIC DISTRICT COMMISSION  
Minutes  
October 17, 2017  
Draft**

ITEM C

2<sup>nd</sup> Floor, City Hall  
241 W. South Street  
Kalamazoo, MI 49007

Members Present: Grant Fletcher, John Mitchell, Bob Oudsema, BJ Shell, Max Tibbitts, and Sally Reynolds

Members Excused: Jeremy Berg

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Carmela Hostiguin, Recording Secretary

Guests: Dana Underwood

**I. CALL TO ORDER**

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

**II. APPROVAL OF ABSENCES**

**Mr. Fletcher, supported by Mr. Oudsema, made a motion for the approval of the absences for the October 17, 2017 Historic District Commission meeting. With a unanimous voice vote, the motion to approve the absences carried.**

**III. APPROVAL OF AGENDA**

**Changes to Agenda: 735 McCourtie postponed for the November, 2017 meeting.**

**Mr. Oudsema, supported by Mr. Fletcher, made a motion for the approval of agenda for the October 17, 2017 Historic District Commission meeting. With a unanimous voice vote, the motion to approve the absences carried.**

**IV. INTRODUCTION OF GUESTS**

Dana Underwood

**V. PUBLIC COMMENT ON NON-AGENDA ITEMS**

None

**VI. DISCLAIMER**

Ms. Ferraro read the disclaimer into the record.

**VII. HEARINGS**

**OLD BUSINESS** None

### NEW BUSINESS

a) 1012 W Main

Owner/Applicant: Stuart Avenue Properties, LLC

1. Privacy fence on West Main and Stuart Ave.

Ms. Underwood presented before the commission and expressed the existing condition of the fence in question. She stated the fence has been there since the early 80's, and there are signs of deterioration. Ms. Underwood is asking for allowed permission to replace the scalloped fence with modification; the 4ft picket fence will be replaced with a taller scalloped 6ft privacy fence. She mentioned the top of the scalloped fence would be 6 feet dipping down to 5 ½ feet at the center, that portion would run along West Main whereas the existing fence cuts the corner, this modification would continue as a 6ft privacy fence. Ms. Underwood continued to explain the modification where the fence starts to return on Stuart Ave.; this would be modified to be a 6ft panel of scalloped privacy with a semi private panel running down on Stuart for about 92 feet and the last 32 feet are drop in the height from a 6ft gradually down to the 4ft where it meets up with the existing 4ft scallop picket fence that's already there. She mentioned this point is where the properties meet, both 229 Stuart and 1012 West Main.

Mr. Mitchell asked if the reason for this modification was due to pedestrian trouble. Ms. Underwood answered yes, and another reason was due to traffic noise and the appearance of the lot. She stated that this lot is one of the largest vacant lots in the neighborhood, has many trees and the lot has a lot of space for public access, especially college students. Mr. Mitchell asked if public safety has been there for any reason. Ms. Underwood answered yes, but not for trespassing but because they were searching for people in the garden area. She stated that people know this area as a cut through from the college and it's not. Mr. Mitchell asked, for clarification, that Ms. Underwood's intention with this modification is to secure the perimeter and meet the Historic District Commission standards. Ms. Underwood replied, yes.

Ms. Underwood proceeded to advise that the fence will be set 12½ feet from the sidewalk, and it will not cause issues with pedestrians walking down West Main or Stuart Ave. Sharon asked her if her plan was to paint or stain the fence. Ms. Underwood answered the fence will be stained a dark green and there will be planting in front of it for a nice appearance. Mr. Shell asked if there will be any trees that will be cut down due to this modification and Ms. Underwood replied, no.

**Public Comment: None**

**Commissioner Comment: None**

**Mr. Fletcher, supported by Ms. Reynolds, made a motion to approve the application as presented seeing that it complies based on the Secretary of Interior Standards #9 and #10. With a unanimous roll call vote, the motion for the approval of the privacy fence modification on West Main and Stuart Avenue passed.**

## b) 608 Forest

Owner/Applicant: Ryan Lawrence

As part of the lead abatement project funded by the Michigan DCH Lead Safe program, replace existing windows with appropriate new wooden windows. Retroactive review.

