



## NEW BUSINESS

5:05 pm

- C. 817 Vine Place**                      **Owner: David & Gayle Knibbe**  
**Style: Foursquare**                      **Year Built: ca 1915**  
Retroactive approval for removing porch screens and installing metal guardrail.  
(See RETROACTIVE REVIEWS footnote at end of agenda)  
(IHV 08-0025                      Violation application)
- D. 1010 S. Park**                      **Owner: Tamara Fleckenstein Living Trust**  
**Applicant: Nate Christensen**  
**Style: Queen Anne**                      **Year Built: House 1906**  
Open up enclosed rear porch, add rail, posts similar to front porch, no steps.  
(IHA 10-0281                      New Application)
- E. 529 Elm**                      **Owner: Sharon Acerra Barner**  
**Style: Queen Anne**                      **Year Built: 1896**  
Replace existing wooden clapboard siding with cement board  
(IHA 10-0282                      New Application)
- F. 105 East Michigan**                      **Owner: DTI/Mavcon**  
**Style: Commercial Italianate**                      **Year Built: 1869-1883**  
105 East Michigan (Bldg 1) - restore windows in existing openings rather than restoring original (1883) window configuration  
127 East Michigan (Bldg 4) Retain and restore bay window on second floor  
(IHA 10-0283                      New Application)

## VI. Approval of Minutes:      August 17<sup>th</sup>, 2010

### VII.      **Administrative Approvals** (All work to Standards NH = NON HISTORIC)

- |  |  |
|--|--|
| 1. 1515 Academy - window repair (258)    | 16. 902 W. North - ext stair (251)         |
| 2. 832 Davis - storms (265)              | 17. 912 W. North - repairs (278)           |
| 3. 512 Douglas - NH window (274)         | 18. 618 Oak - grip rails (271)             |
| 4. 430 W. Dutton - screen door (272)     | 19. 618 Oak - rail waiver (276)            |
| 5. 430 W. Dutton - pipe rail (273)       | 20. 817 Oak - chimney repairs (255)        |
| 6. 708 Eleanor - roof (264)              | 21. 220 Old Orchard - rail waiver (257)    |
| 7. 512 Elmwood - roof (V-10-0014)        | 22. 436 Ranney - roof (254)                |
| 8. 1223 Grand - chimney (267)            | 23. 729 S. Rose - satellite dish (261)     |
| 9. 1637 Grand - roof (253)               | 24. 830 S. Rose - roof (256)               |
| 10. 832 Locust - remove PermaStone (260) | 25. 2104 Sheffield - roof (275)            |
| 11. 832 Locust - siding, windows (279)   | 26. 321 Stuart - roof (277)                |
| 12. 720 McCourtie - roof (249)           | 27. 504 Stuart - steps & porch skirt (248) |
| 13. 509 Minor - fence (252)              | 28. 811 Vine Pl - roof (266)               |
| 14. 733 Minor - rail waiver (262)        | 29. 615 W. Walnut - NH rear door (269)     |
| 15. 733 Minor - rails (263)              | 30. 709 S. Westnedge - sign (280)          |

### VIII.      **RENEWALS** - address - work (date of original COA)

## **IX. AMENDMENTS**

- A. 430 W. Dutton – rail waiver to include interior staircase (July 2010)

## **X. VIOLATIONS: See attached violation report**

## **XI. 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.

## **GUIDELINES FOR PUBLIC PARTICIPATION AT HISTORIC DISTRICT COMMISSION MEETINGS**

Welcome to the Kalamazoo Historic District Commission meeting, and thank you for your participation in Kalamazoo local government. The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

1. Out of respect for business being conducted during the meeting, please turn off all cell phones and pagers prior to the start of the meeting.
2. Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
  - a. Address Non-agenda items at the beginning of the meeting. If you wish to speak about a specific review, please wait until that review comes to the commission.
  - b. Consideration of Regular Agenda items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.

City of Kalamazoo

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## *Inter-Office* MEMO

**TO:** Historic District Commission

**FROM:** Jeff Chamberlain, AICP, Director, Community Planning & Development Dept.

**DATE:** September 14, 2010

**SUBJECT:** 527 & 531 Eleanor Street: Proposed Settlement with Roman Catholic Diocese of Kalamazoo

### **RECOMMENDATION**

It is recommended that the Historic District Commission (HDC) endorse the proposed settlement between the City of Kalamazoo and the Roman Catholic Diocese of Kalamazoo (RCD) pertaining to the two vacant homes at 527 & 531 Eleanor Street within the Stuart Historic District.

### **BACKGROUND**

At the August 17, 2010 HDC meeting, staff presented to the board the outline of a proposed settlement between the City and the RCD related to these two properties. We also outlined the long history of the properties, resulting in their current condition. A copy of the timeline of these properties and an outline of the proposed settlement was provided at the August 17 meeting and is attached to this memo.

The proposed settlement seeks to bring a reasonable conclusion to a legal stalemate involving these vacant properties. Both the City administration and the RCD believe it is everyone's best interest to resolve this matter outside of the courtroom. To that end, a proposed settlement has been reached which staff believes honors the intent and integrity of the Stuart Historic District and also allows two homes on Eleanor Street to be renovated and occupied.

A copy of the proposed settlement, in its entirety, as signed by Bishop Paul J. Bradley, is attached.

At the August 17 HDC meeting a number of questions were raised which were answered by staff and City Attorney Clyde Robinson (see August 17, 2010 HDC minutes). The following are answers from staff regarding those questions needing additional follow up.

**Question:** Who approves the proposed settlement, the HDC or the City Commission?

**Answer:** The final authority for approving any legal settlement rests solely with the City Commission. The proposed settlement has been brought before the HDC for your review and requested endorsement; the HDC's minutes and action will be forwarded to the City Commission as part of the background information related to their requested approval.

**Question: What are the scenarios if the settlement is approved or not approved?**

**Answer:** If the settlement is approved by the City Commission, specific contracts will be executed between the City and the RCD, as well as with Downtown Tomorrow Inc. (owner and seller of 249 Cooley Street – the house proposed to be moved to Eleanor Street). Moving and renovation plans will be submitted by the RCD to the City's Historic Preservation Coordinator and must be approved prior to commencement of any work. The construction activity will be coordinated by the RCD.

If the settlement is not approved by the City Commission, the likely scenario will be a lawsuit filed by the RCD in Federal Court against the City under the Religious Land Use and Institutionalized Persons Act for the City's failure to allow the RCD their proposed religious use of the land on Eleanor Street. The City administration and City Attorney's office will be involved in defending the City against this suit, costs of which will be from the City's General Fund.

**Question: What authority will the HDC and the Historic Preservation Coordinator have in approving renovations to the buildings?**

**Answer:** Under the terms of the proposed settlement, the demolition of the current home at 531 Eleanor Street, the move of another home from 249 Cooley Street to 531 Eleanor Street, and the subsequent exterior renovation of the two homes at 527 & 531 Eleanor Street will not be subject to review or approval of the HDC. Plans for exterior modifications to 527 & 531 Eleanor Street (after the home from 249 Cooley Street has been moved) must first be presented to the City's Historic Preservation Coordinator for review and approval, consistent with local historic district standards, prior to work commencing (Section 9.B of proposed settlement).

After this project is completed, future exterior modifications to these homes will be subject to HDC review and approval. If, in the future, the HDC denies a request from the RCD, they would have to avail themselves of all appeals processes, just as any other applicant.

**Question: What is the requested action of the HDC?**

**Answer:** The following motion is recommended: *"Move that the Historic District Commission endorse the proposed settlement between the City of Kalamazoo and the Roman Catholic Diocese of Kalamazoo pertaining to the two vacant homes at 527 & 531 Eleanor Street within the Stuart Historic District."*

## ATTACHMENTS

Summary of Events & Proposed Settlement  
Settlement Agreement

cc: City Attorney

**527 & 531 Eleanor Street  
Summary of Events & Proposed Settlement**

**Roman Catholic Diocese of Kalamazoo (RCD)  
City of Kalamazoo (COK)**

- 1998 531 Eleanor Street house fire; interior damaged significantly; building boarded
- 2003 RCD purchases 527 and 531 Eleanor Street
- 2003 RCD applies to renovate 527 and demolish 531 for new home for ARK: approved by Planning Commission, denied by Historic District Commission (HDC)
- 2004 RCD appeals HDC denial to State; State upholds HDC's decision
- 2004 COK's Dangerous Buildings Board orders RCD to improve properties
- 2005 RCD places properties for sale
- 2006 RCD obtains cost estimates for renovations of properties; estimates are multiple times property value
- 2006 RCD applies to demolish 531 Eleanor for prayer garden; denied by HDC
- 2006 RCD informs COK they intend to file a federal suit against COK for interference in their pursuit of religious activities under the Religious Land Use and Institutionalized Persons Act
- 2007 RCD appeals HDC denial to State; State upholds HDC's decision
- 2007 Negotiations begin between COK and RCD to find alternative solution; COK's code enforcement put on hold; buildings remain vacant but secured by RCD
- 2010 Tentative settlement agreement reached between RCD and COK:
- RCD allowed to renovate 527 and demolish 531 Eleanor Street
  - Home at 249 Cooley Street, owned by DTI and slated for demolition, to be moved to 531 Eleanor
  - DTI to donate 249 Cooley Street home to RCD
  - COK to contribute up to \$45,000 in HOME and \$15,000 in CDBG funds for house move and renovations
  - RCD to contribute up to \$30,000 towards project
  - One of the homes to be used by RCD for affordable housing, other for church use
  - Historic Preservation Coordinator to review all work associated with house move and renovations; future work subject to HDC review and approval.

Aerial Photo:  
527 & 531 Eleanor Street  
249 Cooley Street

North  
←



527 Eleanor Street  
To be renovated



531 Eleanor Street

To be demolished and replaced with home from 249 Cooley Street



249 Cooley Street  
Slated for demolition by Downtown Tomorrow Inc.  
To be saved and moved to lot at 531 Eleanor Street



## SETTLEMENT AGREEMENT

This Agreement is entered into between THE ROMAN CATHOLIC DIOCESE OF KALAMAZOO, Paul J. Bradley and his successors, Bishop, 215 North Westnedge Avenue, Kalamazoo Michigan, 49007 (Diocese) and the CITY OF KALAMAZOO, a Michigan municipal corporation, whose address is 241 West South Street, Kalamazoo, Michigan 49007 ("the City"), and

*Recitals:*

- A. Diocese has since 2003 owned a vacant home at 531 Eleanor Street in the City of Kalamazoo (Property); the Diocese also owns the vacant home located at 527 Eleanor next to the Property (527 Eleanor).
- B. Both the Property and 527 Eleanor are located in the Stuart Area Local Historic District.
- C. Diocese has twice sought permission from the Kalamazoo Historic District Commission (HDC) to demolish the dwelling on the Property and re-use the land for a different use; in each occasion the HDC denied the request and the Diocese appealed to the State Office of Administrative Hearings and Rules (SOAHR).
- D. On both occasions the decision of the HDC was upheld by SOAHR; the latest decision was affirmed by an order entered September 14, 2007. (Order)
- E. The Diocese disagrees with the Order and contends, in part, that it has the right to demolish the dwelling on the Property for purposes of a prayer garden, as submitted to the HDC during its second request for permission to demolish the dwelling, and the City's refusal to allow Diocese to tear down the structure on the Property violates its rights under the Religious Land Use and Institutionalized Persons Act (RLUIPA).
- F. The City is not in agreement with the Diocese's contention; however, both City and Diocese recognize that litigating their disagreement ultimately does not serve the mission of the Diocese or the interests of the City in preserving its historic districts where possible. Accordingly, the parties have negotiated a resolution that allows for the demolition of the dwelling on the Property, to be replaced by another dwelling that fits into the historic character of the surrounding neighborhood.
- G. This Settlement Agreement (Agreement) memorializes such negotiations and benefits both parties regarding the dwelling and Property arising out of the actions of HDC and under the Order, subject to the following terms and conditions.

