

City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
April 17, 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: Paige Torres, Charles Mercadal, Justin Gregory and one interested citizen

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 Andrew Grayson's absences on March 20, 2018 and April 17, 2018. The motion was supported by Mr. Berg and passed unanimously.

III. APPROVAL OF AGENDA

Mr. Mitchell, supported by Ms. Underwood, made a motion for the approval of the agenda for the April 17, 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

None

NEW BUSINESS

- a) **521 Stuart Avenue** **Owner: Charles Mercadal**
Zone: RM-15 **Owned since: 03/05/2009**
Build new two car garage with attached storage.
(PPZ 18-0008 New Application)
Public Comment then Commission Deliberation

Mr. Charles Mercadal was present as representative of the property. Currently, there is a shed in the back of the home which is dilapidated and the owner would like to replace it with a carport with attached storage space. They would ensure that the design fit with the historical nature of the neighborhood and surrounding properties. The carport would have no doors, a divider between the car area and the storage area, and enclosed sides. Mr. Mercadal was informed that he will need to obtain a building permit prior to beginning the project.

A motion was made by Mr. Mitchell, supported by Ms. Underwood, to approve the project as complying with Secretary of the Interior Standards 9 & 10, with approval of the final details delegated to the historic preservation coordinator. The motion passed unanimously in a roll-call vote.

- b) **232 East Michigan Avenue** **Owner: Justin Gregory**
Style: Non-Contributing **Built: N/A**
Zone: CCBD **Owned since: 11/06/2017**
1) Replace existing windows on south/rear of building
2) Enlarge windows on north/front face of building
(PPZ 18-0009 New Application)
Public Comment then Commission Deliberation

Property Owner, Justin Gregory, was present to represent the property. The proposed project involves opening the top of the window cavities, which are currently partially filled in. There are four windows in the rear of the building and three in the front of the building that will be opened up and enlarged in that manner. The existing glass block window on the far right of the front of the building will be covered and that section of building will be repaired and repainted. There may be accent painting above the three front windows. The mason will make the decision regarding the type of brick used, as the existing brick can no longer be found and matching it would be impossible.

Ms. Underwood made a motion to approve the installation of windows as specified. The plan substantially complies with Secretary of the Interior Standards 1, 2, 9, and 10. Approval of the final details is delegated to the Historic Preservation Coordinator. The motion was supported by Mr. Shell and approved in a roll-call vote.

c) 935 Osborne

Style: Vernacular

Zone: RM-36

Replace all original 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 18-0007

Public Comment then Commission Deliberation

Owner: Ray Obregon

Applicant: Paige Torres

Built: ca 1885

Owned since: 11/11/99 or 06/20/16

New Application)

Ms. Paige Torres was present as representative of the property. The home owner has applied for the Lead Safe Home Program through the State of Michigan and was told that they needed to appear before the Historic District Commission to obtain approval for the new windows. The project involves replacing all thirteen existing wooden windows with matching wooden windows to HDC guidelines as lead paint remediation. There are several children under age 6 in the home. None yet have elevated blood levels. The residence is a duplex and currently houses two families with five children between them. The existing vinyl windows would not be replaced, only the matching wooden windows.

A motion was made by Mr. Shell to approve the replacement of all the wooden 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 window is delegated to the Historic Preservation Coordinator. The windows proposed have primer on the exterior and the sash frames will need to be painted. Ms. Underwood supported the motion, which passed in a roll-call vote.

VIII. APPROVAL OF MINUTES

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

IX. ADMINISTRATIVE APPROVALS

No building permit required:

- a) 622 Locust – Garage door
- b) 1535 Grand – Repairs and gutters & new side storm door

- c) 525 Sprague – Extend deck, add door NC apartment building
- d) 1321 West S – Vertical exterior metal bars for basement windows
- e) 823 Oak – Garage door

Building permit required:

- a) 424 Douglas – Roof
- b) 603 Stuart – Roof
- c) 1415 Henderson - Roof

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

X. OTHER BUSINESS

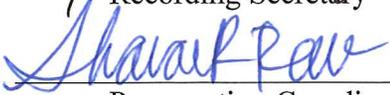
- a) Ms. Ferraro informed the Commission that Jeremy Cole will be starting work on the three houses on Dutton Street, filming for his HGTV show Gritty to Pretty will begin shortly after that, and the work should be completed in July.
- b) Ms. Ferraro pointed out that driving in and around downtown Kalamazoo will be very challenging during the summer months due to the City working on underground gas lines, as well as several new construction projects.
- c) Ms. Underwood informed the Commission that 220 Stuart Avenue is going on the market. Ms. Ferraro, in turn, stated that 912 West North Street has changed ownership once again.

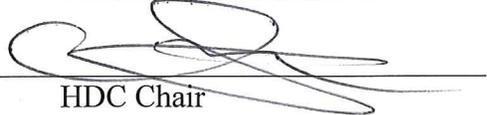
XI. ADJOURNMENT

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

The meeting adjourned at 5:51 p.m.

Submitted by:  Date: 5/15/18
Recording Secretary

Reviewed by:  Date: 5-20-2019
Preservation Coordinator

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