

**KALAMAZOO HISTORIC DISTRICT COMMISSION**  
**AGENDA - May 18, 2010**  
**5:00pm**

Kalamazoo City Hall - City Commission Chambers - 2<sup>nd</sup> floor  
241 W. South St. Kalamazoo, MI 49007

- I. Call to Order:
- II. Approval of Absences:  
(See footnote 2 at end of agenda about quorum and Historic District Commission decisions.)
- III. Approval of Agenda:
- IV. Public Comment on non-agenda items

V. Disclaimer

**Chapter 16, Section 22** of the City of Kalamazoo Code of Ordinance states:

Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

- (1) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as amended.
- (2) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Development Department located at 445 West Michigan in the Development Center. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district, MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at [www.kalamazoo.org/localhistoricdistricts](http://www.kalamazoo.org/localhistoricdistricts) .

- VI. Consideration of ordinance change to delegate review of NON-HISTORIC buildings in the Haymarket historic district to the Downtown Design Review Committee except for demolition, additions and new construction (“certain classes of minor work”). (City Attorney John Kneas)

VII. OLD BUSINESS

5:15 pm

- |   |  |
|---|--|
| A. 405 Douglas<br>Style: Queen Anne<br>Single story addition to the west/rear side of the house<br>(IHA 10-0062 | Owner: Steve and Florence Denham<br>Year Built: 1895<br>New Application) |
|---|--|

NEW BUSINESS

5:25 pm

- |   |   |
|---|---|
| B. 125 South Prairie<br>Style: Craftsman bungalow | Owners: Eric Staab & Karla Niehus<br>Year built: 1912 |
|---|---|



4. 416 Park Place – roof (09/19/2008)
5. 507 Stuart – porch repairs (05/06/09)
6. 821 West Vine – fence in back yard (04/03/2009)

**XI. AMENDMENTS - none**

**XII. VIOLATIONS: See attached violation report**

**XIII. Other Business:**

**A. FYI report**

**IX. Adjournment**

Question and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804.

**\* Footnote 1 RETROACTIVE REVIEWS**

In fairness to other applicants who have submitted their projects for review before undertaking work as required by Chapter 16 of the city of Kalamazoo Code of Ordinance, and to preserve the integrity of the historic district standards for decision-making, the case will be heard as if it had not been constructed, and the review will be based upon the project's merits in relationship to Historic District Standards and Guidelines. Hardship of the applicant's own making by proceeding without the necessary approvals will not be a factor in the review and decision.

**Footnote 2 - A note on quorum and Historic District Commission decisions:**

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states:

“A majority of the members of the Commission shall constitute a quorum. A majority of the members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants have the choice to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

AMENDMENT:  
STANDARDS AND GUIDELINES FOR KALAMAZOO'S HISTORIC  
DISTRICTS REGARDING NON-HISTORIC BUILDING

**NON-HISTORIC BUILDINGS**

Occasionally non-historic buildings are included inside a historic district, or a proposed expansion of such district. These are known as Non-Contributing buildings and they do not “contribute” to the historic character of the area:

*Non-historic resource:* means a publicly or privately owned building, structure, site, object, feature or open space that does not add to the Historic District’s sense of time, place and historical development or where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the structure has been irretrievably lost. Ordinarily, resources that have been built within the past fifty (50) years shall not be considered to contribute to the significance of the historic district.

A *non-contributing* (non-historic) building does not add to the historic architectural qualities or historic association of a district for one of three reasons:

1. The building was not present during the period of significance for the district – it is a new building, built less than 50 years ago.
2. The building does not relate to the documented significance of the historic district
3. A building which due to alteration, additions, and other changes no longer possesses historic integrity.

By state law (PA 169) the Kalamazoo Historic District Standards and Guidelines are based on the Secretary of the Interior Standards for Historic Rehabilitation which do not directly address design review on non-historic buildings. This section addresses that review process.

**REVIEW STANDARDS**

1. Non-Historic Buildings Subject to Other Design Guidelines

The Historic District Commission (HDC) finds that the Downtown Design Review Guidelines (DDRG), governing development in the Commercial Central Business District as set forth in the City's Zoning Code, adequately regulate those development activities regarding non-historic buildings within an historic district. To avoid duplication in the review process and under the powers granted in PA 169, HDC delegates to Downtown Design Review Committee (DDRC) the authority to approve using DDRG a 'Certificate of Appropriateness' for any work, exclusive of demolition, on non-historic buildings in any historic district located within the DDRC boundaries.



- 1. 141 East Michigan (in "new" Haymarket Addition)
- 2. 215 East Michigan – In Haymarket Local Historic District

- 3. 203 East Michigan – In Haymarket Local Historic District
- 4. 232 East Michigan – In Haymarket Local Historic District





**Kalamazoo Historic District Commission**

Development Center - 445 West Michigan  
Kalamazoo, Michigan 49007  
Telephone (269) 337-8804  
FAX (269) 337-8513  
ferraros@kalamazoo-city.org

**APPLICATION FOR PROJECT REVIEW**

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 405 Douglas Historic District: STUART  
Applicant: Steve & Florence Denham Owner: SAME  
Mailing Add: 405 Douglas Ave Mailing add: SAME  
City State & Zip: Kalamazoo MI City, State Zip: \_\_\_\_\_  
Phone: 269-344-5897 Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: F.denham@aol.com Email: \_\_\_\_\_

- |   |
|---|
| Application Checklist:<br>(Incomplete applications will be held until the next review meeting.) |
| <input type="checkbox"/> Drawings 11x17 or smaller.   |
| <input type="checkbox"/> Measurements of existing building work location                        |
| <input type="checkbox"/> Measurements of addition/change  |
| <input type="checkbox"/> Materials list   |
| <input type="checkbox"/> Site plan including north arrow  |
| <input type="checkbox"/> Other  |

**Proposed Work:** Use additional sheets to describe work if necessary  
put addition on back of house - will match rest of house - can not be seen from front - 12x12 - gabled shingel roof

This property has at least one working smoke detector for each dwelling unit.  
(Owner or applicant's initials) (Required) \* see back

Applicant's Signature: [Signature] Date: 5/18/10  
Owner's Signature: [Signature] Date: 5/18/10  
(if different)

**-For Historic Preservation Coordinator's Use Only-**

Case Number: IHA 10-0062 Date Received\*: 5/6/10  
Complete application 5/6/10

**REFERRED TO:**  
**COMMISSION**  
Meeting Date: 5/18/10  
COMMENTS: \_\_\_\_\_

**ADMINISTRATIVE**  
Staff Review Date: 5/18/10  
COMMENTS: \_\_\_\_\_

**Approve in Concept** Date: 5/18/10  
Letter mailed 5/18/10

COA issued 5/18/10

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions  Deny  Postpone  Withdrawn  
ACTION DATE 5/18/10

Certificate of Appropriateness Issued 5/18/10  
Notice of Denial with appeals information 5/18/10  
Notice to Proceed 5/18/10 Comments: \_\_\_\_\_

