

**City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
May 21, 2019 - FINAL**

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

Members Present: Grant Fletcher, John Mitchell, Daniel Kastner, Dana Underwood, Jeremy Berg and Andrew Grayson

Members Absent: BJ Shell

City Staff: Sharon Ferraro, Historic Preservation Coordinator

Guests: None

I. CALL TO ORDER

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

II. APPROVAL OF ABSENCES

Mr. Mitchell, supported by Mr. Kastner, made a motion to approve absences. With a unanimous vote, the motion carried.

III. APPROVAL OF AGENDA

Mr. Grayson, supported by Mr. Kastner, made a motion for approval of the agenda as presented for the May 21, 2019 Historic District Commission Meeting. With a unanimous vote, the motion carried.

IV. INTRODUCTION OF GUESTS

None

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

VI. DISCLAIMER

Ms. Ferraro read the disclaimer into the record.

VII. HEARINGS

OLD BUSINESS

None

NEW BUSINESS

a) 520 Douglas

Owner: David Zinn

Applicant: MDHHS-Healthy Homes

Built: 1905

Owned since: 07/19/2007

Style: Colonial Revival Foursquare

Zone: RM-15

1. Replace most windows

2. Make decorative windows fixed 3. Repair porch deck, cover with ½" exterior plywood and indoor/outdoor carpet (PPZ 19-0005) New Application) Public Comment then

Commission Deliberation

Ms. Ferraro reviewed the DHHS letter to explain the funding for this project. Mr. Zinn was present to represent the project. Mr. Mitchell asked if lead paint found on the porch, under the carpet, Ms. Ferraro replied that everything proposed to change in the home has tested positive for lead. Mr. Mitchell asked if the proposed windows were fixed, and whether existing divided lights will be replaced. Mr. Kastner asked how the house is heated and cooled. Mr. Zinn explained he has a furnace and a fan in the attic that helps to clear the home of heat. Mr. Zinn also said that he would never open any double hung windows put into the home but acknowledged that subsequent owners may use them. Mr. Kastner asked about encapsulating the porch rather than replacing it. Ms. Ferraro suggested replacing the entire porch deck as an alternative with tongue and groove vertical grain Douglas fir.

Mr. Mitchell moved to approve, installation of all the windows as specified EXCEPT

- i. 1st floor dining room, south side D with leaded glass upper sash – replace lower sash ONLY**
- ii. 2nd floor, storage closet, side B with multi pane divided lite upper sash – replace lower sash ONLY.**

Mr. Grayson seconded the motion. The plan substantially complies with Secretary of the Interior Standards #6. The commission approved a Certificate of Appropriateness for this project. With a roll call vote the motion passed unanimously.

Mr. Mitchell moved to deny, the installation of plywood over the existing front porch deck with indoor-outdoor carpet on top. Mr. Grayson seconded the motion. The plan does not comply with Secretary of the Interior Standards #2, #5 and #6. The commission issues a denial for this project for this project. With a roll call vote the motion passed unanimously.

b) 242-4 East Michigan

Owner: Union Bag & Barrel

Applicant: Marty Spaulding

Built: 1869

Owned since: 05/11/2017

Style: Italianate

Zone: CCBD

1. Add balcony to rear/south side to match the other half of the building
2. Window on the right will become a door to match the other bay.

Ms. Ferraro represented the applicant. Mr. Kastner asked what materials would be used in the project. Ms. Ferraro answered metal and wood. Mr. Berg asked how close the support beams would be to the building, Ms. Ferraro answered 5-6 feet. Nelson Nave asked that the new components match the existing components. Mr. Kastner asked if the garage was for cars.

Mr. Grayson moved to approve, the installation of 2nd floor balcony, on the rear or south façade of the building Standards. The plan substantially complies with Secretary of the Interior Standards #1, #9 and #10. Mr. Kasnter seconded the motion. With a roll call vote, the motion passed unanimously.

c) 222 Douglas

Style: Queen Anne

Zone: RM-15

Owner: Karagap

Applicant: Hickory Management

Built: 1875

Owned since: 10/02/2006

1. Fill in under rear exterior stair to form a covered protected entry to the basement to replace the existing bulkhead for access to the laundry room
(PPZ 19-0007) New Application) Public Comment then Commission Deliberation

