

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, February 18, 2020

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 Planning and Economic Development Department located at 245 North Rose Street. 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.kalamazoocity.org/local-historic-districts>

VII. HEARINGS

OLD BUSINESS: none

VIII. NEW BUSINESS:

- a) 504 South Westnedge 5:05pm Owner: Trinity Lutheran Church
Style -Gothic Built: ca 1925
Zone: RM-15 Owned since: construction
Entry addition off parking lot on west side of building
(PPZ 20-0002) New Application)
Public Comment then Commission Deliberation

- IX. Approval of Minutes: January 21, 2020 (ITEM B)

X. Administrative approvals - January 14 to Feb 11, 2020

a) No building permit required

Stuart	435	vent for radon gas to SW cor near downspout
Oak	416	Replace 2 NH wdws - fire damage
Woodward	437	Replace 3 CB doors w OH, store originals
Osborne	1004	Raze severely deteriorated single car garage
MichiganE	232	Signs - reface front sign, graphics on back door
McCourtie	731	Steps and handrail - front

b) Building permit required - 0

XI. Other Business

1. Review and approve 2019 annual report **(ITEM C)**
2. Applications for new commissioner **(ITEM D) Stucky, Ragainis, Locke**

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 to 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.

NEW OWNERS in Historic districts* Letters sent February 4, 2020:

Yellow highlight is owner occupied and NEZ eligible

Date	Street w #	HD	previous owner	current owner w address
01/24/20	VineW 824	SV	WEBSTER, PATRICK M 2600 GRACY FARMS LN APT 1227 AUSTIN, TX 78758-2920	ANDRING, STEPHANIE VANDER BOR, STEVEN 824 W VINE ST KALAMAZOO, MI 49008
01/17/20	Merrill 1217	SV	BLASCO, PATRICK 1520 MERRILL ST KALAMAZOO, MI 49008	JENNIFER COPELAND 2813 TATTERSALL RD PORTAGE, MI 49024
01/16/20	Forest 621	SV	AVERY, EMILY J	VAN DEN AKKER, WILLIAM

			512 RUTH ST PORTAGE, MI 49002-3560	NOELLE, AMY 621 FOREST ST KALAMAZOO, MI 49008
01/10/20	Bellevue 947	SV	LINKLATER WAYMAN GROUP, LLC 1616 W WARREN BLVD CHICAGO, IL 60612-2611	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079
01/06/20	LeeBarton 914	SV	LANE PROPERTY MANAGEMENT 1, LLC 25545 PRAIRIE VIEW AVE MATTAWAN, MI 49071	LEE BARTON LLC 2605 BYRON STATION DR SW BYRON CENTER, MI 49315
12/31/19	Walwood 921	SV	DOUBLE A PROPERTIES, LLC 10017 TAPLIN LN PLAINWELL, MI 49080	STEFFENS, KERENSA RICHMOND, BRANDON 921 WALWOOD PL KALAMAZOO, MI 49008
12/30/19	Oak 1022	SV	FORD, MATTHEW P PO BOX 19311 KALAMAZOO, MI 49019-0311	PILATUS PROPERTIES LLC 7102 LAKERIDGE PL KALAMAZOO, MI 49009
12/19/19	VineW 911	SV	BRAUSCH, AMY E PO BOX 1002 PORTAGE, MI 49081	MACHADO, DARIUS 414 HASKINS CT SE ADA, MI 49301
12/17/19	Elm 601	ST	BLAKELY, SHANNON T 601 ELM ST KALAMAZOO, MI 49007	AZIZI, ALEXANDER & MAECY 601 ELM ST KALAMAZOO, MI 49007
12/16/19	VineW 310	SV	KINSEY, MARK A 3715 WINCHELL AVE KALAMAZOO, MI 49008-2093	AILSTOCK, NICHOLAS B 310 W VINE ST KALAMAZOO, MI 49001
11/01/19	VineW 412	SV	GARTHE, STUART D 2771 BRONSON BLVD KALAMAZOO, MI 49008	LEINWAND, MICHAEL 7486 FIELD BAY AVE KALAMAZOO, MI 49009
10/31/19	Pioneer 530	SV	WHITE, LAURENCE E, TRUSTEE 5410 RABB RD CHARLEVOIX, MI 49720	WEISBARTH FAMILY PART 849 G AVE CORONADO, CA 92118
10/28/19	McCourtie 742	SV	MALONEY, MICHAEL JOSEPH 2535 MINER LAKE DR ALLEGAN, MI 49010	MALONEY, MICHAEL JOSEPH 742 MC COURTIE ST KALAMAZOO, MI 49008

Historic District Commission FYI - February 18, 2020

REVIEWS: Historic District Commission:

Through February 11, 2020

2020

- o 6 no fee 2020 (0)
- o 1 bldg permit-\$35*
- o 2 HDC hearing - \$85
- 9 TOTAL

2020 fees

\$ 0
\$ 35
\$ 170
\$ 105

Through February 11, 2019

2019

- 7 no fee
- 3 \$35
- 0
- 10

2019 fees

\$ 0
\$ 105
\$ 0
\$ 105

Report on Michigan Tax Credit

Senate Bill 54: Google "Michigan senate bill 54 2019"

House Bill 4100: Google "Michigan house bill 4100 2019"



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
ferraros@kalamazoo.org

RECEIVED FEB 12 2020

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: 504 S. WESTEDGE AVE, KALAMAZOO, MI 49007
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: INFORM ARCHITECTURE Owner: TRINITY LUTHERAN CHURCH
Mailing Add. 401 E. MICHIGAN Mailing add 504 S. WESTEDGE
City State & Zip: KALAMAZOO, MI 49007 City, State Zip KALAMAZOO, MI 49007
Phone: 269-270-3331 Phone: 269-344-6181
Email mary@informarchitect.com Email rlfrcwd1984@gmail.com
Contractor:

APPLICATION CHECKLIST:
Include all these items in your submission. Incomplete applications will be held until the next review hearing.
[] Drawings 11x17 or smaller with dimensions
[] Materials list SEE DWG
[] Site plan including north arrow - for additions or new construction
[] 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

() Work to be done by owner

Contractor RODNEY FREUDENBERG / CHURCH REP.

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets ADDITION OF FOYER, NEW ELEVATOR, CREATION OF GATHERING AREA. EXTERIOR OF ADDITION TO BE BRICK TO MATCH ORIGINAL & ROOF SHINGLES TO MATCH ORIGINAL.