NOW, THEREFORE, the parties agree as follows:

1. RECITALS. The above recitals are acknowledged as true and correct, and are incorporated by reference into this paragraph.
2. DEMOLITION OF DWELLING. Diocese may demolish the dwelling located on the Property as further outlined in this Agreement.
3. RELOCATION OF DWELLING. Diocese has agreed to acquire for \$1.00, and other consideration as outlined in Paragraph 4, the dwelling currently located at 249 Cooley Street in the City of Kalamazoo (249 Dwelling) from Downtown Tomorrow, Inc. (DTI) under a Bill of Sale, attached as Exhibit 1. The real estate on which 249 Dwelling is located remains under the ownership of DTI. 249 Dwelling shall be relocated on the Property following the demolition of the dwelling as permitted under Paragraph 2. Once the 249 Dwelling is placed on the new foundation to be built on the Property and becomes an integral part of the Property, the Diocese shall use the Property as a low / moderate income single family home for the period as mandated by applicable HUD regulations.
4. DEVELOPMENT OF 527 ELEANOR. The Diocese shall in conjunction with the relocation of 249 Dwelling on the Property undertake to improve 527 Eleanor for possible use as a home for priests, or other administrative/office use, which uses are acknowledged and agreed to by the City.
5. RESPONSIBILITIES AND FINANCIAL OBLIGATIONS. As further consideration for this Agreement, the parties shall undertake the following responsibilities and incur the costs associated with each responsibility:
  - A. Within 60 days from the date of this Agreement, Contract to remove the 249 Dwelling from its foundation at 249 Cooley Street and relocate it to 531 Eleanor Street in the City of Kalamazoo.
  - B.. The City shall extend to the Diocese, or its designee, HOME Funds, in an amount not to exceed \$45,000.00, for the express purpose of constructing a foundation on the Property to accommodate relocation of the 249 Dwelling; relocating the 249 Dwelling to the Property; and undertaking necessary renovations, upgrades, and repairs to the 249 Dwelling.
  - C. Diocese shall contract for the demolition of the current dwelling on the Property, for the removal of the foundation and restoration of the site from which 249 Dwelling was removed. The costs, not to exceed \$15,000, for these activities shall come from the City's allocated CDBG funds.
  - D. The total costs to complete subparagraphs 'A', 'B' and 'C', including other direct or related soft costs associated with this project are estimated to exceed the

funding levels noted in each subparagraph. The Diocese shall cover this financing gap by contributing not less than \$20,000 and no more than \$30,000. It is understood that the Diocese shall expend no more than \$30,000.00 to bring the 249 Dwelling up to HUD HQS standards, the Diocese's required financial outlay being a material part of this Agreement.

E. Within 12 months following the relocation of the 249 Dwelling to 531 Eleanor, Diocese shall complete the renovations and improvements to it and the building on 527 Eleanor in order that the City can issue certificates of occupancy for both structures.

6. COMPLIANCE WITH HUD REGULATIONS. Diocese acknowledges that in consideration of the HOME funds and CDBG funds the City has committed to this project, it shall be responsible to be aware of and comply with any HUD regulations regarding the use of such funds. The obligations and responsibilities regarding those funds shall be set forth in separate agreements (one for HOME funds and one for CDBG funds) between Diocese, or its designee, and the City.

7. TIME IS OF THE ESSENCE. The parties agree that in all matters relating to this Agreement, time is of the essence.

8. DAMAGE BY FIRE OR OTHER CASUALTY. Each party shall promptly notify the other party of any fire or other casualty that impacts the structural integrity or estimated value of any of the 3 dwellings covered by this Agreement. The insurance proceeds received as a result of such fire or casualty damage shall be applied towards completing the intent of this Agreement.

9. Miscellaneous.

A. This Agreement shall bind and benefit the City, Diocese and their respective successors or assigns.

B. This Agreement is considered to have terminated the previously signed Tolling Agreements between the City and Diocese regarding any appeal of the Order and to have released and discharged either party from any claims or liabilities arising from (1) the prior decisions of the HDC that denied the Diocese's previous requests to demolish the dwelling on the Property, and (2) any and all fines and fees levied by any City board (e.g. the Dangerous Building Board) related to Diocese's ownership of 531 and 527 Eleanor. However, as a result of this Agreement, the Diocese is granted the right to demolish the existing 531 dwelling, as well as all other activities described in this agreement for 527 and 531 Eleanor Street, without seeking the approval of HDC. Plans for exterior modifications of the structure at 527 Eleanor Street and 531 Eleanor Street (after 249 Dwelling has been moved to this location) shall first be presented to the

City's Historic Preservation Coordinator for review and approval, consistent with local historic district standards, prior to work commencing.

C. This Agreement may not be amended, altered or modified unless done in writing and signed by representatives of the parties who are so authorized.

D. This Agreement may be signed in counterparts, which together shall comprise a single agreement.

E. This Agreement contains all of the representations and statements by the City and Diocese to one another and expresses the entire understanding between them regarding the resolution of issues over the demolition of the dwelling on the Property. All prior and contemporaneous communications in this regard are merged in and replaced by this Agreement.

Dated: \_\_\_\_\_, 2010

City of Kalamazoo

By: \_\_\_\_\_

Kenneth P. Collard

Its: City Manager

Dated: June 7 \_\_\_\_\_, 2010

The Roman Catholic Diocese.

By: + Paul J. Bradley \_\_\_\_\_

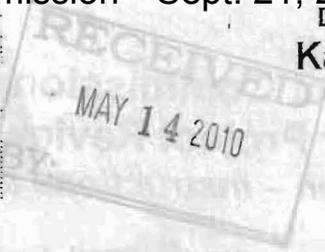
Paul J. Bradley

Its: Bishop

Prepared by:

John W. Kneas  
Assistant City Attorney  
241 W. South Street  
Kalamazoo, MI 49007-4707

K:Attydocs\JOHN\531 Eleanor-SETTLEMENT AGREEMENT  
05\06\10



APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 131 S. PRAIRIE ST
Applicant: DEHAAN REMODELING
Mailing Add. 2805 W. MAIN
City State & Zip: KAL, MI 49006
Phone: 343 3757
Fax:
Email: ROBERTDEHAAN@SBCGLOBAL.NET

Historic District: West Main Hill
Owner: DAVID + LAURA VAN COEST
Mailing add 131 S PRAIRIE
City, State Zip KAL, MI 49006
Phone: 382 2569
Fax:
Email:

Proposed Work: REPLACE EXISTING GARAGE WITH NEW 32'x22' GARAGE THAT WILL MATCH HOUSE IN DETAIL INCLUDING SIDING, ROOFING, OUTSIDE CORNERS, WINDOW + DOOR TRIM, + FRIZE BOARD
Use additional sheets to describe work if necessary

Applicant's Signature: Robert Dehaan Date: 5.13.10
Owner's Signature: Laura Van Coest Date:
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0130 Date Received: 5-13-10

REFERRED TO:

COMMISSION Meeting Date: 6-15-10
Comments:

ADMINISTRATIVE Staff Review Date:
COMMENTS

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

COA issued

FINAL ACTION

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

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

Historic Preservation Coordinator Date

**Ferraro, Sharon**

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**From:** Robert DeHaan [robertdehaan@sbcglobal.net]

**Sent:** Tuesday, September 14, 2010 3:27 PM

**To:** Ferraro, Sharon

**Subject:** 131 S. Prairie St.

Sharon

I dropped off a drawing for the property at 131 S. Prairie St.

My customer is requesting a change in design of their garage.

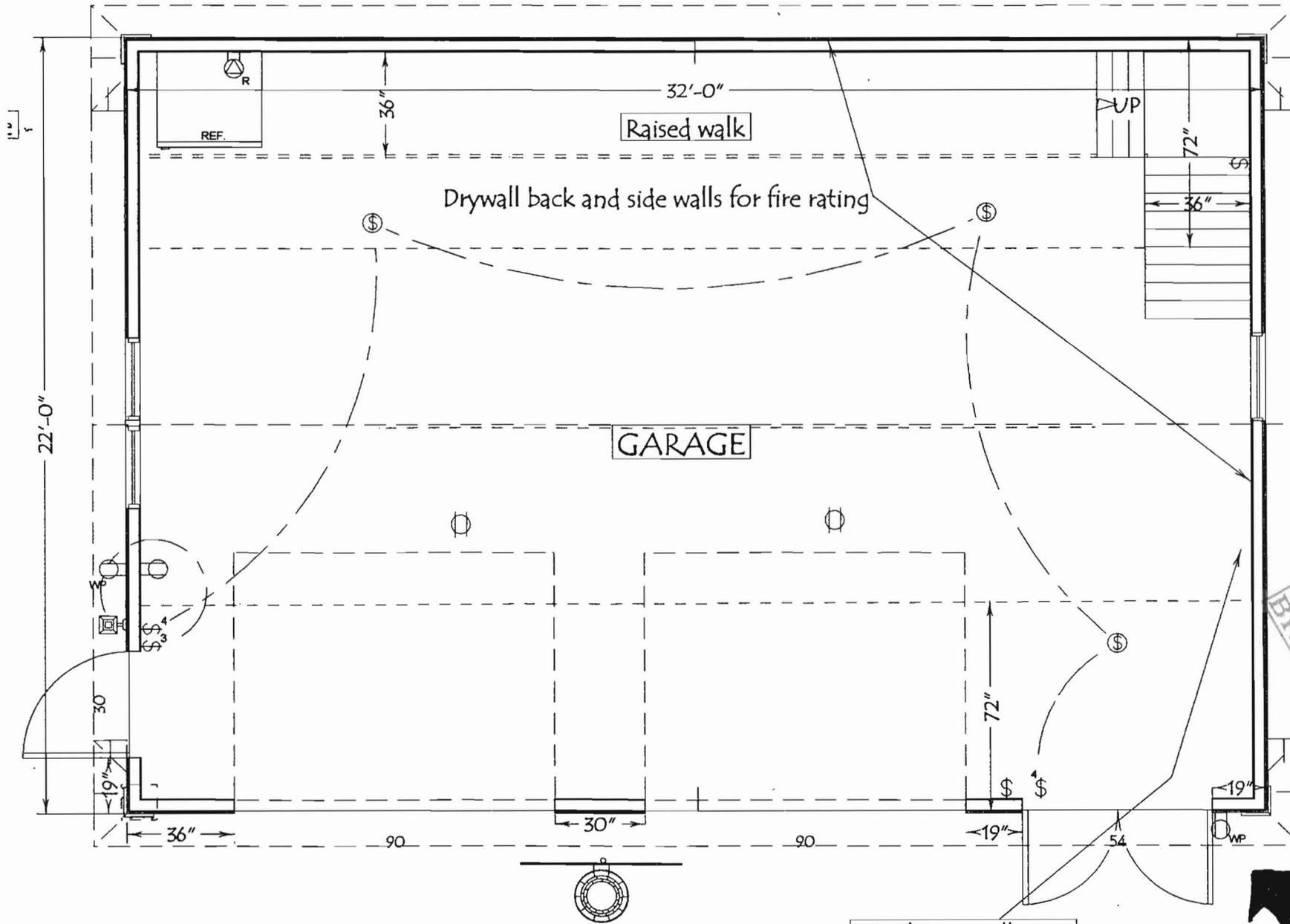
They are asking for approval for:

1. One additional door on the front. From a 36" wide door to a twin 64" door.  
For easier access into the garage for bikes etc.
2. Two angled windows in the upper gable ends.  
To allow natural light to enter the upper storage area.  
For aesthetic reasons for the neighbors to the west.
3. Change style of overhead garage doors.  
Model #5100 carriage door with upper windows is #1 choice  
Model # 2298 recessed panel with windows is #2 choice

Thank you for considering our request. Please let me know if you need any paper work or forms filled out. And if you need my customers signature for this request.