Mr. Fleckenstein, representing the owners, was present. He proposed adding a sheltered basement entrance to the property in question. The purpose of the entrance was to add safety to tenants who access the basement (whether it be for an emergency, or to access proposed laundry facilities). Mr. Fleckenstein explained that the proposed structure would have board and batten siding. He also noted that the house is stucco. According to Mr. Fleckenstein, the existing basement doors would be removed. Additionally, Mr. Fleckenstein stated that the side walls are sturdy, as they had been repaired in years prior. He also stated the siding would be T1-11. Discussion of a window in the door ensued. Ms. Ferraro stated that a window in the proposed door would contribute to the safety of the addition. Mr. Fleckenstein suggested that he would be putting a peep hole in the door. Next, the roof of the structure was discussed. Fleckenstein stated the roof would be corrugated fiberglass, but that the corrugation would not be visible. Mr. Berg asked about the deck above the proposed entrance. Mr. Fleckenstein explained that the entrance would fit under the existing deck. Ms. Ferraro also stated that the deck was an addition. Mr. Berg did not feel that he will know what the entrance will look like when completed. Additionally, Mr. Berg also wondered about a landing for the stairs. Mr. Fleckenstein stated the sidewalk would be the landing. Mr. Kastner asked about weather proofing, Mr. Fleckenstein said that nothing will be added for weather proofing. Mr. Fletcher asked if this project would need a building permit. Ms. Ferraro answered maybe, she then said that if the project is significantly altered, the applicants will need to come back to the Historic District Commission.

Mr. Kastner moved to approve, the construction of the shelter under the rear non-historic basement steps as specified. Ms. Underwood seconded the motion. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. With a roll call vote, the motion passed in a 5 to 1 vote. Mr. Berg voted against the motion.

d) 738 Minor

Style: Vernacular

Zone: RM-15

Owner: Mike Gillen

Applicant: Same

Built: 1883

Owned since: 05/03/2016

2. Add dormer for height to west face of roof.
(PPZ 19-0008) New Application) Public Comment then Commission Deliberation

Mr. Gillen represented the project, the addition of a dormer on the structure. Mr. Grayson noted that the proposed dormer did not have a window. Mr. Berg asked about drawings, stating that the building department would also require drawings before the issuance of a permit. Mr. Berg felt that he needed more detail. Ms. Ferraro suggested approval of concept. Discussion of suggested motions ensued. Mr. Fletcher stated that he agreed with approval of concept.

Mr. Grayson moved to approve, the construction of the dormer on the west roof IN CONCEPT ONLY. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. Mr. Kastner second. With a roll call vote, the motion passed unanimously.

CONSULTATION – NO DECISION

e) **725 Academy**

Style: Vernacular

Zone: CN-1

Discussion of rehab and addition plans – no decision

Owner: Steinagel Properties

Applicant: Wilthold Steinagel

Built: 1868, Moved 1888

Owned since: 1990

Nelson Nave and Mr. Steinagel were present to represent the project. This home had a fire on April 4. Nave would like to get a roof on the home and fix the rear wall to ensure the structure is weather tight. Then, Nave and Steinagel would like to build another addition. Nave stated that he would like to put a 5/12 hip roof, similar to homes in the South Street area. Also, Nave would like to put brackets back on the home. Perhaps the new roof would also run over the addition, instead of having two separate roofs. Ms. Ferraro asked if the house was still solid, Nave said the attic floor is not even scorched. Steinagel talked about repairing all the south wall timbers. The east, west and north faces of the building are ok.

VIII. APPROVAL OF MINUTES

A motion was made by Mr. Mitchell, supported by Mr. Berg, to approve the minutes for the March 19, 2019 Historic District Commission meeting. The motion passed unanimously.

IX. ADMINISTRATIVE APPROVALS

a) **No building permit required**

X. OTHER BUSINESS

Discussion of the Michigan Historic Preservation Income Tax Credit. A vote was needed for the commission to sign a resolution in support of the tax credit.

Mr. Berg moved to support the Approve a resolution in support of the reinstatement of the Michigan Historic Preservation Income Tax Credit, Ms. Underwood seconded. With a roll call vote, the motion passed unanimously.

XI. ADJOURNMENT

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

Submitted by: Sharon Ferraro Date: 1-16-2020
Recording Secretary – Sharon Ferraro

Reviewed by: Sharon Ferraro Date: 1-16-2020
Preservation Coordinator – Sharon Ferraro

Approved by: Grant Fletcher Date: 1-21-2020
HDC Chair – Grant Fletcher