

# KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, November 20, 2018

5:00 pm

## Kalamazoo City Hall - Community Room

241 W. South St.

Kalamazoo, MI 49007

- I. Call to Order:
- II. Approval of Absences:
- 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:** None

VIII. Consultation - 828 West Lovell - Jon Scott - 4 bay concrete block garage in north/rear yard

IX. Approval of Minutes: October 16, 2018 (Item B)

X. Administrative approvals - October 10, 2018 to November 13, 2018

a) No building permit required

Dutton PI	714	Handrail for front steps
ParkS	711	Handrail for front steps

b) Building permit required

BurdickS	724	Repairs to fire damaged house
Oak	816	Roof
Pearl	424	Roof
Elmwood	418	Roof

## XI. Other Business

Meet applicants for HDC vacancies - Michael Hussar and Daniel Kastner

**XII. 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 20, 2018**

**REVIEWS: Historic District Commission:**

✓	HDC cases to 11/13/18 – 141 total		Fees total year to date, 2018 ..... \$3280
	<b>2018</b>	<b>2018</b>	<b>2017</b>
	<b>2017 fees</b>		
○	77 no fee	\$ 0	65 no fee
○	43 bldg permit–\$35*	\$ 1505	39
○	21 HDC hearing - \$85	<u>\$ 1785</u>	17
	141 TOTAL	\$ 3280	121
			\$ 2810

**NEW OWNERS in Historic districts\* Letters sent November 5, 2018 - 15:**

**Yellow highlight is owner occupied and NEZ eligible**

Date	Street w #	HD	previous owner	current owner w mailing address
10/26/18	Douglas 612	ST	CTP FUNDING LLC DBA CAPSTONE FINANC 18451 N DALLAS PKY STE 100 DALLAS, TX 75287	CTP FUNDING LLC DBA CAPSTONE FINANC 18451 N DALLAS PKY STE 100 DALLAS, TX 75287
10/22/18	Grand 1623	WMH	ECKERT, JAMES A & PAULA L 1623 GRAND AV KALAMAZOO, MI 49006	ROBERTSON, JED & LYNN 3700 W DICKENS AVE CHICAGO, IL 60647
10/19/18	LovellW 623	SV	JW RENTALS LLC 8161 S 24TH ST KALAMAZOO, MI 49048	ANDERSON, CHRISTOPHER B 19125 LAKE CHABOT RD CASTRO VALLEY, CA 94546
10/19/18	Douglas 314	ST	MOSKAL, MITCHELL A	BARRERA-REGALADO, RODRIGO

			314 DOUGLAS AVE KALAMAZOO, MI 49007	BARRERA-REGALADO, MEGHAN 314 DOUGLAS AVE KALAMAZOO, MI 49007
10/12/18	SouthW 527	SV	HOSPITAL HOSPITALITY HOUSE 527 W SOUTH ST KALAMAZOO, MI 49007	UPJOHN, W.E UNEMPLOYMENT TRSTE CORP 300 S WESTNEDGE AVE KALAMAZOO, MI 49007
10/11/18	Pearl 619	SV	TWO PI R, LLC 2012 LA CHELLE DR ST LOUIS, MO 63146	SHORT SOUTH REALTY GROUP INC 2714 CASCADE RD SE EAST GRAND RAPIDS, MI 49506
10/11/18	Grand 1403	WMH	HENDERSON CASTLE FOUNDATION 100 MONROE ST KALAMAZOO, MI 49001	BADGLEY, MICHOLAS MYERS, LINDSAY 1403 GRAND AVE KALAMAZOO, MI 49006
10/08/18	Ferris Ct 817	ST	GARCIA, RAUL 5232 MAPLERIDGE DR PORTAGE, MI 49024	OVERDIER, MICHAEL & ROXANA 1105 SNYDER AVE ANN ARBOR, MI 48103
10/04/18	Oak 636 MT Lot- gar	SV	MCGUE, WM JR & MARIETTA 7733 FOREST BEACH RD WATERVLIET, MI 49098	MCGUE, BRIAN L 5442 KEYES DR PARCHMENT, MI 49004
10/3/18	VineW 112	SV	KRINER, PAUL 112 W VINE ST KALAMAZOO, MI 49001	BURKHOLDER, ALEX J 112 W VINE ST KALAMAZOO, MI 49001
9/24/18	Osborne 1007	SV	INVESTMENT ASSOCIATES, LLC 522 1/2 S BURDICK ST KALAMAZOO, MI 49007	MOORE, ERIC & CITINO, LAURA 1007 OSBORNE ST KALAMAZOO, MI 49001
9/24/18	WalnutW 303	SV	KEKO LLC 2201 FREDERICK AVE KALAMAZOO, MI 49008	PARSONS-HEINE, T.R. & MOLLIEBETH 303 W WALNUT ST KALAMAZOO, MI 49007
9/24/18	Locust 624	SV	MC CANN, SHAWN C 10612 PORTAGE RD PORTAGE, MI 49002	FLACH, CHRISTOPHER M 624 LOCUST ST KALAMAZOO, MI 49007
9/21/18	Axtell 732	SV	STROVEN, CHRISTOPHER M 732 AXTELL ST KALAMAZOO, MI 49008	REED, NATHAN 732 AXTELL ST KALAMAZOO, MI 49008
8/31/18	Village 614	SV	COBB, BAYLESS E IV TRSTEE 3033 5TH AVE STE 300 SAN DIEGO, CA 82103	COBB, BAYLESS E IV TRSTEE BAYLESS E COBB IV GSTT NE TRST 3033 5TH AVE STE 300 SAN DIEGO, CA 82103