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

Applicant's Signature: Mary Whittaker Duncan Date: 2/12/20

Owner's Signature: Rodney E. Freudenberg Date: 2/12/20

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 20-0002 Date Received*: 02/11/2020
Zoning RM-15 Year built 1927 Complete application 02/11/2020
Owned since 1927

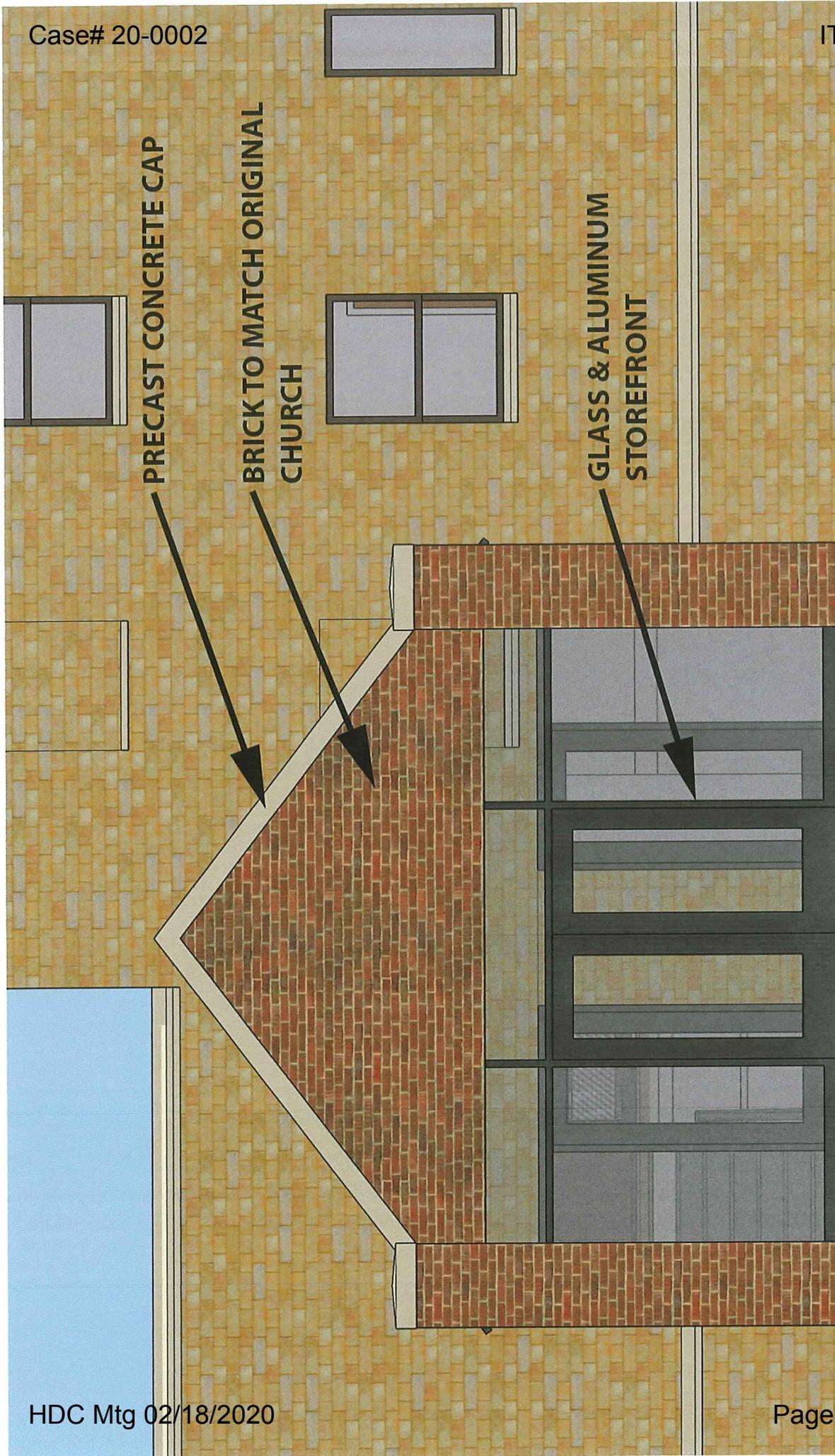
COMMISSION Hearing fee paid \$85 02/11/2020
Meeting Date: 02/18/2020 Check # 002981
COMMENTS:

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
Revised November 22, 2019



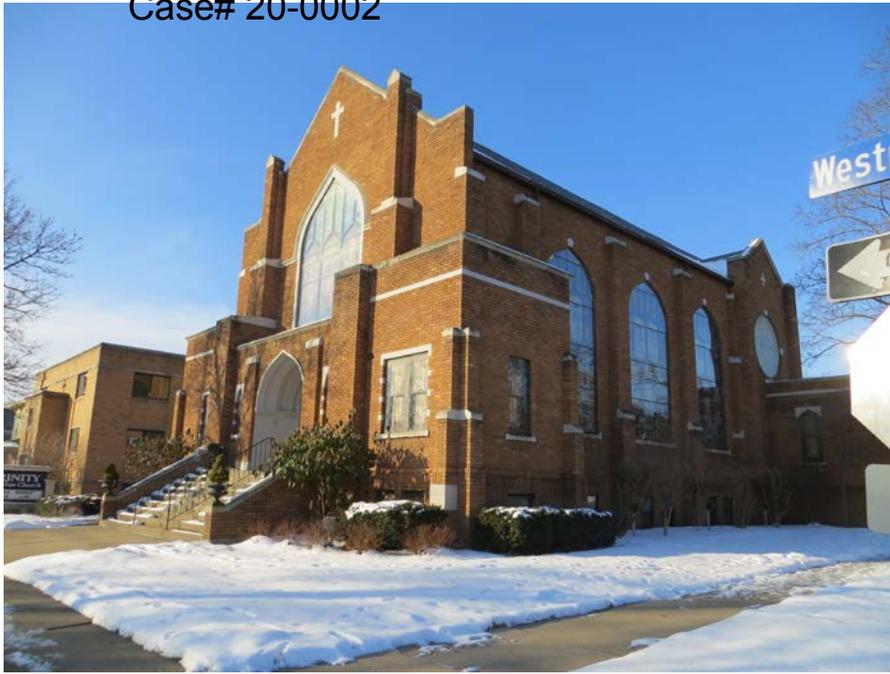
PRECAST CONCRETE CAP

BRICK TO MATCH ORIGINAL CHURCH

GLASS & ALUMINUM STOREFRONT







(1) 504 South Westnedge (photos 2/12/20) NE corner
 (3) West side w/ church & annex



