

**City of Kalamazoo  
HISTORIC DISTRICT COMMISSION  
Minutes  
October 16, 2018 - FINAL**

2<sup>nd</sup> Floor, City Hall  
241 W. South Street  
Kalamazoo, MI 49007

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

Members Absent: Andrew Grayson

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

Guests: Scott LaDere, Austin & John Hestera, Peter Smirniotopoulos, Nathan Bailey, Bonnie Granado

**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 the absence of Andrew Grayson from the October 16, 2018 Historic District Commission meeting. The motion was seconded by Mr. Mitchell and passed unanimously.**

**III. APPROVAL OF AGENDA**

**Ms. Underwood, supported by Mr. Oudsema, made a motion for approval of the agenda for the October 16, 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.



have already been given approval to rebuild the porch. The door on the north wall will be removed and replaced by a window, identical to the other front window overlooking the porch. All shutters will be removed. The door, which is not original to the home, is bolted shut. Given that the house has already been modified extensively, and may have been moved to its present site in the 1950's, Ms. Ferraro does not see any issue with the proposed alterations. Mr. Berg would like to ensure that it is framed in such a way that the coffin door could be replaced at some point in the future if desired by the property owner.

**Mr. Oudsema, supported by Mr. Shell, moved to approve the removal of the north door on the front porch. The door will be replaced with a wooden window to match the existing window on the east wall in size, placement and exterior casing. The plan substantially complies with Secretary of the Interior Standard #1 as a minimal change for a new use. The Commission approves a Certificate of Appropriateness for this project. Approval of any final details is delegated to the Historic Preservation Coordinator. The motion was approved unanimously in a roll call vote.**

**c) 219 Woodward Avenue**

**Style: Italianate**

**Zone: RM-15**

**Owner: Lauren & Peter Smirniotopoulos**

**Built: 1860**

**Owned since: 6/29/18**

1. Open up front porch to restore original appearance (salvage triple window on east façade)

2. On northwest garage and sleeping porch addition:

- Install salvaged triple window from front porch into former garage door opening on east face of the first floor, stucco to match below new windows.
- Remove former door on second floor of east face. Add a window to match the existing windows on the left and right.
- Remove a small double hung window and sliding patio doors on the west face of the first floor. Open up wall and install a Nanawall.
- Remove a small double hung window on the south wall. Open up wall and install a Nanawall.

3. On the rear/west small entry porch into the kitchen near the southwest corner, move the existing door to the left (north).

(PPZ 18-0017

New Application)

Public Comment then Commission Deliberation

Peter Smirniotopoulos was present as the representative of the property. All Nanawalls can be frameless, steel framed, or wooden framed. Although the Nanawall is historically incongruent, it will be located to the rear and not visible. When discussing the proposed French doors facing the front of the home, the owner stated that they would be very functional, as well as being placed at the back of a fairly deep porch and partially covered by the front porch kneewall/railing. Following the modifications, the front porch will match the existing side porch and the stairs to the porch will remain in the same location.

The following motions were approved as a group within one motion, by roll call vote. The motion was made by Mr. Oudsema and supported by Mr. Shell.

- Approve the restoration of the front porch as specified. The plan substantially complies with Secretary of the Interior Standards #1 through #6. The Commission approves a Certificate of Appropriateness for this project. Approval of any final details is delegated to the Historic Preservation Coordinator.
- Approve the reconfiguration of the east wall of the northwest garage/sleeping porch addition as specified with stucco to match existing. The plan substantially complies with Secretary of the Interior Standards #1 through #6. The Commission approves a Certificate of Appropriateness for this project. Approval of any final details is delegated to the Historic Preservation Coordinator.
- Approve the removal of two small windows and a sliding patio door on the first floor of the garage/sleeping porch addition and the installation of the Nanawalls as specified. The plan substantially complies with Secretary of the Interior Standards #1 through #6, as well as #9 and #10. The Commission approves a Certificate of Appropriateness for this project. Approval of any final details is delegated to the Historic Preservation Coordinator.
- Approve the relocation of the west facing kitchen door as specified. The plan substantially complies with Secretary of the Interior Standard #1 as a minimal change. The Commission approves a Certificate of Appropriateness for this project. Approval of any final details is delegated to the Historic Preservation Coordinator.

d) 311 West Vine Street  
Style: Colonial Revival  
Zone: RM-36

Owner: Nathan Bailey  
Built: 1927  
Owned since: 1/26/06

1. Remove failing porte cochere on west wall

(PPZ 18-0018

New Application)

Public Comment then Commission Deliberation

Nathan Bailey was present as the representative of the property. The project involves removing the failing porte cochere on the west wall of the residence. There was some discussion about whether it was an original feature of the home, with the Historic Preservation Coordinator believing that it is. The Commissioners were in agreement that the house would be improved by the removal of the porte cochere. The proposed project includes sealing the door shut, but keeping the doorway so that a future owner could rebuild the porch feature if they chose. The property owner would like to use this as a rental property, but the rental housing inspector will not approve the certification with the currently failing porch. Ms. Ferraro advised that the property owner will need to obtain a demolition permit to remove the porch.

Mr. Shell made a motion, seconded by Mr. Berg, to approve the removal of the west balcony as specified. The plan complies with the requirements of Chapter 16-23 (G) (1) "The resource constitutes a hazard to the safety of the public or to the

**occupants". The Commission approves a Notice to Proceed for this project. Approval of any final details is delegated to the Historic Preservation Coordinator. In a roll call vote, every Commissioner voted "aye" with the exception of Mr. Mitchell, who voted "nay".**

### **VIII. APPROVAL OF MINUTES**

**A motion was made by Mr. Mitchell, supported by Mr. Berg, to approve the minutes for the September 18, 2018 Historic District Commission meeting. The motion passed unanimously.**

### **IX. ADMINISTRATIVE APPROVALS**

No building permit required:

- a) 1219 Grand - Windows – 8 NH attic windows
- b) 719 Wheaton – Barn door – install overhead – store old doors inside
- c) 520 Axtell – Bathroom window
- d) 610 South Rose – Satellite disk
- e) 534 Woodward – Storm window and sill repair
- f) 723.5 Village – Windows – replace 2 large NH
- g) 1623 Grove – Repairs
- h) 423 West Dutton – Door – replace back door
- i) 412 Douglas – New door – retro approval
- j) 213 West Vine – Garage door on NH garage
- k) 628 South Park – Steps and handrail, front

Building permit required:

- a) 1626 Grove – Roof
- b) 1521 Academy – Roof
- c) 713 Minor – Remove rear second floor stairs, repair porch roof, small window
- d) 832 Oak – Roof
- e) 611 Oak – Roof
- f) 606 West Walnut – Roof
- g) 817 Ferris – Roof
- h) 704 Oak – Roof
- i) 618 Forest – Roof
- j) 628 South Park – Steps and handrail

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

**X. OTHER BUSINESS**

Ms. Ferraro pointed out the list of new property owners that have moved into the Historic Districts.

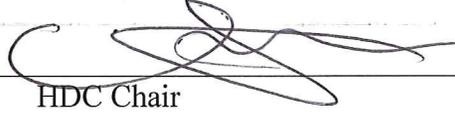
**XI. ADJOURNMENT**

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

The meeting adjourned at 6:15 p.m.

Submitted by:  Date: 11/20/18  
Recording Secretary

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

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