

KALAMAZOO HISTORIC DISTRICT COMMISSION

Minutes - TUESDAY, June 18, 2019

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

Underwood, supported by Shell, made a motion for the approval of the absences for the June 18, 2019 Historic District Commission. With a unanimous vote, the motion to approve the absence carried.

II. Approval of Agenda: Underwood, supported by Kastner, made a motion for the approval of agenda as presented for the June 18 Historic District Commission.

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) **946 Bellevue**

5:05pm

Owner: Mike Kiewiet

Applicant: same

Style: Vernacular tri-gable

Built: 1910

Zone: RM-36

Owned since: 05/13/2019

1. Demolish existing house with failing foundation

2. Build new house on lot placed to allow access to a shared parking lot behind the houses (PPZ 19-0009) New Application) Public Comment then Commission Deliberation

Mr. Kiewiet was present, with his contractor Mejeur. Ferraro gave some background on the property, explaining that Circle K and Horizon properties used to own the property. Ferraro discussed plans introduced in the past to build a gas station, while also touching upon MDOT's scrapped plans for Stadium.

It was explained that Kiewiet owns five properties on Bellevue and West Lovell, including the small office building at Oakland Drive and Bellevue.

Kiewiet says that he enjoys working on old houses. Currently, Kiewiet is working on 942 Bellevue and 935 West Lovell. After bringing engineers to the house in question, however, Kiewiet feels that he will need to raze the home and build a new one in its place. Among the issues present in the house, Kiewiet spoke of the sagging floors, lack of original historic features,

prominent crack in the foundation, and a prominent stench of oil from a leaking oil tank in the basement.

Mitchell wondered if the tank was on feet, or buried underground. Kiewiet stated that the tank sat above ground. Ferraro said to remove the smell, concrete from the floor and part of the foundation at the southeast corner would need to be removed. Kiewiet also stated that while in the property in question, asbestos specialists stated that the oil could seep into the basement walls.

Fletcher asked if the existing house for 946 Bellevue is three stories. Ferraro answered that it is not, 946 is two stories with an attic. Ferraro added that if the proposed home is three stories, the height will be close to that of 942, the Foursquare immediately to the east. Kiewiet said that he reached out to the other landlords on Bellevue and discussed helping with parking accommodations, specifically a wider drive between 942 and 946. He also wishes to make parking easier by utilizing the land currently occupied by the aforementioned small office building.

Ferraro then referenced comments submitted by Nelson Nave, former HDC commissioner and historic architect. See attached comments. Ferraro stated if gutters were to go on the house, she would prefer half round. Kiewiet then began going over some of the specifications for his proposed build. The house would be 31- 32 feet tall from the top of foundation to the roof peak. Kastner and Shell asked if there would be a basement. Kiewiet said there would be a basement, with indoor access. Kiewiet went on to say that the entire house would be one unit.

Fletcher also asked about siding on the house. Ferraro stated that the siding would most likely be vinyl. Underwood asked if the existing house presents any danger to the general public, Kiewiet said yes it does, the house is dangerous and filled with asbestos. Underwood then asked if there would be shared parking. Kiewiet said yes, stating that even though no formal paperwork had been drafted, he agreed to share parking with the other landlords on Bellevue, and the agreement was sealed with a handshake. Mitchell asked if a design consideration was for parking, to which Kiewiet answered, kind of.

Kastner then asked if the proposed home was designed to be student housing. Kiewiet answered yes. Kastner then commented that the houses look like row-houses and asked Kiewiet if there were future plans to build more buildings of this design on Bellevue, Kiewiet answered maybe.

Kastner asked Ferraro if she knew anything of the house's historical significance. Ferraro answered that she knew about the house, but felt that much of the historical character has been lost. It was stated that the house in question has been a rental home for a long time probably as much as a century. Kiewiet then said he was under the impression that the home was uninhabited since 2010. Because the house was unused for so long, new water lines would need to be run to connect the house. Mitchell then stated that generally, for projects of this size he likes to do site

visits. Furthermore, after reading the citizen comments which were emailed to Ferraro, Mitchell felt the proposed house lacks visual appeal. Kiewiet suggested some detail between the second and third floors. Fletcher also expressed some concern at the prospect of an unadorned three story house.

Public Comment: None

Commissioner Comment: None

Demo Motion-

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

Further discussion ensued surrounding the new build.

Kastner wondered about the setbacks on the new build. Kiewiet then stated that they would be 15' from the front or south property line, or equal to others on Bellevue. Ferraro stated that she would prefer matching the existing frontages on Bellevue. The sides are 5' and the back is 20'.

Public Comment: Kristi Breisach, Kalamazoo Resident, stated that while she is intrigued by the new build, she would like to see more stuff on the broad side of the proposed home. She liked the idea of row houses, but not if there will only be one row house. She wanted the addition of cool ornamental details.

Commissioner Comment: None

Build Motion-

**Ms. Underwood, supported by Mr. Shell, made a motion to approve the new build.
With a unanimous roll call vote, the motion to approve the build was adopted**

b) 417 W. Dutton

5:15pm

Owner: Eric, Tobi, Kristi Breisach

Applicant: owners

Style: Italianate

Built: 1876

Zone: RM-36

Owned since: closing 6/21/2019

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 vote, the motion was adopted.

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|--|---------------|---|
| c) 610 McCourtie | 5:30pm | Owner: Kal Nd Housing Services
Applicant: Matt Milcarek
Built: vacant lot
Owned since: 11/30/2015 (KCLB) |
| Style: New | | |
| Zone: RM-15 | | |
| 1. Build new house on vacant lot | | |
| (PPZ 19-0011 New Application) Public Comment then Commission Deliberation | | |

Matt Milcarek and Dan Barnes were present as representatives for the project. Matt talked generally about infill construction. Next, he talked about how the proposed house would be smaller than the house that was there previous. The proposed house, however, is close to the size of the homes adjacent. Ferraro showed some aeriels of the lot and explained that the previous house burned down. Kastner asked the square footage, to which Milcarek responded 1,600 square feet. Shell asked if there would be a basement, and if it would have appropriate egress. The representatives stated the house would have both. Kastner asked about who the home would be marketed and sold to, to which Milcarek responded owner occupied, with a low income priority. Milcarek also said the project could begin this summer, if possible. Ferraro noted that the proposed house had a similar side entrance to the one that existed before. KNHS has partnered with the Home Builders Association of Greater Kalamazoo for this project.

Mr. Mitchell, with the support of Ms. Underwood, motioned to approve. With a unanimous roll call vote, the motion was adopted.

VIII. Approval of Minutes: May 21, 2019 (Item D)

Mr. Fletcher noted that in the previous minutes it was stated that he made a motion. As he is unable to do so, this was noted.

Mr. Kastner, with the support of Mr. Shell, motioned to approve the minutes as amended.

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

IX. Administrative approvals - May 14 to June 11, 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

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 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