Historic Preservation Coordinator \_\_\_\_\_ Date \_\_\_\_\_

405 Douglas

5-1-10

IHA 10-0062

HDC mtg 5-18-10

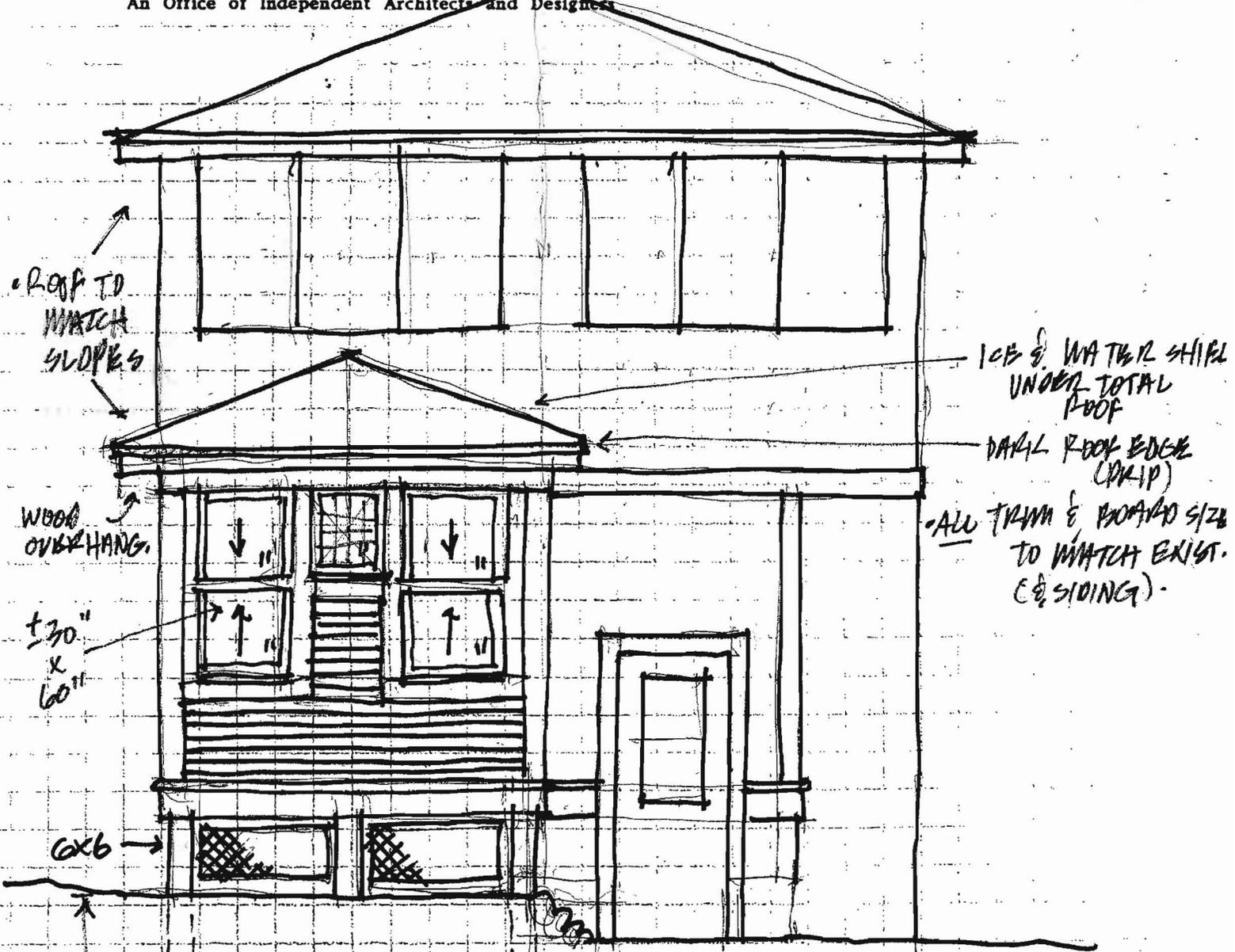
**The Kalamazoo Group OFFICE**  
**Nelson Breech Nave, AIA, Architect**

Architecture, Planning, Interiors, Project Management, Development, Design, and Antiques

Location: The Edwards Block \* 100 N. Edwards Street \* Kalamazoo, MI 49007

(269) 343-0040, (fax) 343-1259, (E) nbn@aia@mindspring.com

An Office of Independent Architects and Designers



• ALL PARTS OF ADDITION TO MATCH DISTRICT STANDARDS.

WEST

± 1/4"

NELSON BREECH NAVE, AIA, ARCHITECT

MAY 03 2010  
 BY:

405 Douglas

IHA 10-0062  
HDC mtg 5-18-10

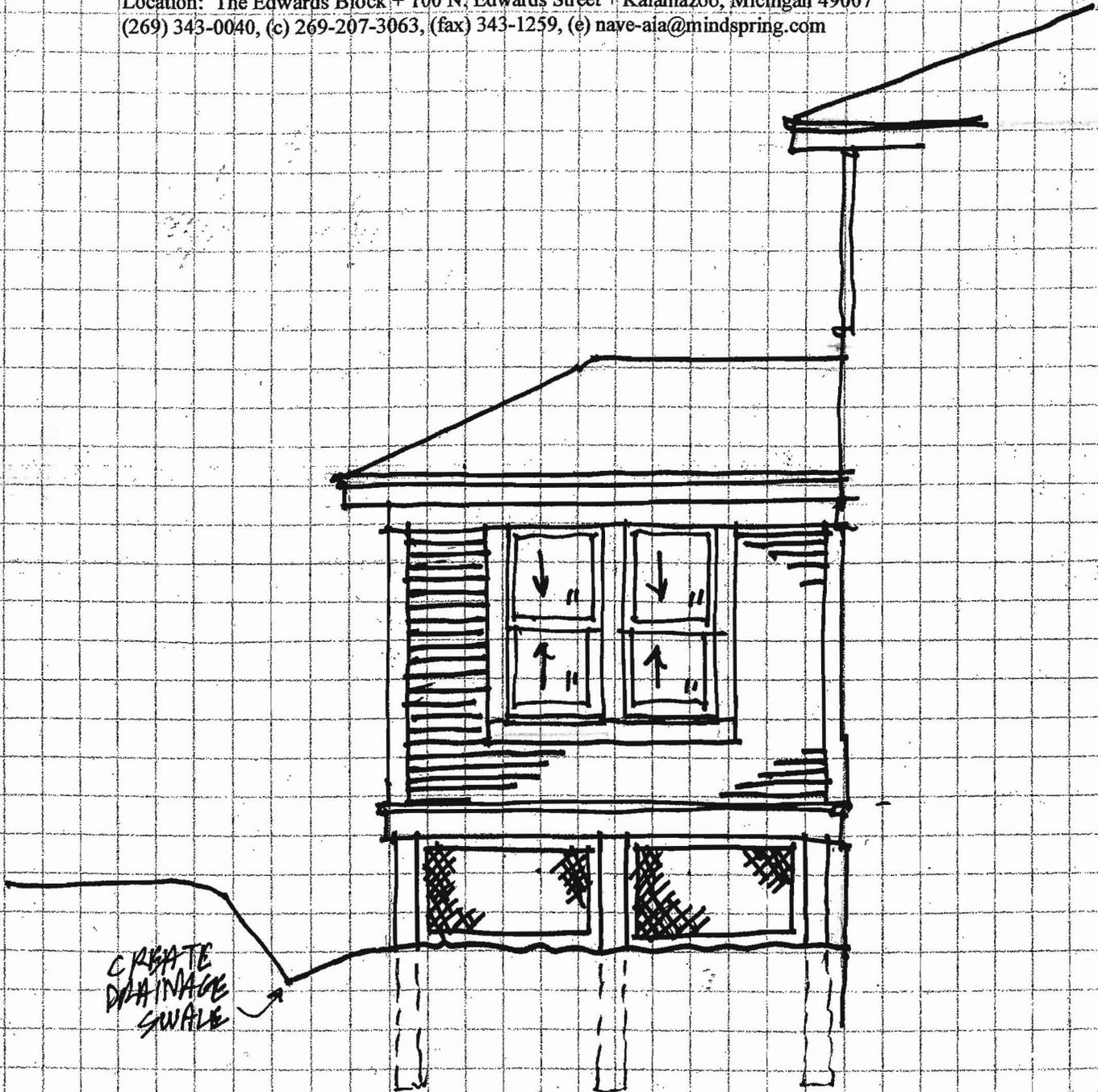
5-1-10

# NELSON BREECH NAVE, AIA, ARCHITECT

Architecture, Planning, Interiors, Project Management, Design, & Antiques.

Location: The Edwards Block + 100 N. Edwards Street + Kalamazoo, Michigan 49007

(269) 343-0040, (c) 269-207-3063, (fax) 343-1259, (e) nave-aia@mindspring.com



CREATE DRAINAGE SWALE

NORTH & SOUTH

± 1/4"

NELSON BREECH NAVE, AIA, ARCHITECT



1. **405 Douglas** – April 14, 2010 ^^ SE corner
2. Northwest corner

3. Southwest corner – rear
4. Existing patio



Kalamazoo Historic District Commission

Development Center - 445 West Michigan
Kalamazoo, Michigan 49007
Telephone (269) 337-8804
FAX (269) 337-8513
ferraros@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 125 S. Prairie Ave Historic District: West Main Hill
Applicant: Eric Staab / Karla Niehus Owner: Eric Staab / Karla Niehus
Mailing Add. 125 S. Prairie Ave Mailing add (same)
City State & Zip: Kzoo, MI 49006 City, State Zip
Phone: (home) 269.342.0688 Phone: (cell-Eric) 720.4054
Fax: Fax:
Email: eric.staab@kzoo.edu Email: karla.niehus@gmail.com

Proposed Work: Add a roofless porch to the rear entrance, and a slightly raised wood patio (basically just a level surface over slightly sloping ground). Porch to include either brick or stucco to match house. None of this will be visible from any street. This completes a kitchen/laundry room/rear entrance project from 2009.

