KALAMAZOO HISTORIC DISTRICT COMMISSION
AGENDA – August 17, 2010
5:00 pm

Kalamazoo City Hall – City Commission Chambers – 2nd 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.kalamazoocity.org/localhistoricdistricts .

VI. OLD BUSINESS - none

NEW BUSINESS
5:05 pm

A. 802 S. Park **Owner: Richard and Linda Buehler** linbue338@aol.com
Style: Craftsman **Year Built: 1933**
Remove and store second floor rear balcony. Seal door from inside.
(IHA 10-0221 New Application)

B. 504 Douglas **Owner: Doris McLean**
Style: Second Empire **Year Built: ca 1890**
Remove deteriorated siding on the front face of the house and replace with matching cedar siding.
(IHA 10-0236 New Application)

C. 1525 Academy Owner: Bob & Sandy Cavanaugh
Applicant: Mike Zito, contractor
Style: Federal Year Built: House 1929; Garage ca 1955
Garage addition
(IHA 10-0244 New Application)

D. 721 Forest Owner: Tedarial Edwards
Style: Bungalow Year Built: Ca 1915
Fence around front part of yard to match pre-existing fence.
(See RETROACTIVE REVIEWS footnote at end of agenda)
(IHV 08-0005 Violation application)

E. 420 Douglas Owner: Joshua Davis
Style: Craftsman Year Built: ca 1910
"Neighborhood Watch" sign posted on private residence
(IHA 10-0245 New Application)

F. 504 Stuart Owner: Randy LeBreq (504 Stuart St Land Trust)
Style: Queen Anne Year Built: ca 1885

1. Non-Historic window above north basement entry – move up about 6-8" to allow a slight pitch on roof over basement entry
2. Eliminate steel frame casement window on south side of Non-Historic addition – side over to match.

(IHA 10-0246 New Application)

VII. Approval of Minutes: May 18th and July 20th, 2010

VIII. Administrative Approvals (All work to Standards NH = NON HISTORIC)

1. 523 W. Cedar – rails, door, siding (210)
2. 623 W. Cedar – storm windows (223)
3. 429 Davis – rail waivers (233)
4. 535 Davis – rail waivers (535)
5. 717 Davis – rails & steps (206)
6. 717 Davis – rail waiver (207)
7. 838 Davis – rail waivers (229)
8. 431 Douglas – steps (240)
9. 410 W. Dutton – rail waiver (212)
10. 410 W. Dutton – rear handrail (213)
11. 423 W. Dutton - rail waiver (216)
12. 430 W. Dutton – light & porch (208)
13. 430 W. Dutton – rail waiver (209)
14. 518 Forest – roof (211)
15. 1019 West Kalamazoo – storms (222)
16. 912 Lee Barton – rails (215)
17. 718 W. Lovell – roof (218)
18. 840 W. Lovell – rail waivers (219)
19. 936 W. Lovell – fence (237)
20. 1404 W. Michigan – rear ext steps (238)
21. 716 Minor – east porch repairs (239)
22. 941 Osborne – repairs (214)
23. 1027 Park Place – roof (224)
24. 515-7 Pearl – rebuild chimney (231)
25. 414-18 Ranney – gutters(225)
26. 420 Ranney – gutters (226)
27. 323 Stuart – fence (203)
28. 133 W. Vine – gutters + E door (228)
29. 432 W. Vine – porch repairs (235)
30. 718 W. Vine – light (242)
31. 912 W. Vine – storm windows (227)
32. 432 W. Walnut – rail waivers (232)
33. 719 W. Walnut – rail waiver (230)
34. 809 W. Walnut – steps & rails (217)
35. 427 S. Westnedge – sign (220)
36. 913 S. Westnedge – roof (205)
37. 808 Wheaton – roof (204)

IX. RENEWALS – address – work (date of original COA)

1. 516 McCourtie – privacy fence in back yard (04/16/07)

X. AMENDMENTS

A. 414-6 Ranney – gutters (July 2010)
B. 1027 Park Place– gutters (July 2010)
C. 718 W. Vine – rail waiver (August 2007)

XI. VIOLATIONS: See attached violation report

XII. 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 may choose 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.

Department of Planning and Community Development
Kalamazoo Historic District Commission
Development Center – 445 West Michigan
Kalamazoo, Michigan 49007
Telephone (269) 337-8804
FAX (269) 337-8513
ferraros@kalamazoocity.org

THE CITY OF Kalamazoo

RECEIVED JUL 26 2010

APPLICATION FOR PROJECT REVIEW

(PLEASE **PRINT** CLEARLY - See instructions on reverse side)

Property Address: 802 S. Park Buehler Historic District: Vine
Applicant: Richard + Linda Buehler Owner: RICHARD + LINDA Buehler
Mailing Add. 338 Shangri-la Cir. Mailing add SAME
City State & Zip: Plainwell MI 49080 City, State Zip
Phone: 269-664-4957 Phone:
Fax: Fax:
Email Linbue338@aol.com. Email

Proposed Work: Use additional sheets to describe work if necessary
See attached

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

Application Checklist:
(Incomplete applications will be held until the next review meeting.)
[ ] Drawings 11x17 or smaller.
[ ] Measurements of existing building work location
[ ] Measurements of addition/change
[ ] Materials list
[ ] Site plan including north arrow
[ ] Other

Applicant's Signature: Linda Buehler Date: 7/22/10
Owner's Signature: same Date: ___/___/___
(if different)

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-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0221 Date Received*: 7/26/10
Complete application 7/26/10

REFERRED TO:

COMMISSION
Meeting Date: 8/17/10
COMMENTS:

ADMINISTRATIVE
Staff Review Date: ___/___/___
COMMENTS

Approve in Concept *Date*: ___/___/___ COA issued ___/___/___
Letter mailed ___/___/___

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

Rev. November 2006

IHA 10-022I ITEM A
08-17-2010
HDC meeting

802 S. PARK, KALAMAZOO
PROJECT

RICHARD + LINDA Buehler
338 SHANGRI-LA CIRCLE, PLAINWELL, MI 49080
1-269-664-4957

Removal of Balcony

Due to the total disintegration of the Main side Supports (only 6" of solid wood Remains), the balcony is in a dangerous condition and presents us with a huge liability. The side supports are a continuation of the floor joists, so we can't get at them.

The screen door will be screwed shut and the interior door will be repainted. The other alternate plan could be to wall off the interior door or to deadbolt it with the owners retaining the key. This would help trying to get Queen size matresses into the upstairs. There is a sharp turn at the bottom of the stairway.

All banisters would be stored on the premises for future owners, as well as pictures of the original balcony.

802 PARK - Rear 2nd story
11/03/2008 15:06
PDF Date 11/17/08
PDF # pages 3 of 6
IHA 3 of 5
495

1. **802 S. Park** – August 5, 2010 – SE corner (balcony rail w/ towels)
2. Close up of rail

A

3. Rear of house with matching rail around balcony
4. SW corner of balcony

1. **802 S. Park** – August 5, 2010 – SE corner (balcony rail w/ towels)
2. Insect and rot damage

B

3. Balcony – severe damage both ends of balcony
4. Side supports are cantilevered out from interior joists.

THE CITY OF Kalamazoo

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

AUG 04 2010

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

Property Address 504 Douglas Ave Historic District Stuart

OWNER: Name DORIS A. McLEAN
Address 504 Douglas Ave
City, State, Zip KALAMAZOO, Mich 49007
Phone 381-3314 Cell
E. Mail ~~Fax~~ DORIS.mLean@century21.com ~~Email~~ Fax 381-9294

APPLICANT: Name DORIS A. McLEAN
Address 504 Douglas Ave
City, State, Zip KALAMAZOO, Mich
Phone 381-9292 Cell
Fax 381-9294 Email

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.)
Replace siding Front - with like cedar siding
Aprox 10 x 20

CHECKLIST:

[ ] Drawings 11 x 17 or smaller
[ ] Existing building measurements
[ ] Measurements of addition/change
[ ] Materials list Cedar Siding
[ ] 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 / /
Owner's Signature Doris A McLean Date 8 / 4 / 10

Staff use only:	Case number	IHA 10-0236	Application complete	8 / 4 / 10
Administrative	Staff review date	/ /	COA issued	/ /
HDC	Meeting Date	8 / 17 / 10	Approval in Concept	/ /
	Letter mailed	/ /		
Final HDC Action	Action date	/ /		

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

1. **504 Douglas** – August 11, 2010 ^^^ NW corner
2. NW corner - closer
3. SW corner
4. Typical condition of paint on front/west side

8-10-10

Department of Planning and Community Development
Kalamazoo Historic District Commission
Development Center – 445 West Michigan
Kalamazoo, Michigan 49007
Telephone (269) 337-8804
FAX (269) 337-8513
ferraros@kalamazoocity.org

APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 1525 W ACADEMY
Applicant: JAN ZITO (CORSTLINE BUILDING)
Mailing Add. 4122 ORCHARD
City State & Zip: DELTON MI 49046
Phone: 269 744-2381
Fax: 269 623-6694
Email JZITO@CORSTLINEBUILDING.COM

Historic District: W. MAIN HILL ?
Owner: Bob & SANDY CAVANAUGH
Mailing add 1525 W ACADEMY
City, State Zip KALAMAZOO MI
Phone:
Fax:
Email

Proposed Work:
Use additional sheets to describe work if necessary

ADD ONTO EXISTING GARAGE APPROX. 14 X 22.
EXTERIOR TO BE CONTRASTING (NOT MATCHING) BRICK.

Applicant's Signature: Jan Z Date: 8-10-10
Owner's Signature: Date:
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA-10-0244 Date Received: 8-10-2010

REFERRED TO:

COMMISSION
Meeting Date: 8-17-2010
Comments:

Suggested Action: [ ]Approve [ ]Site Visit
[ ] Approve w/Conditions [ ] Deny

ADMINISTRATIVE
Staff Review Date:
COMMENTS

COA issued

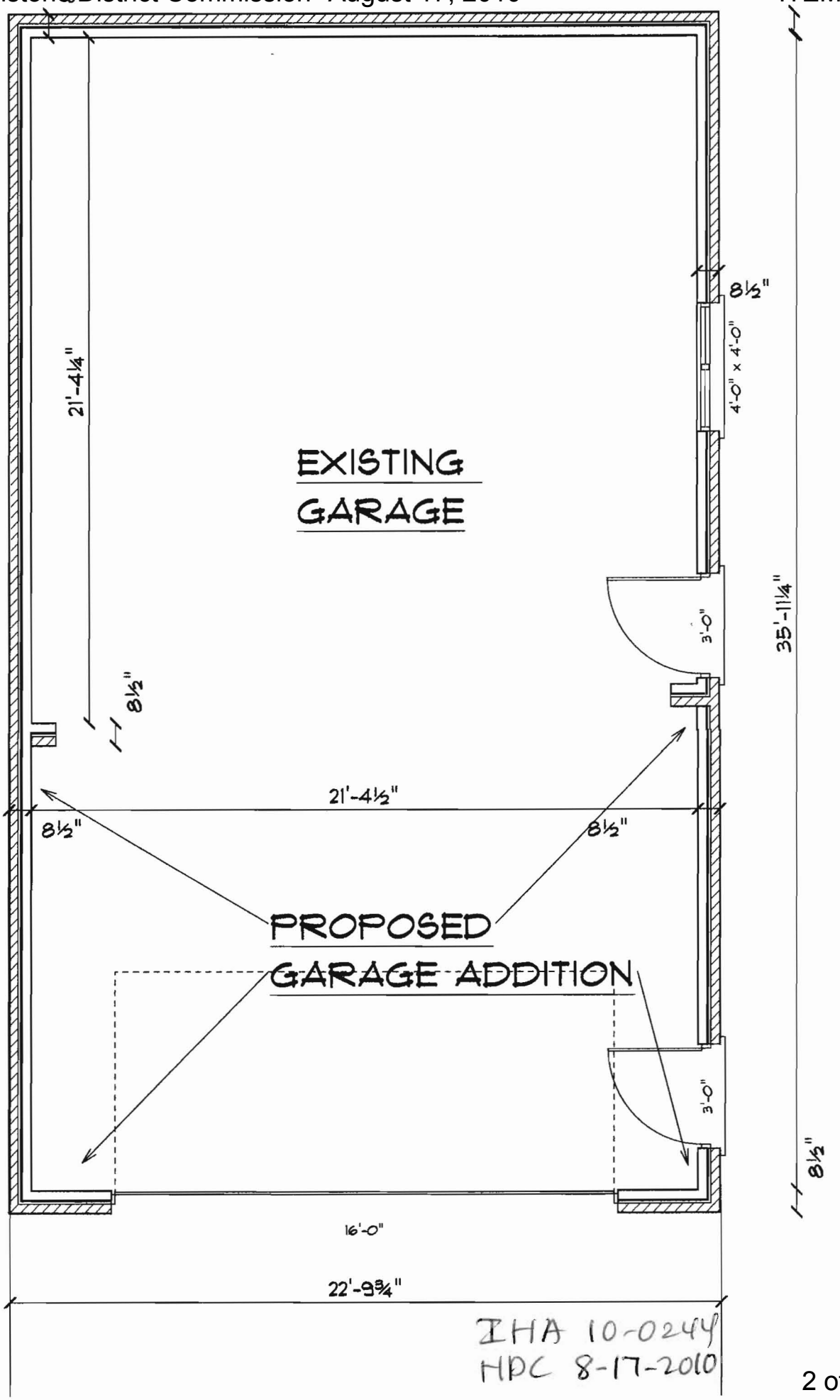
FINAL ACTION

[ ]Approve [ ]Site Visit [ ] Approve w/Conditions
[ ] Deny [ ] Postpone [ ] Withdrawn