**Blank for packets**

**City of Kalamazoo  
HISTORIC DISTRICT COMMISSION  
Minutes  
October 16, 2018 - DRAFT**

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

Members Present: Grant Fletcher, John Mitchell, Bob Oudsema, Dana Underwood, B.J Shell and Jeremy Berg

Members Absent: Andrew Grayson

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Kerrie LeClercq, Recording Secretary

Guests: Scott LaDere, Austin & John Hestera, Peter Smirniotopoulos, Nathan Bailey, Bonnie Granado

**I. CALL TO ORDER**

Mr. Fletcher called the meeting to order at 5:03 p.m.

**II. APPROVAL OF ABSENCES**

**Mr. Oudsema made a motion to approve the absence of Andrew Grayson from the October 16, 2018 Historic District Commission meeting. The motion was seconded by Mr. Mitchell and passed unanimously.**

**III. APPROVAL OF AGENDA**

**Ms. Underwood, supported by Mr. Oudsema, made a motion for approval of the agenda for the October 16, 2018 Historic District Commission meeting. With a unanimous vote, the motion carried.**

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

None

**V. DISCLAIMER**

Ms. Ferraro read the disclaimer into the record.



have already been given approval to rebuild the porch. The door on the north wall will be removed and replaced by a window, identical to the other front window overlooking the porch. All shutters will be removed. The door, which is not original to the home, is bolted shut. Given that the house has already been modified extensively, and may have been moved to its present site in the 1950's, Ms. Ferraro does not see any issue with the proposed alterations. Mr. Berg would like to ensure that it is framed in such a way that the coffin door could be replaced at some point in the future if desired by the property owner.

**Mr. Oudsema, supported by Mr. Shell, moved to approve the removal of the north door on the front porch. The door will be replaced with a wooden window to match the existing window on the east wall in size, placement and exterior casing. The plan substantially complies with Secretary of the Interior Standard #1 as a minimal change for a new use. The Commission approves a Certificate of Appropriateness for this project. Approval of any final details is delegated to the Historic Preservation Coordinator. The motion was approved unanimously in a roll call vote.**

**c) 219 Woodward Avenue**

**Style: Italianate**

**Zone: RM-15**

**Owner: Lauren & Peter Smirniotopoulos**

**Built: 1860**

**Owned since: 6/29/18**

1. Open up front porch to restore original appearance (salvage triple window on east façade)

2. On northwest garage and sleeping porch addition:

- Install salvaged triple window from front porch into former garage door opening on east face of the first floor, stucco to match below new windows.
- Remove former door on second floor of east face. Add a window to match the existing windows on the left and right.
- Remove a small double hung window and sliding patio doors on the west face of the first floor. Open up wall and install a Nanawall.
- Remove a small double hung window on the south wall. Open up wall and install a Nanawall.

3. On the rear/west small entry porch into the kitchen near the southwest corner, move the existing door to the left (north).

(PPZ 18-0017

New Application)

Public Comment then Commission Deliberation

Peter Smirniotopoulos was present as the representative of the property. All Nanawalls can be frameless, steel framed, or wooden framed. Although the Nanawall is historically incongruent, it will be located to the rear and not visible. When discussing the proposed French doors facing the front of the home, the owner stated that they would be very functional, as well as being placed at the back of a fairly deep porch and partially covered by the front porch kneewall/railing. Following the modifications, the front porch will match the existing side porch and the stairs to the porch will remain in the same location.