(2) NW corner - north side entrance
 (4) West side annex





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address	714 W. South	CASE #	PPZ 20-0002
Applicant	Inform Architects (Mary Whittaker Duncan)	Year built:	1927
Owner	Trinity Evangelical Lutheran Church	Owned since	1927
Received	2/11/2020	Meeting date:	2/18/2020

Previous reviews (HDC = commission meeting; Admin = administrative approval):

2002 – Demolish house at 519 W. Cedar to expand parking lot (HDC - denied) (*The house was later moved to 818 Hoffman Court*)

2002 – Replace 12 2H wood windows in basement w/ 12 1H metal windows to match (HDC)

2004 – Roof to standards with copper flashing (Admin)

2010 – Remove NH vent fan and replace with faux stained glass window (Admin)

2012 – Sign in front of annex - Community Homeworks (Admin)

2014 – Replace non-historic sign for church (Admin)

Historic District South Street – Vine Area

Zoning RM-15 Residential Multi-dwelling

Additional Permits required – building

Rental History: NA

Proposed Work:

Addition of foyer and entrance on the west side – rear. Exterior of addition to be brick with roof to match the original historic church

Observations:

- The entry foyer will be attached to the ca 1950s addition.

Applicable Criteria

(1) *Secretary of the Interior Standards for Rehabilitation - #9 and #10 (see next page)*

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.

COMMISSION ACTIONS (Motions):

1. Approve the entry foyer on the west side as specified. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. The commission could postpone with the applicant’s consent, to ask for more details or to prepare a revised plan. The revised plan should include the following changes:
 - a. _____
 - b. _____

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the March 17 meeting to comply with the 60-day rule.
3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