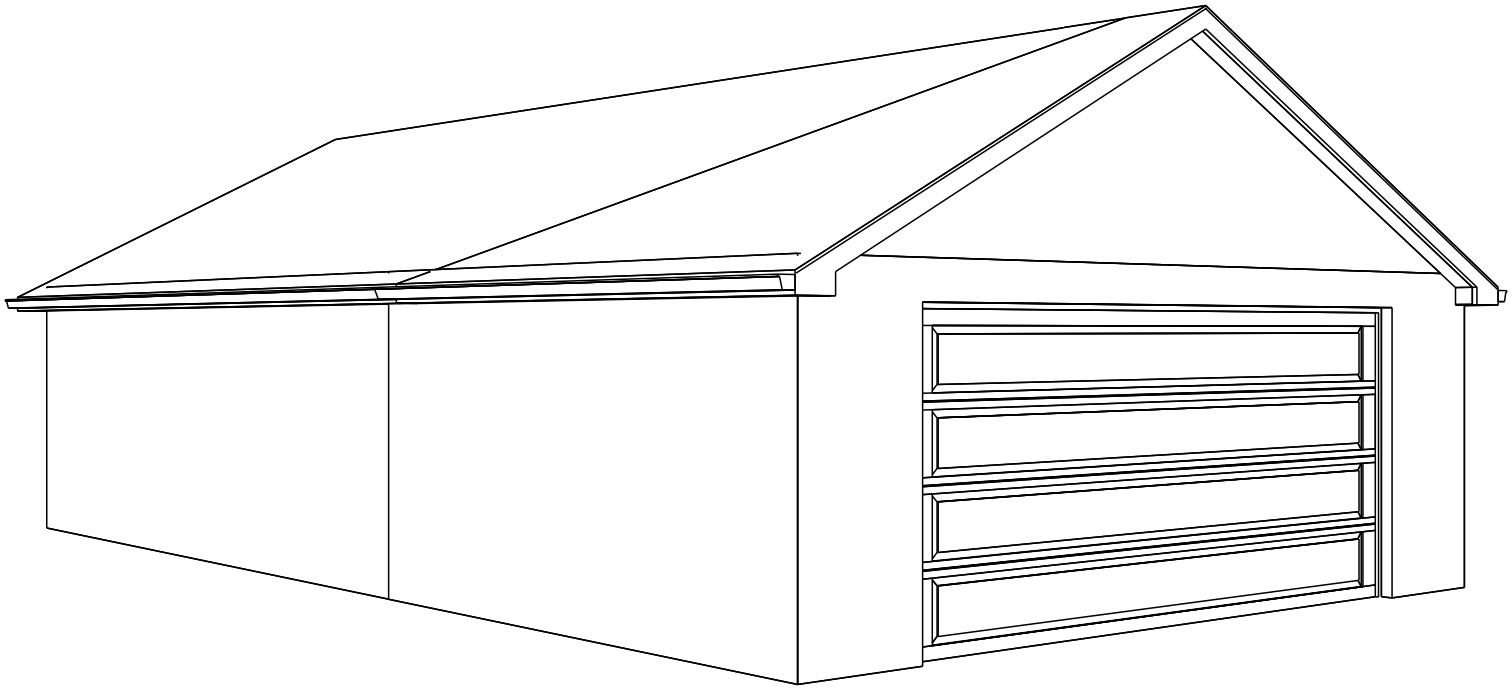
ACTION DATE

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

Historic Preservation Coordinator Date



IHA 10-0244
HDC 8-17-2010



1525 Academy - West Main Hill Historic District

Garage addition HDC meeting August 17, 2010

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. Created From City of Kalamazoo Online Mapping Site. Sources: Kalamazoo, MI. Data Dates: 2010: Rental, Daily; May, Floodplains; 2009: County Basemap; 2008: Nov., Mowing Properties; Zoning, Landuse, Bus Stops, Bus Routes; 2007: Apr., School Prop.; 2006: Aug., Parking; Feb., Soils, Trees, NWI Wetlands; 2004: Dec., Elevation Contours; Nov., Structures and Roads; June, Brownfields; all others Fall 2003. Map Created: 8/10/2010

1. **1525 Academy** – NW corner – August 11, 2010
2. From sidewalk in front of house
3. Long view from across street
4. Closer view of garage – addition would be to this face

Ferraro, Sharon

From: jzito@coastlinebuilding.com
Sent: Wednesday, August 11, 2010 11:18 AM
To: Ferraro, Sharon
Subject: RE: Dropped off plan review

Sharon,

Thanks for getting back to me. Yes, the addition is going on the front of the garage. I do have a 3d of the exterior--I just couldn't get it to print for some reason. For the exterior, they wanted to do brick, but it would be different from what's on the garage. Over the garage door would be the similar Hardie that's on there now.

There will be a new garage door similar to what is on there now, but steel.

I was planning on representing them at the meeting, or do one of the Cavanaugh's have to be there?

Thanks,

John Zito
jzito@coastlinebuilding.com
www.coastlinebuilding.com
269.623.6642 (office)

> -------- Original Message --------
> Subject: RE: Dropped off plan review
> From: "Ferraro, Sharon" <ferraros@kalamazoocity.org>
> Date: Wed, August 11, 2010 11:04 am
> To: <jzito@coastlinebuilding.com>
>
> John - is the addition going on the front of the garage? And the commission will want to see some kind of drawing of the exterior appearance. Will there be a new garage door? It is a pretty plain garage and dressing it up to look like the house is the wrong approach historically. So we will need some details of appearance. What will the siding be? Vinyl? Hardie plank?
>
> And someone should be at the meeting next Tuesday to present the information and answer questions.
>
> Thanks.
>
> Sharon Ferraro
> Historic Preservation Coordinator
> Downtown Design Review Coordinator
> City of Kalamazoo Development Center
> 445 West Michigan, Suite 101
> Kalamazoo, MI 49007
> (269) 337-8804 phone
> (269) 337-8513 fax
> ferraros@kalamazoocity.org
> www.kalamazoocity.org

From: jzito@coastlinebuilding.com [mailto:jzito@coastlinebuilding.com]
Sent: Wednesday, August 11, 2010 7:51 AM
To: Ferraro, Sharon
Subject: Dropped off plan review

Hi Sharon,

Thanks for calling yesterday. Sorry I missed your call, but where I was working, we get terrible reception.

All I had to do was drop off the plan review to get on the agenda for August. I left it with the person that made the appointment and she said she would put it on your desk.

Hope everything goes well with your mother's Dr. appointment.

John Zito
jzito@coastlinebuilding.com
www.coastlinebuilding.com
269.623.6642 (office)

Department of Planning and Community Development
Kalamazoo Historic District Commission
Development Center – 445 West Michigan
Kalamazoo, Michigan 49007
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ferraros@kalamazoocity.org

THE CITY OF Kalamazoo

RECEIVED AUG 09 2010

APPLICATION FOR PROJECT REVIEW

(PLEASE **PRINT** CLEARLY - See instructions on reverse side)

Property Address: 721 Forest st
Applicant: Tedarial Edwards
Mailing Add. ~~Not m~~
City State & Zip: Kalamazoo mi 49008
Phone: 269-344-8918
Fax: NA
Email NA

Historic District: Vine St
Owner: Tedarial Edwards
Mailing add same
City, State Zip same
Phone: same
Fax: NA
Email NA

Proposed Work: Use additional sheets to describe work if necessary

~~Have installed a chain link fence.~~
I would like a chain link fences in my front yard to complete the fence that was there when I moved in on or in 1985.

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

Application Checklist:
(Incomplete applications will be held until the next review meeting.)
[✓] Drawings 11x17 or smaller.
[ ] Measurements of existing building work location
[ ] Measurements of addition/change
[✓] Materials list
[✓] Site plan including north arrow
[ ] Other

Applicant's Signature: Tedarial E Date: 7/20/10
Owner's Signature: _____ Date: ___/___/___
(if different)

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-For Historic Preservation Coordinator's Use Only-

Case Number: IHV 08-0005

Date Received*: 8/9/2010
Complete application 8/9/2010

REFERRED TO:

COMMISSION
Meeting Date: 8/17/2010
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

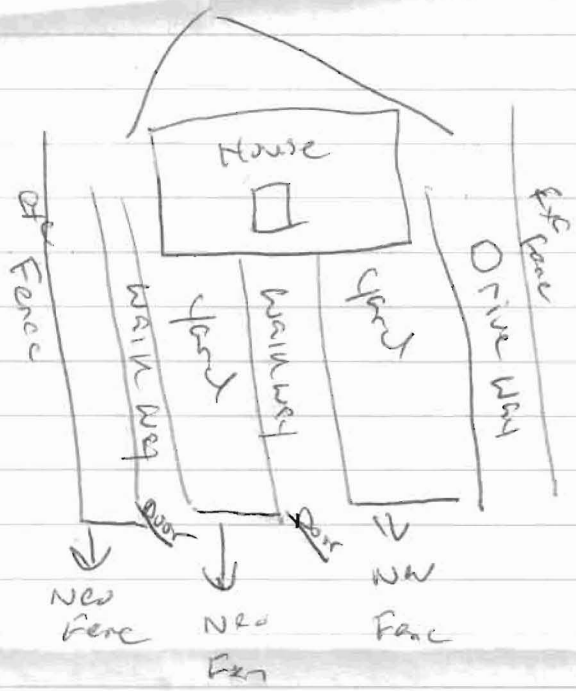
Rev. November 2006

THW 08-0005

7-26-10

I would like to fence the front of my yard with a 3' tall Chainlink fence with 2 gate to be placed at the side walk opelngs. These Fence is the same materials as the North and South Fence that have been there for over 20 yr. I will be using the same material as those fence.

Ted [illegible]



2 3' Fence mes 2' Fence
2 3' Fence Door
1 3' Fence mes 1' across

Community Planning and Development
Historic District Commission
Development Center, 445 West Michigan
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
ferraros@kalamazoocity.org

HISTORIC DISTRICT - Unapproved Work Violation Enforcement letter

07/06/2010

PROPERTY ADDRESS: 721 FOREST ST
Parcel #: 06-21-446-057

PLEASE let us know if you no longer own this property. (337-8804)

OWNER:
EDWARDS, TEDARIAL
721 FOREST ST
KALAMAZOO, MI 49008

Rental Agent: NA

CASE # IHV08-0005

RE: VIOLATION NOTICE for 721 FOREST ST

Dear EDWARDS, TEDARIAL

This **Enforcement Letter** is a result of your failure to comply with the historic district unapproved work violation notice(s) provided to you, dated May 27, 2008 with a follow up letter on October 2, 2008 regarding the work specified below:

1) Chain link fence installed in front yard without review and approval of the Historic District Commission.

Kalamazoo Historic District Commission Standards and Guidelines for Rehabilitation require that:
1) An Application for Project Review should be submitted to the coordinator before work begins. *(80% of the applications are approved administratively by the coordinator in less than one business day)*
2) Chain link fences are not allowed in the front yard within the boundaries of the historic district. The existing front yard chain link fences on Forest were installed before the Vine Area Local Historic District was established in 1990.
3) An appropriate fence for the front yard in the historic district would be a wooden picket fence. (A copy of the Fences standard is included with this letter.)

Work performed on the exterior of any structure located within the boundaries of the Kalamazoo historic districts is subject to review by the Kalamazoo Historic District Commission as specified in Chapter 16 of the City of Kalamazoo Code of Ordinances. As stated in the previous letter, an application for project review (enclosed) must be completed and submitted to the coordinator.