This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) \* see back

Applicant's Signature: [Signature] Date: 4/29/2010
Owner's Signature: [Signature] Date: / /
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: JHA 10-0005 Date Received\*: 4/29/10
Complete application 4/29/10

REFERRED TO:

COMMISSION

Meeting Date: / /
COMMENTS:

ADMINISTRATIVE

Staff Review Date: / /
COMMENTS:

Approve in Concept Date: / /
Letter mailed / /

COA issued / /

FINAL ACTION

[ ] Approve [ ] Site Visit [ ] Approve w/Conditions [ ] Deny [ ] Postpone [ ] Withdrawn
ACTION DATE: / /

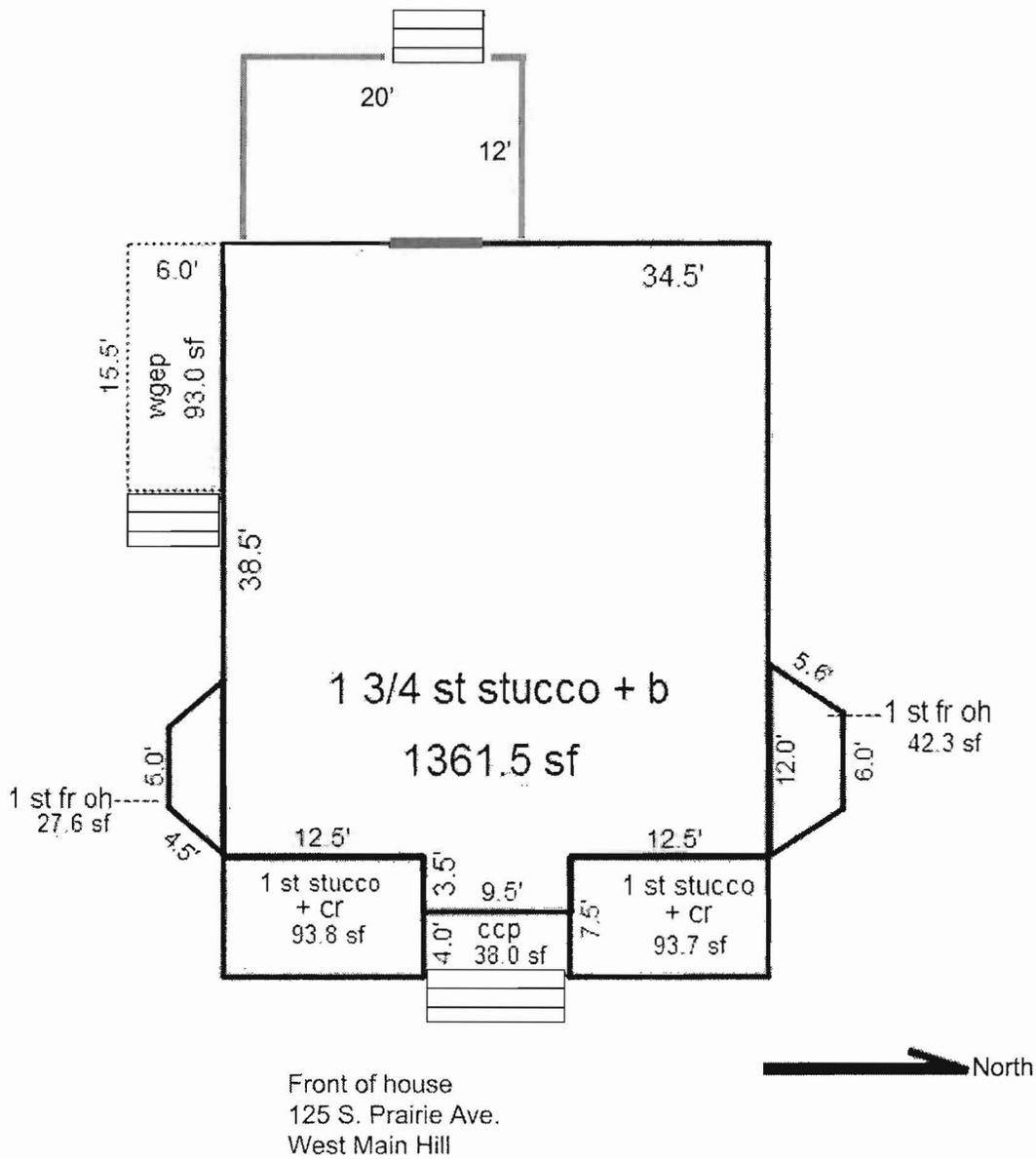
Certificate of Appropriateness Issued / /
Notice of Denial with appeals information / /
Notice to Proceed / / Comments

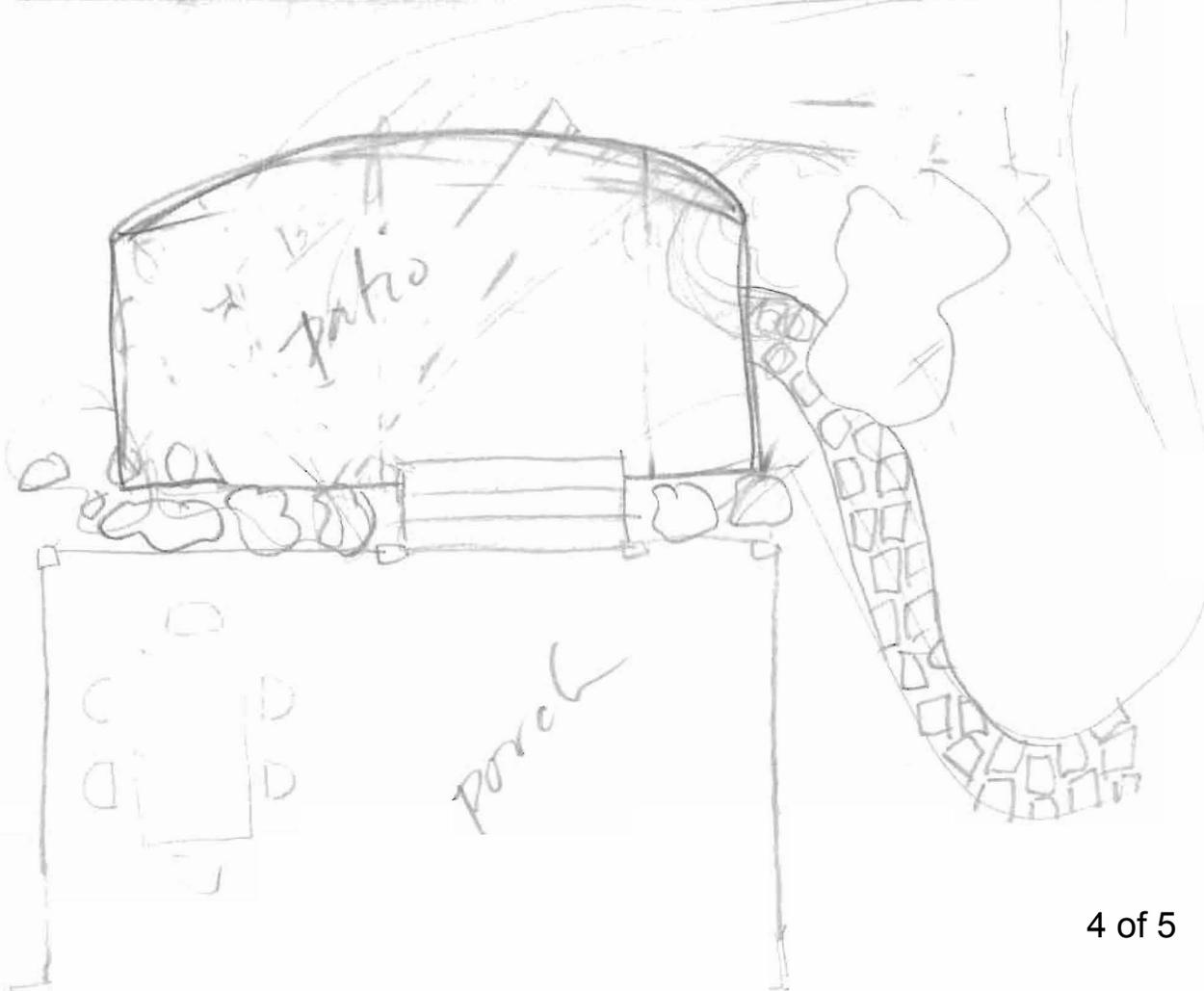
Historic Preservation Coordinator

Date



Proposed roofless porch (20' x 12') outlined in grey.







125 South Prairie – Front/east HDC meeting – May 18, 2010



The girls are standing where the corners of the deck will be.





APPLICATION for CERTIFICATE of APPROPRIATENESS - GENERAL

Kalamazoo Historic District Commission
Community Planning & Development Department
445 W. Michigan Avenue, Suite 101
Kalamazoo, MI 49007
Phone (269) 337-8804
Fax (269) 337-8513
cpd@kalamazoocity.org

See instructions on second page. Always apply for and obtain your Certificate of Appropriateness BEFORE purchasing materials for your project.

Property Address 223 N. VINE Historic District South St. - Vine Area

OWNER: Name COMMERCIA REAL ESTATE
Address 127 MILLS P.O. Box 50522
City, State, Zip Kalamazoo MI
Phone (269) 349 3560 Cell
Fax (269) 349 3567 Email COMMERCERA@HOTMAIL.COM

APPLICANT: Name CHAD TESKE
Address 1129 MILLS ST #1
City, State, Zip Kalamazoo MI 49001
Phone (269) 290 5517 Cell SAME
Fax Email CHADCOMMERCERE@HOTMAIL.COM

PROPOSED WORK: (Please be as specific as possible including a complete description of the part of the structure where work will be done. See examples on next page. Use additional sheets to describe work if necessary.)
RETROACTIVE APPROVAL, WRAPPED FACIA IN ALUMINUM
REPAIR COLUMNS W/ IX, DECKED PORCH WITH 3/4" PLYWOOD

CHECKLIST:

- [ ] Drawings 11 x 17 or smaller
[ ] Existing building measurements
[ ] Measurements of addition/change
[ ] Materials list
[ ] Site plan with north arrow
[ ] Other

[ ] Please initial to verify at least one working smoke detector in each dwelling unit. As required by state law, this item must be initialed for the application to be considered complete.