Sincerely,

Robert DeHaan, CGR, CAPS  
Certified Graduate Remodeler  
Certified Aging in Place Specialist



RECEIVED  
 SEP 14 2010  
 BY: [Signature]

IHA 10-0130

switch controlling three keyless lights upstairs storage area.

#1  
 Double door

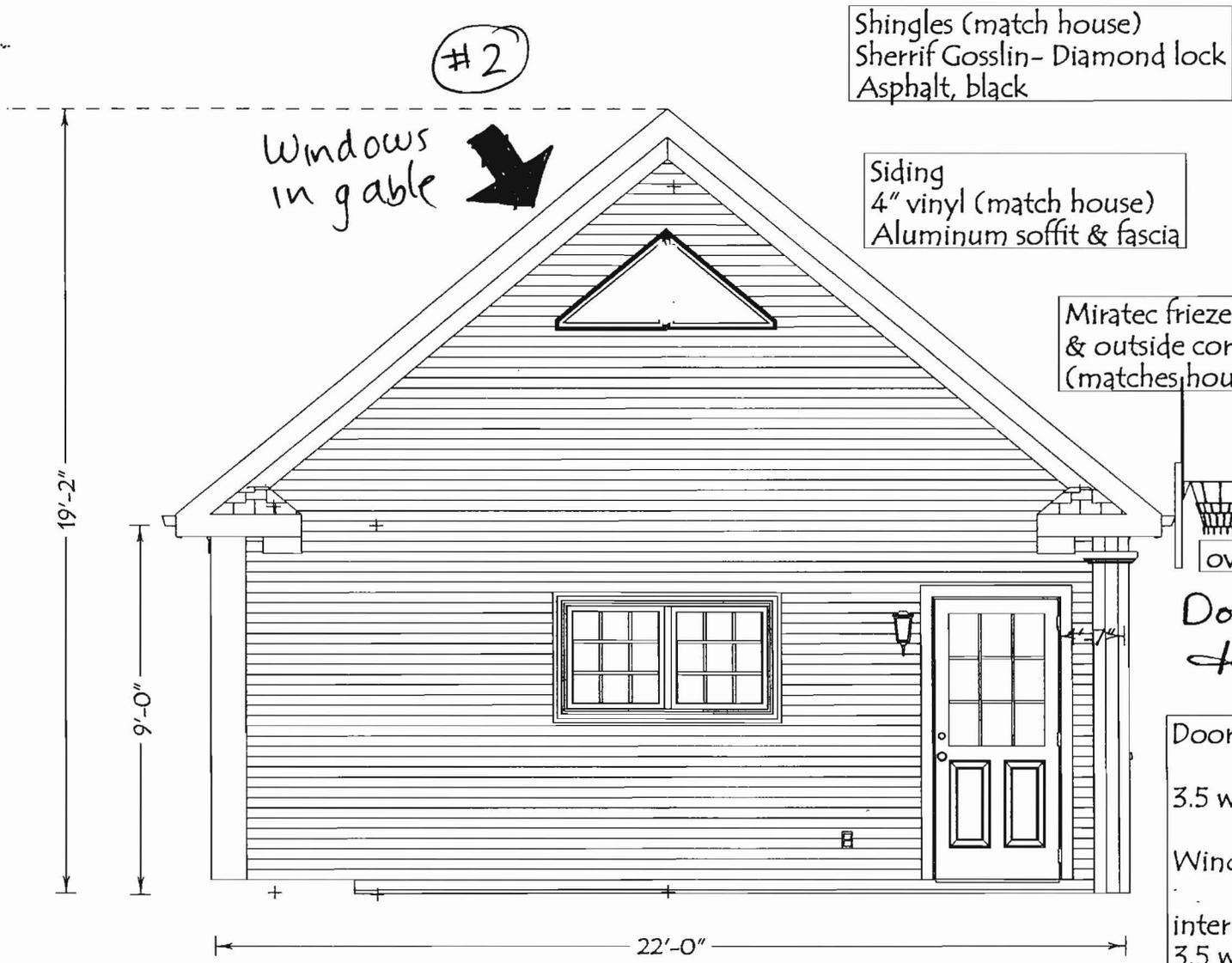
PAGE #  
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IHA 10-0130

REMODEL PROJECT FOR:  
 David and Laura VanZoest  
 131 S. Prairie St.  
 Kal, MI. 49006

DEHAAN REMODELING SPECIALISTS INC.  
 2805 WEST MAIN ST. KAL, MI. 49006

Note: This CAD drawing is an artistic interpretation of the general appearance of the floor plan. It is not meant to be an exact reproduction.  
 page 3 of 9



#2

Shingles (match house)  
Sherrif Gosslin- Diamond lock  
Asphalt, black

Siding  
4" vinyl (match house)  
Aluminum soffit & fascia

Miratec frieze board  
& outside corner trim.  
(matches house addition)

overhang 12"

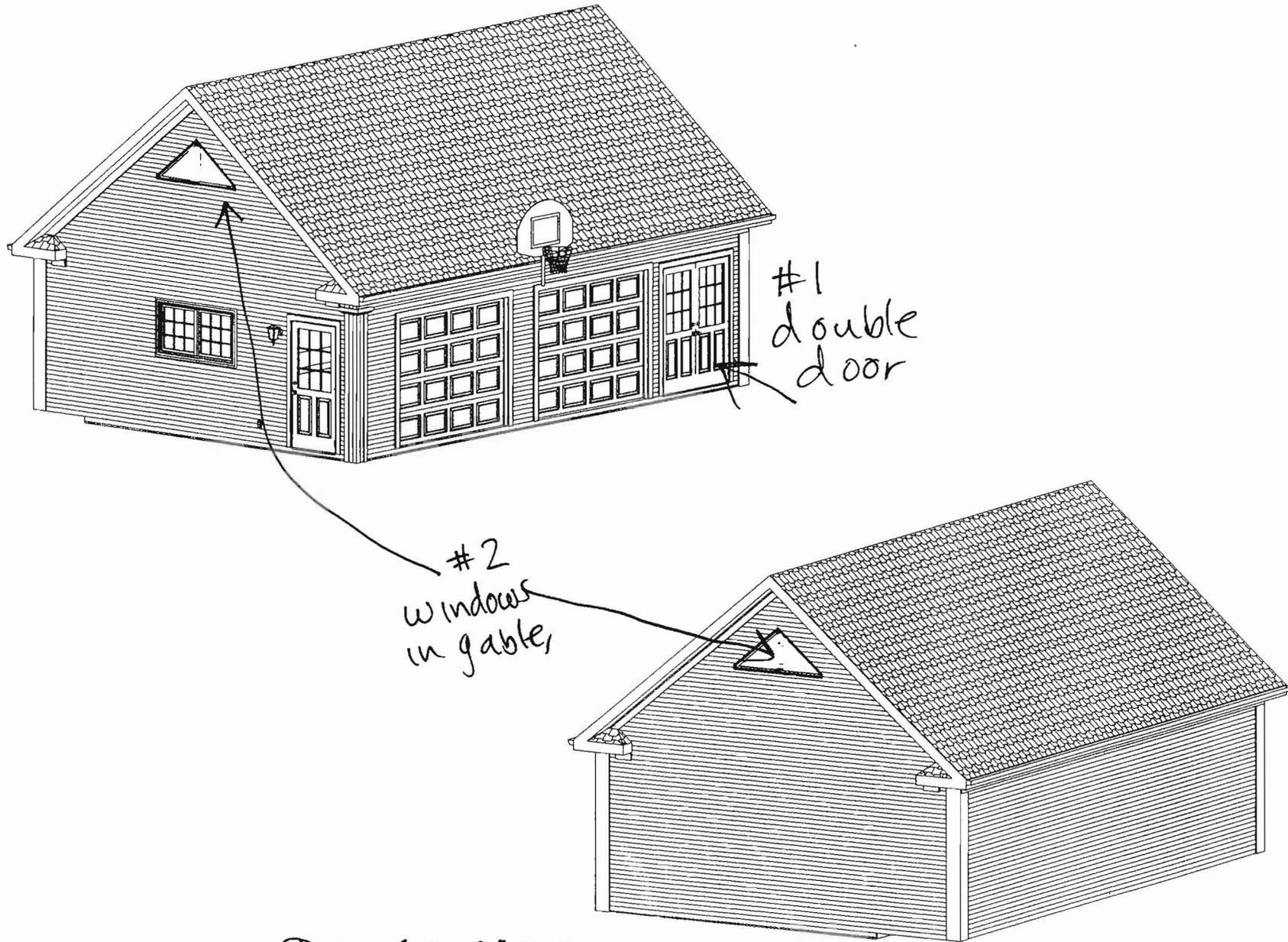
Door + WINDOW MATCH  
HOUSE.

