

**City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
June 19, 2018 - FINAL**

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

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

Members Absent: None

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

Guests: Nicole Sabel, Chris Horvat (applicant), and Tom Tishler (applicant)

I. CALL TO ORDER

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

II. APPROVAL OF ABSENCES

No Commission members were absent.

III. APPROVAL OF AGENDA

Ms. Underwood, supported by Mr. Grayson, made a motion for the approval of the agenda for the June 19, 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) 722 West Cedar

Style: Vacant Lot

Zone: RM-15

Revise plan for new house

(IHA 11-0327

Public Comment then Commission Deliberation

Owner: Kal Co Land Bank

Applicant: Kal Val Habitat for Humanity

Built: House demolished in May 2018

Owned since:

Old Application)

Mr. Tom Tishler, Habitat for Humanity Construction Director, was present to represent the property. The previous house located on the property has been demolished and Habitat for Humanity is ready to build a new one. The plans were approved in 2014, with an understanding that the design might change. A list of materials was submitted with the original plans and was approved at that time. There has been a bit of redesigning and added elements – the windows are slightly taller to remain consistent with the historic design of the area, fish scale shingles on gable ends, decorative posts on the front porch, a short railing, and windows lined up on the left side of the home in a farmhouse style. Ms. Ferraro offered a brief background of the property and its decline. As soon as he has obtained approval, Mr. Tishler will be applying for a building permit. Mr. Mitchell pointed out that the new owner will have sweat equity in the property through the Habitat program. Ms. Ferraro stated that the final details of the windows may need to be reviewed to ensure that they are in keeping with the historical nature of the area. Mr. Tishler advised that he will submit a final list of materials to Ms. Ferraro.

Mr. Mitchell made a motion to approve the new design for the house as meeting Secretary of the Interior Standard for Rehabilitation #10. Approval of any final details, including but not limited to the windows and porch posts, shall be delegated to the Historic Preservation Coordinator. The motion was supported by Mr. Bell and passed unanimously in a roll call vote.

NEW BUSINESS

b) 808-810 West South

Style: Colonial

Zone: RM-15

Rebuild deteriorating third floor front (south) gable so it is taller

(PPZ 18-0012

Public Comment then Commission Deliberation

Owner: Chris Horvat

Built: 1915

Owned since: 5/8/96

New Application)

Mr. Chris Horvat was present as the owner of the property. The front gable of the home is failing and is falling into the house. It's pitched inward and something needs to be

done to increase the floor space in the attic. In 1999, the Historic District Commission approved an alteration of the gable in concept, but the alteration did not take place. Mr. Horvat stated that once the project has been completed, it will not alter in appearance to any great extent. Mr. Horvat would also like to work on the decorative trim, and he advised that the half circle window is in poor shape. The proposed work involves adding a taller gable to replace the short, deteriorating south-facing gable on the third floor.

A motion was made by Mr. Berg, supported by Mr. Grayson, to approve the enlarged gable as specified, as the plan substantially complies with the Secretary of the Interior Standards #1 and #6. Approval of any final details will be delegated to the Historical Preservation Coordinator, including review of the final drawings. A roll call vote was taken and the motion passed unanimously.

VIII. APPROVAL OF MINUTES

Mr. Berg inquired as to whether the section regarding 218 Allen Boulevard under Other Business was an accurate depiction of the Historic District Commission's final consensus regarding the enlarged ramp plans that had been submitted for Commission review during the May 2018 HDC meeting. After some discussion, it was agreed that the minutes were accurate.

Mr. Oudsema, supported by Ms. Underwood, moved to approve the minutes for the May 15, 2018 Historic District Commission meeting. The motion passed unanimously.

IX. ADMINISTRATIVE APPROVALS

No building permit required:

- a) 1209 Grand – Gutters, repairs, remove NH false wall at rear
- b) 426 Sprague – Basement windows to glass block
- c) 426 Sprague – Garage roof and repairs
- d) 426 Sprague – Garage door
- e) 47 Bellevue – Garage doors-build wooden hinged-may be fixed
- f) 624 West S – Chimney-rebuild front with salvage from rear
- g) 435 Stuart – Rail-grip rail for southwest/rear steps
- h) 533 Oak – Porch rails-replicate existing
- i) 514 Elm – Fencing in back (chain link) and front yards (picket)
- j) 501 Elm- Fence
- k) 82 West Vine – Fence
- l) 319 West Walnut – Window repair-fire damaged house
- m) 905-907 West South – Replace NH front (north) basement door
- n) 530 North Rose – Back lit sign for southeast and southwest corners of Trans Center
- o) 708 West South – Repair/rehab sashes east and north side of house, exterior trim
- p) 1408 West S – Replace door damaged in break-in with salvaged door

- q) 712 West Lovell – Door-front screen door
- r) 528 Wheaton - Fence
- s) 1213 Grand – Window and exterior wood repairs as needed
- t) 926 Osborne – Add storm door on rear NH addition, replace window

Building permit required:

- a) 911 South Park - Roof
- b) 530 West Cedar - Roof
- c) 520 Douglas – Roof

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

X. OTHER BUSINESS

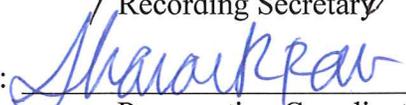
- a) Ms. Ferraro advised that the numbers of Administrative Approvals for small projects is increasing as the weather has improved.
- b) Ms. Underwood asked a procedural/process question. Applicants have occasionally mentioned, during their presentations to the Commission, that they have received “previous approval”. Ms. Underwood inquired if it was common practice to adhere to previous approval, if it had been given. Ms. Ferraro answered in the affirmative, unless there was a substantial change in the plans or project details. Ms. Underwood then asked if there was a time limit on considering previous approval as precedent. Ms. Ferraro responded that it depended upon the circumstances, and each project was reviewed on a case by case basis. Usually, if there was a significant change, Ms. Ferraro would bring the project back before the Historic District Commission for review, although no additional fee would be assessed.
- c) Ms. Ferraro offered a brief update regarding the 2018 Hidden Kalamazoo Tour. There was slightly less turnout than in previous years, but that may have been a result of the extreme heat. She stated that they are considering doing a tour of South Street in 2019.

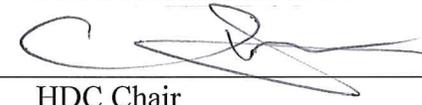
XI. ADJOURNMENT

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

The meeting adjourned at 5:49 p.m.

Submitted by:  Date: 7/17/18
Recording Secretary

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

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