IMPORTANT:

A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred; hard copy submissions are acceptable.

Applicant's Signature [Signature] Date 5/3/10
Owner's Signature \_\_\_\_\_ Date / /

Table with 2 columns: Staff use only (Administrative, HDC, Final HDC Action) and Case number / Application complete / COA issued / Approval in Concept / Action date. Includes handwritten case number IHA 10-0107 and date 5/3/10.

[ ] Approve [ ] Site Visit [ ] Approve with conditions [ ] Denial [ ] Postpone [ ] Withdrawn [ ] Notice to proceed

# SITE VISIT NOTES

SITE VISIT DATE 5/3/10 Next meeting 5/18/10

Deadline for application for next meeting 5/11/10 

(A complete application should include an "Application for Project Review" including details and drawings or samples to illustrate the proposed work for the commission. After review and approval by the commission at its monthly meeting or by the coordinator, a Certificate of Appropriateness will be issued. A COA must be issued BEFORE applying for a building permit.)

Applicant/owners name Chad - Commerce Contact phone # \_\_\_\_\_

Address of site 223 W Vine Year Built (ca.) \_\_\_\_\_

Site visit for: Pre-application review [ ] -- with HDC [ ] with Coordinator\*\*\* [ ]

HDC after meeting [ ] VIOLATION [ ] Violation Correction [ ]

Commissioners present: \_\_\_\_\_

Recommended for: Administrative Approval [ ] Commission Review [ ]

Coordinators Initials \_\_\_\_\_ Applicant/owner's initials \_\_\_\_\_

- porch deck - covered w/plywood + painted

- wrapped soffit + eaves in metal

- wrapped base of NE + NW porch columns

Take both projects to HDC cover deterioration

\*\*\* Review of proposed work with the Historic Preservation Coordinator or the HDC committee at a site visit DOES NOT constitute approval to begin work. Proceed at your own risk.



- 1. **223 W. Vine** – May 3, 2010 ^^^ NE corner
- 2. Porch decking – solid plywood.

**A**

- 3. ^^^ Plywood laid over porch decking after patching damaged boards underneath. vv Double layer





- 1. 223 W. Vine – May 3, 2010 ^^ NE corner
- 2. NE column wrapped over deteriorated wood

**B**

- 3. Whole porch
- 4. NE column wrapped over deteriorated wood





- 1. 223 W. Vine – May 3, 2010 ^^ NE corner
- 2. NE corner of porch – metal wrapped fascia

C

- 3. NE corner of roof – metal wrapped fascia
- 4. NE corner of dormer – metal wrapped fascia





APPLICATION for CERTIFICATE of APPROPRIATENESS - ROOF

Kalamazoo Historic District Commission
Community Planning & Development Department
445 W. Michigan Avenue, Suite 101
Kalamazoo, MI 49007
Phone (269) 337-8804
Fax (269) 337-8513
cpd@kalamazoo-city.org

See instructions on second page. Always apply for and obtain your Certificate of Appropriateness BEFORE purchasing materials for your project. You will also need a building permit.

Property Address 1525 GRAND AVE Historic District WEST MAIN HILL

OWNER: Name RAY & MARY SEITZ
Address 1525 GRAND AVE
City, State, Zip KALAMAZOO, MI 49006
Phone 269 388 3394 Cell 269 370-6043
Fax Email

APPLICANT: Name SAME
Address
City, State, Zip
Phone Cell
Fax Email

PROPOSED WORK: (Please be as specific as possible, including a complete description of the part of the structure where the work will be done. Be sure to indicate whether or not the roofline will be changed. See examples on next page. Use additional sheets to describe work if necessary.)

REPLACE HALF BARREL CLAY TILE ROOF WITH ARCHITECTURAL SHINGLES

CHECKLIST:

[ ] Will the roofline be changed (e.g. putting a slope on a flat roof rear addition)? Yes No
If yes, include drawings and measurements documenting the proposed new configuration. For more complex work, include as many continuation or illustration sheets as you need to present a clear picture of your proposed work.

[ ] Roof color RED or GREEN [ ] Manufacturer

[ ] Initial to verify that this property has at least one working smoke detector for each dwelling unit. As required by state law, this item must be initialed for the application to be considered complete.

IMPORTANT:

A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered at the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred; hard copy submissions are acceptable.

Applicant's Signature Raymond J. Seitz Date: 5/7/10

Owner's Signature Raymond J. Seitz Date: 5/7/10

Table with 2 columns: Staff use only (Administrative, HDC, Final HDC Action) and Case number/Action date. Includes dates like 5/18/2010 and 5/11/2010.



1525 Grand Avenue – April 2006



11-17-2009 ^^  
wv Close-up of roof

Owner reports 50+ leaks – by the number of buckets they have arranged in the attic.



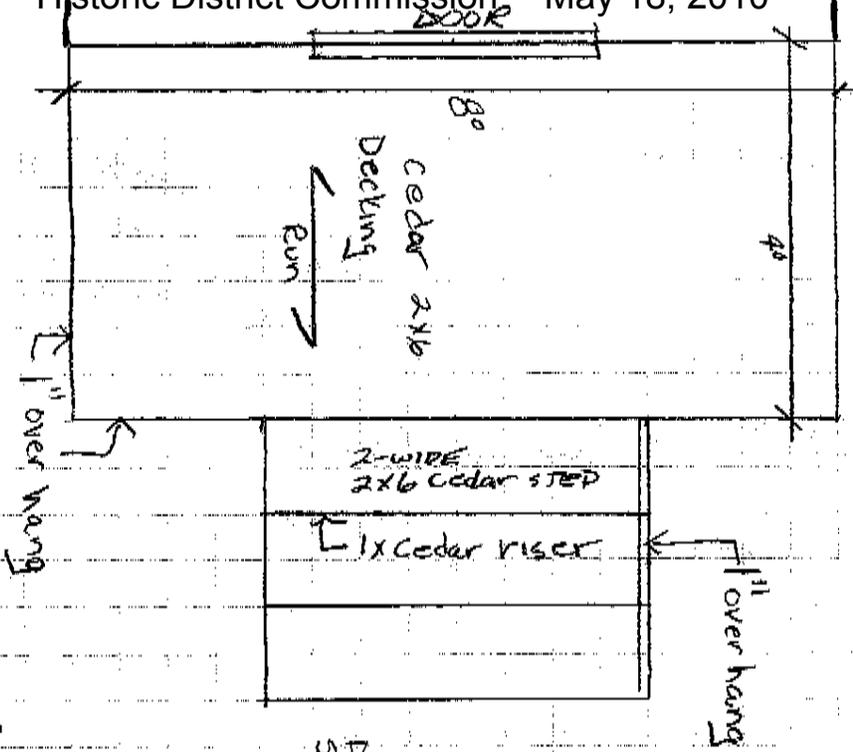
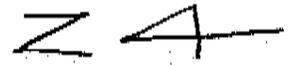
## 1525 Grand