Door FIBERGLASS  
clad with pine jambs  
3.5 wide miratec ext. trim

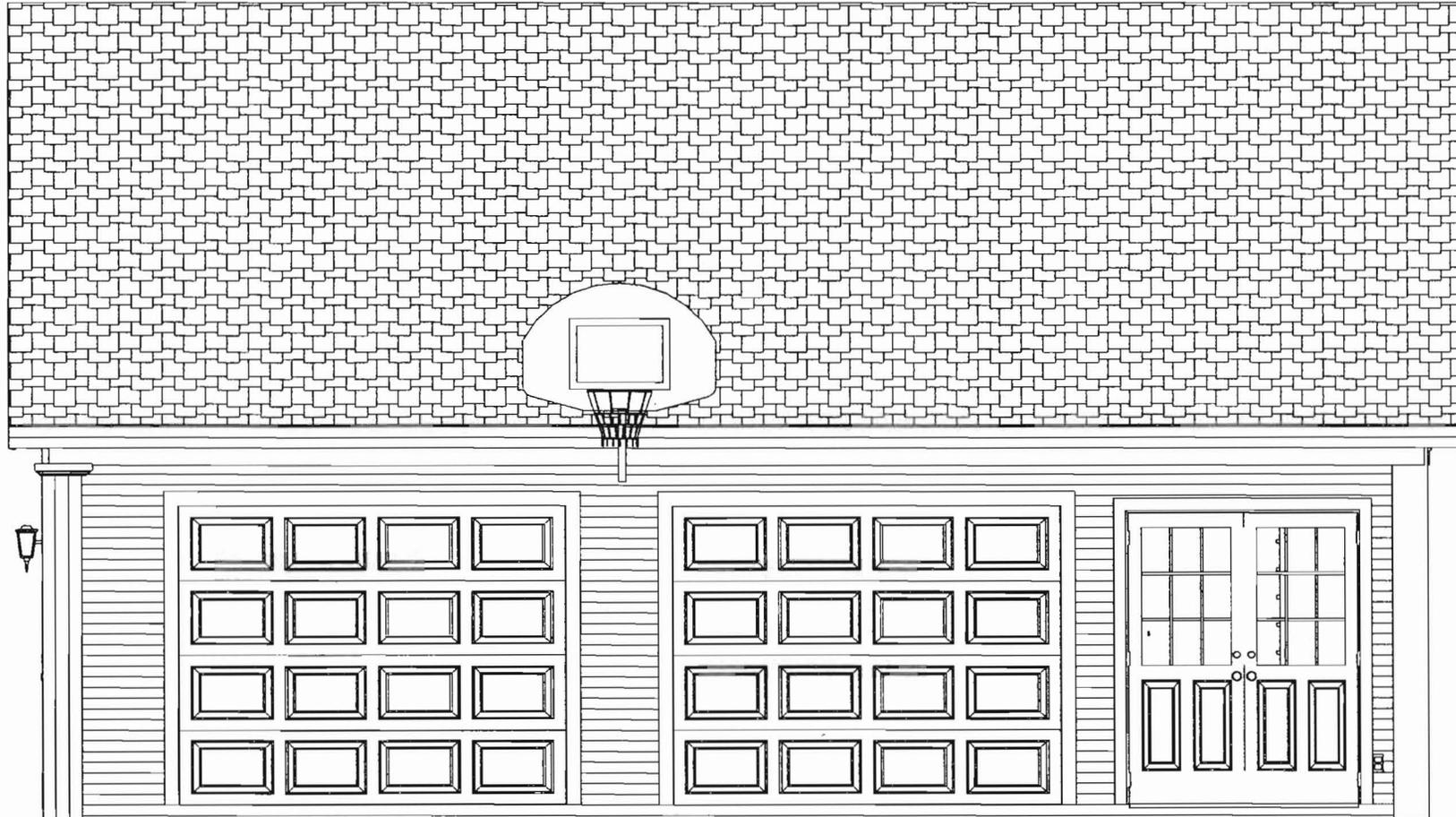
Window PELLA ALUM. CLAD  
exterior, insulated glass  
interior removable grilles  
3.5 wide miratec ext. trim  
shutters, vinyl

Windows  
in gable

IHA 10-0130



IHA 10-0130



#1 Double door

IHA 10-0130

PAGE #

4

IHA 10-0130

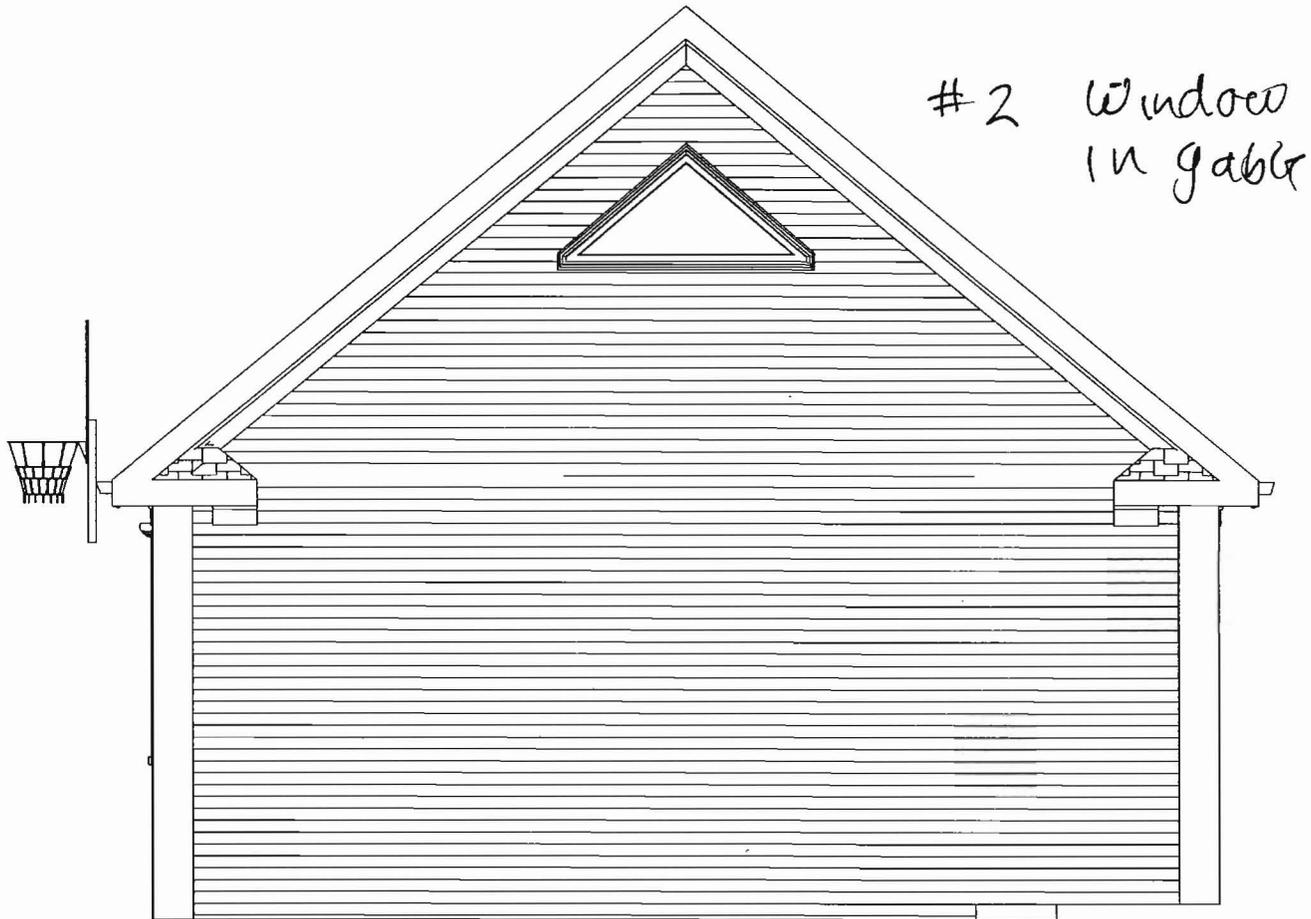
REMODEL  
PROJECT  
FOR

David and Laura VanZoest  
131 S. Prairie St.  
Kal, MI. 49006

DEHAAN REMODELING SPECIALISTS INC.  
2805 WEST MAIN ST. KAL, MI. 49006

Note: This CAD drawing is an artistic interpretation  
of the general appearance of the floor plan.  
It is not meant to be an exact reproduction.

page 6 of 9



IHA 10-0130

PAGE #

5

REMODEL  
PROJECT  
FOR:

David and Laura VanZoest  
131 S. Prairie St.  
Kal, MI. 49006

DEHAAN REMODELING SPECIALISTS INC.  
2805 WEST MAIN ST. KAL, MI. 49006

Note: This CAD drawing is an artistic interpretation  
of the general appearance of the floor plan.  
It is not meant to be an exact rendition.

IHA 10-0130

page 7 of 9

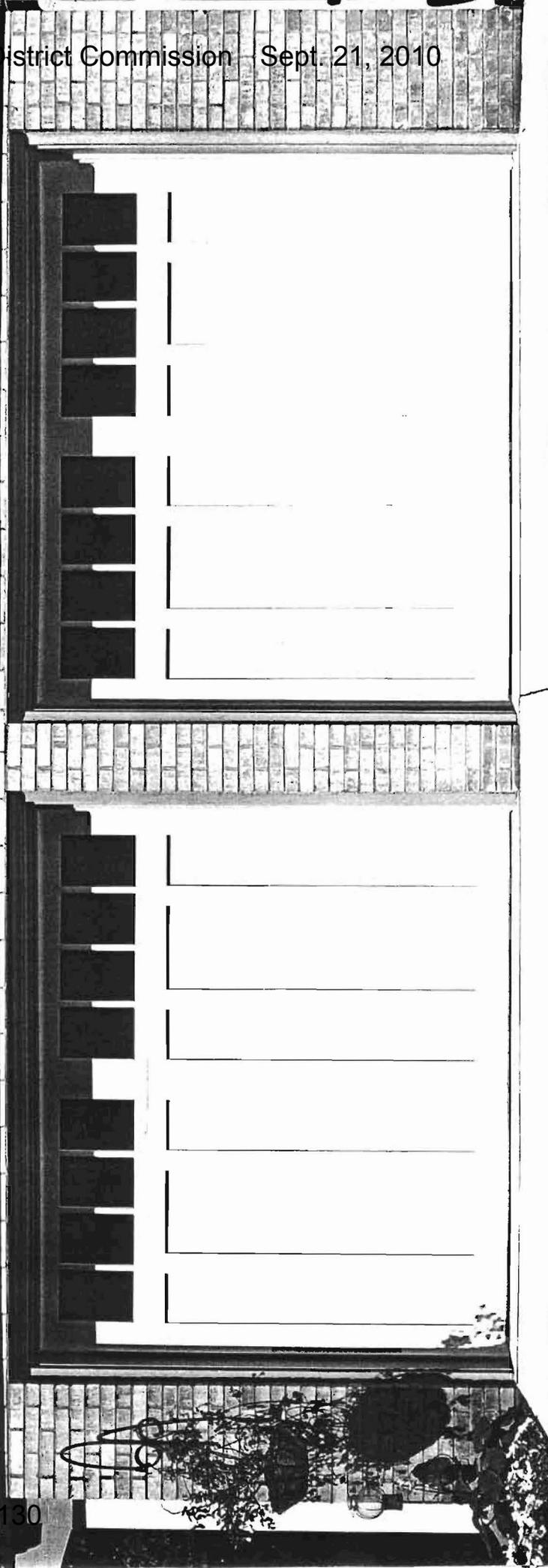
#3 - Model 5100 garage doors

This is owners first choice

1485



10-0130



### PAN OVERLAY CARRIAGE HOUSE COLLECTION

Perfectly combining elegant design with economical sensibility, the 5000/5100 Series pan overlay carriage house door has it all. The wood-grain embossed steel base section is perfectly complimented by the white poly overlays. Choosing either a sandstone or almond color for the base section creates a beautiful dual-tone look, unique to this Carriage House Collection. This exciting door series provides exclusive style, available for any home.