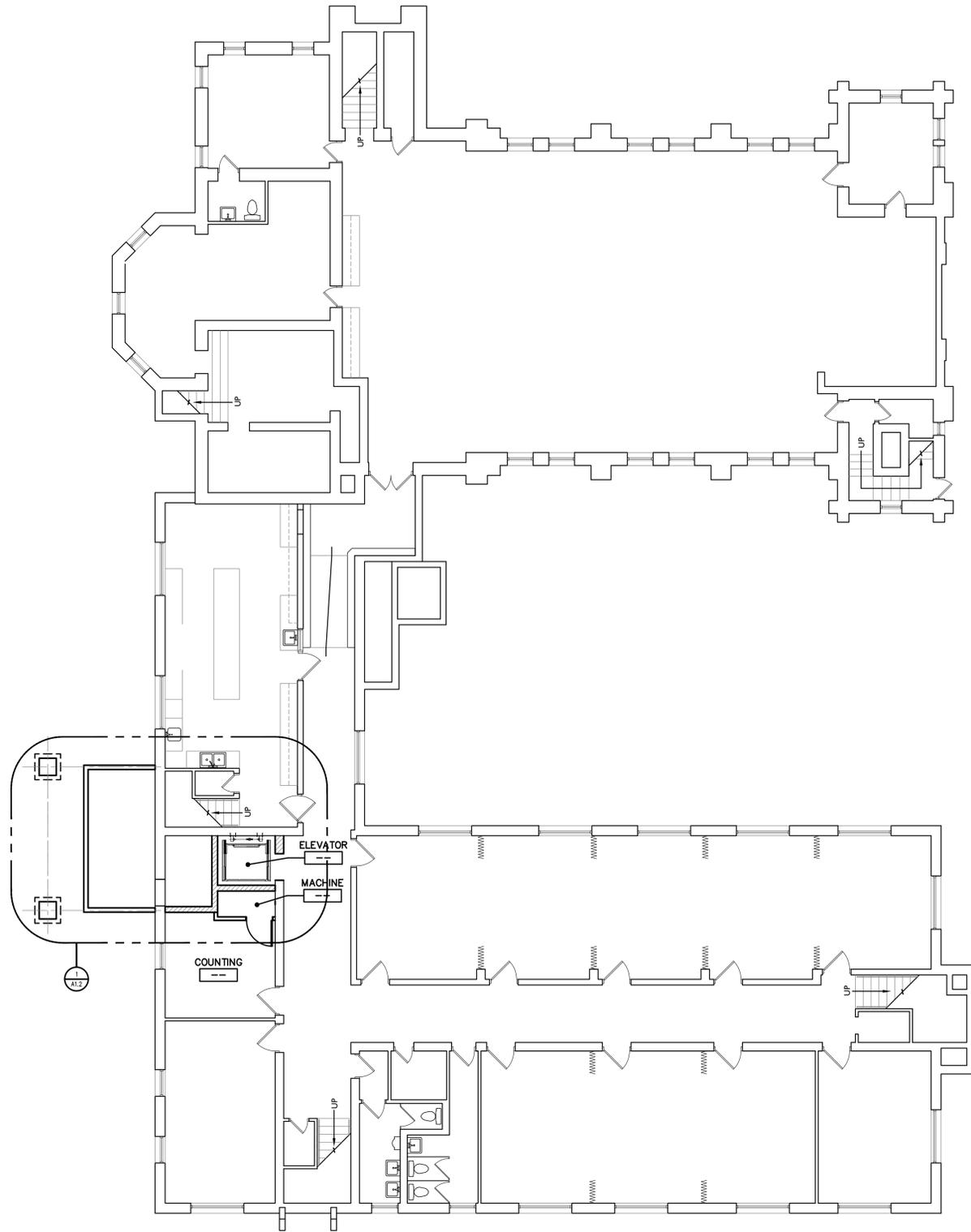
+++++

Secretary of the Interior's Standards for Rehabilitation

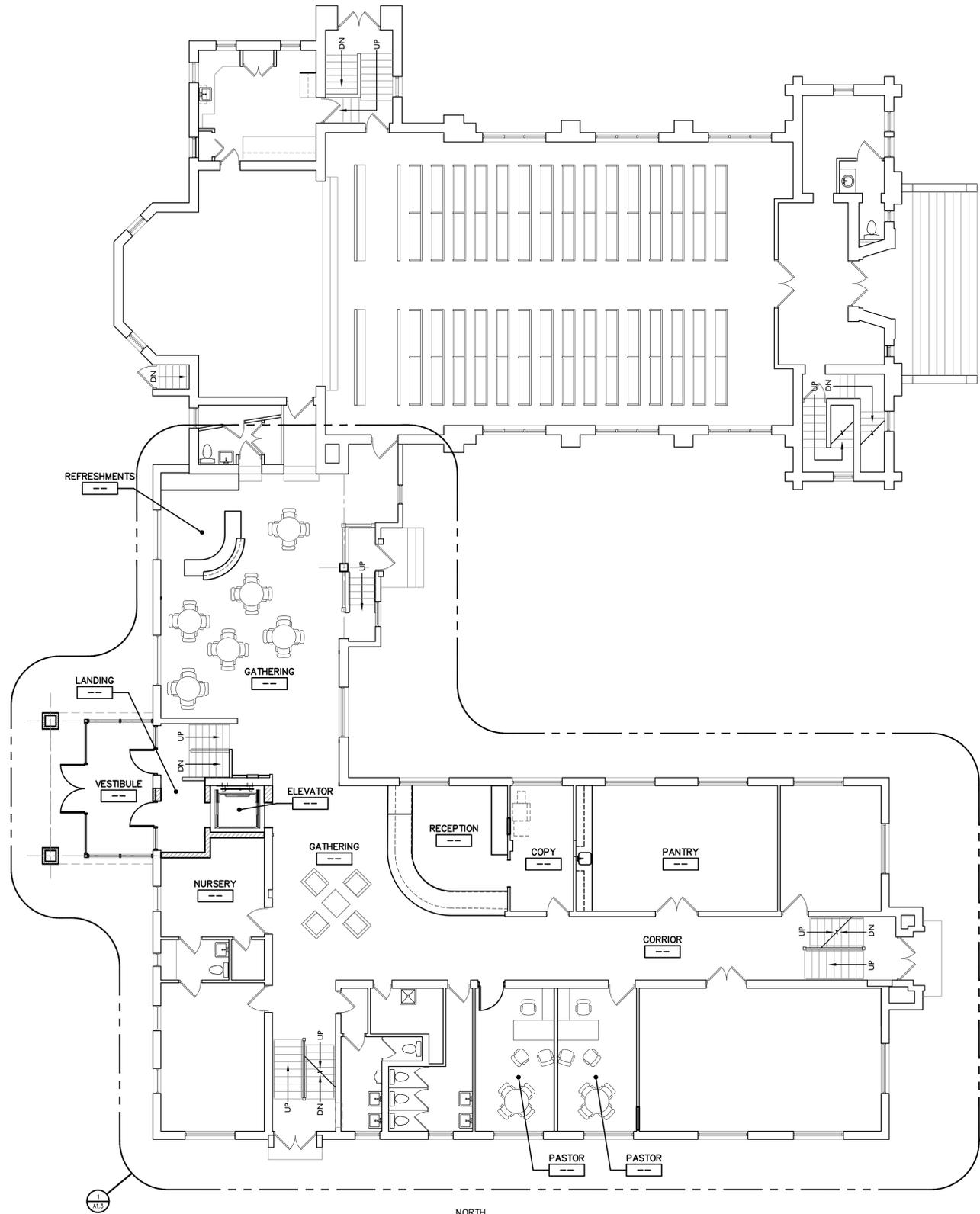
The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into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

- 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.



NORTH
BASEMENT PLAN
SCALE: 1/8" = 1'-0"



NORTH
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

Addition & Renovations of:
Trinity Lutheran Church
504 S. Westnedge Ave.
Kalamazoo MI, 49007

PRELIMINARY
NOT FOR CONSTRUCTION

sheet name
BASEMENT & FIRST FLOOR PLANS

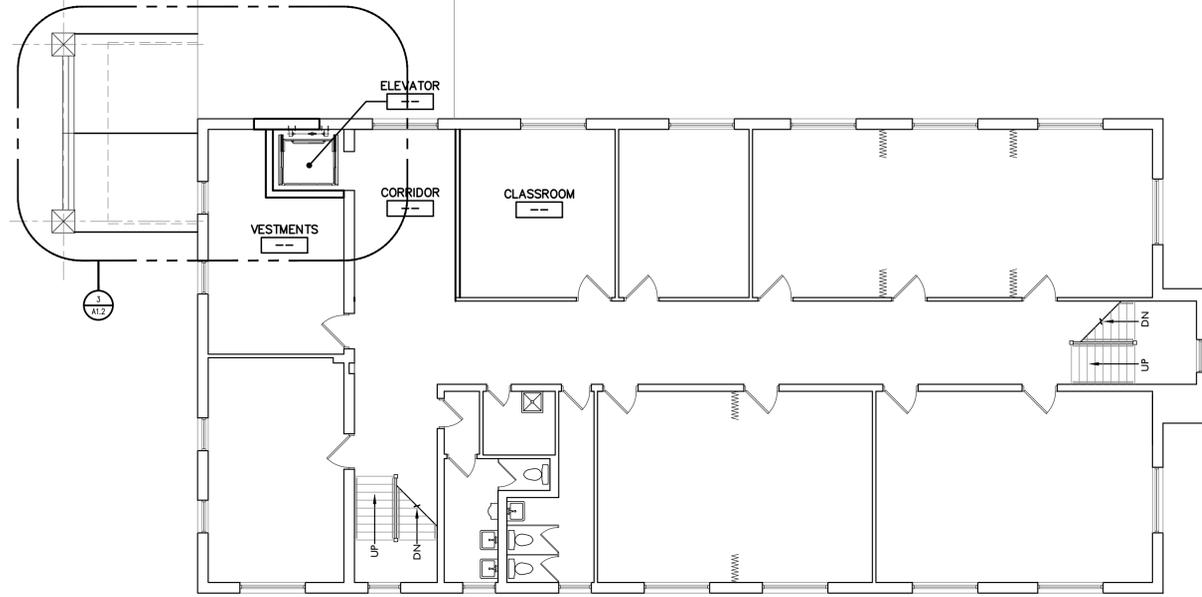
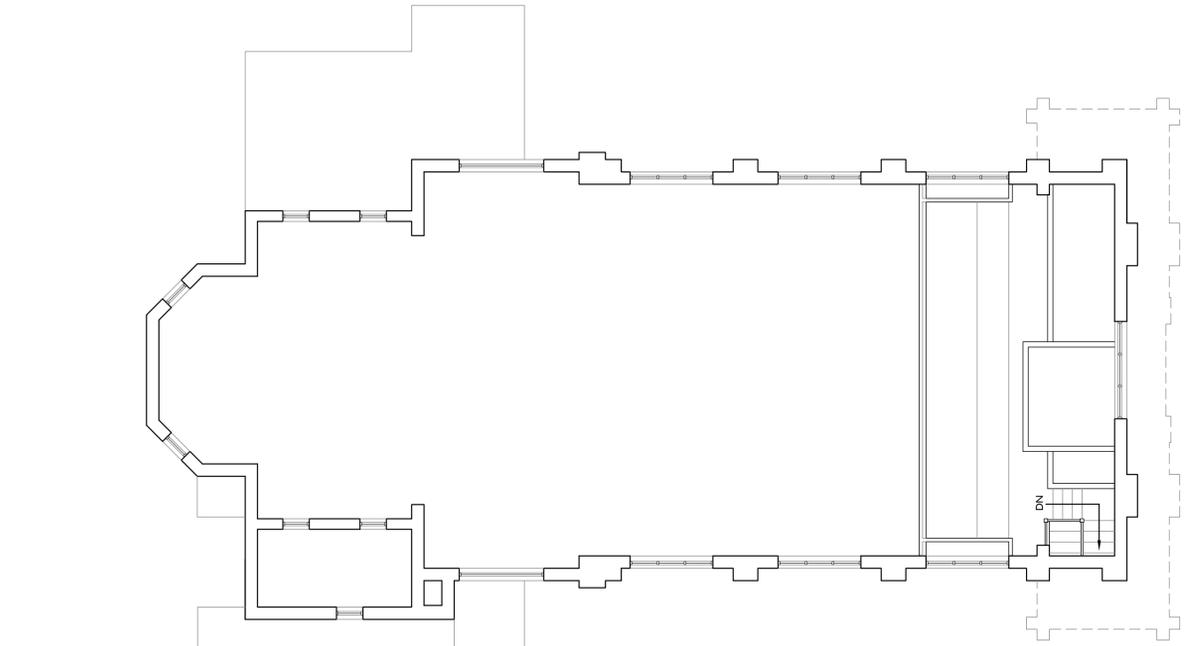
project number
20006

