

KALAMAZOO HISTORIC DISTRICT COMMISSION

Minutes – TUESDAY, July 16, 2019 - FINAL

5:00 pm

Kalamazoo City Hall – Community Room

241 W. South St.

Kalamazoo, MI 49007

Call to Order: Mr. Fletcher called the meeting to order at 5:00pm

I. Approval of Absences: Jeremy Berg

Ms. Underwood, supported by Mr. Grayson, made a motion for the approval of the absences for the July 16, 2019 Historic District Commission. With a unanimous voice vote, the motion to approve the absence carried.

II. Approval of Agenda: Mr. Mitchell, supported by Mr. Shell, made a motion for the approval of agenda as presented for the July 16 Historic District Commission meeting. With a unanimous voice vote, the motion to approve the absence carried.

III. Introduction of Guests:

None

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) 615 West Kalamazoo

Style: NONE (vacant lot)

Gas station/body shop MCM

Zone: M1

Owner: William Murphy

Built: NA

(1946)

Owned since: Feb. 5, 2018

1) Final approval with completed site plan review, environmental study and zoning variance

2) Approved in concept on March 20, 2018

a. Build two new two three-story mixed-use buildings with offices on the ground floor and apartments on the upper floors (Motion #1)

b. Demolish gas station/body shop (Motion #2)

(PPZ 18-0006

Old Application – March 2018)

The motion was made by Mr. Mitchell and seconded by Ms. Underwood to approve the plan as presented as complying with Secretary of the Interior Standards 9 & 10 and having completed Site Plan Review and all Zoning and Planning variances. The Commission approves a Certificate of Appropriateness for this project. Approval of final minor details is delegated to the historic preservation coordinator. With a unanimous roll call vote, the motion was adopted.

Demolition Motion-

Mr. Mitchell, supported by Mr. Shell, motioned to approve the demolition. With a unanimous roll call vote, the motion was adopted.

a) 417 W. Dutton

5:15pm

Owner: Eric, Tobi, Kristi Breisach

Applicant: owners

Built: 1876

Owned since: closing 6/21/2019

Style: Italianate

Zone: RM-36

1. Restore original eaves
2. Remove upper portion of chimney at rear above roof line.
3. Remove cedar shingle siding (ca 1910) to reveal original clapboards
4. Reconstruct front porch with period appropriate rails and columns to match pilasters – hoping for details on rails when siding is removed
5. Install two size appropriate double hung windows on rear/south wall of the house similar to those on the east and west side of the addition. Exact location will be proposed after the cedar shingles have been removed and damage issues have been addressed.

(PPZ 19-0010) New Application) Public Comment then Commission Deliberation

Kristi and Eric Breisach were present to represent the project. According to Mr. Breisach, the project is not financially responsible. Mr. Breisach explained that his daughter, Kristi, is looking for investment properties. After an inspector did a walkthrough of the home, 30 major deficiencies were identified. The representatives then began detailing some of the work they planned on doing, which included: repairing rafters, restoring the full depth of the eaves, taking off the shingle siding and exposing the original clapboard, rebuilding the porch and preserving the porch details. In the back, double hung windows are proposed on the south façade of the second floor. The house will need to be almost completely redone, everything will be taken to the studs and replaced, save the electricity.

Mr. Breisach explained that he has spoken with the Kalamazoo Department of Public Safety concerning some of the teardown in the house. Kastner asked who would be doing the shingle remediation. Eric stated that his family would be doing this work.

Public Comment: Dan Barnes, Texas Township Resident, Barnes asked what the chimney on the house is used for. Breisach explained that the chimney is for the water heater and furnace, explaining that there is no fireplace.

Commissioner Comment: None

Mr. Shell, with the support of Mr. Kastner, motioned to approve the project. With a unanimous roll call vote, the motion was adopted.

527 West South

Style: Colonial Revival
Zone: RM-15

Addition at rear/south, remove porch – approved in February.

Add barrier free ramp winding around rear yard to serve both the cottage (garage) and the house (PPZ 19-0001)

Public Comment then Commission Deliberation

Owner: Upjohn Institute
Applicant: Diekema-Hamann Architects
Built: 1866, remodeled ca 1910
Owned since: 10/12/2018

Old Application – plan change)

COMMISSION ACTIONS (Motions):

Ms. Underwood moved to approve the construction of a barrier free ramp extending from the fence and gate on the south property line to serve the guest cottage and new two-story entry bay as specified. The motion was seconded by Mr. Grayson. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator. With a unanimous roll call vote, the motion was adopted.

VIII. Approval of Minutes: June 18, 2019 (Item D)

Mr. Kastner, with the support of Mr. Shell, motioned to approve the minutes. With a unanimous voice vote, the motion was adopted.

IX. Administrative approvals - June 12 to July 9, 2019

a) No building permit required

Stuart	513	Replace wooden rear fence to match existing.
MichE	214	Sign - Grand Traverse Distillery
WalnutW	711	Demo collapsing garage

b) Building permit required

ParkS	911	Roof
CedarW	530	Roof
Douglas	520	Roof
Allen	206	Roof
Dutton W	315	Roof
WalnutW	521	Roof

X. Other Business

Ferraro made a short presentation on progress on 614 Forest (rehab), 417 West Dutton (first phase – stripping off old siding), 614 Oak Court – rehab complete, the HDC had approved demolition.

Kalamazoo Historic District Commission
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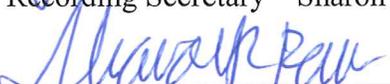
XI. ADJOURNMENT

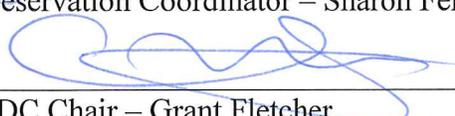
Mr. Mitchell, Supported by Mr. Fletcher, motioned to adjourn.

With a unanimous roll call vote, the motion was adopted.

The meeting was adjourned at 5:40 p.m.

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

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

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