

**City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
March 20, 2018 - FINAL**

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

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

Members Absent: Andrew Grayson

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

Guests: Wycliff Opiyo, Edward McLean, Mike Kiewiet, Greg Mejeur, Phil Reed, William Murphy, Justin Gregory and two other interested citizens were present

I. CALL TO ORDER

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

II. APPROVAL OF ABSENCES

No formal absences were voted upon.

III. APPROVAL OF AGENDA

Changes to Agenda: Ms. Ferraro requested the addition of a discussion regarding the Historical Preservation Awards, to take place at the end of the existing agenda items.

Mr. Berg, supported by Mr. Oudsema, made a motion for the approval of the agenda as amended for the March 20, 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.

VI. HEARINGS

OLD BUSINESS

- a) **218 Allen Boulevard** **Owner: G&G Enterprise**
Style: Classical Revival **Built: 1910**
Zone: RM-15 **Owned since: 04/14/2010**
Barrier free ramps to front and rear doors on north side of house.
(PPZ17-0018 Old Application – Original Application was incomplete)
Public Comment then Commission Deliberation

Mr. Wycliff Opiyo was present as the representative of this property. Ms. Ferraro offered a brief overview of the photographs and diagrams. This is a foster care facility which can house up to six residents. In order to offer service to handicapped clientele, a barrier free ramp must be installed. Two ramps will be constructed, one leading to the front door and one to the rear. The design is entirely reversible and would not impact the historical condition of the home in any respect. There was a brief discussion regarding ADA Requirements, which is an issue that will be addressed in the plan review/permitting phase of the project.

Mr. Oudsema moved to approve in concept with minor details to be delegated to the Historic Preservation Coordinator. The applicant may be required to return to the HDC after building department review and any required review from the state AFC licensing agency approval. Installation of the ramp must not alter the wing walls or porch. Ms. Underwood seconded the motion. With a roll call vote the motion passed unanimously.

NEW BUSINESS

- b) **616 Oak Street** **Owner: Edward McLean**
Style: Italianate **Built: ca 1880**
Zone: RM-15 **Owned since: 12/20/1997**
Replace all windows (1/1 double hung) with matching wooden windows as part of a lead paint hazard abatement funded by Michigan Department of Health and Human Services Lead Safe Home Program.
(PPZ 18-0004 New Application)
Public Comment then Commission Deliberation

Mr. Edward McLean, the owner, was present as representative of the property. Ms. Ferraro introduced the property and advised that the property owner had applied for funds to abate a lead hazard. There is a child with elevated blood lead levels (EBL) living in the home. The owner wishes to replace all of the windows, which are in an advanced state of deterioration, with not much authenticity or original material remaining. A general discussion ensued regarding the appearance of the windows to be installed.

A motion was made by Ms. Underwood, supported by Mr. Shell, to approve the replacement of all double-hung windows as specified. The plan substantially complies with Secretary of the Interior Standards 1, 3 and 5. Approval of the final details, including review and approval of the specific model of replacement windows is to be delegated to the Historic Preservation Coordinator. With a roll call vote the motion passed unanimously.

- c) **412 Monroe** **Owner: Mike Kiewiet**
Style: NONE (vacant lot) **Built: N/A**
Zone: RS-5 **Owned since: 05/05/2017**
Build new two story house with garage/parking in basement at rear (west)
(PPZ 18-0005 New Application)
Public Comment then Commission Deliberation

Property Owner, Mike Kiewiet, and architect/builder Greg Mejeur were present as representatives of the property. The property owner explained the proposed project to Commission members. On what is currently a vacant lot, a new residential structure will be constructed. The home will have 3-4 bedrooms and a garage that is underneath the home and accessed from the rear. The lot has already been surveyed and there are no zoning variances needed. They will be well within the setbacks on each side. Mr. Kiewiet and Mr. Mejeur have completed this type of project in the past and are familiar with all of the requirements. The goal is to be a design that is compatible with the existing homes on each side of the property as well as possible.

Mr. Shell moved to approve the project as complying with Secretary of the Interior Standards 9 & 10 with approval of final details to be delegated to the Historic Preservation Coordinator. The motion was seconded by Mr. Mitchell and received unanimous approval at a roll-call vote.

- d) **615 West Kalamazoo** **Owner: William Murphy**
Style: NONE (vacant lot) **Built: N/A**
Zone: M1 **Owned since: recent purchase**
1. Build two new three story mixed use buildings with offices on the ground floor and apartments on the upper floors (Motion #1)
2. Demolish gas station/body shop (Motion #2)
(PPZ 18-0006 New Application)
Public Comment then Commission Deliberation

Mr. Phil Reed, Mr. William Murphy, and Mr. Justin Gregory were present as representatives of the property. They have acquired this property and a lot on Eleanor Street and are before the Commission seeking approval in concept for the project. They will be working with Brownfield and MEDC regarding the environmental issues present. The existing auto body shop/gas station will be demolished and in its stead, two buildings that are commercial on the bottom and residential above will be constructed, with parking adjacent to the buildings, having a total of 46 spaces. The ground floor commercial space

is designed to hold office space rather than retail or food services. The plan includes balconies off of the tri-windows of the building. The Commission requested that the doors to the balconies be French doors rather than sliders, as sliders are not generally approved by the HDC.

Mr. Mitchell made a motion, supported by Mr. Oudsema, to approve the proposal in concept as complying with Secretary of the Interior Standards 9 & 10. Final approval of the design and approval of demolition will require returning to the commission. A roll-call vote confirmed the motion unanimously.

VIII. APPROVAL OF MINUTES

Mr. Oudsema, supported by Mr. Berg, moved to approve the minutes for the February 20, 2018 Historic District Commission meeting. The motion passed unanimously.

IX. ADMINISTRATIVE APPROVALS

No building permit required:

- a) 615 West Cedar – Replace NH East picture window to standards
- b) 300 South Westnedge (Boudeman House facing West South Street) – Repair porte cochere roof, front porch NE & NW deck

Building permit required:

- a) 817 West Walnut – Roof
- b) 763 West Michigan – Roof

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

X. OTHER BUSINESS

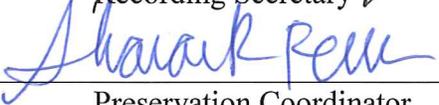
- a) Ms. Ferraro informed the Commission that she met with Jeremy Cole at three homes located on Dutton. Mr. Cole will be hosting a television show and the rehabilitation of the properties will be featured on the program. Commission members felt that this was a very positive development.
- b) Ms. Ferraro gave a brief overview of nominees for the Historic Award. Each project was described with accompanying photos.
- c) Ms. Ferraro stated that the numbers have been increasing slightly, and she anticipates that 2018 will be a busy year for the HDC.

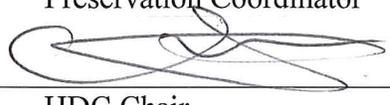
XI. ADJOURNMENT

Ms. Underwood moved to adjourn the meeting, supported by Mr. Berg and approved unanimously.

The meeting adjourned at 6:21 p.m.

Submitted by:  Date: 4/17/18
Recording Secretary

Reviewed by:  Date: 5-30-2019
Preservation Coordinator

Approved by:  Date: 2-18-2020
HDC Chair