drawing date
*

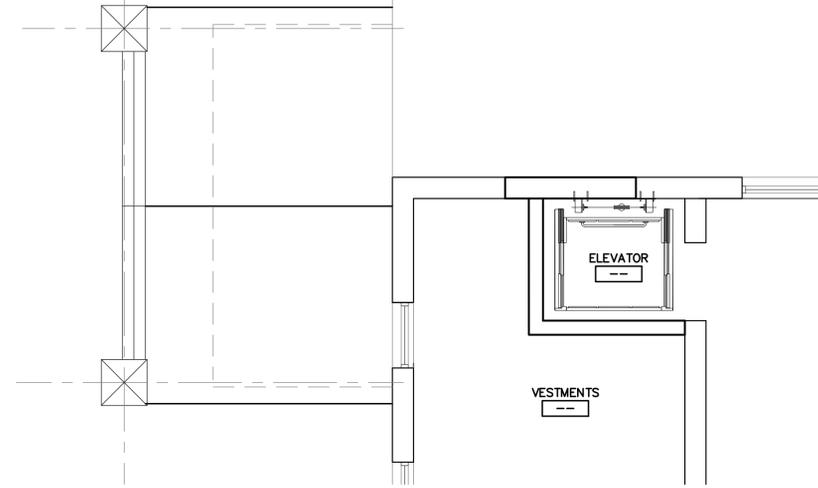
sheet number

A.I.I.

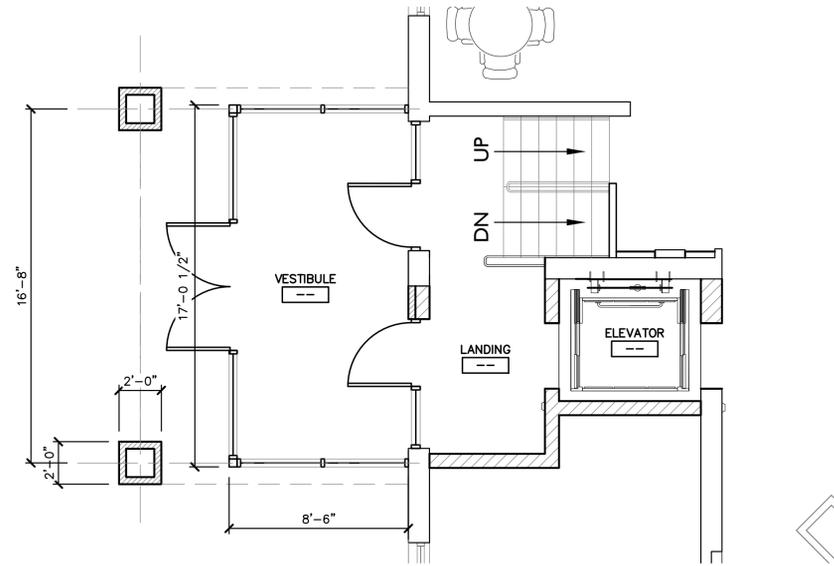
Addition & Renovations of:
Trinity Lutheran Church
504 S. Westnedge Ave.
Kalamazoo MI, 49007



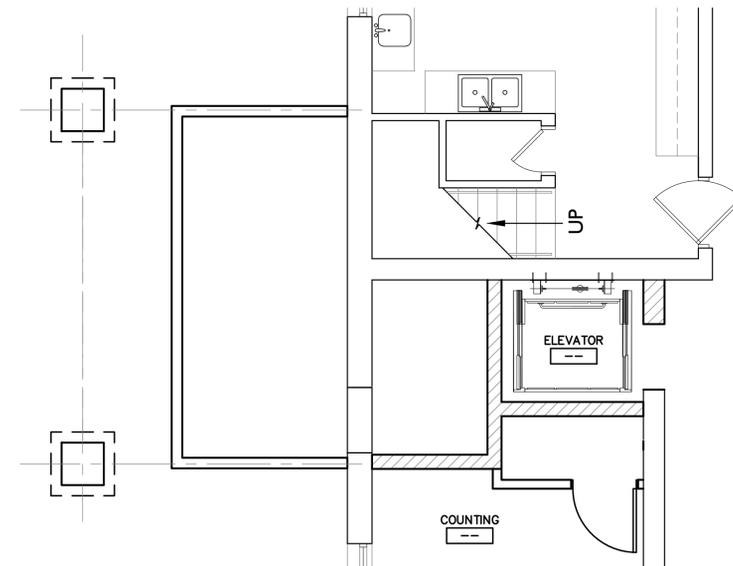
NORTH
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR ENTRY/ELEVATOR
SCALE 1/4" = 1'-0"