Ms. Ferraro gave an overview of this property to the commission. She explained that there was a child in the home that was tested for lead and came back with high levels that resulted in eligibility of state money to repair the home. The windows have all been replaced except the front porch, 1<sup>st</sup> floor cottage window. Ms. Ferraro mentioned this was done without a review in advance. She stated that the owner purchased the property in 2011 and did not get the historic letter sent to new homeowners. Mr. Tibbits expressed this case has been an issue for a year now; he reiterated the topic of how should the commission react with people who do work before approval from the commission thinking they will be able to get away from it. Mr. Tibbits asked Ms. Ferraro if this situation can be a process that can be fined back to the owner as a disciplinary action to avoid further work being done without approval. He indicated this is becoming more of an issue, he mentioned that the state knows it's historic they have historic properties and have received letters in the past. Mr. Tibbits stated that in this case they should have mentioned it to the owner that it will need city approval. Mr. Mitchell asked if the City has mailed communication letters to the owner, and she replied, yes; Ms. Ferraro stated that she believes the most recent exchange of emails were more towards getting the point across, she mentioned that part of the problem is they are using federal money not Kalamazoo's federal money, hence the agency handling the money had to get approval from the State Historic Preservation Office for using money at the state level. Ms. Ferraro stated this goes back to our survey which was done in 1999/2001. When the State pays for the survey in a grant they put it in their database. We paid for the survey from our general fund so it seems like SHPO has never considered our survey results. She mentioned she has sent SHPO the master list that identifies addresses in the historic district and outside the district that require review. Mr. Tibbits asked what more can we do about this and Ms. Ferraro answered she did not know. She stated many other counties make home owners pull building permits for replacement of windows and this is something she can explore and ask the City's Building Official. Mr. Mitchell added that he will consider the permit if the fees involved were nominal so people won't find a way around it.

Mr. Tibbits asked Ms. Ferraro what the outcome will be for this case. Ms. Ferraro stated the case could be approved with conditions; storm windows will need to be reinstalled.

Mr. Fletcher approved retroactively the installation of replacement windows throughout the house to fit the existing, supported by Mr. Oudsema. Mr. Tibbits asked if Mr. Fletcher if he wanted the condition of the storm window, Mr. Fletcher stated they should talk about it. Mr. Tibbits said the historic guidelines around storms are they can do them in wood, but if they do them in aluminum they have to be in color. Mr. Oudsema stated he feels uncomfortable imposing storm windows on properties. Mr. Fletcher asked if that will be governed by someone other than the commission. Mr. Mitchell informed that it's required based on Chapter 17 of the Building Code. Mr. Snell asked if the screens and color change be a suggestion, Ms. Ferraro said, yes.

Mr. Mitchell asked why the Commission is giving Mr. Lawrence the grace if he isn't present. Ms. Ferraro stated for the sake of having a clean history there needs to be some sort of approval for the record. The commission expressed that due to Mr. Lawrence not being present, he will need to be present before the commission and pay the \$85.00 review fee. It was then talked about amongst the Commission that it will be a redundant talk again on the next meeting. Ms. Ferraro stated that the City can bill him for the \$85.00.

**Public Comment: None**

**Mr. Fletcher, supported by Mr. Oudsema, made a motion for the approval retroactively the installation of replacement windows throughout the house to fit the existing, with the suggestion of storm windows and color change. With a unanimous roll call vote, the application for window replacement was approved.**

**VIII. APPROVAL OF MINUTES**

**Mr. Fletcher, supported by Ms. Reynolds, moved approval of the August 15, 2017 Historic District Commission minutes. With a roll call vote, the motion carried unanimously.**

**Ms. Reynolds, supported by Mr. Fletcher, moved approval of the September 19, 2017 Historic District Commission minutes. With a roll call vote, the motion carried unanimously.**