STEPS TO REMEDY VIOLATION:
1. Remove the chain link fence
OR
2. Submit an Application for Project Review with proposed work to be approved by the coordinator OR the Historic District Commission - the application must be received within **thirty (30) days**

from the date of this letter. The review of a non-conforming fence will need to be reviewed by the Historic District Commission at their regularly scheduled monthly meeting.

3. **If the application is not received within 30 days**, this matter will be transferred to the City Attorney for legal action and an Appearance Ticket will be issued.
4. Additionally, this may also result in referral of your property to the Dangerous Buildings Board.

A courtesy copy of this letter will be sent to the taxpayer and the agent of record for this property so that said person is aware of the situation. By ordinance resolution, **this letter automatically generates a recovery charge of $70;** an invoice for this amount will be sent. Failure to pay this invoice will result in the charge being placed as a lien against the property.

IMPORTANT: Historic District Commission approval does NOT constitute a blanket approval to begin work. It is the owner's responsibility to obtain all necessary Building Permits, site plan review or Housing (rental inspections) approval for the proposed work. It is HIGHLY RECOMMENDED that the owner or applicant call 337-8026 to inquire about building permits, or, if this is a rental property, contact your inspector.

If you have any questions concerning this matter, please contact me at 337-8804. It is our hope that the problem can be resolved without further enforcement action.

Sincerely,

Sharon R. Ferraro
Historic Preservation Coordinator
c: property file

enc: application for project review
applicable standards

Phone (269) 337-8804 FAX (269) 337-8513 email: ferraros@kalamazoocity.org

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From Chapter 16, City of Kalamazoo Code of Ordinance:

§ 16-27. Failure to comply with certificates of appropriateness. [Added 3-3-1986 by Ord. No. 1371; amended 3-23-1992 by Ord. No. 1527; 1-18-2005 by Ord. No. 1780]

C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.

721 Forest – May 16, 2008 – NE corner

New chain link fence in front yard.

721 Forest – August 11, 2010 – NE corner
Fence posts on west/right side of driveway

Assessors photo – March 29, 2000 – fence by driveway since 1985
Front of house (addressing "ramp" under construction with inspectors)

THE CITY OF Kalamazoo

Department of Planning and Community Development
Kalamazoo Historic District Commission
Development Center – 445 West Michigan
Kalamazoo, Michigan 49007
Telephone (269) 337-8804
FAX (269) 337-8513
ferraros@kalamazoocity.org

AUG 09 2010

APPLICATION FOR PROJECT REVIEW

(PLEASE **PRINT** CLEARLY - See instructions on reverse side)

Property Address: 420 DOUGLAS Historic District: STUART
Applicant: JOSHUA DAVIS Owner: "
Mailing Add. 420 DOUGLAS Mailing add "
City State & Zip: KAZOO, MI 49007 City, State Zip "
Phone: 269-385-2158 Phone: "
Fax: Fax:
Email guydetorchere@tds.net Email "

Proposed Work: Use additional sheets to describe work if necessary
TO FUNCTION AS TEST CASE FOR INSTALLING/POSTING CITY-APPROVED "NEIGHBORHOOD WATCH" SIGNS ON PRIVATE PROPERTY IN APPROPRIATE LOCATIONS

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

Application Checklist:
(Incomplete applications will be held until the next review meeting.)
- [ ] Drawings 11x17 or smaller.
- [ ] Measurements of existing building work location
- [ ] Measurements of addition/change
- [ ] Materials list
- [ ] Site plan including north arrow
- [✓] Other

Applicant's Signature: Joshua Davis Date: 8 / 9 / 10
Owner's Signature: Date: ___/___/___
(if different)

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-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0245 Date Received*: 8 / 9 / 10
Complete application 8 / 9 / 10

REFERRED TO:

COMMISSION
Meeting Date: 8 / 17 / 10
COMMENTS:

Approve in Concept *Date*: ___/___/___
Letter mailed ___/___/___

ADMINISTRATIVE
Staff Review Date: ___/___/___
COMMENTS

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

420 Douglas – photos from 1999 and 2002

Department of Planning and Community Development
Kalamazoo Historic District Commission
Development Center – 445 West Michigan
Kalamazoo, Michigan 49007
Telephone (269) 337-8804
FAX (269) 337-8513
ferraros@kalamazoocity.org

APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 504 Stuart
Historic District: Stuart Area
Applicant: 504 Stuart Street Land Trust
Owner: Randy LeBrea
Mailing Add. PO Box 2345
Mailing add
City State & Zip: Battle Creek MI
City, State Zip
Phone: 269-968-9030 49016
Phone:
Fax:
Fax:
Email
Email

Proposed Work: (1) Eliminate window on North side, side over
Use additional (2) move window on South side approx. 6" up
sheets to describe work
if necessary

Applicant's Signature: Date: 8-9-10
Owner's Signature: Date:
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: HA 10-024B Date Received: 8-9-10

REFERRED TO:

COMMISSION
Meeting Date: 8-17-10
Comments:

Suggested Action: [ ]Approve [ ]Site Visit
[ ] Approve w/Conditions [ ] Deny

ADMINISTRATIVE
Staff Review Date:
COMMENTS

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

Historic Preservation Coordinator Date

1. **504 Stuart** – SW corner (photo 2000)
2. Window over basement entry – move up 6”

A

3. Basement entry – NW corner
4. Basement entry roof

1. **504 Stuart** – South side – addition at rear (wide siding)
2. Addition – south side

B

3. Addition – remover casement window & side over to match
4. Casement window

Department of Planning and Community Development
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Kalamazoo, Michigan 49007
Telephone (269) 337-8804
FAX (269) 337-8513
ferraros@kalamazoocity.org

APPLICATION FOR PROJECT REVIEW

(PLEASE **PRINT** CLEARLY - See instructions on reverse side)

Property Address: 720 McCourtie
Applicant: Lindsay Cadwallader - Katz
Mailing Add. 720 McCourtie
City State & Zip: Kalamazoo, MI.
Phone: 269 492-8665 & 49008
Fax:
Email Katzracing20@yahoo.com

Historic District:
Owner: Same
Mailing add Same
City, State Zip
Phone: Same
Fax:
Email Same

Proposed Work: Use additional sheets to describe work if necessary
Replaced wooden door due to being rotten, bug infested and unable to save. Replaced (8) six panel steel door that fit in existing opening. I also need to replace the roof and put up a fence.

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

Application Checklist:
(Incomplete applications will be held until the next review meeting.)
- [ ] Drawings 11x17 or smaller.
- [ ] Measurements of existing building work location
- [ ] Measurements of addition/change
- [ ] Materials list
- [ ] Site plan including north arrow
- [ ] Other

Applicant's Signature: Lindsay Cadwallader - Katz Date: 08/01/10
Owner's Signature: Same as above Lindsay Cadwallader Katz Date: ___/___/___
(if different)

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-For Historic Preservation Coordinator's Use Only-

Case Number: HDV 10-0013

Date Received*: 8/00/10
Complete application 8/10/10

REFERRED TO:

COMMISSION
Meeting Date: 8/17/10
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

Community Planning and Development
Historic District Commission
Development Center, 445 West Michigan
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
ferraros@kalamazoocity.org

HISTORIC DISTRICT
Unapproved Work Violation

07/08/2010

PROPERTY ADDRESS: 720 MC COURTIE ST

CASE #: IHV10-0013

PLEASE let us know if you no longer own this property. (337-8804)

OWNER:
CADWALLADER, MELANIE
720 MC COURTIE ST
KALAMAZOO, MI 49008

Rental Agent: No applicable, no longer a rental property

Dear: CADWALLADER, MELANIE

Work done on the exterior of buildings located within the boundaries of the local historic district must be reviewed and approved before work begins. It has been reported to the Community Development Inspection Services Division of the City of Kalamazoo and the Historic Preservation Coordinator that unpermitted and/or unapproved work has been done on the property at 720 MC COURTIE ST including but not limited to:

1) Removal and replacement of the wooden, half circle, inset fan lite front door
2) Addition of a wooden grip rail

Kalamazoo Historic District Commission Standards and Guidelines for Rehabilitation require that:
1) An Application for Project Review should be submitted to the coordinator before work begins. *(80% of the applications are approved administratively by the coordinator in less than one business day)*

PROPOSED REMEDY
1) An Application for Project Review is enclosed and must be submitted within Thirty (30) days of this notice. Once the **retroactive** application has been received, reviewed and approved, work must be completed within 30 days or a plan of work must be agreed with the coordinator. **Failure to submit the application is a code violation which will result in an enforcement letter being issued which generates an automatic charge of $70.00.** This project *may* be referred to the Historic District Commission for review at their regular meeting on the third Tuesday of each month.

STEPS TO REMEDY VIOLATION:
1. Submit an Application for Project Review with proposed work to be approved by the coordinator OR the Historic District Commission - the application must be received within **thirty (30) days** from the date of this letter. **Failure to submit the application is a code violation which will**

result in an enforcement letter being issued which generates an automatic charge of $70.00. This project *may* be referred to the Historic District Commission for review at their regular meeting on the third Tuesday of each month.

PROPOSED WORK TO REMEDY VIOLATION:

1. The historic door should have been repaired, rather than replaced. If the door was too deteriorated to repair, the new door should have matched the existing historic door. (Historic District Standards for doors enclosed)
2. Remove the existing wooden handrail and, if required, replace with an appropriate metal handrail/grip rail of a design similar to the existing historic metal rail.

Once the proposed work is approved the work must be complete **within 60 days of the approval date.** Work performed on the exterior of any structure located within the boundaries of the historic districts is subject to review and approval of the Kalamazoo Historic District Commission as specified in Chapter 16 of the City of Kalamazoo Code of Ordinances. An application for Project Review is to be completed and submitted to the Historic Preservation Coordinators Office **in advance of the commencement of work or purchase of materials.** Once the application has been reviewed by the coordinator or the full commission at its regularly scheduled monthly meeting, a Certificate of Appropriateness will be issued if the proposed work meets the Historic District Standards and Guidelines. At this point, a building permit application may be made, if necessary. ***Please call me at 337-8804 if you have any further questions or for assistance in completing the application.***

A copy of this letter has also been sent to the tax payer of record and the agent of record if applicable.

IMPORTANT: Historic District Commission approval does NOT constitute a blanket approval to begin work. It is the owner's responsibility to obtain all necessary Building Permits, site plan review or Housing (rental inspections) approval for the proposed work. It is HIGHLY RECOMMENDED that the owner or applicant call 337-8026 to inquire about building permits, or, if this is a rental property, contact your inspector.

I look forward to hearing from you soon.

Sincerely,

cc: property file
enclosed:

Project Review - App & Instructions
Historic District Info sheet
applicable standards

Sharon R. Ferraro
Historic Preservation Coordinator

Phone (269) 337-8804 FAX (269) 337-8513 email: ferraros@kalamazoocity.org

P.S. There are Michigan Historic Preservation Income Tax Credits available for the appropriate rehabilitation of houses in Kalamazoo's historic districts. Please refer to the enclosed flyer for more information or call the coordinator at 337-8804.

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From Chapter 16, City of Kalamazoo Code of Ordinance:

§ 16-27. Failure to comply with certificates of appropriateness. [Added 3-3-1986 by Ord. No. 1371; amended 3-23-1992 by Ord. No. 1527; 1-18-2005 by Ord. No. 1780]

C. When work has been done upon a resource without a permit, and the Commission finds that the work does not qualify for a certificate of appropriateness, the Commission may require an owner to restore the resource to the condition the resource was in before the inappropriate work or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply with the restoration or modification requirement within a reasonable time, the Commission may seek an order from the circuit court to require the owner to restore the resource to its former condition or to modify the work so that it qualifies for a certificate of appropriateness. If the owner does not comply or cannot comply with the order of the court, the Commission or its agents may enter the property and conduct work necessary to restore the resource to its former condition or modify the work so that it qualifies for a certificate of appropriateness in accordance with the court's order. The costs of the work shall be charged to the owner, and may be levied by the local unit as a special assessment against the property. When acting pursuant to an order of the circuit court, a Commission or its agents may enter a property for purposes of this section.

1. **720 McCourtie** – (Photo above May 19, 2009)
2. (photo below May 19, 2009)

3. (Photo above July 8, 2010)

Photos #1 & #2 (May 19, 2009)

- Wooden front door with half circle, fan-lite inset window
- Metal rails on concrete and brick stoop

Photo #3 (July 8, 2010)

- Front door replaced
- Wooden grip rail added

City of Kalamazoo
HISTORIC DISTRICT COMMISSION
MINUTES
May 18, 2010
DRAFT

Second 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; John Kneas, Assistant City Attorney; 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

Ms. Ferraro requested the addition of a discussion at the end of the agenda regarding 436 W. Dutton.