2 FIRST FLOOR ENTRY/ELEVATOR
SCALE 1/4" = 1'-0"



1 BASEMENT ENTRY/ELEVATOR
SCALE 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

sheet name
**SECOND FLOOR PLAN &
ENTRY/ELEVATOR PLANS**

project number
20006

drawing date
*

sheet number

A1.2

TUESDAY, January 21, 2020

5:00 pm

Kalamazoo City Hall – Community Room
241 W. South St. Kalamazoo, MI 49007

I. Call to Order:

Mr. Fletcher called the meeting to order at 5:00 PM

II. Approval of Absences:

None. Ms. Ferraro stated Andrew would be late

III. Approval of Agenda:

Motion approved by Mr. Kastner and second by Mr. Berg

IV. Introduction of Guests:

None

V. Public Comment on non-agenda items:

None

VI. **Disclaimer:** Ms. Ferraro read the disclaimer into the record. 5:02 PM

VII. HEARINGS

OLD BUSINESS: none

VIII. NEW BUSINESS:

a) **725 Academy 5:05 PM**

Owner: Michael Kiewiet

Applicant: Curt Aardema

Built: 1867

Style: House on site Italianate

Zone: CN-1

House to be moved: 427 S. Park

Owned since: 09/06/2019

Style: Moved Craftsman

Zone: CC

House move from 427 S. Park to rear of 725 Academy
(PPZ 20-0001 New Application)

Mr. Aardema brings reminded the commission’s attention that they were with us about two months ago to bring this plan to our attention. Mr. Kiewiet introduces himself and states what work he has done with the community in the past. Mr. Aardema is with AVB and gives a brief description of what projects their company is working with at this time such as the 400 S Rose building. AVB owns the three properties on South Park. Has owned these properties for a couple years and they have been trying to figure out what to do with them. When they acquired the houses, they were unsure of what the future plans were on whether to renovate or not. They have spent the last couple years updating the exterior with painting and updating the street appearance. They have been working with other groups on possibly moving all three buildings. The houses on either side of 427 S Park which would be 423 and

429 South Park Street have been ruled out for a move based on size and challenges during a move. They have decided to focus on the one in the middle 427 S Park. Mr. Aardema was introduced to Mr. Kiewiet through Ms. Ferraro.

Mr. Kiewiet purchased the fire damaged house at 725 Academy back in September from Mr. Steinagel. Mr. Kiewiet proposes to move the house at 427 West South to the south end of the lot behind 725 Academy. 725 Academy is within a reasonable distance for a move around 5-6 blocks. 725 Academy is in the historic district and the 427 South Park is currently not in the historic district. The house at 725 Academy had a structure fire back in April of 2019 and the rear portion which was an addition was not salvageable. Mr. Kiewiet has secured the back of house and has cleaned up the rubble and has prepped the house for the next steps. Steps would either be one to either move the 427 S. Park to this location if all goes as planned or if not possibly building a new structure. Mr. Aardema shows what would be the general route they would take to avoid street trees and works best with traffic signals and wider roads. They currently have estimates from movers and from Consumers Energy. Mr. Aardema states they have a window of time to do this in the winter or it would be summer until able to do so. Mr. Aardema shows example of what the site would look like with layout of both houses with a paved area along with what parking spaces would look like with a small green area. Mr. Kiewiet states they do have plenty of room and will be able to meet all of the setbacks with decent site lines. Ms. Ferraro is concerned about space between the adjacent buildings at 729 Academy and 725 Academy. According to the movers should have plenty of room to do whatever they need to. Mr. Mitchell is concerned about the other houses on Park Street since he was unable to attend the meeting in November. Mr. Aardema states they have been looked at pretty thoroughly to a different location and so far has not found a place to move them and be practical since they are much larger than the current one. One of the houses is a seven unit. Heritage Company has salvage and preserved as much as possible. The plan is to take down both houses in the near future.

Mr. Kastner addresses Mr. Aardema about what the cost is to move a house? Mr. Aardema states that the cost for 427 South Park Street will cost around \$20,000 for just movers does not include the Consumer Energy cost. Mr. Berg is curious what the cost would be to move the seven-unit building. Mr. Aardema states that if they had a location to put it would probably be around \$80,000 to move to Rose and Dutton which would have been around a block away. Mr. Ferraro said the main concern with that would have been the trees that would be required to be trimmed to move that large of a structure and the tree committee doesn't like trees to be trimmed. Mr. Aardema and Mr. Kiewiet state that the price is so reasonable because both houses on either side of Park Street would need to be demolished before the move itself takes place.

Mr. Fletcher asked is any additional questions or concerns.

Mr. Berg is curious if there are other houses that have the similar carriage house style in the area? Ms. Ferraro states that there aren't any that exist in that actual area but if you go a block or so over there are many. Mr. Berg address's Mr. Kiewiet on if he has met with zoning yet to get approval and he has received the preliminary approval. Ms. Ferraro states they are all on board to make it work. Mr. Kiewiet has had his preliminary meetings with police, fire, zoning and pre site plan and met with project review. Mr. Aardema and Mr. Berg also discuss that the property will also need new utilities such as water, sewer and electric.

Mr. Fletcher addresses if any other concerns before he offers the floor to the audience.

Mr. Nave who was a guest who arrived was concerned if the house being moved was going to have a front or back porch. Mr. Kiewiet states that the moves required them to remove the front porch, overhang and columns and are hoping to reuse what they can or make the front porch similar to what it is now. Mr. Nave also asked if it has a back exit and would they be able to add a back porch. Mr. Kiewiet was unsure if with setbacks if they would have enough room to have a decent size porch but possible to have enough to at least have step to access the rear of the house. Mr. Nelson suggested come back to the commission for a front and back porch to be added to the home. Ms. Ferraro assumes that the front porch was probably built when the original house was built. Mr. Kiewiet states that they have no plans to make the front porch very large or to make a wraparound porch that he would keep it similar in size to what is there currently and to reuse as much as possible. Ms. Ferraro states to approve in concept and to readdress when everything is in place and moved.