**IX. ADMINISTRATIVE APPROVALS – no comments**

**X. OTHER BUSINESS**

Ms. Ferraro gave the Commission an update on West Dutton; it will be taken to the new City Attorney to see if they will start prosecution process. She continued to present a slideshow of completed work on several projects. She demonstrated a potential review of "parklets" on Bates Alley. Ms. Ferraro asked if the Commission is comfortable, seeing that this is a non-permanent alteration of the building; if this can be an administrative approval or does the Commission want to see if before them. Mr. Shell and Ms. Reynolds agreed to the approval, however; after discussing more controversy the Commission agreed to wait till they came before the commission for further determination. Ms. Ferraro continued with 840 Village, tree is gone, trim is still not painted and it was concluded that Ms. Ferraro wait to send a clearance until the trim is painted. She showed 447 Stuart, and how it now has a fiber glass door the commission agreed that it will have to be changed to a wood door.

**Mr. Fletcher, supported by Ms. Reynolds made a motion to support the resolution in support of reinstating the Michigan Historic Preservation Income Tax Credit as presented.**

Historic District Commission Minutes

October 17, 2017

Page 5 of 5

**Public Comment:**

None

**XI. ADJOURNMENT**

**Mr. Fletcher, supported by Mr. Oudsema, made a motion to adjourn.**

The meeting adjourned at 5:58 p.m.

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Recording Secretary (Carmela Hostiguin)

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Preservation Coordinator (Sharon Ferraro)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
HDC Chair (Max Tibbitts)

# 1051: Nicole Sabel

Application created: 10/19/2017

## Contacts

**Email** [NCSabel79@gmail.com](mailto:NCSabel79@gmail.com)

**Address** 1403 Reycraft Drive  
Kalamazoo MI, 49001

## Application details

### Occupation details

<b>Occupation</b>	REALTOR
<b>Company name</b>	Berkshire Hathaway HomeServices MRE
<b>Position</b>	Salesperson
<b>Availability details</b>	Immediately
<b>Education and Experience</b>	Licensed real estate agent in Michigan with four years experience.

## Attachments

### Appointment details

1	<b>Kalamazoo Historic District Commission</b>	For: 0 Against: 0	Final
Recommendation: None			

## Qualifications

### Must be a City Resident

Applicant: Resident of the Milwood neighborhood in the City of Kalamazoo. Life-long love of home preservation and conservation. Interest in pre-1960s architecture, both residential and commercial.

## Workflow

Name	Description	Status	Date
Shelby Moss	Initial Screening		IN PROGRESS
Sharon Ferraro	HDC/HPC Review		PENDING

Bobby Hopewell	Mayor's Apppointment	PENDING
Clerks Schedule	PENDING	
Clerks Appoint	PENDING	

THE CITY OF



BOARD AND COMMISSION APPLICATION

1. On which Board or Commission would you like to serve?

HISTORIC DISTRICT COMMISSION

2. Name: DANA ELIZABETH UNDERWOOD  
(First) (Middle) (Last)

3. Home Address: 229 STUART AVE KALAMAZOO MI 49007  
(Street Address) (City) (Zip Code)

4. City Resident: Yes X No \_\_\_\_\_ 5. Neighborhood: STUART

6. Home Phone: 269-330-5350 7. E-mail Address: danaeunderwood@gmail.com

8. Occupation: Funkeeper 9. Employer: SELF

(Employer 's Street Address) (City) (State) (Zip Code)

10. Business Phone No: \_\_\_\_\_ 11. Home/Business Fax: \_\_\_\_\_

12. How would you prefer to receive communications from the city (fax, e-mail, home/business phone, etc.)? e-mail

13. Please indicate any information (experience, education, community activities, organizations, etc) which you think should be considered for your appointment to a Board or Commission. Use additional paper and include a resume if you wish.

SEE ATTACHED

14. Are there any reasons you may have a conflict of interest if you were appointed to a Board or Commission listed above? Yes X No \_\_\_\_\_. If yes, please explain.