Mr. Bonsignore requested the addition of a discussion at the end of the agenda regarding solar panels that were approved last month.

Mr. Nave, supported by Mr. Cinabro, moved approval of the May 18, 2010 HDC agenda as amended. With a voice vote, the motion carried unanimously.

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

V. DISCLAIMER

Ms. Ferraro read the disclaimer into the record.

VI. Consideration of an amendment to the Standards and Guidelines to delegate review of NON-HISTORIC buildings in the Haymarket historic district to the Downtown Design Review Committee except for demolition. (Assistant City Attorney John Kneas)

Attorney Kneas advised that the request pertains to amending the guidelines, not the ordinance. The ordinance authorizes the HDC to establish design review guidelines, which become effective by the adoption of a resolution of the City Commission. The proposed amendment is attached to the agenda. The delegation is for all work except demolition. The additions and new construction would be under the purview of the Downtown Design Review Committee. Many of

the standards of the Downtown Design Review Committee would take into account how the non-historic buildings fit in with the overall façades and characteristics of the surrounding buildings. Many of the Downtown Design Review Guidelines would be a duplication of what the HDC would look for in a non-historic building for purposes of any type of regulation pertaining to exterior work. Since many of these processes would be a duplication of efforts, particularly for non-historic buildings, this amendment to the guidelines is being recommended. This may just be the first phase; Ms. Ferraro is looking at a more extensive amendment to the guidelines in the future. The next amendment will address the non-historic buildings in the other historic districts in the city.

(5:08 p.m. – Ms. DeYoung and Mr. Tribu arrived.)

Mr. Cinabro inquired if the wording of the amendment impacted only the Haymarket Historic District; Attorney Kneas confirmed that to be true. Mr. Cinabro mentioned that the HDC has the authority to approve this change under the State law. He inquired if there was anything that would contradict the state law/regulations. Attorney Kneas advised that there is nothing in the proposed amendment that would contradict the state law. He advised that the statute gives the HDC the authority to withdraw the delegation of review to another authority. In the past, the HDC has delegated authority to the Historic Preservation Coordinator to review and approve certain types of requests. The HDC could also choose to delegate authority to the building inspector or another authority. In the past, the City Commission, through the zoning ordinance, adopted the resolution and the guidelines which established the Downtown Design Review Guidelines.

Mr. Bonsignore inquired as to the boundaries that would be affected by the proposed amendment change. Attorney Kneas advised that the boundaries coincide generally with the Downtown Development Authority Boundary (DDA). Ms. Ferraro stated that the boundaries would extend from Kalamazoo Avenue to Cedar Street, the Kalamazoo River up to Westnedge, except a small portion that runs up to Academy Street, and then up to W. Michigan Ave.

Mr. Bonsignore inquired as to how much of that area was in the Historic District. Ms. Ferraro advised that only the Haymarket Historic District (the north side of E. Michigan from Kalamazoo Ave. to Edwards and the South side of E. Michigan from Portage to Pitcher) would be affected. The amendment to the guidelines would affect only the three non-historic buildings that are currently in the historic district. A fourth non-historic building would be affected when the proposed expansion to the Haymarket district is completed.

Mr. Bonsignore requested further details about the guidelines. Ms. Ferraro advised that the changes pertain to the standards and guidelines that the HDC uses. Ms. Ferraro is proposing a 3 ½ to 4 page change that details how the HDC would review non-historic buildings in any of the historic districts in light of the fact that there are no standards and guidelines for non-historic buildings. This will give owners of non-historic properties an idea of what is expected of them. The Downtown Design Review Committee (DDRC) Guidelines were written in 2007. The DDRC guidelines have much of the same text and drawings that are in the Historic District Guidelines for historic buildings. Existing buildings and new construction are the two major categories. For historic buildings outside of the historic district, it is expected that the historic character will be maintained. For non-historic buildings, there is more flexibility, and that will be taken into account in the context of the Haymarket Historic District.

Ms. Seaverson inquired if the proposed changes pertained to everything but new construction and demolition. Attorney Kneas advised that it pertains to everything but demolition. Ms. Seaverson expressed concern that the public doesn't have any input regarding who serves on the DDRC. Ms. Ferraro stated that the DDRC members are appointed by the City Manager and the Director of DKI (Downtown Kalamazoo, Inc.). The composition of the DDRC board members is defined by the Zoning Ordinance.

Ms. Seaverson mentioned that there are guidelines and there are standards. The last time the HDC was involved with the DDRC regarding a project of historic significance, there were only guidelines and they couldn't be enforced. Ms. Ferraro advised that the process of revising the DDRC standards and guidelines is about 80% complete. It is very similar to the HDC standards; there will be some issues that are more specific and there will be other situations where there will be more flexibility.

Ms. Seaverson inquired if the HPC (Historic Preservation Commission) has been providing input with regard to the proposed changes; Ms. Ferraro responded in the affirmative and advised that the HPC would continue to provide input in this process. The changes to the standards and guidelines will likely be ready for approval this summer, but the amendment will be approved before that time. The amendment will allow the changes to proceed with the DDRC guidelines.

Attorney Kneas mentioned that if the DDRC guidelines change after this amendment is adopted, the changed guidelines will apply. Ms. Seaverson inquired if the new standards and guidelines would be approved by the time the proposed amendment takes effect. Ms. Ferraro indicated that the changes to the DDRC standards and guidelines will likely occur within four or five months. The draft versions of the documents are nearly completed, but the DDA, Planning Commission, and Zoning Board need to review and approve the amendments, which will then proceed to the City Commission for final approval. The approval process will likely be completed by early fall.

Ms. Ferraro advised that there are only four buildings included in the downtown local historic district that are non-historic or non-contributing. Two of the four buildings are old buildings that have been substantially rehabilitated; the other two buildings are new construction.

Mr. Roussi inquired as to how the proposed amendments to the guidelines would affect the verbiage in Chapter 16, Section 22 of the Kalamazoo City Ordinance that states that "The Kalamazoo Historic District Commission is empowered to regulate work on historic and non-historic resources." Attorney Kneas advised that the ordinance allows the HDC to delegate to city staff, building authorities or other delegated authorities as the basis for recommending these amendments. That language will remain in effect. The proposed changes won't impact the authority of the HDC over historic buildings in the historic district; the changes are limited to non-historic resources.

Mr. Cinabro, supported by Mr. Roussi, moved approval of the amended guidelines pertaining to non-historic buildings in historic districts. With a voice vote, the motion carried with five ayes, one abstention and one nay. Mr. Nave abstained, Mr. Bonsignore provided the nay vote.

VII. OLD BUSINESS

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

Owners Steve and Florence Denham were present to discuss the application. The application requests a single story addition to the west/rear side of the house.

Ms. Denham advised that her original application was for a deck to be constructed on the back of the house this year, and an addition to be added next year. The contractor is giving them a good price on the addition so they want to proceed with that this year. The new application is for the addition.

Mr. Nave advised that he and Ms. Ferraro visited the subject property. Mr. Nave made a sketch of the proposed addition. Ms. Ferraro stated that the addition was based on the similar roof pitch to the second story porch at the back. The applicants decided not to have a staircase leading out of the addition because it seemed redundant. Without the staircase and door, there is more usable space inside.

Ms. Denham advised that she found period windows at the Heritage Company. She also found three matching stained glass windows to incorporate into the design. Mr. Bonsignore advised that part of the historic district standards dictate that you cannot create faux historic details. The addition should not blend perfectly with the original house. He inquired as to what details in the plan would accomplish that goal. Ms. Denham advised that she thought the addition was supposed to blend with the house. Ms. Ferraro advised that the addition should complement the house but not blend with it. For instance, the siding could be narrower or wider than the original house. Ms. Denham stated that the period stained glass windows in the addition will help accomplish that goal. There are four pieces of glass in the top of the windows and the bottom is one solid piece. The applicants are planning to put lattice around the bottom of the addition and that would help make it distinct.

Mr. Bonsignore mentioned that using wider siding would save money and help distinguish the addition from the original house. Ms. Ferraro advised that the reveal on the existing siding is four inches; she suggested using a five inch reveal on the siding for the addition.

Ms. Seaverson inquired if the stained glass would be installed in the center of the rear elevation. Ms. Denham responded in the affirmative and advised that there is one panel on each side. She found three stained glass windows that match. The side elevation will look like the rear elevation.

Ms. Seaverson advised that there is already wide and narrow siding on the house.

Ms. Seaverson, supported by Mr. Nave, moved approval of the addition on the back of 405 Douglas, as pictured. The siding on the addition should be wider than the siding on the original home. Three stained glass panels are to be installed in the addition rather than just one panel. Details to be approved by the Historic Preservation Coordinator. With a roll call vote, the motion carried unanimously.

NEW BUSINESS

B. 125 South Prairie (Case #: IHA 10-0062)

Owner Karla Niehus was present to represent the property. The application requests the addition of a roofless porch to the rear/west entrance. The porch will include brick or stucco to match the house. This completes a door and window project from July 2009.

Ms. Niehus advised that the drawing doesn't show a railing but she intends to have a railing to code. She is undecided with regard to whether or not the porch should be totally roofless with brick or stucco piers, or if it should have squared, wooden pillars on top of the piers with a pergola roof. Time and money are factors in the decision-making process. The house is stucco with yellow brick piers on the corners and the front porch.

Mr. Nave inquired if the walls are stucco or rock. Ms. Niehus advised that area has not been fully thought out. She is considering putting stucco at the bottom. Mr. Nave commented that the stucco would cost more than the lattice. The stucco is a possibility

but would need to be done correctly. Ms. Niehus advised that she knows someone who can do the stucco work. Mr. Nave commented that the boards of the pergola roof would have to be away from the doors, unless they start at the gutter line above the door. He inquired as to what kind of columns go with this house. Ms. Ferraro suggested a square column, slightly wider at the bottom than at the top, would be appropriate for this Craftsman-style house.

Ms. Seaverson commented that the roofless porch looks better with the style of the house. Mr. Tribu stated that he would be willing to approve either option. Mr. Nave mentioned that the brick columns would be more expensive than the wood columns. The HDC has allowed synthetic flooring such as Trex on rear porches similar to this. The rest of the wood should be Cypress (painted) or a similar wood.

Mr. Tribu inquired if the pergola should be free-standing or if it should be attached to the house. If the pergola is attached to the house, there may be issues with the window and the stucco. Mr. Nave advised that the columns could be set away from the house about four inches; the floor of the porch could be attached to the house.

Ms. Neihus confirmed that the porch would set on four columns if the porch was set out from the house far enough for the door to clear. The slope of the roof on the house would create problems if the pergola were under the roof. The porch structure would have to start out past the eaves.

Mr. Bonsignore inquired about the proposed patio. Ms. Neihus inquired if it would be preferable to do nothing at, or have a brick or wood patio/deck. Ms. Ferraro advised that the HDC doesn't rule on paving or landscaping. Mr. Bonsignore mentioned that if the wood deck/patio is attached to the other deck, then the HDC would rule on it. Ms. Neihus advised that she would probably use pavers. If wood is used, it would probably be a free-standing structure. Ms. Ferraro suggested getting approval for the floating deck at this point, in case the applicant decides to proceed with that in the future. The deck would be less than a foot off the ground so it would not require a rail. HDC approval for the deck would not require that the applicants have the deck constructed, but it would give them the option to do so if they chose.

The general consensus was that more information was needed from the applicant before a decision could be made. Mr. Nave advised that he is not in favor of the lower deck because it a modern feature. The HDC would not have jurisdiction over a patio. However, a "structure" would require HDC approval. Ms. Ferraro added that if footings are required, HDC approval would be necessary. Ms. Seaverson agreed with Mr. Nave regarding his assessment of the deck.

She suggested that the applicants decide which option they prefer and provide further details. Mr. Nave mentioned that a builder would need a detailed sketch in order to bid on the job. The HDC would like to see what the builder is bidding on. Ms. Neihus advised that the builder is usually her husband and a guy named Rick.

Mr. Bonsignore suggested that the following details be provided: what will the columns be constructed with, what are the proportions of the columns in relation to the rest of the deck, what decking material will be used, what will the pergola look like and how will it relate to the house.

Ms. Seaverson suggested working with Ms. Ferraro to come up with a plan that would be acceptable to the HDC. Mr. Nave advised that the city may require a drawing of the structure before they issue a permit. More details should be provided regarding the framing of the structure.

Mr. Nave, supported by Mr. Tribu, moved approval in concept for the rear/west porch addition proposed for 125 South Prairie. Further details of the project are to be presented for approval at the June or July HDC meeting. With a roll call vote, the motion carried unanimously.

C. 223 West Vine (IHA 10-0075)

No one was present to represent the property, and the HDC proceeded to the next agenda item.