Mr. Berg makes a motion to approve as complying with Secretary of the Interior Standards 9 & 10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.

IX. Approval of Minutes: November 19, 2020 (There was no HDC meeting in December) **A motion was made by Mr. Berg and seconded by Ms. Underwood. With as voice vote the motion passed unanimously**

X. Administrative approvals - June 5 to July 9, 2019 – No Action Needed

a) No building permit required

Vine W	213	Roof - Small flat section at rear
West S	814	Mural on board, mounted on north side of building
South W	527	Columns on N entry – repair to match
Bulkley	148	Handrails on concrete steps at front of house
Kal W	834-6	Windows – replace NW windows and N&W Rear

b) Building permit required

Ferris Ct	813	Roof
Walnut W	524	Steps – Front - Rebuild

XI. Other Business

Recruit a new member to replace Grant Fletcher. Currently have an application from Eric Stuckey. Ms. Ferraro is hoping to have someone new fairly quickly.

Ms. Ferraro also addresses the Inventory Kalamazoo 2022 Historic Resource Survey kickoff event that will take place on February 5 at 7pm at the downtown library. The survey will inventory all the structures in the city and will be done by volunteers with smartphones. This process will take about three years to complete.

XII. ADJOURNMENT

The meeting was adjourned at 6:10 p.m.

Submitted by: _____ Date: _____
Recording Secretary – Casey Boekhoven

Reviewed by: _____ Date: _____
Preservation Coordinator – Sharon Ferraro

Approved by: _____ Date: _____
HDC Chair – Grant Fletcher

<p>CITY OF KALAMAZOO HISTORIC DISTRICT COMMISSION ANNUAL REPORT 2019</p>

Introduction

In 2019, the Kalamazoo Historic District Commission (HDC) received 118 project applications for the 2,070 historic resources located in Kalamazoo's five locally designated historic districts raised \$2660 from fees instituted in February 2013. This represents a decrease of about 17% from 2018 (142). Meetings take place every third Tuesday at 5:00 p.m. in the Community Room at City Hall.

Michigan Historic Preservation Income Tax Credit

In 2018, a bill to reinstate the Michigan Historic Preservation Income Tax Credit was introduced in both houses (Senate Bill 469/ House Bills 5117 and 5178) and passed with a good majority in the senate. By mid-summer, the bill passed out of the house committee but did not make it to the floor. Governor Snyder made it clear that he would not sign the bill. New bills were re-introduced in January 2019 (Senate Bill 54 and House Bill 4100) and Governor Whitmer has indicated she will sign the bills. The bills are winding through committees and are currently on the agenda for the February 12, 2020 Senate Finance Committee meeting. The Michigan Historic Preservation Income Tax Credit can be a powerful tool for encouraging and rewarding historic preservation.

History and Purpose

Chapter 16 Section 22 of the City of Kalamazoo Code of Ordinance, outlines the responsibilities of the HDC as follows:

- (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, MCL 399.201 et. seq. 1970 P.A. 169, as amended. (Adm. Code § A229.2)
- (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, a historic district.

Meetings

To fulfill its charge, the HDC convened 7 regular meetings and reviewed 14 applications for a Certificate of Appropriateness. No project was denied in 2019. (100% approved by the commission) The commission also received training in defensible decision making at their March meeting.

APPROVED – The projects approved included the construction of a new house on Bellevue in the South Street – Vine Area historic district to replace a house where the commission approved demolition.

DEMOLITIONS: In 2019, the HDC approved one demolition at 946 Bellevue where the foundation was compromised. A new house was built to replace it.

DEMOLITION BY NEGLECT: No cases of demolition by neglect in 2019.

DENIED: The Historic District Commission denied none of the applications received.

ADMINISTRATIVE REVIEWS: In addition to the HDC's 14 application reviews, the Historic Preservation Coordinator reviewed and administratively approved 104 applications for a total of 128 applications reviewed. Reviews generated a total of \$2660 in fees:

- 62 no fee \$ 0 (satellite dishes, storm windows, etc)
- 42 building permit -\$35 \$1540 (roof, steps, rails, etc)
- 14 HDC hearing - \$85 \$1190

In 2019, the HDC and the Coordinator approved 100% of the applications submitted which compares very well with the national average of 95%.

Appeals - No cases went to the State Historic Preservation Review Board in 2019.

Membership - The HDC enjoyed a full roster of members throughout 2019:

Member	Position	Term	Neighborhood
1. Dana Underwood		First full term	Stuart HD
2. Grant Fletcher	Chair	Second full term	Winchell
3. Jeremy Berg	Vice-chair, Licensed architect	First full term	Winchell
4. BJ Shell		Second full term	Vine ND/HD
5. John Mitchell		First full term	Winchell
6. Andrew Grayson		First full term	Stuart HD
7. Dan Kastner		First full term	Vine HD

Newsletter

One newsletter was published in June 2019.

New Owners – using the Assessors database on the city website, new owners have received a small packet of materials describing the benefits and responsibilities of owning property in a historic district. About 124 new owners received letters in 2019. New owners in owner occupied homes in the Vine Neighborhood NEZ also received information about the NEZ and an application.

Summary

Kalamazoo's local historic districts are a point of pride in our community. Kalamazoo has more historic properties per capita than any other city in Michigan. (Grand Rapids population is 210,000 with 2300 historic properties – Kalamazoo has a population of 75,000 with 2075 historic properties.)

Respectfully submitted,



Sharon Ferraro, Historic Preservation Coordinator



Board and Commission Application

Eric Todd Stucky

Application created: 01/17/2020

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

- 1 **Kalamazoo Historic District Commission**

Education and Experience

Occupation	Carpenter
Company name	Kalamazoo Probationary Enhancement Program
Position	Building Trades Instructor
Availability details	Immediately
Education and Experience	

BS in Elementary education

Science major

I have been working as a tradesman for over 30 years.

President of Cedar Creek Eight Conservation Corporation

Managing 150 acres of land

Selective harvest of timber

Creating, improving and protecting habitat for endangered plant and animal wild life

Vine Neighborhood Housing Committee

Building bridges between city and residents

Connecting neighbors with resources and training

Building Trades Vocational Supervisor and Instructor for KPEP

Class room and on site instruction

Renovating vacant homes in the community

Connecting employers with qualified people

Owner of 150 year old home in Vine Neighborhood

Qualifications

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

Applicant: I am a city resident who is actively volunteering time within El Sol Elementary and the Vine Neighborhood. I currently serve on the Vine Neighborhood Housing subcommittee. I am looking forward to the opportunity to work with the Historic District Commission protecting an important part of Kalamazoo's charm and valuable history. I hope my input will be of interest and use in building a great community, making Kalamazoo a great place to live.

