

**City of Kalamazoo  
HISTORIC DISTRICT COMMISSION  
Minutes  
November 21, 2017 - FINAL**

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

Members Excused: Jeremy Berg, Sally Reynolds

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

Guests: Dana Underwood, Nicole Sabel

**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 November 21, 2017 Historic District Commission meeting.**

**With a unanimous vote, the motion to approve the absences carried.**

**III. APPROVAL OF AGENDA**

**Changes to Agenda: Consultation for 615 West Kalamazoo added**

**Mr. Oudsema, supported by Mr. Fletcher, made a motion for the approval of agenda for the November 21, 2017 Historic District Commission meeting.**

**IV. INTRODUCTION OF GUESTS**

Dana Underwood, Nicole Sabel – both applicants to the HDC

**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) **735 McCourtie** **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)

Mr. Noteboom was not present to speak for the application. Ms. Ferraro outlined the changes to the front porch, removing the front steps and making the front rail taller. She noted that the former rail was sloped (battered) but was shorter. The commission noted that the taller enclosure of the porch was inappropriate. Ms. Ferraro suggested postponing until next month so the applicant can work on a more appropriate remedy. Mr. Tibbitts pointed out the 60 day rule that requires the commission to make a decision on an application within 60 days from the complete application submission. Without a decision the application is considered approved automatically. The application was submitted on October 10.

**Public Comment: None**

**Commissioner Comment: None**

**Mr. Oudsema, supported by Ms. Fletcher, made a motion to deny the application as presented. The proposal does not comply with any of the Secretary of Interior Standards.**

**With a unanimous roll call vote, the motion to deny the application was adopted.**

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

Architect Nelson Nave represented the project. The commission approved a slightly different design last November and a change in plans last December. The new plan is a single story building which includes three storefronts – the west one facing both South Westnedge and the parking lot and the other two facing the parking lot. All have exit doors at the rear. The east end

of the lot will be a retention pond for the parking lot, probably fenced on three sides. The large Oak tree at the corner of Westnedge and Ranney will be cut down for the project.

The bulkhead on the storefronts and nearest the ground all around the building will be cementitious board with 10" of cypress below to take the brunt of winter snow.

**Public Comment:**

**Mr. Fletcher, supported by Mr. Oudsema, made a motion for to approve the single story building with includes three storefronts as presented.**

**With a unanimous roll call vote, the application was approved.**

**Consultation for 615 West Kalamazoo** – the project was represented by Bill Murphy and Phil Reed. The applicants thanked the commission for adding their project to the agenda. They plan to buy the site of Rorick Brothers Body Shop at 615 West Kalamazoo Ave. The building is severely deteriorated and will be demolished. On the lot – and an adjacent lot on Eleanor Street, they plan to build two, three-story mixed use buildings with three offices on the first floor of each building and seven apartments on the upper floors. They have consulted with Michigan DEQ about flood plain issues in this location. They plan to move their law offices to the building on Kalamazoo Avenue. The commissioners all engaged in a discussion on materials, elevators, fire sprinkling, landscaping and other issues. Overall the commission felt this was a good project, may require zoning variances and they would welcome an application with more complete details when the applicants are ready.

**VIII. APPROVAL OF MINUTES**

Mr. Mitchell noted that at the bottom of page 3, his comment should be changed from Chapter 17 of the Building Code to Chapter 17 of the Housing Code.

**Mr. Fletcher, supported by Mr. Oudsema, moved approval of the October 17 Historic District Commission minutes as corrected.**

**With a roll call vote, the motion carried unanimously.**

**IX. ADMINISTRATIVE APPROVALS**

**X. OTHER BUSINESS**

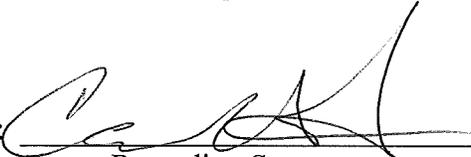
The commissioners invited two of the three applicants for vacant seats, Dana Underwood and Nicole Sabel to come to the table and engaged in about 20 minutes of discussion and questions and answers. The applicants were asked to leave before further discussion. The commissioners felt that they would like to hear from the third applicant at the December meeting. Ms. Ferraro will contact her.

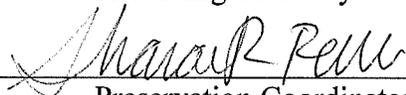
**Public Comment:** None

**XI. ADJOURNMENT**

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

The meeting adjourned at 6:10 p.m.

Submitted by:  Date: 2-27-2019  
Recording Secretary

Reviewed by:  Date: 2-25-19  
Preservation Coordinator

Approved by:  Date: 2-25-19  
HDC Chair