

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

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

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

Members Absent: None

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

Guests:

I. CALL TO ORDER

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

II. APPROVAL OF ABSENCES

Mr. Berg was absent from the last Historic District Commission meeting, however his absence was not excused at that meeting. **Mr. Mitchell made a motion to retroactively excuse Mr. Berg's absence at the November 20, 2019 Historic District Commission meeting. Ms. Underwood supported the motion, which was approved unanimously.**

III. APPROVAL OF AGENDA

Ms. Underwood, supported by Mr. Berg, made a motion for approval of the agenda, as presented, for the February 19, 2019 Historic District Commission meeting. With a unanimous vote, the motion carried.

IV. INTRODUCTION OF GUESTS

Several representatives of the project located at 527 West South Street were present: Mr. Norm Hamann, Ms. Katie Potts, Mr. Don Edgerly and Mr. Randy Case.

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) **527 West South Street**

Style: Colonial Revival

Zone: RM-15

1. Addition at rear/south, remove porch

2. Rehabilitate garage to guest cottage

(PPZ 19-0001

Owner: Upjohn Institute

Applicant: Diekema-Hamann Architects

Built: 1866, remodeled ca 1910

Owned since: 10/12/2018

New Application)

Public Comment then Commission Deliberation

Norm Hamann, Katie Potts, Don Edgerly, and Randy Case were present as representatives of the project. Ms. Potts offered a general overview of the proposed work:

Remove and, if possible, salvage as many elements as possible of the existing porch that is located on the south side of the structure. The carved oak arches, bannister and stairs were previously in the People's Church. They intend to build a new contemporary and contextual entry bay addition on the south side of the existing structure. The date of interpretation is 1910, which is the date that the colonial front was put on the residence over the original Italianate design. The proposed addition includes metal clad windows, wood trim and a flat metal roof. The project also involves converting the existing garage, built in the 1920's, into an ADA accessible guest cottage. The pre-existing windows and service door will be rehabilitated. The windows may be replaced. The proposed design includes installing a fixed carriage house wooden garage door with an arched transom window above, restoring the arch visible on the inside of the garage. The fixed garage door would be backed by an insulated wall.

Following the project summation, a general discussion was held among Commission members. Mr. Mitchell asked if there were any issues with the footing/foundation of the garage, but the project hasn't progressed far enough at this stage to be able to make that determination. Nor have they yet resolved whether the services/utilities for the garage will stand alone or be included with those of the main residence. In response to questions, the applicants also explained that the overgrown south and east sides of the garage will be cleaned up and the east side garage door will be used as an entry door. When discussing the necessary replacement of windows, Ms. Ferraro instructed the applicants to keep all of the windows consistent.

A motion was made by Mr. Mitchell, supported by Mr. Grayson, to approve the rehabilitation of the garage and conversion to an ADA accessible cottage, with approval of the curved transom window over the front/north garage door. The remainder of the window openings will be repaired in the existing openings. The plan substantially complies with Secretary of the Interior Standards #1 through #6. The Commission approved a Certificate of Appropriateness for this project. Details of the southern elevation windows and doors are to be delegated to the approval of the historic preservation coordinator. The motion was approved unanimously in a roll call vote.

Following the motion regarding the garage, the Commission held further discussion regarding the proposed plans for the main structure. Mr. Mitchell asked if any Commission member(s) had an objection to the flat roof on the addition. Ms. Ferraro advised that a flat roof is beneficial in this instance because when an addition is built onto an historic building, there must be a differentiation between the historic and new sections of the structure. The flat roof will provide that differentiation. Mr. Shell inquired as to the timeline of the project. The applicants stated that they hope to begin during the summer of 2019 and ideally, the project would be completed by the end of the calendar year. Several Commission members offered their opinion that it would be very helpful to have more detailed plans, particularly side elevations. Mr. Berg stressed that the proposed project result, as conveyed in the documentation before the Commission, is likely to be quite different than the actual outcome of the project in reality.

Mr. Berg moved to approve, in concept, the removal (and, if possible, salvage) of the existing rear/south porch and construction of a new two story entry bay as specified. The Historic District Commission would like to see east and west side elevation plans prior to giving final approval to the project. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The Commission will approve a Certificate of Appropriateness for this project. Mr. Grayson seconded the motion, which passed unanimously in a roll call vote.

Ms. Ferraro advised the applicants that letters would be sent out to them the following day and that the project would appear on the agenda for the March 2019 Historic District Commission meeting.

VIII. APPROVAL OF MINUTES

A motion was made by Ms. Underwood, supported by Mr. Grayson, to approve the minutes for the November 20, 2018 Historic District Commission meeting. The motion passed unanimously.

IX. ADMINISTRATIVE APPROVALS

No building permit required:

(2018)

- a) 224 West Dutton – Bike racks in tot lot
- b) 1101 South Westnedge – Bike racks at SW corner
- c) 471 New exit door handles – E&W basement, S elev&door
- d) 1213 Grand – Roof over rear mudroom

(2019)

- a) 923 South Park – Window – glass block basement – rear/east
- b) 105 (119-21) East Michigan – Projecting signs – front and rear
- c) 821 West South – Door – rear south
- d) 837 West South – Door – rear south
- e) 839 West South – Door – rear south

Building permit required:

(2018)

- a) 418 Elm - Roof
- b) 1008 West North – Roof

(2019)

- a) 128 West Dutton – Roof, repair windows, exterior wood repair to match
- b) 1140 South Park - Roof
- c) 704 West Walnut - Roof

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

X. OTHER BUSINESS

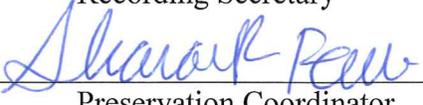
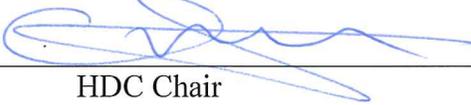
Mr. Berg had to leave the meeting at 5:47 PM.

Ms. Ferraro urged everyone with any interest to register to attend the Historic District Commissioner training on March 23, 2019 at Fire Station #5 at 619 Douglas Avenue in Kalamazoo. The training will run from 8:30 AM to 5:00 PM.

Ms. Ferraro also brought Commission members up to speed on some of the issues that have recently gone before the Historic Preservation Commission, such as the proposed historic districts at Nazareth College and Bronson Park. She advised that there will be a Proposed Local Historic Districts Public Participation Meeting on Tuesday, February 26, 2019 at City Hall at 6:00 PM.

XI. ADJOURNMENT

The meeting was adjourned at 6:03 p.m.

Submitted by:		Date:	<u>1-23-20</u>
	Recording Secretary		
Reviewed by:		Date:	<u>1-16-2020</u>
	Preservation Coordinator		
Approved by:		Date:	<u>1-21-2020</u>
	HDC Chair		