Contact Information

Email Eastucky101@gmail.com

Cell (808) 457-6626

Address 317 West Cedar St
Kalamazoo MI, 49007

Diversity Information

{LIST Applicant.Details}

Current Appointments to City of Kalamazoo Boards/Commissions

Attachments

[Eric Stucky Resume](#)



Board and Commission Application

Karla Ragainis

Application created: 01/02/2020

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

- 1 **Kalamazoo Historic District Commission**

Education and Experience

Occupation	Stay at home Mom
Availability details	Immediate
Education and Experience	

I was born in the City of Kalamazoo and have lived in the Edison neighborhood for most of my life. I currently live in the Edison neighborhood near my childhood home and I have a deep love for Kalamazoo and the history of the city.

Qualifications

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

Applicant: I am a resident of the City of Kalamazoo.

Contact Information

Email	kmwerner26@yahoo.com
Cell	(269) 501-0500
Address	2235 Cameron St, 2235 Cameron St Kalamazoo MI, 49001

Diversity Information

{LIST Applicant.Details}

Current Appointments to City of Kalamazoo Boards/Commissions

Kalamazoo Historic District Commission

Attachments



Board and Commission Application

Cliff Locke

Application created: 01/28/2020

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

- 1 **Kalamazoo Historic District Commission**
- 2 **Kalamazoo Historic Preservation Commission**

Education and Experience

Availability details Open
Education and Experience

Graduated from Allegan High School

Qualifications

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

Applicant: Yes. I live on Marketplace Blvd, I get to sit on my front porch and see the historic Washington Square library and old Fire Station.

Non-Resident Members Permitted

Applicant: Yes

Demonstrated Interest in the History of Kalamazoo and/or Principles of Historic Preservation

Applicant: I am interested in the history of Michigan. I love Kalamazoo and want to assure we retain the history. While at DKI I was lucky enough to have given a couple historic tours of downtown.

Contact Information

Email clifflocke2013@gmail.com
Cell (269) 532-4478
Address 639 Marketplace Blvd
Kalamazoo MI, 49001

Diversity Information

{LIST Applicant.Details}

Current Appointments to City of Kalamazoo Boards/Commissions

Kalamazoo Historic District Commission
Kalamazoo Historic Preservation Commission

Attachments

[Oct. 21 resume](#)

Clifford Locke
5700 Vintage Lane, #325
Kalamazoo, Michigan 49009
269-532-4478
clifflocke2013@gmail.com

EXPERIENCE

Antique/Collectibles Dealer Owner June 2006-Present
Finding, purchasing and selling unique and sellable items at flea markets, estate and garage sales and merchandising them in a booth setting. Picking for other dealers for their booths. Setting up and selling at flea markets, antique markets and collectible fairs.

Holiday Inn Express Front Desk/Night Audit October 2018-April 2019
Taking reservations, checking guests in and out, money handling, night audit and various Other tasks assigned by management.

Diana Wortham Theatre Box Office Agent October 2017 - February 2018
Selling tickets via walk up sales or phone sales. Explaining the shows the theatre offers to patrons and helping them decide on seating.

Runaway Mountain Coaster Box Office July 2016-June 2017
Worked in the box office selling tickets. Also trained all new box office personnel, answered phones, explained rules and helped to keep waivers supplied for guests. Helped with selling merchandise and photos. Cash handling, end of day and customer service.

Activities and Trips Independent Contractor April 2011-December 2015
I helped plan activities and trips for area senior centers and senior apartment complexes. I dealt with budgets, planning and setup and teardown for each event. Organizing of different special guests (musical and speakers). Also planned all aspects of day bus outings.

Independent Contractor. Escort 2002, 2005, 2006, 2008 Seasons
I worked as an independent contractor for this company. I coordinated daily events with high school band/choir directors during their stay in Branson, which included group activities and dinner arrangements. Told about the history of the area. I kept tour participants on schedule. I acted as the liaison between the theatre staff and the tour participants.

The Tower Theatre Manager on Duty February 2007-December 2007
I worked the box office selling tickets and working closely with the groups department; including welcoming groups and getting them to their seats. I oversaw the day to day operations of this new theatre. I performed the end of day operations for the box office and the concessions area. Locked up at the end of day.

Ozark Racing Manager on Duty February 2005-January 2007

I acted as manager on duty, performed all day to day operations of this NASCAR themed store. I did most of the ordering, store layout and money handling. I hired and trained new employees and did end of day procedures.

Red, Hot & Blue Street Marketing Rep July 2005-August 2006

I delivered schedules, brochures and VIP tickets to area ticket agents and hotels/motels for this very energetic show in Branson. Promoted the show to hotel/motel guests.

Hard Rock Café International Manager August 2001-December 2004

While working at Hard Rock Café, I worked as the general retail manager in two of their outlet stores. I also worked various positions at Hard Rock Live (their concert venue) for a short time, while one of the outlet stores was being finished. I provided excellent customer service, did the hiring and training of new employees, money handling, ordering, store layout and marketing.

Downtown Development District Hospitality Ranger Manager June 2000-August 2001

I created and implemented the Hospitality Ranger Program after being hired by the Executive Director who had moved from Kalamazoo. I managed a staff of 32, which included senior citizens and high school student volunteers. I did all the hiring and training of new staff, designed all training materials. I monitored and controlled the budget and helped to organize ongoing marketing plans and presentations to help raise awareness of the new program. I also helped organize my staff to help with homeless issues and tour guide opportunities in the city.

PROFESSIONAL DEVELOPMENT

Disney's Approach to Leadership Excellence
Disney's Approach to People Management
Coaching, Mentoring and Team Building Skills
OSHA Compliance and Workplace Safety

COMMUNITY SERVICE AND AWARDS

Loyal Order of Moose-Member
Allegan Community Players Front of the House-Volunteer
Branson Lakes Area Chamber of Commerce Welcome Center-Volunteer
Lives under Construction Boys Ranch-Mentor
Covenant House of New Orleans-Activities Volunteer and Mentor
Sing Out Kalamazoo-Board Member
Named Customer Service Associate of the Month 15 times at Meijer, Inc.