**1525 Grand Avenue c. 1922 Mediterranean Revival**

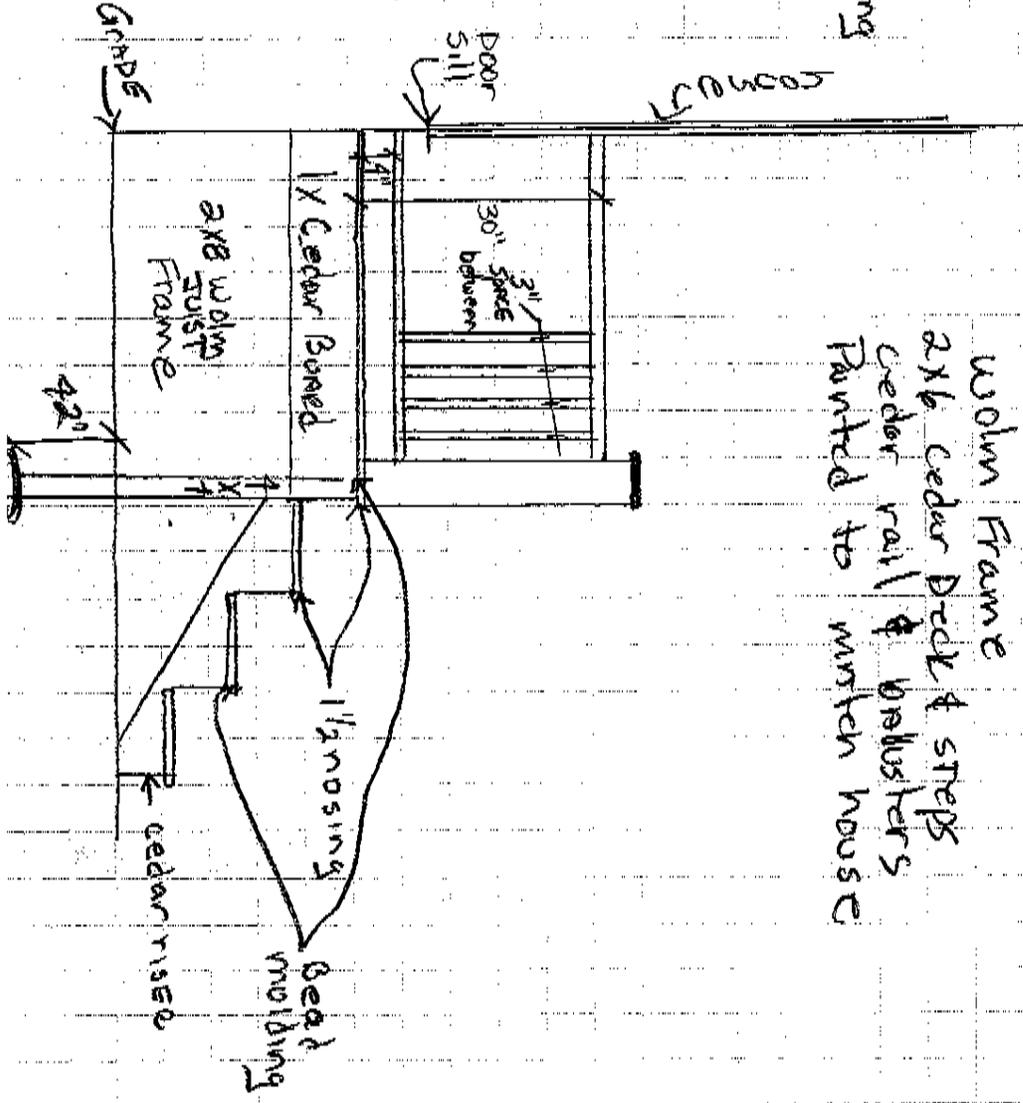
Two story rectangular plan Mediterranean Revival house with gable roof covered with terra cotta tiles. Exterior finish is brick. Two shed roofed dormers with tile roofs on front facade with paired windows. Arched tripartite window on second story with iron railing over formal first story entry with classical columns. Arched windows on first story with corbeled brick arch and stone keystone.

Listed in the 1922 City Directory as the residence of William Nye and Richard Fair. No occupation was listed for either individual. In 1934 Mrs. Helen King was the occupant.





415 Stanwood St.  
Ryan & Bill Watson  
Front porch & step design



WOODEN FRAME  
2x6 Cedar Deck & STEPS  
Cedar rail & balusters  
Painted to match house





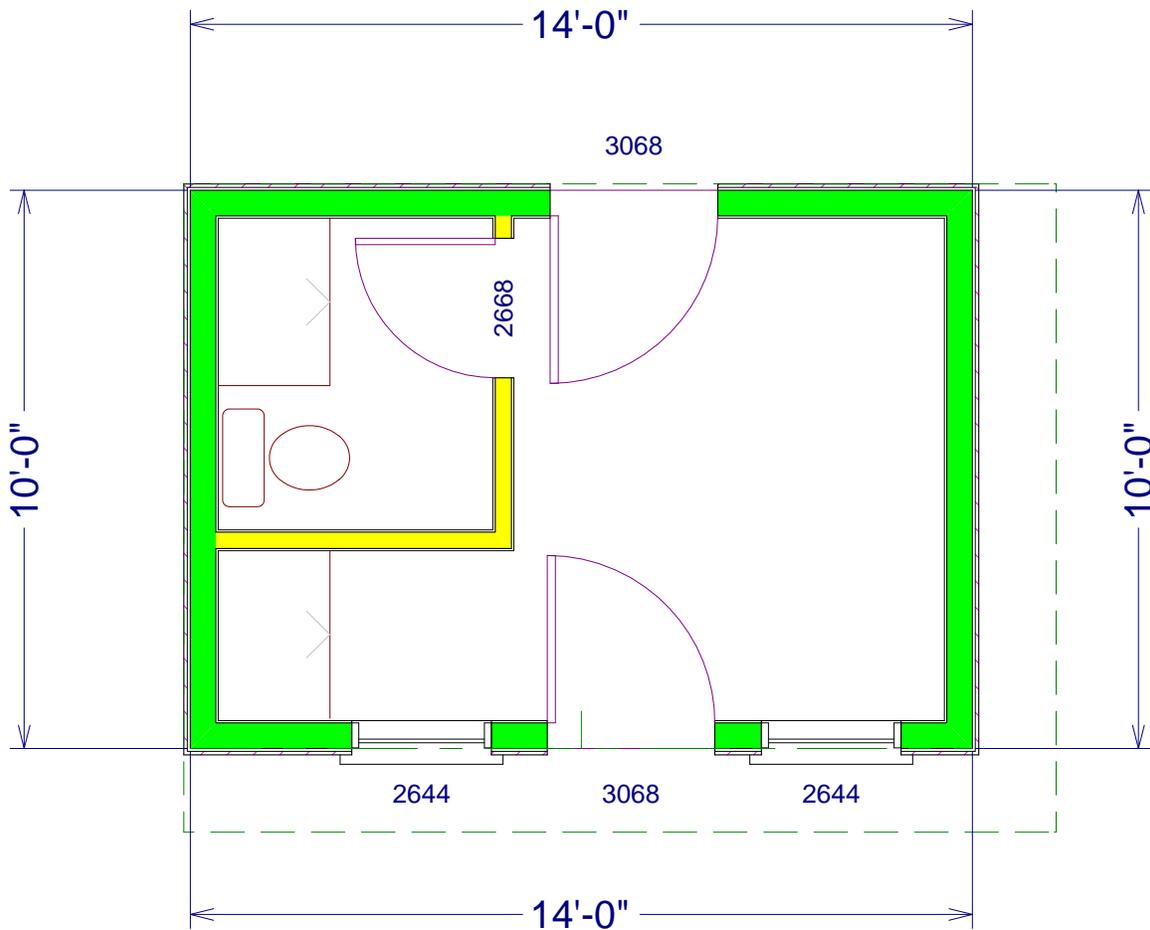




Laaksonen & Associates Inc.

628 South 8th Street Kalamazoo, MI 49009  
Phone: 269.353.5888 Fax: 269.353.3453

Job Name: <u>Jennifer Hall</u>	Phone: <u>269.343.2343</u>	Date: <u>5-11-10</u>
Job site address: <u>146 Praire Street</u>	Layout: _____	
Customer address: _____	Prepared By: <u>Kevin Laaksonen</u>	





## Kalamazoo Historic District Commission

Name	Appointment History	Current Term		
		Appointment Date	Expiration Date	Term Status:
Robert Cinabro 2525 Frederick Ave Kalamazoo MI 49008 (269) 382-2180 (h) (269) 382-2180 (w) cinabrolaw@aol.com	06/30/2008	06/30/2008	01/01/2011	Partial term
Nelson Nave 610 West South Street Kalamazoo MI 49007 (269) 207-3063 (h) (269) 343-0040 (w) nave-aia@mindspring.com Licensed Architect	05/17/2004 12/20/2004 12/17/2007	12/17/2007	01/01/2011	Second full term
Linda DeYoung 3636 Adams Street Kalamazoo MI 49008 (269) 342-2761 (h) (w)	01/05/2004 01/30/2006 12/29/2008	12/29/2008	01/01/2012	Second full term
James Tribu 2147 Oakland Drive Kalamazoo MI 49008 (269) 370-0794 (h) (269) 370-0794 (w) jamestribu@netscape.net	08/16/2004 01/30/2006 12/29/2008	12/29/2008	01/01/2012	Second full term
Jay Bonsignore 443 Stuart Ave Kalamazoo MI 49007 (269) 381-8453 (h) (w) julie-maraia@triton.net Chair	04/30/2007 11/30/2009	11/30/2009	01/01/2013	Second full term

## Kalamazoo Historic District Commission

Name	Appointment History	Current Term		
		Appointment Date	Expiration Date	Term Status:
Chris Roussi 729 W South St Kalamazoo MI 49007 (269) 342-0658 (h) (734) 913-6843 (w) cjroussi@gmail.com	11/30/2009	11/30/2009	01/01/2013	First full term
Erin Seaverson 2256 Tipperary Rd Kalamazoo MI 49008 (269) 567-3322 (h) (w) erinrockwell@yahoo.com Vice Chair	03/16/2009 11/30/2009	11/30/2009	01/01/2013	First full term