**occupants". The Commission approves a Notice to Proceed for this project. Approval of any final details is delegated to the Historic Preservation Coordinator. In a roll call vote, every Commissioner voted "aye" with the exception of Mr. Mitchell, who voted "nay".**

### **VIII. APPROVAL OF MINUTES**

**A motion was made by Mr. Mitchell, supported by Mr. Berg, to approve the minutes for the September 18, 2018 Historic District Commission meeting. The motion passed unanimously.**

### **IX. ADMINISTRATIVE APPROVALS**

No building permit required:

- a) 1219 Grand - Windows – 8 NH attic windows
- b) 719 Wheaton – Barn door – install overhead – store old doors inside
- c) 520 Axtell – Bathroom window
- d) 610 South Rose – Satellite disk
- e) 534 Woodward – Storm window and sill repair
- f) 723.5 Village – Windows – replace 2 large NH
- g) 1623 Grove – Repairs
- h) 423 West Dutton – Door – replace back door
- i) 412 Douglas – New door – retro approval
- j) 213 West Vine – Garage door on NH garage
- k) 628 South Park – Steps and handrail, front

Building permit required:

- a) 1626 Grove – Roof
- b) 1521 Academy – Roof
- c) 713 Minor – Remove rear second floor stairs, repair porch roof, small window
- d) 832 Oak – Roof
- e) 611 Oak – Roof
- f) 606 West Walnut – Roof
- g) 817 Ferris – Roof
- h) 704 Oak – Roof
- i) 618 Forest – Roof
- j) 628 South Park – Steps and handrail

There were no questions or comments from Commission members regarding these agenda items.

**X. OTHER BUSINESS**

Ms. Ferraro pointed out the list of new property owners that have moved into the Historic Districts.

**XI. ADJOURNMENT**

**Mr. Berg moved to adjourn the meeting, supported by Mr. Shell and approved unanimously.**

The meeting adjourned at 6:15 p.m.

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Recording Secretary

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Preservation Coordinator

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
HDC Chair



## **Board and Commission Application**

# **Daniel R Kastner**

Application created: 10/17/2018

**I would like to serve on the following board(s) or commission(s):**

- 1 Kalamazoo Historic District Commission**

### **Education and Experience**

<b>Occupation</b>	Small Business Owner
<b>Company name</b>	Factory Coffee
<b>Availability details</b>	Open availability
<b>Education and Experience</b>	

BFA WMU in Fine Art Ceramics

Entrepreneur with an interest in community building.

Moped Army - Organization Co-Founder 1998 - Present

Rocket Star Cafe -Owner Founder 2003 - 2007

1977 Mopeds - Owner Founder -2003 - Present

Indigan Mopeds - Owner Founder 2011 - Present

Reality Factory Communal Workspace 2012 - Present

Factory Coffee - 2015 - Present

The Reality Factory was an abandoned former casting pattern shop, that we rehabbed into a usable space. I have a strong passion for local history, and am firmly in the realm of an amateur historian.

## **Qualifications**

### **Must be a City Resident (General Requirement, Multiple Boards)**

Applicant: History minded, leadership, pragmatic, and optimism are the things that would make me a good candidate for this position.

## **Contact Information**

**Email** dan@factorycoffee.co  
**Cell** (415) 990-4076  
**Address** 904 S. Rose St.  
Kalamazoo MI, 49001

## **Diversity Information**

{LIST Applicant.Details}

## **Current Appointments to City of Kalamazoo Boards/Commissions**

## **Attachments**



## **Board and Commission Application**

# **Michael Hussar**

Application created: 10/17/2018

**I would like to serve on the following board(s) or commission(s):**

1 **Kalamazoo Historic District Commission**

### **Education and Experience**

<b>Occupation</b>	Realtor
<b>Company name</b>	Berkshire Hathaway Home Services MI Real Estate
<b>Position</b>	Realtor
<b>Availability details</b>	Available for sure
<b>Education and Experience</b>	

-2002 WMU BA in General Management with a minor in Economics

-Four Years of Experience as a Barter Broker at Midwest Business Exchange

-Four Years of Paralegal Experience. 3 in Consumer Bankruptcy, 1 in Personal Injury

-Four Years of Marketing Director Experience. 3 in Consumer Bankruptcy, 1 in Home Improvement.

-3.75 years of experience as a Realtor in the Kalamazoo area. 72 deals closed since February 2015 with 75 clients.

-Raised in Kalamazoo. Kalamazoo Central c/o 1997. I've lived in three different locations in the Vine Neighborhood

### **Qualifications**

**Must be a City Resident (General Requirement, Multiple Boards)**

Applicant: Earnest, motivated, altruistic, open-minded, big-picture-oriented.

### **Contact Information**

**Email**            mihussar@gmail.com  
**Cell**             (404) 984-7006  
**Business**       (269) 488-0162  
**Home**            (404) 984-7006  
**Address**        1120 1/2 Burdick Street  
                      Kalamazoo MI, 49001

### **Diversity Information**

{LIST Applicant.Details}

### **Current Appointments to City of Kalamazoo Boards/Commissions**

Kalamazoo Historic District Commission

### **Attachments**