IHA 10-0130

Pictured. 2 9' x 7' 5132 white with optional madison windows

**MODEL 2298 Short Panel, Insulated**

**MODEL 2296 Combination Panel, Insulated**

**MODEL 2294 Long Panel, Insulated**

- 2" thick door exterior sections are formed from 25-gauge galvanized draw quality steel and the interior is 27-gauge steel
- Aluminum wood grain embossed overlays come pre-finished the same color as the door and are mechanically and chemically fastened to the door
- Extra heavy paint system<sup>3</sup> in your choice of white, almond or sandstone
- Optional glass is available in clear glass or glue chip pattern
- Custom coated designed springs for smooth operation and easy lifting
- High-density CFC<sup>™</sup> free polyurethane injected core
- Section joints are roll-formed into a tongue-and-groove design which produces a superior weather seal
- Optional Endurance and Appearance Package<sup>4</sup> upgrades available
- Bottom weather seal utilizes an aluminum retainer and extruded virgin vinyl
- Long-lasting durable rollers assure consistent, efficient operation
- All models DASMA TDS-163 calculated R-value: 11.40



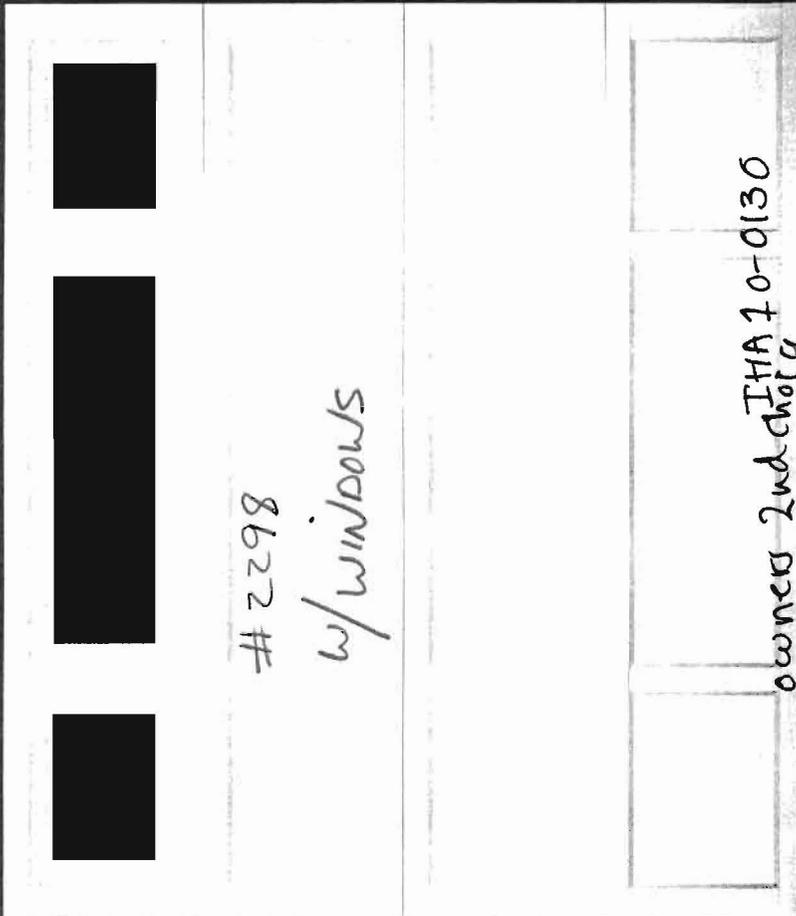
**DOOR CONSTRUCTION**

These models utilize 25-gauge exterior and 27-gauge interior steel skins. Filled with foamed-in-place CFC<sup>™</sup> free polyurethane to better safeguard against the elements and add structural rigidity to an already durable model.

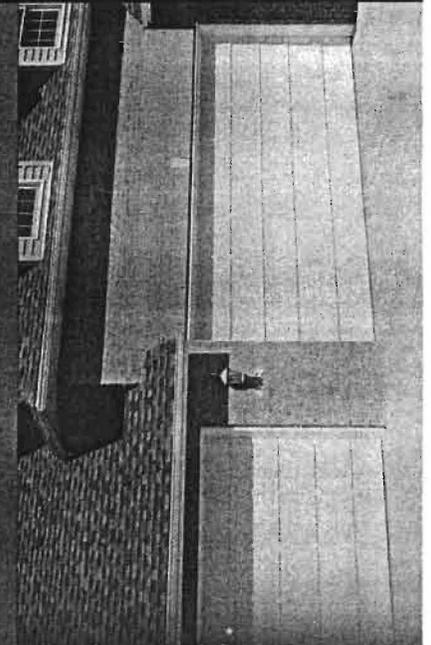


For additional information, please see numbered footnotes on inside back cover.

**FEATURES**



8' x 7' 2296 white with optional plain glass



**DISTINCT. CLASSIC.**

Historic District Commission Sept 21, 2010

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@kalamazoo.org



APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 817 Vine Place Historic District: Vine Area  
 Applicant: David & Gayle Knibbe Owner: David & Gayle Knibbe  
 Mailing Add: 2530 W. G Ave Mailing add: 2530 W. G Ave  
 City State & Zip: Kal, Mi 49009 City, State Zip: Kal Mi 49009  
 Phone: 269-381-1482 Phone: 269-381-1482  
 Fax: 269-385-3912 Fax: 269-385-3912  
 Email: graphicsprint@aol.com Email: graphicsprint@aol.com

Proposed Work:

Use additional sheets to describe work if necessary

Applicant's Signature: [Signature] Date: 8-26-10  
 Owner's Signature: [Signature] Date: \_\_\_\_\_  
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHV 08-0025 Date Received: 9-8-2010

REFERRED TO:

COMMISSION Meeting Date: 9-21-2010 ADMINISTRATIVE Staff Review Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_ COMMENTS \_\_\_\_\_

Suggested Action:  Approve  Site Visit COA Issued \_\_\_\_\_  
 Approve w/Conditions  Deny

FINAL ACTION

Approve  Site Visit  Approve w/Conditions ACTION DATE \_\_\_\_\_  
 Deny  Postpone  Withdrawn

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

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

**David & Gayle Knibbe**

2530 West G Avenue • Kalamazoo, MI 49009

269.383.2475

September 2, 2010

Kalamazoo Historic District Commission:

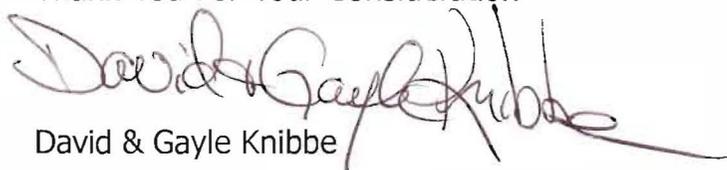
Re: 817 Vine Place

Just over 2 years ago 817 Vine Place underwent a complete renovation after tenants of 9 years left (repairing ceilings, walls and floors replacing vanity, tub, cabinets, counter tops, window screens and glass, stove, refrigerator, washer, dryer etc.) it took us a year to bring it back. Part of this was the railing around the porch it replaced a screen porch which the tenants were forever putting holes in. We noted the railing next door and thought it looked nice and would hold up well (no screens to always replace) so we measured theirs so we would be sure and get ours in right. Little did we know that it was grandfathered in.

We are now aware that it is not historically correct. Our house has a new roof and is freshly painted we do care how our property looks and we believe we take good care of it and our tenants. As the pictures show we are at the end of an alley (an alley which needs much work done on it). In consideration of the overall pleasant appearance of the property and the fact that we are at the end of the alley and the rail has been up for two years. We ask that this time you allow us to keep the railing that is in place and in the future we will be sure to ask first.

If there is any type of "Historic" effort or anything else you know of to improve the alley way we would very much like to know and become involved in the effort.

Thank You For Your Consideration



David & Gayle Knibbe

IHV 08-0025

①



Photo 1

Looking South from  
West Vine onto  
Vine Place

IHV 08-0025

2



IHV 08-0025

Looking South  
up Vine place  
from West Vine  
photo 2

3

817 Vine Place



front / west - porch

IHA 08-0025

4

817 Vine Place



IHA 08-0025



1. **817 Vine Place** – photo 09/15/10 – NW corner house
2. Photo – January 15, 2008

3. photo 09/15/10 – NW corner porch
4. 813 Vine Place – wrought iron rails pre-date the historic district





### APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 1010 SOUTH PARK  
Applicant: NATE CURTISTENSEN  
Mailing Add. 935 SOUTH ST KALAMAZOO, MI  
City State & Zip: KALAMAZOO, MI 49001  
Phone: 269-492-9271 (CELL)  
Fax: \_\_\_\_\_  
Email nate@hmsys.com

Historic District: SOUTH ST. VINE AREA  
Owner: TAMARA FLECKELSTEIN LIVING TRUST  
Mailing add 935 SOUTH ST.  
City, State Zip KALAMAZOO, MI 49001  
Phone: 269-342-1488  
Fax: 269 385 2089  
Email mike@hmsys.com

**Proposed Work:** AREA: WEST FACING REAR PORCH.  
Use additional sheets to describe work if necessary WORK: EXISTING WALLS TO BE REMOVED. GUARDRAILING MATCHING FRONT & SIDE PORCHES TO BE INSTALLED. SUPPORT POST FOR ROOF WILL IDEALLY MATCH OR BE SIMILAR TO FRONT & SIDE PORCHES.

SEE CONTINUED SHEET.

Applicant's Signature: [Signature] Date: 9/13/10  
Owner's Signature: [Signature] Date: 9/13/10  
(if different)

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

Case Number: IHA 10-0281 Date Received: 9-13-10

**REFERRED TO:**

COMMISSION  
Meeting Date: 9-21-10  
Comments: \_\_\_\_\_

ADMINISTRATIVE  
Staff Review Date: \_\_\_\_\_  
COMMENTS \_\_\_\_\_

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

COA issued \_\_\_\_\_

**FINAL ACTION**

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

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

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

Kalamazoo Historic District Commission

IHA 10-0281  
HDC mtg  
9-21-10

Extended Project Description  
1010 South Park St.

Feature: West facing rear porch.

Proposed Modifications:

Our work may impact several different aspects of the porch in question.

- The porch will have the existing wood board siding removed, opening the structure to the exterior of the house.
- Guardrails matching the front and side porches will be installed.
- New roof support posts of similar style to the existing posts (on the front or side porches) will be added.
- The linoleum floor on the interior of the porch will be removed.
- If necessary, work will be done to reinforce the foundation of the porch.
- Wood flooring will be added and repaired as needed.
- Work repairing the soffit/fascia and shingling of the existing porch roof will be performed if necessary.
- The door and doorframe leading to the porch will undergo restorative work as needed.

The overall appearance of the rear porch will ideally be of similar style to the existing side porch. However, we only plan to have it function as a simple walkout structure. No plans currently exist to have stairs added that would make the porch usable as an entry or exit to the house.