**City Commission Liaison:** none

**Staff Liaison:** Sharon Ferraro

**Title:** Historic Preservation Coordinator

**Meeting Time:** the 3rd Tuesday of each month at 5:00 p.m.

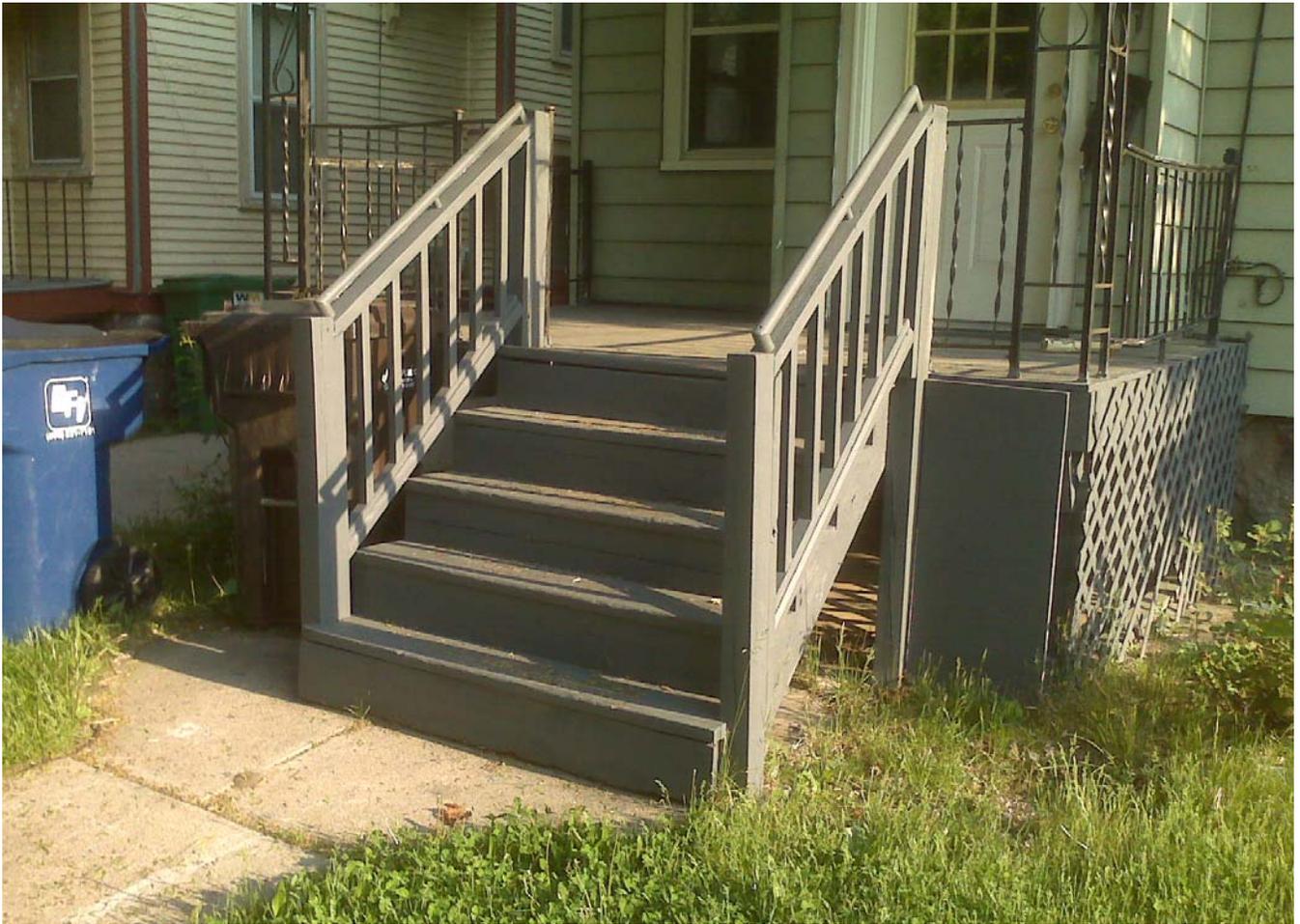
**Location:** City Commission Chambers

**Number of Members:** Seven (7)

**Term Length (years):** 3

**Term Expiration:** 01/01

**Notes:** Created pursuant to state law MSA 5.3407 (4) and MCL 399.204



**City of Kalamazoo**  
**HISTORIC DISTRICT COMMISSION**  
**Minutes**  
***DRAFT***

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

Members Present: Jay Bonsignore, Chair; Erin Seaverson, Vice Chair; Bob Cinabro; Linda DeYoung; Nelson Nave; Chris Roussi; James Tribu

City staff: Sharon Ferraro, Historic Preservation Coordinator; Amy Thomas, Recording Secretary

**I. CALL TO ORDER**

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

**II. APPROVAL OF ABSENCES**

None

**III. APPROVAL OF AGENDA**

There were no changes to the agenda.

**IV. PUBLIC COMMENT ON NON-AGENDA ITEMS**

None

**V. DISCLAIMER**

Ms. Ferraro read the disclaimer into the record.

**VI. OLD BUSINESS**

None

**VII. NEW BUSINESS**

**A. 521 S. Westnedge (Case #: IHA 10-0049)**

Rick Anderson was present on behalf of Pat O'Brien to discuss the application. The application requests installation of a sign on an inactive door as an alternative to removing the door (east-facing door on south side porch).

Mr. Anderson advised that inspector Collins asked that the non-functional, original door be removed. Mr. Anderson would prefer to have the door labeled as non-functional

rather than removing it. The door leads to studs and drywall at the back of a closet. The door is not visible from the street.

Ms. Ferraro advised that if a door cannot be used to access a building that would create issues with the fire code. Public Safety might try to use the door during an emergency. She does not think the door is original, but the opening is original. The door could remain in place as long as there was a sign indicating that it cannot be used to access the building.

Mr. Nave inquired about the sign to be placed on the door. Ms. Ferraro advised that the sign will be about 4" x 8" installed near the level of a doorknob. The wording needs to be worked out with the Fire Marshall.

**Mr. Nave, supported by Mr. Cinabro, moved to allow the non-functional door at 521 S. Westnedge to remain in place as long as an appropriate sign is placed on the door to indicate that it is non-functional. With a roll call vote, the motion carried unanimously.**

**B. 405 Douglas (Case#: IHA 10-0062)**

Steve and Florence Denham were present to discuss the application. The application requests the addition of a deck with a roof to the west/rear side of the house with the intent that it will eventually be finished as a room.

Mr. Denham stated that the intention was to turn the deck into a three-season room at a later date. The existing west window on the kitchen will become a door. Mr. Bonsignore inquired if the deck would be off the first floor of the house; Ms. Denham responded in the affirmative. The deck would be constructed over the existing patio.

Mr. Tribu inquired if the applicants would lose the entry off the back. Ms. Denham advised that the entry would remain the same.

Nave indicated that the HDC would need more information in order to make a decision. Where will the deck/porch be located on the house? If the porch is added, it needs to look like a porch. The deck/porch should have footings and piers. Ms. Ferraro advised the applicant that if the deck is to eventually become a closed living space, the footings would have to meet the building code requirements for a room, not just a deck.

Ms. Denham stated that she discussed that with the contractor and he advised that piers would not be an issue. Ms. Bonsignore commented that the proposed addition would not necessarily require a foundation. Ms. Denham indicated that she envisioned that it would look like an existing enclosed porch on the second floor at the rear.

Mr. Bonsignore commented that the deck did not look historic in nature as shown in the picture that was provided. He stated that there was not enough information provided with regard to the railings, spindles, steps and dimensions. It is not clear what the final

construction will look like. Ms. Denham advised that she provided what the contractor gave her.

Ms. Ferraro suggested that she and the applicants meet with the contractor to further discuss the details of the project. Ms. Denham advised that all she is requesting at this point is a deck with a roof. She would like to do the porch enclosure next year. Mr. Bonsignore stated that the details provided don't mention a roof. The HDC would need to know the pitch of the roof, particularly since the windows on the enclosed porch upstairs are fairly low. The pitch of the roof will be affected by the location of the deck. Also, roofs on historic homes are generally steep. The HDC would need to have those details before a decision can be made.

Mr. Roussi inquired if the proposed porch would look like the porch on the front of the house. Ms. Denham stated that it would not. She envisioned that it would look more like the porch on the second floor, with just the windows around it.

Ms. Seaverson advised that she would feel more comfortable approving the whole project (the two year plan), rather than just approving a portion of it at this time. Mr. Nave suggested that a more detailed drawing be submitted. He offered to attend a site visit and provide a sketch for someone else to draft.

Mr. Bonsignore mentioned that there are turned posts on the front of the house. Since the porch will not be enclosed for awhile, it would be preferable to have something that looks nice. Ms. Denham advised that she would prefer to not invest in the turned posts at this time; that part of the construction will be covered up next year. Mr. Bonsignore advised that if the porch is to be covered within a certain period of time, the HDC might be more lenient with regard to what the posts look like. It might be more economical to approach the project that way. Ms. Denham advised that she spoke with the contractor about putting up a half wall instead of rails because the deck will eventually be enclosed.

Ms. Ferraro advised that she would e-mail the applicant and work out a time to meet with the contractor to further discuss the details.

Ms. Denham advised that she would like to withdraw the application.

**C. 812 Oak (Case #: IHA 10-0063)**

Mike and Colin Maloney were present to discuss the application. The application requests demolition of the single-car garage (built circa 1925).