D. 1525 Grand Avenue (IHA 10-0119)

Owners Raymond and Mary Seitz and contractor Chance Townsend were present to represent the property. The application requests replacement of the half-barrel clay tile roof with architectural shingles in a similar color.

Mr. Seitz advised that he and his wife would like to sell the house. The realtor advised that the leaking roof would need to be fixed. There are currently 20-25 buckets sitting in the attic to collect rain water. In the past, a couple of contractors have attempted to patch the tile roof, but it is still leaking. The repair work has cost several thousand dollars so far. Mr. Seitz provided a list of estimates that he distributed to the HDC. The first two pages are local contractors who install asphalt shingles. It would cost approximately $14,000 to install asphalt shingles with a 30-year warranty. Bill's Roofing repair from Cassopolis does tile roof repair. He advised that the tiles need to be removed and either replaced with new tiles or the old ones should be put back on. Underlayment should be installed to seal the roof before the tiles are installed. The estimate to repair the roof and replace the tiles was over $42,000. The estimate to repair the roof and reuse as much of the old tiles as possible was approximately $28,000.

Mr. Seitz advised that he also investigated the possibility of installing a metal roof. The estimate for the Addis steel, shake or shingle tile was an additional $17,000 above the $13,000 estimate shown on the handout. For a total of approximately $26,000.

Ms. Seaverson inquired if the estimate was for a tile metal roof or a standing seam metal roof. Ms. Ferraro advised that the estimate was for a metal roof made to look like shake or slate shingles.

The fifth sheet refers to a website regarding American Metal Roofs. Mr. Seitz read the following excerpt from the materials provided: "Terra Tile is popular among residential applications in southern states where expansion and contraction are not as big a concern. Because of its exposed fasteners, great care should be observed when installing in northern climates." Mr. Seitz commented that this statement implies that Terra Tile might not be the best roofing option in Michigan. Ms. Ferraro pointed out that the information regarding Terra Tile also mentions that it resists snow and ice. She mentioned the metal roof to the applicants because Rob MacKay ????? at the State Historic Preservation Office mentioned that the Terra Tile is one type of metal replacement roofing that has been approved for tax credit projects. It very closely replicates the appearance of clay tile roof. The tax credit is 25%. The applicants will be moving so they would not be able to take advantage of the tax credit and it is not transferable.

Mr. Nave inquired if the applicants had looked at other types of shingles that are similar in appearance. Mrs. Seitz stated that she reviewed information about the concrete shingles, which indicated that the color is likely to fade in about ten years.

Mr. Bonsignore inquired if anyone is still making the asphalt shingles that look like clay tile. Ms. Ferraro advised that the half-barrel type asphalt shingles are no longer available, but they make some that lay flat. Mr. Bonsignore referred to a house on Bronson Blvd. that has a roof made from material that looks like clay tile. Ms. Ferraro was uncertain if that product was still available.

Mr. Bonsignore advised the applicants that the clay tile roof on their house is an important architectural detail. The roof is highly visible due to the way it is situated on the hill. Mr. Nave concurred and commented that the subject property is one of the most important houses in the neighborhood.

Ms. Seaverson inquired if any work would need to be done on the deck. Mr. Seitz advised that the estimate included possible wood replacement to the decking at an additional charge.

Ms. Ferraro referred to the bid from Bill's Roof Repair, which included removal and reuse of the original tile, redecking and reflashing. He said he couldn't warranty the work when he was done. Mrs. Seitz clarified that he couldn't warranty that the roof wouldn't leak if he reused the existing tiles. He has worked on clay tile roof but he hasn't worked on the Seitz's house. Ms. Ferraro inquired if there is decking on the house now. Mr. Townsend advised that the decking is solid 1 x 12. There are perlins on top of the 1 x 12's.

Mr. Cinabro inquired as to what the applicants are asking the HDC to approve. Mr. Seitz advised that the request is for asphalt shingles with a 30-year warranty, in a color close to that of the original tiles. A contractor has not been chosen yet. The shingles would not be a barrel configuration.

Ms. Ferraro advised that the garage matches the house and also has the Ludowici roof tiles. This is the only roof the house/garage has had. Mr. Nave stated that the Ludowici tile company is still in business. Ms. Ferraro mentioned that there had been a lawsuit against the tile company because they would only sell tiles in quantities large enough to cover an entire roof, rather than just selling replacement part. There was an injunction which forced them to sell parts, and they were unsuccessful at having it overturned.

Ms. Seitz inquired if the historic tax credit would be prorated if the homeowner were to move within five years after the tax credit is obtained, or if the homeowner would be required to repay the tax credit. Ms. Ferraro confirmed that it would be prorated. The tax credit would not be available for the asphalt roof the applicants are proposing; it would only be available if they put back the clay tiles or install similar ones. If it took three or four years for the house to sell, the owners would only have to pay back 20% or 40% of the tax credit, not the full amount. The tax credit would reduce the expenditure by 25%; it would be a direct credit against the owners' Michigan income tax.

Ms. Seaverson commented that the tile roof is a key architectural feature and she was not in favor of the application. Ms. Seitz advised that she and her husband have already spent thousands of dollars on repairs that have not prevented the roof from leaking. She expressed concern about how much more money they would be required to invest in the roof. Ms. Seaverson commented that having a home of this stature does require a certain level of responsibility. The applicants advised that the house was not part of the historic district when they purchased it. Mrs. Seitz stated that they don't have $40,000 to spend on a new tile roof.

Mr. Bonsignore advised that he would not be in favor of the asphalt roof the applicants are proposing to use. The purpose of the HDC is to help protect the historic nature of the various historic districts in the City of Kalamazoo. The proposed roof would be counter to the purpose of the HDC.

Mr. Roussi advised that the HDC is compelled by the Secretary of the Interiors Standards for Rehabilitation to follow the guidelines. The guidelines state that deteriorated features need to be repaired rather than replaced.

Mrs. Seitz inquired as to what constitutes historic significance. A group of people voted to make the area a historic district; the house isn't even 100 years old. She inquired as to why the house is historically significant at this point. The house has cost a substantial amount in taxes and utilities and now the applicants are being told they need to invest another $28,000 to $40,000 in the roof. The house was not in the historic district when the applicants purchased it, and they are concerned about when and how the expenses will end. They are concerned about how they will continue to live there or if they can even sell the house.

Mr. Nave suggested that the house could be sold as is, with the understanding that the buyers will have to deal with the roof. Ms. Seitz advised that they were told by the realtor that they would have to put a new roof on the house before they put it on the market. Mr. Nave pointed out that the realtor is trying to make a fee on the house. Mr. Nave stated that he has sold two houses as is in the applicants' neighborhood. It is a desirable neighborhood. Ms. Ferraro pointed out that the next owner could use the historic tax credit to help restore the roof.

Ms. Seaverson, supported by Ms. DeYoung, moved to deny the application for 1525 Grand Avenue, based on Secretary of the Interiors Standards and Guidelines #2, which states that the historic character of a property will be retained and preserved. Removal of distinctive materials or alteration of those materials will be avoided. With a roll call vote, the motion carried unanimously.

Mr. Cinabro stated that he and other members of the HDC are sympathetic with the financial issues the applicants are facing. He advised that the HDC is constrained by a mandate (Secretary of the Interior's Standards and Guidelines). The subject property is a beautiful home that sits in a

very prominent location and the roof is a very distinctive feature. He suggested continuing to work with the Historic Preservation Coordinator to find a compromise.

Mr. Nave advised that green cement Spanish-style shingles were used on Bell's Brewery downtown. From the street, the tiles appear the same as the original tiles. The sales representative also showed samples of a synthetic shingle that was similar in appearance. Ms. Ferraro suggested that the samples were of Vande Hey tiles. Those tiles have a tendency to delaminate; they are made out of a recycled material. Mr. Nave advised that the cement shingles are from the same company that provided the roofing for the Amtrack station; those shingles have been in place since the 1970's.

Mr. Townsend mentioned that the materials being discussed could cost between $88 per square foot and $1,000 per square foot and up. The roof on the subject property dates back to 1920. If the builders had installed a standard hand-split, shake roof at the time, it would have likely been replaced by an asphalt roof at some point in the 1960's, and there would have been no need for the current discussion. It is important to come up with a solution to support the longevity of the building and maintain its historical nature in the community. From a contractor's standpoint it is difficult to warranty the existing 80-year-old tiles, and a large quantity of them may be lost in the tear-off and replacement process. According to the written estimates, it would cost $26,000 minimum to repair the roof and reuse the existing tiles, but there would be no warranty. If the warranty may be good for the lifetime of the tile, but the lifetime of the tile is up.

Mr. Nave suggested speaking with the sales representative who sells the concrete tiles to discuss possible options. Mr. Nave suggested that the owners not hire a contactor who hasn't already done this type of tile work. The contractor should be able to guarantee that his work won't leak when it is finished.

Discussion followed with regard to the house on Bronson Blvd. that has an example of a tile roof. No one was certain of the address. Ms. Seaverson commented that installing a new roof with underlayment is different than patching the old tile roof. The underlayment will provide the weather barrier. She suggested that having a new roof installed by an experienced contractor would be a better option. Mr. Seitz advised that the contractor in Grand Rapids was experienced with repairing tiles roofs. He already has too much work and cannot take on another project. The applicants have been unable to find a contractor in Kalamazoo who is experienced with tile roof repair/replacement.

Mr. Tribu commented that repair or reuse of the original roof is not necessarily the best option. There may be something similar to the original roof that would be appropriate. He suggested that the applicants continue to explore options other than the shake shingles.

Discussion followed with regard to the expense of repair/replacement of the existing roof. Mr. Nave mentioned that if someone wanted to reproduce the Seitz's house today, it would cost approximately $300 to $350 per square foot to reproduce it. The price the applicants have been quoted is about $25 per square foot, which makes sense with today's price for the house. The applicants advised that no one would likely reproduce their house with the tile roof due to the winter climate in this area. Ms. Ferraro mentioned that similar tile roofs can be found in Germany, Switzerland, Denmark, Finland, etc. That type of roof can handle the cold weather and has for hundreds of years. It isn't common in this area because it is more expensive. Ms. Ferraro referred to houses in the Detroit and Chicago areas that have more complex tile roofs, which have not leaked since the repairs were made several years ago. If the contractor properly installs the

underlayment, the ice and water shield and the appropriate flashing, the roof should not leak. Ms. Seitz advised that she would not be installing a $40,000 roof.

Ms. Seaverson suggested contacting a couple of different realtors to find a buyer who appreciates the historic value of the house and is willing to make the investment. The buyer would be able to take advantage of historic tax credit for the appropriate repair/replacement of the roof.

Mr. Roussi suggested that Standard #6 applies in this case. He inquired if Ms. Seaverson would be willing to amend the motion to quote Standards #2 and #6. Ms. Seaverson agreed to add Standard #6 to the motion, which reads as follows: "Deteriorated historic features will be repaired rather than replaced. Where the severity of the deterioration requires replacement, the new feature will match the old in design, color, texture and, where possible, materials."

The motion to deny the application for shake shingles at 1525 Grand Avenue was amended to include Secretary of the Interior's Standards and Guidelines number 6. With a roll call vote, the motion carried unanimously.

Ms. Ferraro advised that she would be providing the applicants with a letter detailing the discussion that took place at the meeting and the subsequent decision regarding the application. The letter will also include information about the applicants' right to appeal the decision. Ms. Ferraro encouraged the applicants to contact her if they had any questions.

Mrs. Seitz commented that it was a pleasure working with Ms. Ferraro regarding this application.

E. 415 Stanwood (Case #: IHA 10-0120)

Owner Bill Watson was present to represent the property. The application requests replacement of the small front entry stoop with slightly larger deck and steps.

Mr. Watson advised that he would like to have a new porch built; the existing boards are rotting. A few repairs were done last year when the addition was done. Other issues with the house are being addressed at this point, and the porch is one of the first things they would like to take care of. The applicant has 2 x 6 Cedar decking for the front of the house. Ms. Ferraro advised that there is a question about using the 5/4 versus the 2 x 6 decking; the applicant is seeking clarification regarding those details.

Ms. Ferraro advised that the new deck will be a little wider than the original entry stoop. She didn't want to change that proportion without input from the HDC. Mr. Watson advised that the proposed deck would be about a foot and a half on each side. The projection away from the house is about the same. He would like to make the porch as wide as the vestibule so there will be more room for everyone to get onto the flat platform of the porch before they try to open the door. Right now, that isn't possible if you have something in your arms.