IF I WERE TO HAVE A MATTER BEFORE THE COMMISSION I WOULD REFUSE MYSELF. OTHERWISE, I SEE NO POTENTIAL CONFLICTS

15. References (Non-Family)

Name: JEFF SIUDA Phone: 217-2646  
Address: 501 ELM ST K'200

Name: JEAN HARBEN Phone: 330-608-4577  
Address: 511 PARK AVE 49004

16. Dana E Underwood 10/15/2017  
(Signature of Applicant) (Date)

-continued on second page-

**OPTIONAL INFORMATION**

The following Affirmative Action and Equal Opportunity information is requested to help determine whether application information for City Boards and Commissions is reaching all segments of the community. Provision of the following information is optional, and you will not be penalized if you do not complete this section. Please check as appropriate.

GENDER	RACE OR ETHNIC BACKGROUND	AGE
<input checked="" type="checkbox"/> Female	<input type="checkbox"/> Black or African-American	<input type="checkbox"/> 16-21 years
<input type="checkbox"/> Male	<input type="checkbox"/> American Indian or Alaskan Native	<input type="checkbox"/> 22-34 years
	<input type="checkbox"/> Asian	<input type="checkbox"/> 35-44 years
	<input type="checkbox"/> Pacific Islander	<input type="checkbox"/> 45-54 years
DISABLED	<input type="checkbox"/> Hispanic or Latino	<input checked="" type="checkbox"/> 54-64 years
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> White	<input type="checkbox"/> 64+ years
<input checked="" type="checkbox"/> No		

Please return your application to:

City Clerk's Office  
 241 W. South Street  
 Kalamazoo, MI 49007

Fax: (269) 337-8494

How did you learn about the Board and Commission position? city newsletter (e-mail)

Are you currently serving as an appointee to any other City of Kalamazoo Board/Commission?

Yes  No  If yes, which Board/Commission?

Community Development Act Advisory Committee (terming out in 2018)

Thank you for your interest in serving the City of Kalamazoo.

For further information, call the Clerk's Office at (269) 337-8791. E-mail : [borlings@kalamazoo.org](mailto:borlings@kalamazoo.org)

**For office use only:**

Date Received in Clerk's Office: _____
Date Distributed: _____
Distributed to: _____
Disposition: _____

I moved to Kalamazoo in July of 2009, and immediately became involved in my neighborhood association in the Stuart Historic Neighborhood. Since 2010 I have served on the Board of that Association and a number of its subcommittees including: Economic Development, Preservation, Search Committee, and Neighborhood Development. I have served as Vice Chair and am currently serving as Treasurer. I have represented the neighborhood as a member of CDAAC since 2011, and also on the Arcadia Commons West Advisory Council when it was in session. As an active member of the association, I have attended numerous city meetings on Priority Based Budgeting, Imagine Kalamazoo, Master Planning Sessions, City Commission Meetings, and the occasional Historic District Commission Meeting. I have also served on the Discover Kalamazoo Advisory Council, and will be terming out in December of 2017

I own the Stuart Avenue Bed and Breakfast and am available for evening meetings.

In my previous life I practiced law in Missouri and Illinois, taught law, and served as an Associate Dean at Saint Louis University School of Law. As such, I have experience with laws and regulations such as those pertaining to historic preservation.

# 1050: Lisbeth Curkovic

Application created: 10/18/2017

## Contacts

**Email** [Lisbethsteinberg@yahoo.com](mailto:Lisbethsteinberg@yahoo.com)

**Address** 156 Monroe  
Kalamazoo MI, 49006

## Application details

### Occupation details

**Availability details** Available per the monthly meeting schedule

**Education and Experience** Owner of homes in West Main Hill and the Vine neighborhoods. Graduate of Western Michigan University, Supply Chain Manager for 10 years, currently stay at home mom of 2. I have a love for historic homes and Kalamazoo.

## Attachments

### Appointment details

1 **Kalamazoo Historic District Commission** For: 0 Against: 0 Final  
Recommendation: None

## Qualifications

### Must be a City Resident

Applicant: I am a city resident.

## Workflow

Name	Description	Status	Date
Shelby Moss	Initial Screening		IN PROGRESS
Sharon Ferraro	HDC/HPC Review		PENDING
Bobby Hopewell	Mayor's Apppointment		PENDING
Clerks Schedule		PENDING	
Clerks Appoint		PENDING	