Mike Maloney stated that Colin Maloney purchased the house in December, 2009. The former owner (J.T. Adams) is still listed on some of the records. The applicants would like to demolish the one-car garage and use the space for parking.

Mr. Nave inquired if the applicants intended to tear down the garage when they bought the house; Mike Maloney responded in the affirmative. He stated that the garage is

located so close to the back porch that is very difficult to get cars in and out, especially in the winter time. Mr. Nave advised that most of garages that the HDC reviews for demolition are in worse shape than the garage at 812 Oak. The HDC rarely approves garage demolitions.

Mr. Nave inquired if the applicants had considered moving the garage back on the lot. Mike Maloney stated that he had entertained the idea of replacing the single-car garage with a three-car garage. There are four cars parking on the property, so it doesn't make sense to have a one-car garage. Mr. Nave advised that the HDC would not likely be in favor of the proposed demolition. Moving the garage or constructing a three-car garage, might be possibilities. The existing garage is a great example of garages in Vine.

Mr. Tribu inquired as to how many cars would be allowed to park in the back yard. Mike Maloney advised that the house next door has five cars parking in the back yard. Mr. Tribu questioned if the code would allow that many cars to be parked there. Ms. Ferraro stated that at least 25% of the lot has to be a permeable surface. Which means that the house, other buildings and paving can only cover up to 75% of the lot. Parking spaces would have to be paved or be covered with gravel; parking would not be allowed on the dirt. Most of the yard at 812 Oak is grass, the property next door is mostly covered in asphalt.

Mike Maloney advised that there is 13 feet between the back of the garage and the back of the lot. There is some gang tagging on the fence on the west property line.

**Mr. Nave, supported by Ms. DeYoung, moved to deny the application for demolition of the garage at 812 Oak Street. With a roll call vote, the motion carried unanimously.**

Mr. Bonsignore stated that he would be voting in favor of the motion, particularly since there is no plan for what would be done with the property after the proposed demolition, other than paving the back yard and using it for parking. Mike Maloney advised that there is no access to the garage other than the eight-foot door, there is no personal door. Mr. Bonsignore advised that would not make a difference regarding his decision. From a historic standpoint, there is no reason to tear down the garage. Colin Maloney commented that there is barely enough room to open a car door wide enough inside the garage to get out of the car. Mr. Bonsignore commented that the structure is in keeping with other structures in the neighborhood, it reflects the character of the neighborhood.

Mr. Tribu concurred that there appears to be nothing wrong with the structure of the garage. If it isn't practical to use the garage for parking, it could be used for storage.

Mr. Roussi mentioned that if the garage was moved back so that it was in alignment with the garage next door, you could still park a car in front of that building. It might also be possible to park two or three other cars to the side of the garage. That would open up space to allow more than one vehicle to be pulled in/out so that one vehicle wouldn't

block the entire driveway like it does now. Mr. Roussi agreed that tearing down the garage is unjustified at this point.

Ms. Seaverson commented that she understood the applicants' desire to take the garage down. However, the HDC is in charge of ruling as to whether or not this is a historic resource worth saving. Judging from everyone's comments, the garage at 812 Oak Street is a historic resource, it is in excellent condition, and it is worth saving.

Mr. Nave suggested consulting with the city's zoning department to determine how many parking spaces would be allowed on the subject property. The HDC would not rule on that information.

Ms. Ferraro advised that she would provide the applicants with information about appealing the decision if they wished to do so. She offered to meet with them to discuss other options. They could return to the HDC with plans for a three-car garage.

Mike Maloney advised that he would look into getting an estimate for moving the garage back. Ms. Ferraro commented that the garage is in very good condition; it might not be very expensive to move it.

**D. 1223 Grand (Case #: IHA 10-0074)**

Fred Einspahr was present to discuss the application. The application requests the addition of steps from the west/side porch door.

Mr. Einspahr advised that the exterior staircase was removed before he bought the house in 1976. The door was off a small breakfast nook. Mr. Einspahr found all of the original railings and posts in the garage and plans to reinstall them on this entry landing.

Mr. Nave suggested the possibility of installing Trex on the floor of the porch and on the steps, since the porch/steps are in the back and hidden from the street. Mr. Einspahr advised that he doesn't have the decking and stair components (treads and risers).

Mr. Bonsignore advised that there is a tongue and groove AZEK Product available. It is expensive but the area is small. Ms. Ferraro mentioned that a composite decking material was installed on the front deck at 213 Elm was removed. It is not supposed to be exposed to ultra violet light. Mr. Bonsignore advised that the AZEK product will withstand light and rain. Ms. Seaverson mentioned that the applicant has proposed using Cedar or Redwood; the HDC would not object to those materials.

**Ms. Seaverson, supported by Mr. Cinabro, moved approval of the steps for 1226 Grand as submitted.**

The motion was later amended as follows:

**Details of the piers/pilings are to be worked out with the Historic Preservation Coordinator. With a roll call vote, the motion carried unanimously.**

Mr. Einspahr requested the option to use alternate materials. Mr. Tribu suggested that a tongue and groove product be used to facilitate drainage. A brief discussion followed with regard to the pros and cons of using that type of product. Mr. Einspahr commented that requiring a tongue and groove product would eliminate the use of Trex. He would prefer to not have that limitation. Ms. Ferraro advised that with a porch that small, Cedar, Cypress or Redwood would be good choices. There is a vendor on 9<sup>th</sup> Street that offers a tongue and groove Cypress product.

Mr. Einspahr expressed concern about maintenance issues with a tongue and groove product. Mr. Nave mentioned that the HDC has always required a tongue and groove product on the front and sides of the house. Mr. Nave mentioned that he used Trex at his house and it looks great. However, mold grows on Trex similar to the way it grows on wood. Mr. Einspahr added that the steps he is proposing to reinstall will not likely be used, they are being installed for appearance. Only the first floor apartment could be accessed through this porch, but they put things in front of the access. The kitchen has limited space and the tenants use that area for a pantry.

Ms. Ferraro mentioned that this is another issue with a door that doesn't lead anywhere. It looks like a door from the inside so there needs to be something on the outside if you exit through the door. Another alternative would be to eliminate the door, but the historic bracketed overhang would look odd on the outside if there were no door in that location.

Ms. Seaverson commented that the HDC standards and guidelines indicate the materials that the applicant is suggesting. She suggested approving the application as it was submitted.

Discussion followed with regard to the necessity of wrapping the posts. Mr. Einspahr advised that the posts are original. Ms. Ferraro stated that the conversation is about the piers under the porch. Mr. Bonsignore suggested using 6 x 6 chamfered piers; the piers will be about a foot and a half long. It would be preferable to have a pressure-treated product in contact with the ground. The details can be worked out with the Historic Preservation Coordinator.

**E. 620 Potter (Case #: IHA 10-0075)**

Mike Fleckenstein was present to discuss the application. The application requests steps from the west porch. There is currently a door on the south side with no steps. The applicant would like to reverse the configuration and bring the steps down the north side so they don't block the driveway.

Mr. Fleckenstein provided color photos of the subject property. The basis of the application is the need to move the doorway and steps to the north in order to accommodate parking. The room at the back of the house was likely used as a mud room

at some point. When the upgrades were made last year, that room was closed off from the house and a driveway was added. Moving the door will preserve the use of the driveway and the room. The room will be used as storage for bicycles, etc.

Mr. Fleckenstein provided pictures of the area where he would like to move the door. There is at least ten feet in that area, which should easily accommodate a landing and steps. The area where the door is currently located would be re-sided. There is also some consideration to putting a window up high where the door was.

Mr. Fleckenstein intends to use treated materials for the posts and the stringers, and cedar for the handrails and guardrail. He intends to put a handrail on the outside of the steps only, rather than on both sides of the steps. He will work with Ms. Ferraro to come up with a reasonable design. The area in question is not visible from the front of the house.

Mr. Nave inquired as to the location of the steps. Mr. Fleckenstein advised that the steps would extend to the north, along the dining room wall. There is about ten feet of space in that location, so there is enough room for the landing and the steps. Mr. Bonsignore questioned if a landing would be required and advised that the inspector he spoke with stated that a landing would not be necessary. Mr. Fleckenstein stated that he is agreeable with having a landing.

Mr. Nave suggested using Wolmanized wood for the structure, and then wrapping it with a different kind of wood. Since the deck and steps are located in the back of the property, Trex could be used for this project. Mr. Tribu mentioned that installing a gutter in that location would also be helpful.

**Mr. Nave, supported by Mr. Roussi, moved approval of the request to move the door from the south side to the north side of the west porch at 620 Potter. The siding is to be replaced. A porch landing and steps are to be added to the north side of the porch. A railing is to be added on the west side. The trim/casing on the door is to match the house. All work is to be done to historic district standards. With a roll call vote, the motion carried unanimously.**

Mr. Fleckenstein advised that he has all of the wooden storm doors for the house. He wants to repair them and put them back in place. Ms. Ferraro mentioned that the same company is still making that type of screen door; the doors cost about \$500 each.