Mr. Nave inquired as to how high the porch is off the ground; Mr. Watson estimated that the total distance is about 40". The current porch comes out at the door sill. Mr. Watson is proposing to have the porch down one rise before starting the platform. Mr. Nave commented that if the porch is higher than 30", the code will require a handrail. Mr. Watson advised that he has a drawing that shows a handrail. In the revised version that was faxed to Ms. Ferraro, the handrail was inadvertently omitted. Mr. Ferraro mentioned that the metal awning in the picture is also gone. Ms. Watson advised that the awning was removed when the addition was added.

Mr. Nave mentioned that the HDC has approved ¾" decking. Ms. Ferraro advised that currently decking is closer to 7/8" rather than 5/4". Mr. Watson advised that he had not planned on using tongue and groove decking; he would prefer to use something that would provide better drainage. The porch is uncovered and there should be some clarification as to what type of decking is used.

Mr. Bonsignore advised that porches would generally have a tongue and groove decking. The decking would need to be sloped appropriately so that the water runs off. The framing should be parallel to the house rather than perpendicular. The deck boards need to be perpendicular to the house so that water doesn't collect in the gaps. Pre-finishing all of the boards on all surfaces is also important to prevent deterioration. Mr. Nave suggested using oil primer. Ms. Ferraro advised that oil primer should not be used on friction surfaces (walking surfaces on the porch deck and steps.). The formula to use is three parts paint to one part thinner. That formula should be used as primer on all sides. Another undiluted coat should be used as the final surface. Otherwise, the primer tends to be too soft and it wears through. The objective is to get the primer into all of the wood to preserve it.

Ms. Watson inquired as to which deck boards will be allowed. If the tongue and groove is required, it will probably be limited to a 1 x. He advised that he is not familiar with a tongue and groove product that is a 2 x or a 5/4 that is tongue and groove. Mr. Nave advised that tongue and groove deck boards would be allowed on the front. Ms. Ferraro stated that the Wood Smiths on 9th Street can run Cypress tongue and groove. It is moisture resistant and will last a long time. A property owner on Bellevue did a full width front porch with that product about nine years ago and it is wearing well. The Cypress will cost more but it is more durable than the Cedar. Mr. Watson advised that he wanted to use the 2 x because he thought it would be more durable and wear better with high traffic. Ms. Ferraro advised that the supplier will run 5/4 decking, which will be only slightly thinner than a 2 x. It would be the same thickness as what the original porch was.

Mr. Nave advised that the slope should be at ¼" per foot, which would be the same slope used for sidewalks and flat roofs. Mr. Watson expressed concern about the tongue and groove product collecting water. Ms. Ferraro advised that there are open porches and closed porches with tongue and groove decking that have been in place for 80 years or more.

Mr. Nave suggested using a mat that breathes so that the wood underneath doesn't deteriorate. Mr. Watson advised that he would make that adjustment in the plan.

Mr. Nave, supported by Ms. Seaverson, moved approval of the new sketch showing the railings and porch to historic district standards, with the tongue and groove 1 x or 5/4" sloped floor boards, Cedar or Cypress, with the dimensions of the porch (4' x 8') as shown in the sketch. With a roll call vote, the motion carried unanimously.

F. 146 Prairie (Case #: IHA 10-0121)

Owner Jennifer Hall was present to represent the property. The application requests a rear addition with mudroom and bathroom.

Ms. Hall e-mailed an updated drawing to Ms. Ferraro, which she distributed to the HDC.

Mr. Tribu inquired if the windows were inadvertently omitted in the revised drawing; Ms. Hall responded in the affirmative. The two windows will remain in place.

The contractor who provided the drawing was present. He advised that he is trying to provide a roof pitch that will achieve the necessary drainage. The window (the larger one that shows up on the drawing) may need to be shortening in order to get the correct roof pitch. It does not appear to be the egress window for the bedroom. The windows are not original to the house.

Mr. Nave inquired if the bump in the middle of the elbow was an addition for a bathroom. Ms. Hall confirmed that there is a bathroom in that location. Mr. Nave mentioned that addition only extends out a couple of feet and it also has a sloped roof. The contractor advised that he was trying to duplicate the roofline about the bathroom addition. Mr. Nave suggested adding flashing under the bedroom window sill before starting the roof. The contractor advised that once he determines the dimensions of the roof and where it will fit, he can make a determination as to whether the window will need to be shortened in order to install enough flashing.

Mr. Bonsignore inquired if the back wall of the addition would be in line with the back wall of the house; Ms. Hall responded in the affirmative.

Mr. Nave requested further details regarding the steps. Ms. Hall advised that a final decision had not been made in that regard. She is considering having two concrete steps in a rounded semi-circle. Mr. Nave advised that the suggested configuration would not be high enough to require a railing. Ms. Ferraro confirmed that to be correct and advised that there are only two steps on the house currently.

Ms. Seaverson inquired as to the proposed roofing material. The contractor advised that the existing roofing material is Sheriff Goslin; he requested a roofing material similar to that. The deck would be completely removed. If a handrail is required, Ms. Ferraro would approve that administratively. The vinyl siding to be installed will not match exactly, but will complement the existing siding.

Ms. Seaverson inquired if the replacement windows would be wood or vinyl. The contractor advised that a decision had not been made in that regard. Ms. Hall stated that all of the windows on the bottom floor are vinyl replacement windows. The contractor advised that the replacement windows are wrapped with aluminum and the frieze board is wrapped with aluminum. He could do vinyl or clad to match the exiting windows. Mr. Bonsignore verified that by “frieze board” the contractor meant the exterior casing.

Mr. Bonsignore inquired as to the general consensus about matching the width of the trim on the addition to what’s currently on the house. Mr. Nave concurred that the trim should be matched, especially on the upstairs. Ms. Seaverson mentioned that the existing windows are metal wrapped and questioned if matching them would be appropriate. Ms. Hall advised that only the windows in the sunroom are original; all of the windows have been wrapped with the same material on the outside. The contractor expressed concern regarding the space. If it is too wide, the windows would have to be spread out and the space would be less usable. He is proposing to use a steel door similar to the one that is already there.

Mr. Nave, supported by Mr. Roussi, moved to accept the application for 146 Prairie. The vinyl siding is to line up with the existing vinyl siding. The trim should match wrapped trim in size and shape. The roof fascia board edges should match the rest of the house, at least

the back addition. Dimensions of the overhang and the rake should match. Any vinyl trim in the gable should run up to match the second floor, back wing. The windows should be wood with aluminum cladding. The gutters, downspouts and roofing should match the original. Steps and railings, if needed, are to be approved by the Historic Preservation Coordinator. If the window is altered on the second floor, the trim should match what is below. The door should either be approved by the coordinator or the old door should be reused. The muntins should match the other muntins in the house to the south/back wing.

Discussion followed with regard to the siding. Ms. Hall advised that the siding is vinyl, the house used to be stucco. Ms. Hall stated that the muntins on the replacement windows are between the panes of glass. Ms. Ferraro advised that the house is not altered enough to be considered non-contributing. Mr. Bonsignore mentioned that the proposed addition will be in keeping with the alterations.

Discussion followed with regard to the foundation. The contractor advised that there has been a considerable amount of water coming off the roof and going through the deck. The deck was built over the stairs to the basement. The contractor would like to install a concrete foundation crawl space and block that wall up. He is trying to make sure the existing door to the basement is water tight. There is a row of brick in the foundation. Mr. Nave suggested a concrete foundation stained to match the brick.

In response to a question from Ms. Seaverson, Ms. Ferraro confirmed that the subject property has not been altered enough to be considered non-contributing. The essential character, shape, configuration are still intact. Ms. Seaverson stated that she would prefer that wood siding be used on the addition in case someone decides to remove the vinyl siding from the rest of the house at some point in the future. Ms. Ferraro inquired if the original stucco was still under the vinyl siding; Ms. Hall was uncertain if the stucco was still there. Ms. Ferraro commented that the way the window casings look is in an indicator that the stucco is no longer there. She suggested that Hardie Board could be used. Mr. Tribu commented that he didn't see the sense to having the added expense of Hardie Board on the rear addition. If someone wants to remove the siding in the future, it would be just as easy to take off the vinyl siding as it would be to remove the Hardie Board.

With a roll call vote, the motion carried unanimously.

C. 223 W. Vine (Case #: IHA 10-0075)

No one was present to represent the property. The application states that the fascia on the house and porch were wrapped in metal, the soffit was repaired with metal, the porch deck was overlaid with plywood and painted. The base of the corner porch columns was wrapped with 1" wood.

The applicant was not present. Some of the HDC members advised that they were not comfortable ruling on this matter. Ms. Ferraro advised that this property is owned by Commerce Real Estate, who bought well over 100 properties in Kalamazoo after the "Kalamazoo Promise" was announced. This property is one of their more recent acquisitions; it was purchased about a year ago. Ms. Ferraro met with their maintenance person at that time to discuss some things that needed to be done. Since that time, they have hired a different maintenance person who made changes that were different than what was discussed originally and no applications were made to do any of the work. The wrapping of the fascia and the soffits, the deck put on the porch without

repairing the underlying joists, and the wrapping of the base of the columns were the three problems that Ms. Ferraro cited. This is a retroactive approval.

Mr. Bonsignore advised that the work was not done very nicely. For instance, the fascia was only wrapped in some places. Ms. Ferraro inquired as to whether or not the application would have been approved if it had been submitted in advance. The general consensus was that it would not have been approved under those circumstances.

Mr. Cinabro inquired as to what would happen if the application were denied. Ms. Ferraro stated that the applicant would have to request approval from Ms. Ferraro for correctly completing the repairs, or they would have to come back to the HDC with a different plan. Ms. Ferraro would require that the applicants remove the wrapping and repair the damaged wood with like material, rebuild the two damaged columns, and remove the plywood from the porch and repair and replace the decking as needed.

Mr. Cinabro inquired if there have been problems with Commerce Real Estate on other properties in the historic district; Ms. Ferraro responded in the affirmative. They are fully aware that the property is located in the historic district.

Mr. Nave moved to deny the application regarding 223 W. Vine. The work should be redone to historic district standards.

Mr. Nave inquired as to what would happen if the work was not completed. Ms. Ferraro suggested adding a timeline to the motion for the violation remedy. For instance, if the work is not completed within 60 day, it would proceed through the violation process. It would then be turned over to the anti-blight team and they could begin enforcement proceedings against the applicants. Sixty days is the typical timeline for this type of situation. Discussion followed with regard to problems with the repairs.

Mr. Cinabro commented that the applicants proceeded with the work without approval, they did a sloppy job and there is no one present to represent the applicants. Ms. Ferraro advised that she notified the property manager and the company who owns the property separately. Commerce Real Estate is located in New Jersey. Mr. Tribu mentioned that their local mailing address is 627 Mills St.

Ms. Ferraro advised that she met with them and discussed solution to issues they had. Housing Inspector Dan DeCamp caught the problems and brought them to Ms. Ferraro's attention. Commerce Real Estate has over 100 rental properties locally and they know the rules.

Mr. Nave withdrew his motion.

Ms. Seaverson, supported by Mr. Tribu, moved to deny the application for 223 W. Vine. The work does not comply with the historic district guidelines. The problems are to be corrected within 60 days of this motion. With a roll call vote, the motion carried unanimously.

VIII. APPROVAL OF MINUTES (April 20, 2010)

Ms. DeYoung referred to page 2, third paragraph from the bottom, should read "Mr." Nave.

Mr. Bonsignore referred to page 6, the last paragraph before item E, the information should refer to 6 x 6 chamfered "posts" not "piers."

Mr. Cinabro, supported by Mr. Nave, moved approval of the April 20, 2010 HDC minutes as amended. With a voice vote, the motion carried unanimously.

XIII. OTHER BUSINESS

A. FYI report

436 W. Walnut

Ms. Ferraro referred to a picture of a property owned by O'Brien Real Estate. The porch has been as is for approximately 40 years. The porch has been cut back for a long time. It is a deck with the original porch roof over the top. Around the edge of the deck is a twisted metal iron. It is too short to meet the current code. The owner has added a massive wooden rail. The owner is asking for a rail height waiver. Ms. Ferraro advised that she could not provide a waiver for the non-historic rail. The owners requested a temporary approval with the understanding that the rail will be redone over the next three or four years. O'Brien Real Estate has a record of dealing with retroactive approvals for work that was not done properly, rather than initiating the approval process for work to be done correctly in the first place.

The rail needs to be taller. Providing a rail height waiver for a non-historic railing would set a bad precedent. They need to put on a rail that meets code or meets the historic district standard, which would mean a wooden rail, 30" tall. There is a question of what should be done with the metal posts. Ms. Ferraro is working with the owners regarding the existing vinyl windows and the light fixture that was added over the back door without approval. The door has been there since before 1997 when this area became part of the historic district.