IHA 10-0281

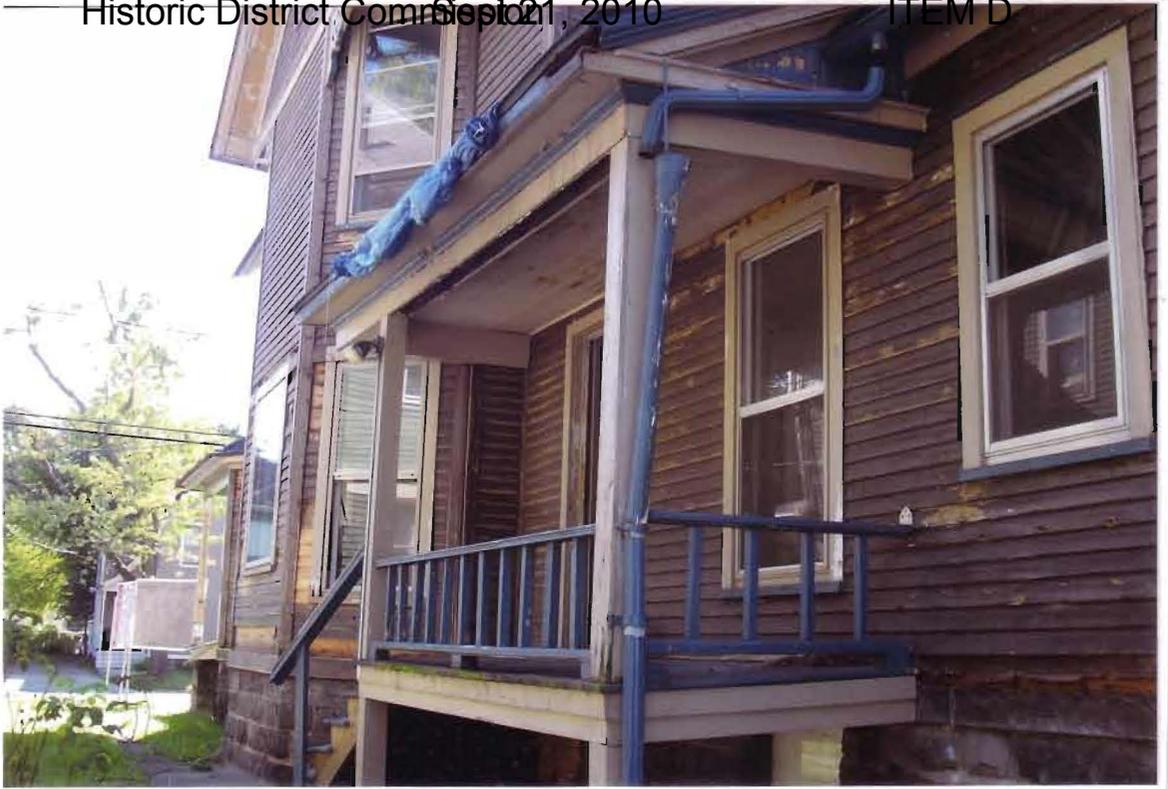
Above: View from SW corner of the porch.

Below: View from NW corner of the porch.



IHA 10-0281

3 of 6



IHA 10-0281

Above: Sample picture of the north facing porch on the side of the building. Guardrails to be added will match the guardrails shown.

Below: Doorway leading into the current porch structure (from kitchen) with existing window.





IHA 10-0281

Above: Support post used on the east front facing porch. Ideally, similar posts will be used if feasible.

Below: Closer picture of the guardrail used on the front and side porches of the house.



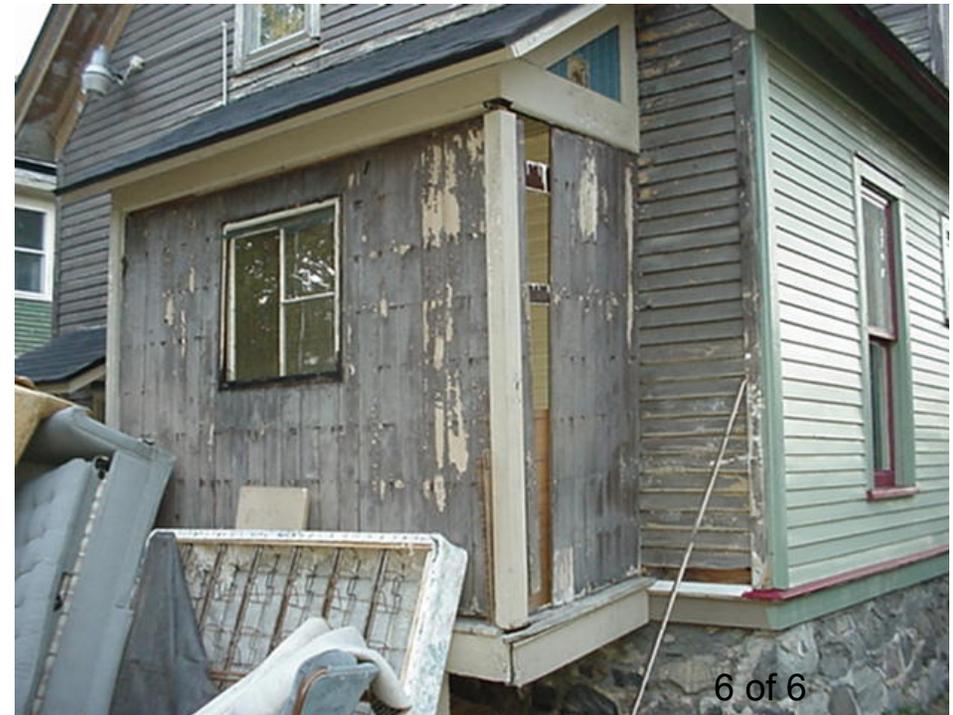
IHA 10-0281

5 of 6



- 1. **1010 S. Park** – Sept 15, 2010 ^^ Southeast corner
- 2. Rear porch- northwest corner

- 3. ^^ Northeast corner
- 4. Rear porch- southwest corner



Kalamazoo Historic District Commission

Development Center - 445 West Michigan

Kalamazoo, Michigan 49007

Telephone (269) 337-8804

FAX (269) 337-8513

ferraros@kalamazoo-city.org

THE CITY OF



APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 529 ELM Historic District: STUART
Applicant: SHARON ACERRA BARNER Owner: SHARON ACERRA BARNER
Mailing Add: 529 ELM Mailing add 529 ELM
City State & Zip: KALAMAZOO MI 49007 City, State Zip KALAMAZOO MI 49007
Phone: 269-962-2905 ext 1-245 Phone: 269-344-1103 H
Fax: Email

- 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

Proposed Work: Use additional sheets to describe work if necessary
I would like to install cement board due to the rising cost of traditional painting for the following reasons:

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

Applicant's Signature: Sharon Acerra Barner Date: 09/08/10
Owner's Signature: Sharon Acerra Barner Date: 09/08/10
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0282 Date Received\*: 9/13/10
Complete application 9/13/10

REFERRED TO:

COMMISSION Meeting Date: 9/21/10
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

- 1) cement fiber siding is guaranteed for 25 years (we would be 92 years old in 25 years)
- 2) cement fiber is cost effective. This will be the 3rd time we have to paint our house in 17 years. Paint not sticking to the boards
- 3) Lead paint issue costs increase
- 4) my husband has retired I will continue to work a few more years. Were with a semi limited income
- 5) cement board will add insulation and reduce heating bills and increase energy efficiency by bringing an 1800 home into the 21st century. This product looks like <sup>traditional</sup> wood & doesn't change the historical look of the home. at times its difficult to tell the difference between wood and cement board. The integrity of the historical home is preserved for another hundred years.

IHA 10-0282

August 16, 2010

Chris Anderson, builder  
6488 E Main St  
Kalamazoo, MI 49048  
269-344-8539  
cell 269-998-4297

Neele and Sharon Barner  
529 Elm St  
Kalamazoo Mi 49007

Siding House with cement board 7 1/4" from Menards, painted color per owner

Total siding square foot = 2267  
Menards sale price \$6.25 per board x 336 pieces = \$2100.00  
Paint 2 coats 1 before installation and 1 after = \$1800.00  
Material needed nails, flashing, caulk = \$700.00  
Trim board around windows and corners = \$1300.00  
No soffit or fascia work  
Labor to removed siding boards if house has wood sides = \$5200.00  
Labor to install new siding and paint final coat = \$5400.00  
Dumpster for wood = \$330.00  
Labor to install house wrap and supply Tyvek = \$450.00  
Front porch ceiling, remove and replace = \$750.00  
Lead pain removal requirement = \$1500.00  
Fascia and soffit painted by Tom = ? price

This price is for quoting an estimate only. Price can change due to unforeseen problems.

Total quote price = \$19530.00

Chris Anderson

IHA 10-0282

# TOM F. MESKIL

Decorating - Painting  
450 Egleston Avenue  
Kalamazoo, Mi. 49001  
Phone: 616-344-9223  
cell, 806-7427

INVOICE NO.

NAME Neil Barner  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_

Corner Trim sanded to bare wood

Window trim, windows, doors, and  
door frames sanded to bare wood

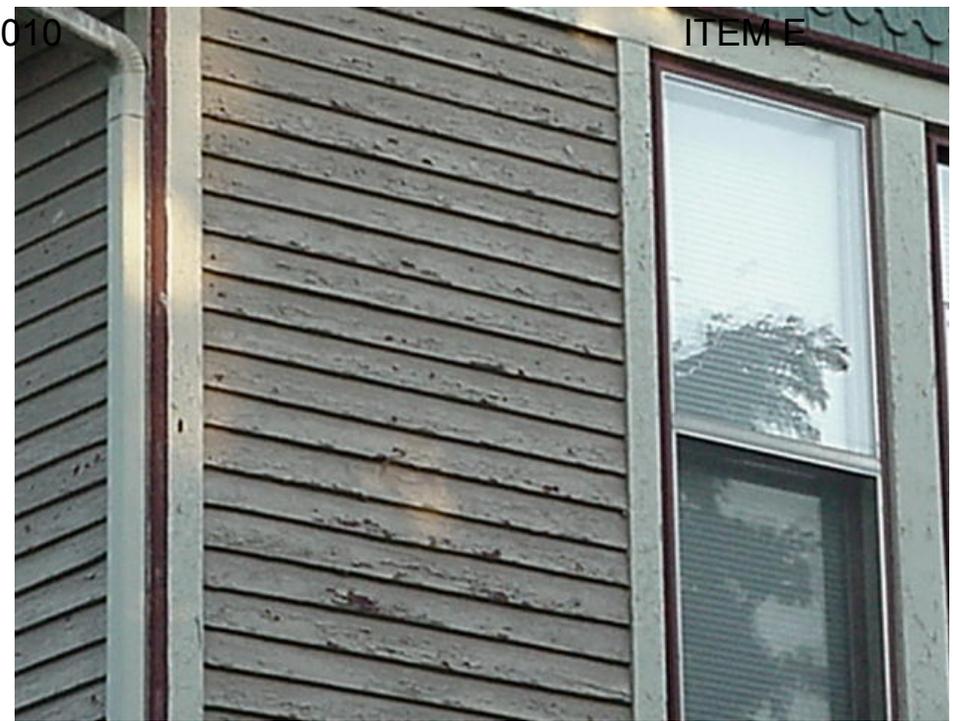
All Siding sanded to bare wood  
and painted 3 coats

Paint, Labor, and materials =

\$15,250

Trim to be  
"sanded" to bare  
wood - Lead safe?  
recommend heat  
strip not  
sanding *JF*

IHA 10- 0282



- 1. **529 Elm St** – September 15, 2010 ^^ Southeast corner
- 2. Typical paint deterioration – north side next to driveway

- 3. Typical paint deterioration – 2<sup>nd</sup> floor above front porch
- 4. North side next to driveway – house has insulation blown into walls.



IHA 10-0282



5 of 5

City of Kalamazoo  
HISTORIC DISTRICT COMMISSION  
Minutes  
August 17, 2010  
*DRAFT*

City Commission Chambers  
Second Floor, City Hall  
Kalamazoo, MI 49007

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

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

Guests: Barb Miller, City Commissioner; Jeff Chamberlain, Director of Community Planning and Development

**I. CALL TO ORDER**

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

**II. APPROVAL OF ABSENCES**

None

**III. APPROVAL OF AGENDA**

Ms. Ferraro requested that 504 Douglas and 721 Forrest be removed from the agenda. She also requested the addition of a presentation by Jeff Chamberlain regarding 531 Eleanor.

**Mr. Cinabro, supported by Ms. DeYoung, moved approval of the August 17, 2010 HDC agenda as amended. With a voice vote, the motion carried unanimously.**

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

None

**VI. DISCLAIMER**

Ms. Ferraro read the disclaimer into the record.