**F. 1621 Prairie Place (Case #: IHA 10-0081)**

Zolton Cohen was present to discuss the application. The application requests installation of nine solar photovoltaic panels on the south face of the roof.

Mr. Cohen advised that the photovoltaic panels are approximately 39" x 65". He would like to install them on the back of his house; they would not be seen from the front or side of the house. A secondary meter that would feed the power generated by the solar panels back into the Consumers Energy grid, and a small PVC tube with a wire that would pass

the power from the panels back into the meter would be the only items visible from the front/side of the house. Those items would be unobtrusive.

Mr. Bonsignore advised that due to his personal and professional relationship with Mr. Cohen, he would be recusing himself from all discussion and voting on this matter.

Mr. Cinabro inquired if the HDC currently had a policy regarding this type of installation. Ms. Ferraro advised that there is no formal policy in effect at this point. She attended a seminar a couple of years ago in Grand Rapids, and spoke with individuals from SHPO regarding this topic. The HDC does not yet have a written policy. The criteria used for an addition can be used for this application. For instance, is it changing the original house? If it is removed, is the house essentially unaltered? The slope of the roof will not be changed, etc.

Mr. Nave mentioned that the roof has silver shingles. He inquired if the applicant would be replacing the shingles in the future. Mr. Cohen advised that the solar panels weigh about 44 pounds. They will be lag bolted into the roof. The panels can be removed at any time. Mr. Nave mentioned that when a new roof is needed, the historic district requires a darker roof than what is currently there. He inquired if lag bolting the panels into the roof would create leaks. Mr. Cohen stated that he has been advised that there should not be a problem with leaks. A boot, similar to what is placed over a plumbing vent pipe, will be placed over each of the attachment points. The boot will be integrated into the shingles.

Mr. Nave inquired as to the color of the panels. Mr. Cohen advised that the panels are very dark, almost black. The sides are generally aluminum (silver), but that is a very small part of the panel and it will be approximately 25 feet up in the air. At an angle you can barely see the roof from the back yard because the land slopes down, and the roof is about a 12/12 pitch.

Mr. Nave advised that he drove up Grove Street. He could see the back of the house from that street and from the neighbors' houses, but you have to be looking for it. He inquired if the panels would lay flat on the roof. Mr. Cohen advised that they would be almost flat. The optimum solar collection angle in this area is 42.9 degrees and a 12/12 pitch is 45 degrees, so they are virtually flat to the roof. Mr. Roussi commented that the panels will have an approximately three degree pitch off the roof. Mr. Cohen advised that each panel is 65 inches long. There will be three panels next to each other. A diagram was provided with the HDC packet.

Mr. Tribu inquired if there was only one wire that would be attached to the meter. Mr. Cohen stated that Consumers Energy will install an additional meter that is about the same size as the existing meter. The meters will be side by side and the wire will be attached to the new meter. The distinction is that the power generated by the solar panels will not go back into the house, it will be fed back into the power grid and sold back to the power company. Consumers advised that they will buy the power back at 65 cents per kilowatt hour. Consumers charges their customers 10.5 cents per kilowatt hour.

Mr. Tribu inquired as to how much power the solar panels could generate at full capacity. Mr. Cohen is proposing to generate approximately 2,700 kilowatt hours per year. He uses approximately 3,100 kilowatt hours per year. Mr. Tribu inquired as to how long it would take for a payback to result from this arrangement. Mr. Cohen stated that the payback will likely result in five to six years. The installation will cost approximately \$10,000 and will generate approximately \$1,800 income. About \$260 of that will be offset by the additional property taxes that the applicant will have to pay to the City of Kalamazoo for property improvements. Consumers Power has agreed to buy the power back at the rate of 65 cents per kilowatt hour for the next 12 years.

Ms. Ferraro inquired if the solar panels would qualify for the energy tax credits. Mr. Cohen advised that the \$10,000 installation fee is after the energy credits have been deducted. It would be almost \$14,000 without the tax credit.

Mr. Bonsignore inquired if the applicant was in phase II or III. Mr. Cohen advised that Consumers started with a first-year rate of 65 cents per kilowatt hour. Now it's 55 cents per kilowatt hour. Mr. Cohen has applied to get into this program but has not heard back from Consumers. There is a possibility that he will not be accepted into the program.

Mr. Nave inquired if the pipe would be intermingled among the panels. Mr. Cohen was unsure about that. The panels will be mounted side by side. The microinverters are on the underside of the panels. The only thing anybody would see would be the panel array and the one wire coming down into the meter. The wire will be painted to match the color of the material next to it.

Ms. Seaverson inquired as to how high the panels sit off the roof. Mr. Cohen advised that the panels are approximately two inches thick. At one point, they will be anchored almost flat to the roof. They will be tilted up on the bottom a little bit, but will be very close to being flush with the roof.

Mr. Nave inquired if the flashing/boot on the top would prevent leaves, etc. from going under the panel. Mr. Cohen was uncertain about those details. Ms. Ferraro mentioned that birds might nest under the panels also.

**Mr. Roussi, supported by Mr. Tribu, moved approval of the application for the installation of nine solar photovoltaic panels on the south face of the roof at 1621 Prairie Place. The motion carried with six ayes and one abstention. Mr. Bonsignore abstained from voting.**

Ms. Seaverson advised that she would be supporting the motion. It appears that the installation of the panels will minimally impact the house, and the panels will be removable in the future. Also, Mr. Nave went by the house and advised that the roof where the panels are to be installed is not very visible to the neighbors or from the street, so there is minimal impact to the historic character.

Mr. Tribu inquired if there was a time limit. Ms. Ferraro stated that the approval is good for six months but it can be renewed.

Mr. Bonsignore commented that it is important that the solar panels not be visible from the street so as to not detract from the historic nature of the neighborhood. The fact this is not visible from the street and it is fairly close to the slope of the roof is important.

Mr. Nave mentioned that the qualifications for the solar panels are very similar to what is acceptable for skylights. It is important to keep them low and out of sight.

## **VII. APPROVAL OF MINUTES (March 16, 2010)**

There were no changes to the minutes.

**Mr. Roussi, supported by Ms. DeYoung, moved approval of the March 16, 2010 HDC minutes as submitted. With a voice vote, the motion carried with six ayes and one abstention. Mr. Cinabro abstained due to his absence from the March 16<sup>th</sup> meeting.**

## **XII. OTHER BUSINESS**

Ms. Ferraro advised that the HDC currently has no Vice Chair. Mr. Oudsema was the previous Vice Chair. A Chair and Vice Chair need to be nominated at this time.

**Mr. Nave, supported by Mr. Cinabro, nominated Mr. Bonsignore to serve as chair of the HDC. Mr. Bonsignore accepted the nomination. With a voice vote, the motion carried with six ayes and one abstention. Mr. Bonsignore abstained from voting.**

**Ms. DeYoung, supported by Mr. Tribu, nominated Ms. Seaverson to serve as Vice Chair of the HDC. Ms. Seaverson accepted the nomination. With a voice vote, the motion carried with six ayes and one abstention. Ms. Seaverson abstained from voting.**

Ms. Seaverson requested an update regarding the 100 block. Ms. Ferraro advised that the project is 98% financed. They are still working on the last few details of the tax credits.

Mr. Cinabro requested an update regarding the proposed noticing procedure for demolitions. Ms. Ferraro advised that she hasn't had time to follow up with that information. It is still on her list of things to do. She suggested meeting with Mr. Cinabro to further discuss that issue. Mr. Cinabro suggested that the noticing procedures for demolitions could be incorporated into the ordinance for the new district. Ms. Ferraro stated that she was advised by the City Attorney's office that the HDC could empower themselves to make procedural changes. The ordinance may reflect that change.

Historic District Commission Minutes

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Ms. Seaverson advised that there is some wording for motions to which the HDC should adhere. For instance, the standard on which a denial is based should be stated in the motion. That is helpful for maintaining uniformity.

Ms. Ferraro advised that there are over a dozen contractors in the Kalamazoo area trained to do window rehabilitations. She is trying to make sure they are on the city's bid list. The City of Kalamazoo has 12.1 million dollars in NSP money, and some of that will be spent on rehabilitation.

**IX. ADJOURNMENT**

The meeting adjourned at 6:25 p.m.

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Recording Secretary

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Staff Liaison

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
HDC Chair

**Kalamazoo Historic  
Preservation Commission  
PRESENTS**

**PRESERVATION MONTH 2010**



**KHPC**  
Kalamazoo Historic  
Preservation Commission

**Historic Preservation Commission  
presents Awards of Merit:**

- **Kalamazoo Gospel Mission**
- **Janie Albright**
- **Julie Heath**
- **Old Home Rehab**
- **The Livingstone-McNelis Family**

**Henderson Castle—100 Monroe**

Date: Tuesday May 25th, 2010 Time: 5:30pm

*\*Please note: Women's shoes must be at least 1 inch wide at the base of the heel (wedges and flat heels are preferred). Shoes with narrower heels may not be worn on Castle property for safety reasons as well as the historical preservation of the home.*

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