A possible solution would be to replace the shorter sections of rail with rail from the taller section so that it would be consistent all the way around. It was suggested that the applicants provide a drawing showing how the rail and posts will appear, and bring it to the HDC for approval. An application was not submitted, so a motion is not necessary at this point.

Mr. Bonsignore referred to the application for the Cohen property on a previous agenda. Mr. Bonsignore abstained from voting, but advised that he would have argued against the roof pitch variation.

Mr. Nave expressed concern about VI on the current agenda. He felt that the HDC was forced to pass this agenda item. He didn't receive any notice regarding this item. The HDC should have been part of the solution regarding the ordinance change. He advised that he would be writing a letter to express his concerns. With the proposed ordinance change, the HDC will lose control over non-historic buildings. He wanted to suggest that control be strengthened in the future.

Discussion followed with regard to the DDRC. Ms. Ferraro advised that the DDRC is part of site plan review within the city. It is not controlled by DKI, although they do have members on the board. The current members include the Historic Preservation Coordinator, an architect, someone from the project review committee for DKI, and a downtown business owner. Site plan review has the force of law and they report to site plan review. If the DDRC doesn't approve a project, the Site Plan Review committee will not allow permits to be issued. The DDRC has been in

existence for about 5 years. Ms. Ferraro advised that she is comfortable with the proposed revisions to the code. Ms. Ferraro reviewed the decisions that have been made over the last 20 years with regard to decisions that were made regarding non-historic structures. The owners were allowed to do exactly what they wanted to do with non-historic buildings in historic districts. The DDRC guidelines are almost the same as the historic district guidelines.

Ms. Seaverson commented that, procedurally, the proposed changes seem to be fine. She expressed concern about the problems that could arise if the HDC is not commenting on the requests. Ms. Ferraro advised that she would be updating the standards for the DDRC. Text for non-historic buildings in historic districts can be part of the guidelines. She suggested presenting the revisions to the HDC this summer. Ms. Seaverson concurred that the HDC should have input. The existing DDRC guidelines are on the city's website. The HDC has the right to withdraw their approval, but they would have to vote on that change.

IX. ADJOURNMENT

Mr. Cinabro, supported by Ms. Seaverson, moved to adjourn the May 18, 2010 meeting of the Historic District Commission. With a voice vote, the motion carried unanimously.

The meeting adjourned at 7:15 p.m.

Submitted by: _____ Dated: _____
Recording Secretary

Reviewed by: _____ Dated: _____
Staff Liaison

Approved by: _____ Dated: _____
HDC Chair

HDC VIOLATIONS

Current

Date Original	V#	Owner	Prop Add	Prop street	Violation	Comment, Action, Response
1. 07/06/2010	1	Briant Kernell	121	Allen Blvd	Front porch deck – plywood for part	Letter 07/06/10 No charge
2. 07/06/2010	1	Nancy Tracey	933	Bellevue	Replaced front door	COA issued
3. 07/06/2010	1	Linklater-Wayman Group	945	Bellevue	Flat metal door on front	Letter 07/06/10 No charge
4. 04/01/2010	1	STONECREST INCOME	719	Cedar W	Window replaced W side, 2nd floor, front	Letter 04/01/10 –new owner - No charge
5. 06/30/2008	2	Moore, Michael	827	Cedar W	Front porch guardrails	Letter 07/06/10 – ltr to bank - No charge
6. 07/06/2010	1	Per Housing LLC	429	Davis	Replaced front doors (2)	COA issued
7. 12/15/06	1	*NEW OWNER*- agent Joe Lukeman	838	Davis	False muntin on 3rd story N gable casement window	CLEARED 07-28-10
8. 08/27/2004	3	Shaun Wright *NEW OWNER*	603	Elm	Front steps	Paint steps (05/24/10)
9. 07/26/10	1	Rooks, Ray & Flora	512	Elmwood Ct	Roof	Letter 07/26/10 No charge
10. 05/27/2008	1	Tedarial Edwards	721	Forest	Chain link fence	On agenda 08/17/10
11. 06/22/2005	3	Laurance James	407	Locust	Front porch	To Anti-Blight Team 06/09/09 Deficiency Violation #2 07/08/10
12. 05/27/2008	1	Commerce Real Estate	614	McCourtie	New front door	Sent details of needed work – 06-10-08
13. 07/08/10	1	Melanie Cadwallader	720	McCourtie	New front door + handrail	On agenda 08/17/10
14. 05/27/2008	1	Travis Rich *NEW OWNER*	730	McCourtie	Handrails, front	Letter 07/06/10 No charge
15. 07/05/2006	3	Fed. Nat'l Mortgage	525	Oak	Porch guardrail	Foreclosed 12/07/07 notice to bank
16. 04/01/10	2	Colin Mahoney	812	Oak	Replaced NW, 1st picture window	Letter 07/08/10 $70
17. 07/06/2010	1	Linklater-Wayman Group	425	Oakland	Stucco damage, rear rails	Letter 07/06/10 No charge
18. 07/06/10	1	David Streeter	216	Old Orchard	Steps and rails	Letter 07/06/10 No charge
19. 07/09/10	1	Alfonza Walker	618	Rose S	Roof	Letter 07/09/10 No charge
20. 03/27/2003	3	Fuller/Skandis	530	South W	Wall	To attorney for ticket 06/09/08
21. 07/06/10	1	Rod O'Brien	324	Stuart	Vinyl window – 3d floor-north	Letter 07/06/10 No charge
22. 06/30/2008	2	David Knibbe	817	Vine Place	Guardrail – front porch	Letter 07/08/10 $70
23. 05/19/2010	1	Commerce Real Estate	223	Vine W	Fascia, column bases, porch deck	VIOLATION due 07/19/10
24. 11/12/2009	1	Chris Bridges	623	Vine W	Steps – open – no risers	Letter 11/12/09
25. 06/30/2008	1	Fabian, Joe	1201	Westnedge S	Replaced garage doors w/siding & windows	HDC approve in concept 11/18/08
26. 04/05/2005	3	Lola Atkinson	718	Willard W	W side porch	In foreclosure – bank noticed

Will disappear from next month's report – work completed satisfactorily

Historic District Commission
FYI – Report From The Coordinator
August 17th, 2010

YEAR TO DATE COA's
2010 - 246
2009 - 340

YEAR TO DATE - New Violations
2010 – 14
2009 - 4

PROJECTS:

Coordinator:

Study Committee:

Violations: The first week in July was spent updating ALL the outstanding violations (See the violations report in this meeting packet) I plan to revisit all the violations in the first week of every month.

Kalamazoo Historic Homes Tour: See brochure in packet. We need volunteers to help lead the tours at the homes. Contact Sharon if you are interested or have friends who might be interested. Each volunteer tour guide receives a free ticket for working a 2 hour shift.

City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
July 20, 2010
DRAFT

2nd Floor, City Hall
City Commission Chambers
241 W. South St., Kalamazoo, MI 49007

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

Members Absent: Nelson Nave

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

I. CALL TO ORDER

Mr. Bonsignore called the meeting to order at 5:03 p.m.

II. APPROVAL OF ABSENCES

Mr. Nave was not present at the meeting.

III. APPROVAL OF AGENDA

There were no changes to the agenda.

Ms. DeYoung, supported by Mr. Cinabro, moved approval of the July 20, 2010 HDC agenda as submitted. With a voice vote, the motion carried unanimously.

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. 131 South Prairie (Case #: IHA 10-0130)

Robert DeHaan, DeHaan Remodeling, was present to discuss the application. The application requests removal of the existing two car garage and construction and reorientation of a 2.5 car garage to complement the house.

Mr. DeHaan advised that the applicants would like to construct a new garage that will match the house and be in proportion to the house. The proposed project has been approved by the Zoning Board of Appeals.

Mr. Bonsignore advised that historic district standards do not allow creation of faux historic details. Therefore, the new garage should not match the house exactly. There should be indications that it is an addition and it should blend in with the house. For instance, the exposure on the siding could be different than the house, and the trim details could be different than the original structure. The shutters could be left off the garage. Mr. DeHaan stated that the applicants would like to match the Sheriff Goslin roofing and the vinyl siding on the house. Some of the frieze board detail will also be duplicated in the proposal submitted.

Ms. Seaverson commented that there is nothing wrong with the existing garage. Mr. DeHaan advised that it is not large enough for the applicants' needs. They would like to be able to get both vehicles in the garage and have an attic for storage. They would also like to move it into the corner of the property so there will be more yard space for their kids to play. The applicants are proposing to use aluminum-clad Pella windows like the ones in the house.

Mr. Roussi noted that there was no lighting included in the proposed plan. He inquired if there would be lighting on the exterior of the build. Mr. DeHaan stated that the existing lights would be replaced with flood lights and maybe a coach light. There is a security light on the existing garage.

Ms. Seaverson inquired as to the merit of taking down the garage. It appears to be a historic garage, distinctive to the time and place that it was built, and there is nothing wrong with it. Mr. Tribu inquired if the garage is original to the house. Ms. Ferraro stated that she was uncertain as to how long the garage has been there. It was built before the city required building permits so there is no record of how old it is. It is in the period of significance for that historic district.

Mr. Bonsignore inquired if the cars fit in the garage. Mr. DeHaan advised that the applicants park in the garage and the car port. Mr. Roussi indicated that the new garage was more aesthetically pleasing; the car port detracts from the overall view of the building. Replacing it with something that is substantially like the original building would be more true to the style of the house. Mr. Cinabro inquired if the car port was an addition to the garage; Ms. Ferraro responded in the affirmative. Ms. Seaverson

commented that if the carport is enough of an alteration to change the historic significance, it's valid to consider taking it down and constructing something new.

Mr. Bonsignore commented that the proposed garage is uncharacteristically large for the neighborhood. Ms. Ferraro referred to the site map and an adjacent garage at the far edge, which is large. Mr. Bonsignore advised that garage was built before the property was including in the historic district. Ms. Ferraro suggested the possibility of reconfiguring the door so the garage would not be facing the house. However, that would require changes to the legal easements, which could be complex.

Conversation continued with regard to the details of the proposed garage, which is 32' x 22'. The new garage is about three feet longer than the old one. The gable design makes it appear longer. The proposed garage roof will have a 10/12 pitch. Mr. DeHaan was uncertain as to the pitch of the house roof. If the new garage is constructed in its proposed location, it will be quite well hidden.

Mr. Tribu inquired if the corner trim detail should be eliminated completely. Mr. Bonsignore advised that if the trim detail was a slightly different dimension and style that would be fine. It would be preferable to leave the cornice return so there is some detail on the building.

Mr. Roussi, supported by Ms. DeYoung, moved approval of the application for 131 S. Prairie as submitted. The shutters are to be left off the garage to differentiate from the original structure. All details to historic district standards. With a roll call vote, the motion carried with a majority vote. Ms. Seaverson provided the only dissenting vote.

Ms. Ferraro commented that there would be other details to differentiate the new garage from the house. For instance, the door will be framed in with a narrower molding than the house. The window framing is smaller and a different style than what is on the house.

Mr. Bonsignore commented that his only hesitation at this point would be the height of the peak, which is 10 feet. The wall height is nine feet. Ms. Seaverson inquired if it would be possible to shorten the side walls. She suggested that the motion be amended to state that the pitch of the garage roof is not to exceed the pitch of the house roof, or the side walls of the garage should be lowered. She added that this was not a sticking point if the other HDC members were not opposed to the application as submitted. Ms. Ferraro mentioned that the pitch is a differentiating detail.

Mr. DeHaan stated that the roof pitch was requested by the applicants to allow room to walk down the center of the attic. Mr. Bonsignore expressed concern that it appears to be almost 10 feet to the peak, minus the floor joists and rafters, which is substantial. Mr. Roussi advised that he would not be opposed to amending the motion as Ms. Seaverson suggested. Mr. Bonsignore inquired if the wall height could be lowered. Mr. DeHaan stated that he would ask the applicants if that would be acceptable. It might be possible to lower the walls to 8'6" on the main floor and keep the roof pitch as proposed.

However, the 6" difference may not be substantial enough to make a difference. Mr. Roussi advised that he would like to keep the motion as originally stated.

B. 315-317 Douglas (Case #: IHA 10-0192)

Lucille Eckert was present to discuss the application. The application requests the addition of 20' long Jersey-style concrete traffic barriers to the northeast corner of the front yard.

Ms. Eckert advised that over the past year, the steel and concrete bollards on the northeast corner of the front yard have been hit four times by cars from Kalamazoo Ave. A few years after she purchased in 1989 the front porch was struck by a car that was out of control. She installed the bollards at that time. In June this year, the posts were hit hard enough that they were laying flat on the ground. Contractor Reggie Iervolina from Kal-Trek was present to answer questions. He advised that he would set the existing posts deeper. Ms. Eckert is proposing to have the contractor add a 3,600 pound concrete block between the posts to deter further damage to the porch and house and protect the tenants.