## **VII. OLD BUSINESS**

None

## **VIII. NEW BUSINESS**

### **A. 802 S. Park (IHA 10-0221)**

Linda Beuhler, owner, was present to represent the property. The application requests removal and storage of the second floor rear balcony. The door will be sealed from the inside.

Ms. Beuhler advised that carpenter ants and squirrels have destroyed the balcony. The main supports are extensions of the floor joists in the house and it would be difficult to access them. About six inches of sound wood extends from inside the house to the floor of the balcony making which may not be enough to rebuild the balcony. She inquired as to what should be done about the balcony. The access door is screwed shut now because the condition of the balcony presents a liability, and she would like to have the door removed or made inoperable from the inside and remove and store the store the railing and brackets for a future owner to use. Another option would be to cover up the rotten wood and replace wood as needed for a cosmetic repair, and block off the door. This property is a rental and she can't trust the tenants to not use the balcony.

Mr. Tribu inquired if the applicant had estimates for repair of the deck; Ms. Beuhler advised that she did not.

**Mr. Nave, supported by Mr. Tribu, moved to deny the application for 802 S. Park requesting the removal of the balcony. The balcony should be restored to match the original. The brackets underneath should be reused. The wrought iron railing, fascia and trim should match. The ¼ round trim and bead board or tongue and groove ceiling should be installed per standards #5 and #6. With a voice vote, the motion carried unanimously.**

Ms. Beuhler inquired if she would have to rip up the floor and sub-flooring to access the floor joists. Mr. Nave advised that the balcony should be restored to match the original. This is one of the best houses in the neighborhood for its era. The balcony is one of the best features on the exterior of the building and matches the one on the front of the house.

Ms. Beuhler inquired if the flooring in the room would need to be removed. Mr. Nave suggested that Ms. Beuhler hire a structural engineer; he may be able to design repairs without tearing up the floor. Ms. Beuhler inquired as to the cost of hiring an engineer; Mr. Nave advised that it would cost approximately \$200.

Mr. Bonsignore mentioned that the applicant's property is subject to the housing code, which stated that she can't leave the door if she removes the porch. Replacing the porch wouldn't be much more expensive than replacing the door and the brick. Ms. Beuhler was advised by someone in the inspections division that she would be able to leave the door in place. Ms. Ferraro advised that the door would be walled over on the inside.

Mr. Bonsignore commented that the biggest question about replacing the porch is the strength of the brackets. He stated that he would be willing to approve wooden brackets like the ones in the photo. The brackets could be structural and that would not destroy the appearance of the house. Mr. Roussi commented that chain supports might also be appropriate. The headers above the windows might be strong enough to hold that type of support; a structural engineer would be able to make that determination.

Mr. Nave commented that S brackets are an essential element of this house; they would be expensive to replace. Ms. Ferraro mentioned that there is already a rail height waiver in place.

Ms. Seaverson mentioned that this application is just for removal of the rail. It is a distinctive feature of the house. Before conjecture regarding appropriate alternatives, the applicant needs to consult with an engineer. The applicant will need to return to the HDC with a different solution to address other problems. She suggested that if the balcony is dangerous, it should be taken down temporarily, with a time limit for something to be done.

Mr. Cinabro mentioned that the HDC is guided by the Secretary of the Interior's Standards, which states that a deteriorated feature must be repaired rather than replaced. However, there is a liability issue in this instance. He encouraged the applicant to work with Ms. Ferraro to determine the cost for repairing the balcony. He inquired if Ms. Beuhler would be willing to postpone the decision until the cost estimates can be obtained.

Ms. Ferraro advised that she could meet with the applicant to discuss engineers and solutions for the balcony. Ms. Beuhler stated that she is concerned regarding the safety of the balcony. The house is rented for fall term. The door to the balcony is screwed shut but the adjacent windows are operable. It might be possible to climb a ladder and unscrew the door to access the balcony. She was not sure if the windows are big enough for someone to get through.

Ms. Ferraro suggested that the applicant contact her before the end of the week to discuss possible options for the balcony.

Mr. Bonsignore advised that the HDC denied the application because there was no alternative presented. If the applicant returns to the HDC with a plan to replace the balcony, it might be approved.

**C. 1525 Academy (Case #: IHA 10-0244)**

John Zito, contractor, was present to represent the property. The application requests a garage addition.

Mr. Bonsignore inquired if a materials list was available. Ms. Ferraro advised that some of the details are contained in the e-mail that was provided. It states that Hardie-board or a similar product would be used for the siding.

Mr. Nave commented that if the proposed addition would be close to the house. Mr. Zito advised that there would be about eight feet between the house and the garage addition. There is no intention to connect the house and the garage. There is a stairway going into the house at that location.

Mr. Nave mentioned that two cars were parked closely together by the doors. If the addition is constructed, there won't be space behind the house. The corner of the house interrupts the garage door in the future. You can't drive straight into the garage by the west corner; the closer the garage is to the house, the more difficult the angle will be. Mr. Zito advised that the addition would extend up to the fence by the entry. Mr. Nave commented that it seems odd to fill up that space. Mr. Zito advised that the owners are aware of that; they are trying to get all of their vehicles under cover.

Mr. Nave inquired if there was a question about the brick. Mr. Zito stated that it was his understanding that the brick should not match the existing brick; there should be a distinction between old and new. He plans to install burgundy-colored brick, which will be similar but will not match the original. He is proposing to install a steel door, which will be the same size as the existing door. The existing door will not be reused because sections of it are deteriorated. It is not an original door, but it may be from the period of significance, which ended in the 1950's. Mr. Zito stated that the new door will look as much like the old one as possible. He will try to match the new service door to the old one. There are currently half-round gutters on the garage; the new gutters will be extended. The existing ones are a newer-type, copper-lined gutter.

Mr. Roussi referred to the aerial photo and drawing. It looks like two cars can't move in and out of that area. If there's a car on the left, it would be completely blocked. Mr. Nave inquired if the applicants want a three or four car garage. Mr. Zito stated that the dimensions indicate it will be a three-car garage; the car in the addition will go in on an angle.

Mr. Bonsignore inquired if there are any zoning issues with the proposed garage addition. Mr. Zito stated that he was not aware of any zoning issues. Ms. Ferraro advised that there is plenty of space for the addition.

Ms. Seaverson referred to the aerial photo and inquired as to the area by the garage. It appears there is a structure connecting the house to the garage. Mr. Zito advised that it is a covered walkway. The area with the flat roof in back of the house is an enclosed porch; it is an addition to the house.

Discussion continued with regard to the close proximity of the proposed garage addition to the house, and the available access to the back yard. Mr. Zito advised that the steps are original to the house, and the gate provides access to the enclosed area by the garage.

Ms. Seaverson commented that the spatial relationship between the house and garage has already been altered. It is up to the owner if they want to park on an angle; there are garages built close to the rear of houses. She expressed a preference for a wood door rather than a steel door. The door is a prominent feature of the garage and can be seen from the street. Ms. Ferraro mentioned that the HDC has been allowing steel, overhead doors that look like wood. The long, narrow 1950's-style windows are more of a prominent feature than the material. Ms. Seaverson stated that since there is a precedent, it would be acceptable to have a steel door that looks like it is from the appropriate era. Ms. Ferraro commented that there are many doors that are appropriate for the age of this house. The biggest difference would be that the new door would have four light windows rather than three narrow windows as it currently is. She offered to work out the details of the door with the owner.

Ms. Seaverson suggested using something more appropriate than a flood light on the front of the garage. Mr. Zito stated that there is currently a security light with a motion detector on the front of the garage.

Mr. Roussi referred to Secretary of the Interior's Standards and Guidelines #9, which states that new construction must be compatible with the massing, size, and scale to protect the historic integrity. The proposed garage exceeds the length of part of the house; it's almost as big as another house and may be out of scale. Ms. Ferraro advised that it won't appear bigger from the street. Making it taller would be a problem.

**Mr. Nave, supported by Mr. Cinabro, moved approval of the application for 1525 Academy. The new door is to match the old door in appearance. It should be flat rather than having faux cedar wood. The trim, siding and features are to match the original. The man door is to match the original. If the garage is reroofed, the roofing and drip edge are to be dark to match historic district standards. The gutters are to match the existing. It is suggested that a more appropriate light fixture be installed on the front of the garage. With a roll call vote, the motion carried unanimously.**

**E. 420 Douglas (Case #: IHA 10-0245)**

Joshua Davis, owner, was present to discuss the application. The application requests that a "Neighborhood Watch" sign be posted on a private residence.

Historic District Commission Minutes

August 17, 2010

Page 6 of 14

Mr. Davis advised that he would like to be the test case for posting a neighborhood watch sign on private property. About three years ago a woman from New Jersey moved to the neighborhood. She had been involved with neighborhood watch and she became involved with the neighborhood association. She thought that posting the signs significantly reduced the crime rate. The Neighborhood Association Board of Directors and a majority of the residents decided these signs might be beneficial in the Stuart Neighborhood. There were discussions with the City of Kalamazoo regarding the number of signs to be placed in the neighborhood. The safety committee wanted more than 25 signs posted; the city advised that they could post nine signs. They have been placed on Stuart, Woodward and Elm at North, W. Main and W. Kalamazoo; there are no signs on Douglas or Allen Blvd. The signs are 12" x 18" and are tailored to the Stuart Neighborhood.

Mr. Davis advised that there are nine or ten signs left and no one else is requesting them at this point. The signs are the property of SARA (Stuart Area Restoration Association) and would remain so; ownership of the signs would not be transferred to the property owner. Mr. Davis is requesting that Ms. Ferraro be given authority to provide administrative approval for placement of neighborhood watch signs on properties that have suitable locations for the signs. He is also requesting that a sign be placed in an area that faces the public right-of-way. He is hoping the sign will benefit the entire neighborhood. If someone wants to place one of these signs on a free-standing post, that type of request should come before the HDC. The sign should be placed a little further left and lower than what the computer image shows.

Mr. Bonsignore stated that he would abstain from voting on this matter because he is on the SARA board.

Mr. Cinabro inquired if the request was to authorize Ms. Ferraro to approve the signs on a case by case basis, with not more than one sign to be approved for any property. Mr. Davis responded in the affirmative; he suggested that one sign per block would be appropriate.

Mr. Tribu inquired as to the advantage of having these signs posted with parking signs. Ms. Ferraro stated that the city is concerned about having too many signs because that may cause an area to look cluttered. The Traffic Engineer advised that too many signs could be distracting to motorists and may cause accidents. Mr. Davis stated that the Traffic Engineer didn't want any signs posted. The Board of Directors approached the Assistant City Attorney who overruled the Traffic Engineer's decision. There are no neighborhood watch signs on Douglas; the east side of Douglas is part of the Stuart Historic District. Posting a sign in the proposed location would not be distracting since it is on private property. Mr. Davis would like to participate in this program to help facilitate the Safety Committee's goal to reduce crime in the Stuart Neighborhood. Crime has been historically low in the Stuart Neighborhood, but lowering it further is a goal.

Ms. Seaverson inquired about neighborhood watch stickers. Mr. Davis advised that there are decals with adhesive that can be placed in windows or doors. He was unsure if the decals were under the jurisdiction of the HDC.