Mr. Cinabro commented that he was trying to visualize what the yard would look like after the proposed work was completed. Ms. Eckert advised that there are five posts and only one lateral block will be added closest to the corner. The posts will be sunk deeper into the ground but will remain in the same location.

Mr. Roussi inquired as to why concrete was being proposed in addition to the posts. Ms. Eckert advised that drivers are hitting the posts more often and she is concerned for the safety of her tenants. Mr. Roussi expressed concern that the 3,600 pound piece of cement could cause damage to the vehicle and possibly the driver. The posts will stop the car, but they won't kill the driver. Ms. Eckert advised that the damage caused by the vehicles has been getting worse.

Ms. Seaverson inquired if the HDC has jurisdiction over this matter. Ms. Ferraro advised that it is private property. Therefore, the HDC has jurisdiction but they can only rule on aesthetics. Ms. Eckert stated that the posts weigh as much as the block. The new block would be the same as what is already there. (Concrete barriers were put into place in the yard in late June.)

Mr. Cinabro referred to the comments from the city's traffic engineer and commented that the liability would be on the property owner. The members of the HDC are not traffic engineers and cannot give their stamp of approval regarding the safety of the requested changes. They are trying to rule on what is compatible with the historic district. Ms. Ferraro inquired if Ms. Eckert had consulted with her insurance company regarding potential liability issues. Ms. Eckert stated that she would consult with her son-in-law who is an attorney.

Mr. Bonsignore stated that the cement blocks are not compatible with the historic district. Ms. Eckert suggested planting bushes in front of the cement block for camouflage. Mr. Bonsignore commented that the landscaping is not on the agenda today, therefore, a decision cannot be rendered on those details at this time.

Ms. Eckert advised that the blocks were not there when she purchased the house, Kal-Trek installed them 10-15 years ago. She stated that no one had struck the house since the posts were installed. Mr. Cinabro commented that the posts are accomplishing what they were designed to do.

Mr. Tribu commented that he would like to see a fence or bushes, but the applicant would need to provide a plan for that. She would assume the liability for what she places behind the fence. Ms. Eckert advised that she couldn't wait that long because she needs to have the posts reset. The contractor advised that he could put four railroad ties in front of the cement block. The ties could be filled with dirt and flowers, which would serve as a buffer. Mr. Roussi advised that the HDC would need to see a plan for how that would look. The contractor suggested that the posts could be installed at an angle with the railroad ties in a diamond shape to deflect vehicles. Ms. Ferraro expressed concern that such an arrangement might also launch a vehicle into the air. The HDC might consider alternatives but they would need to see a more complete plan. Ms. Eckert advised that the insurance company didn't reimburse her for the repairs the last time.

Ms. Seaverson mentioned that the applicant doesn't need HDC approval to reset the posts. She can have the posts reset in the same position but deeper.

Ms. Seaverson, supported by Mr. Tribu, moved to deny the application for 315-317 Douglas as submitted.

Mr. Bonsignore inquired regarding the rules for landscaping versus structure. Ms. Ferraro stated that man-made elements such as cement would be considered structural Elements and the HDC would be able rule on that. However, a natural element such as a rock or boulder or a berm and bushes would be considered landscaping and it would not be within the purview of the HDC to rule on that. Ms. Eckert suggested putting a huge stone between the posts. She requested that her application be withdrawn.

C. 415 Bellevue (Case #: IHA 10-0196)

Kathy Wayman was present to represent the property on behalf of Linklater-Wayman Group. The application requests removal of the deteriorated porch and roof. The applicants plan to rebuild the porch and roof within two years.

Ms. Wayman advised that she would like to have the deteriorated porch roof removed for safety reasons. She is not planning to rebuild or remodel it for two years. The porch roof would be removed and the pillars would be kept in the house until the remodeling begins. She would like to reconstruct the porch the way it should be. Linklater-Wayman bought ten houses on this street and redid seven of them. At this point, the applicant is trying to

get through the inspection process and start earning income from the houses. Ms. Ferraro commented that she thought the porch roof would not last through another winter.

Mr. Bonsignore mentioned that the siding is coming off the walls and the handrail does not meet the housing or historic district standards. He inquired if the entryway would be redone. Ms. Wayman advised that the home would be painted and refurbished inside and house to historic requirements. She will consult a builder regarding the entryway, which may be reroofed for temporary protection. No one is living in the house, so not having access through the front door would not be a problem. There is a back door and a side door that are accessible.

Mr. Bonsignore inquired if the exposed wood will be covered with felt. He expressed concern regarding what it will look like for the next two years. Ms. Wayman commented that the city would want her to tear the house down because of the condition it is in. She can only do part of the work now. Ms. Ferraro suggested putting a layer of plastic or plywood over the felt to protect it until the work can be completed.

Mr. Bonsignore expressed concern that the job may take longer than two years to finish. He inquired as to what assurance the HDC has that the applicant will stay on track with the two-year timeline. That is a long time to allow the project to remain unfinished. Ms. Wayman advised that two years was her guess regarding the time needed to complete the project. Mr. Bonsignore commented that it might be difficult for the HDC to track the project for that long. Also, the applicant may not be associated with the project in two years.

Mr. Roussi suggested removing the entire porch and leaving the entry. The salvaged materials from the knee wall guardrail could be used to patch the exposed part of the house once the roof is removed. Ms. Wayman advised that she was not opposed to that idea. Mr. Bonsignore suggested putting a gable roof over the entry and patching the hole with wood siding so the tar paper isn't visible while the project awaits completion. It would be beneficial to have the intention in writing that the porch will be returned to its original configuration. Ms. Ferraro stated that she would put a reminder on permit system to contact the applicant in two years.

Mr. Tribu mentioned that once the roof is removed, the porch will be exposed. He inquired if the porch would be demolished also. Ms. Wayman advised that she had not intended to demolish the porch. She was not certain as to the condition of the porch floor; that was not the issue when she originally looked at the house. The porch roof is pulling away from the house. Ms. Ferraro advised that she would meet with the applicant. If the floor is bad it might be safer to tear it off and start from scratch. Mr. Tribu commented that if the porch floor is in good enough condition to save at this point, it would probably not be good enough to save after two years of exposure to the weather.

Mr. Bonsignore mentioned that he didn't see any scuppers on the porch; the siding may be an addition to the porch. Ms. Ferraro advised that this porch has the only sided rail (rather than spindles) on the block so it might be an alteration. The spindle rails may still be under the siding rail. Mr. Bonsignore mentioned that the siding below the pillars may be contributing to the rotting on the porch because it prevents water from draining off the porch. Ms. Ferraro advised that she would research this matter and try to find evidence of what was there. If the porch had a spindle rail, it could be reconstructed when the porch is restored. Paint shadows from the spindle rails may be visible when the siding is removed.

Ms. Seaverson, supported by Ms. DeYoung, moved to allow removal of the front porch. The Historic Preservation Coordinator is to meet with the applicant to work out the details of saving, posts, spindles, decking, etc. A gable roof is to be built over the entry vestibule. Siding from the porch is to be patched in on the house. The time limit for completion of this project is two years. With a roll call vote, the motion carried unanimously.

D. 921 W. Kalamazoo (Case #: IHA 10-0199)

Bob Williams was present to represent the property. The application requests the addition of K-style brick colored metal gutters to the front entry to blend with the tile roof and a tan colored downspout to blend with the brick.

Mr. Bonsignore advised that he is a friend and neighbor of the applicant and, therefore, he will abstain from voting on this matter.

Ms. Seaverson inquired if the gutter would be at the bottom of the Mansard roof. Mr. Williams responded in the affirmative. He stated that he would like to install the gutters on the sides and front of the house and two downspouts against the brick wall on the corner.

Mr. Williams stated that there have been ongoing issues with ice building up on the entry porch steps and he is trying to correct that problem and minimize the deterioration. The gutters would be mounted on the fascia, under the roofing tile; the gutters will not interfere with the shutters on the front wall. The downspouts will extend past the bushes so there should be no need for a spill block to protect the foundation.

Mr. Tribu expressed concern that the proposed gutters would not be aesthetically pleasing. However, they could be easily removed in the future and they are not a detriment to the building.

Ms. Seaverson, supported by Mr. Roussi, moved approval of the application as submitted for 921 W. Kalamazoo Ave. With a roll call vote, the motion carried by a majority vote. Mr. Bonsignore abstained from voting.

VII. Approval of Minutes (May 18, 2010 and June 15, 2010)

May 18, 2010

The May 18, 2010 HDC minutes were inadvertently omitted from some of the HDC packets. Therefore, it was suggested that approval of the May minutes be postponed until the next HDC meeting.

Ms. Seaverson, supported by Ms. DeYoung, moved to postpone approval of the May 18, 2010 HDC minutes until the next HDC meeting. With a voice vote, the motion carried unanimously.

June 15, 2010

There were no changes to the minutes.

Mr. Roussi, supported by Mr. Tribu, moved approval of the June 15, 2010 HDC Minutes as submitted. With a voice vote, the motion carried unanimously.

Mr. Bonsignore mentioned that the motion (bottom of page 2) regarding the open porch included construction details, which would be covered by the building permit. Those details are not within the purview of the HDC and should not be included in future motions.

XII. OTHER BUSINESS

Ms. Ferraro advised that the City Commission approved two new historic districts and eliminated the S. Burdick Historic District at their meeting last night. As of July 29th, the HDC can make official rulings regarding the Rickman House and the 100 block of E. Michigan.

Mr. Cinabro inquired if the recent updates included the ordinance changes. Ms. Ferraro advised that the noticing procedures can be adopted as part of the HDC's procedures, and that will be a brief update to the ordinance. The HDC already has the power to make procedural changes. When there are costs associated with the procedural changes, that requires an additional amendment to the ordinance, which would have to be approved by the City Commission.

Ms. Seaverson referred to the violations report regarding a garage being constructed on Austin. Ms. Ferraro stated that the garage was approved by the HDC, and it is behind a house on Davis Street.

Mr. Tribu referred to the house with the leaking tile roof in the West Main Hill Historic District. He inquired if they pursued other alternatives. He found a product called Decra, which is a stone-coated steel roof. Ms. Ferraro advised that she sent the owners that information before the HDC meeting. They have decided to sell the house as is. The new homeowners can use the historic tax credit if they repair the tile roof.

Ms. Ferraro advised that is has been difficult to keep up with the violations due to the increased number of foreclosures. Mr. Bonsignore mentioned that he is on the Stuart Area Restoration Association Board. There are several houses in that neighborhood that are in peril; some are open to casual entry. He is concerned that if someone contacts the city regarding these issues, the houses might be condemned. Ms. Ferraro advised that the city can close the houses to casual entry and monitor them.

Ms. Ferraro stated that she would be visiting the stucco-sided house on the corner of W. Cedar and Locust with the Anti-Blight Team Thursday. The City Attorney's office has ordered that the repairs be done or the house will be sold. Ms. Ferraro and members of the inspection staff will evaluate the building to see what needs to be done.

Ms. DeYoung referred to the Willis and Willis Law Office building on the corner of South St. and Westnedge. Ms. Ferraro advised that building is not in the historic district. The historic district ends at the Upjohn Institute property. None of the buildings on the corner of South and Westnedge are in the historic district.

Ms. Ferraro advised that she is still in need of volunteers for the NAPC (National Alliance of Preservation Commissions) conference in Grand Rapids. Volunteers can attend the conference for the discounted rate of $50 for the entire conference. There will be a bus tour of downtown Kalamazoo in conjunction with the NAPC conference. The tour will include lunch at the Metro Transit office and a tour of the Transit Center, a visit to the Arcadia Festival site, the 100 block of E. Michigan and possibly East Campus. The tour will focus on preservation in downtown Kalamazoo over the last 40 years. Anyone wishing to join the tour mid-day can stop by the Transit Center around 1:15 for the walking tour through the downtown sites.

Ms. Seaverson mentioned that Lynn Houghton will be conducting a walking tour of the Winchell Neighborhood on Thursday at 6:30 p.m. The tour will begin on the corner of Winchell and Aberdeen.

IX. ADJOURNMENT

Mr. Cinabro, supported by Ms. Seaverson, moved to adjourn the July 20, 2010 meeting of the Historic District Commission. With a voice vote, the motion carried unanimously.

The meeting adjourned at 7:23 p.m.

Submitted by: _____ Date: _____
Recording Secretary

Reviewed by: _____ Date: _____
Staff Liaison

Approved by: _____ Date: _____
HDC Chair