**Mr. Nave, supported by Mr. Roussi, moved approval of the application for 420 Douglas regarding placement of the neighborhood watch sign at this address. The Historic Preservation Coordinator shall have the authority to review and approve other requests for neighborhood watch signs in the Stuart Neighborhood. With a roll call vote, the motion carried with six ayes and one abstention. Mr. Bonsignore abstained from voting.**

**F. 504 Stuart (Case #: IHA 10-0246)**

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

**G. 720 McCourtie (Case #: IHV 10-0013)**

Melanie Cadwallader, owner, was present to represent the property. The application requests retroactive approval of the replacement front door.

Ms. Cadwallader advised that she was present on behalf of her daughter Lindsey. The applicants didn't realize the house was in a historic district at the time they purchased the property. The door that was on the house was infested with bugs; a picture of the replacement door was provided to the HDC. Ms. Cadwallader advised that there are 11 doors on the block that look like the replacement door used at this address.

Ms. Ferraro advised that the door the applicants removed dated back to the 1930's. Ms. Cadwallader stated that it was a wooden door; they didn't replace the trim and they saved the old door knocker.

Mr. Tribu inquired if the replacement door conforms to historic district standards. Ms. Ferraro stated that the question pertains to having a metal door versus a wooden door. Also, the new door was installed without permission.

Mr. Nave inquired if the guardrail would be taken down. Ms. Cadwallader advised that it already has been taken down. This used to be a rental; the second mailbox was not removed.

Ms. Seaverson inquired about the type of door that Ms. Ferraro referred to, which had been cited in the past. Ms. Ferraro advised that there is a common, old-fashioned-looking door, that is available. The door is metal with a half-circle, fan light window, which is normally just applied to the surface of the door. The door that was removed was an original door from the 1930's or 1940's and separate pieces of glass were set into the

wood frame. The applicants could have put in a door with a half-circle light and that would have been appropriate because it now has its own historic integrity.

Mr. Nave stated that he didn't like the metal door on the front of the house. In the past, the HDC has approved metal doors for side and back entrances. Ms. Seaverson commented that the standards state that the front door should be made of wood, and it should be of an appropriate design.

**Ms. Seaverson, supported by Ms. DeYoung, moved to deny the application for 720 McCourtie regarding replacement of the front door with a metal door. With a voice vote, the motion carried unanimously.**

Discussion followed with regard to acceptable alternatives for replacing the existing door. Ms. Seaverson advised that it would not be acceptable to install a fiber glass door that looked like a wood door. The door the applicants installed would not likely have been approved by the HDC. Ms. Ferraro stated that Menards carries a wooden door with a half circle fan window, which is similar in appearance to the deteriorated door that was removed.

Ms. Cadwallader mentioned that other houses on that street have front doors similar to the one she installed. Ms. Seaverson advised that those doors may have been installed prior to the time those properties became part of the historic district. Ms. Cadwallader commented that she was unaware that the house was in the historic district when she purchased it. For security reasons, she would prefer to have a door with no window. She inquired if she could install a historic screen door over the existing door. Mr. Roussi commented that the applicants are in violation of standard #6, which states that deteriorated features, when replaced, shall match the old in design, color, texture and other visual qualities and, where possible, materials. In this instance, it is possible to get a matching door.

Mr. Cinabro inquired if the HDC ever approved a front door like the one the applicants installed. Ms. Ferraro advised that one of the most common violations is for doors replaced without approval. Frequently, security reasons are cited for replacing an existing door. A new door is not necessarily more secure than an old door; a door is only as strong as its frame. She stated that, to her knowledge, the HDC has never approved a metal door for use on the front of a house in the historic district, unless the house/building is non-contributing. She advised that she would send a letter to the applicants advising them of their rights to appeal. She offered to meet with the applicants to discuss a replacement door.

**F. 504 Stuart (Case #: IHA 10-0246)**

No one was present to represent this property. Ms. Ferraro suggested that review of this application be postponed until next month.

**Ms. Seaverson, supported by Mr. Cinabro, moved to postpone review of the application for 504 Stuart until next month.**

Mr. Bonsignore inquired as to what would happen if the HDC didn't meet in September. Ms. Ferraro advised that the application could be denied at the August meeting. If the decision regarding 504 Stuart is postponed, that agenda item would be automatically transferred to the September HDC agenda. If action is not taken in 60 days, the application would be automatically approved. A motion to postpone until the next meeting would be considered as taking action on the application.

Ms. Seaverson inquired if the same application could be submitted if the HDC denied the current application. Ms. Ferraro advised that the application could be resubmitted with slight revisions.

Mr. Nave commented that the sill on the little window by the roof could be raised with a new window, and it would probably be less expensive than raising the whole window which would need a new header. The owner could install a single window rather than a double-hung window.

Mr. Cinabro inquired if it would be possible to set a time limit and provide notice to the applicant. Ms. Ferraro advised that she would send him a letter regarding the postponement. The letter can state that if no one attends the meeting to represent the property, the HDC can make a decision regarding the application. So far, three applications have been submitted for next month's meeting, which is scheduled for September 21<sup>st</sup>. Mr. Roussi stated that he would not be at the September HDC meeting.

Mr. Bonsignore stated that he would be voting against the motion because he thought the HDC should either deny or approve the application at this point.

**Ms. Seaverson, supported by Mr. Cinabro, withdrew the motion to postpone regarding 504 Stuart.**

**Mr. Roussi, supported by Mr. Nave, moved to deny the application for 504 Stuart. With a roll call vote, the motion carried unanimously.**

Mr. Bonsignore advised that he would like to see more details regarding the window the applicant is proposing to install. Mr. Tribu inquired if the applicant would vent the room since it is a bathroom. Ms. Ferraro advised that this house is an empty rental. Mr. Bonsignore advised that many of the sills are rotting. He suggested that the applicant come to the HDC with a full plan for dealing with all of the windows.

**Presentation regarding 527 and 531 Eleanor**

Ms. Ferraro introduced Jeff Chamberlain, Director of Community Planning and Development, to provide the presentation.

Mr. Chamberlain provided a hand out to the HDC regarding the update on 531 Eleanor. City staff has been involved with this matter since 2003. The Planning Commission, Historic District Commission, State of Michigan, City Attorney's office, Mr. Chamberlain and Ms. Ferraro have been working with the Catholic Diocese regarding this matter.

Mr. Chamberlain advised that 527 and 531 Eleanor are in the Stuart Neighborhood. They are located south of Michikal, behind St. Augustine Cathedral. There was a fire at 531 Eleanor on September 8, 1996. The church acquired the property in 2003. In May 2003 the church presented a proposal to move the Ark (the church's facility for troubled youth) to the Eleanor Street property. That proposal involved remodeling and connecting the the house at 527 and 531 Eleanor for use as part of the Ark facility. The church presented their request to the Planning Commission for a special use permit. The Planning Commission approved the request. The HDC later denied the request. The diocese appealed the HDC's decision at the state level; the state upheld the HDC's decision.

The Anti-blight team sited the properties for blight, and the DBB ordered the church to make repairs. The church put the properties up for sale and obtained a repair estimate. The estimate was multiple times the value of the property. City staff also obtained a repair estimate for the properties. That estimate was not as high as the estimate the church received, but it was higher than the property value. The church again requested permission to proceed with demolition of 531 Eleanor St., with a request for a prayer garden on the site. The HDC denied that request in 2006 and the decision was upheld on appeal to the State Historic Preservation Review Board.

The city has been working with the diocese to reach a settlement. The settlement states that the Roman Catholic Diocese would renovate the house at 527 Eleanor Street and then demolish the house at 531 Eleanor. The house at 249 Cooley, slated for demolition when the site is developed for the event center, could be moved to the empty lot at 531 Eleanor. The Cooley Street house would be donated to the Roman Catholic Diocese and then moved to the vacant lot at 531 Eleanor Street.

To assist with the project costs, the city would contribute federal affordable housing dollars; \$45,000 in HOME and \$15,000 in Community Development Block Grant (CDBG) funds. The house at 531 Eleanor Street would be used as an affordable housing unit. The house at 527 Eleanor would be used for church purposes. This would be the settlement between the city and the Roman Catholic Diocese. There would be no need for approvals from the Planning Commission, the Zoning Board of Appeals, or the

Historic District Commission. The settlement would be presented to the City Commission for final approval. The catholic diocese has signed the agreement, which was drafted by city attorneys and attorneys for the diocese.

Mr. Chamberlain advised that a goal of the settlement was to try and preserve the integrity of the historic district, and to get the two remaining houses into productive use. The Cooley house would be saved.

Mr. Nave inquired if the Cooley house would become part of the historic district; Ms. Ferraro responded in the affirmative. The historic district is defined by the boundary description. Once the house is within that boundary, it becomes part of the historic district. Mr. Nave inquired if the HDC would review the reconstruction of the house. Mr. Chamberlain advised that the settlement agreement states that Ms. Ferraro would review the architectural details, the building plans and the moving plan. Ms. Ferraro stated that the house on Cooley Street is very sound. Up until the family moved out of it, it was a certified rental property; it does have vinyl siding. Mr. Nave advised that the foundation wall should look historic. Ms. Ferraro stated that the Cooley house should reflect the fact that it was moved from another location. A split-face block could be used rather than a plain block. Mr. Nave advised that the arrangement of porches should remain as is.

Ms. Seaverson inquired if the Cooley St. house would be considered a contributing resource to the historic district. It is an older home but it is not original to the district. Ms. Ferraro advised that she would speak with Amy Arnold at the State Historic Preservation Office regarding that question. She thinks it will be considered a contributing structure.

Mr. Bonsignore stated that he is on the SARA (Stuart Area Restoration Association) board, and that board would have liked to have been informed about what was happening with these properties.

Ms. Ferraro inquired if the language in the agreement stating that no further approval by the HDC will be required refers only to the relocation of the house and the settlement. After that time, the buildings would be subject to HDC approval like any other building in the Historic District. Mr. Chamberlain advised that he would have to look into that. He was uncertain as to the wording in the final version of the settlement.

Ms. Seaverson stated that she also had reservations with regard to the HDC having no further approval. Details pertaining to moving the house should come before the HDC. The HDC is a citizen board; the members of this board are under no pressure to acquiesce to unreasonable changes. She commented that she is thankful for city staff, but they have jobs to keep and pressure from superiors. The HDC is not subject to that pressure and would be in a better position to maintain the historic integrity of those structures. Mr. Nave inquired if renovations on 527 Eleanor would come before the HDC. Ms. Ferraro advised that they would if the proposed changes were for the exterior of the house. Mr. Bonsignore commented that the agreement states that no further approvals

will be needed from the HDC. Mr. Chamberlain stated that with regard to the move, the renovation and the re-occupancy of the two homes, that was the intent. With regard to what goes on five years from now, that question has not been addressed.

Mr. Chamberlain stated that the goal of city staff is to have the HDC endorse the proposed resolution. The resolution is not perfect but, as a structured settlement, it is also not precedent setting. He offered to meet with members of the HDC to answer questions.

Ms. DeYoung commented that the HDC would have no jurisdiction over the Cooley house once it is moved into the historic district. Mr. Chamberlain indicated that statement was not correct because the house would be in the historic district. Mr. Bonsignore advised that is not what the agreement says. This point needs clarification. The agreement states that the Roman Catholic Diocese will require no further approvals. Ms. DeYoung expressed concern that proceeding with the agreement would set a dangerous precedent.

Mr. Chamberlain commented that there are questions regarding how late in the year the move can be made. They are still hoping to complete the move during the current construction season.

Discussion followed with regard to what would happen five years from now if the church wanted to make changes to the house. Mr. Chamberlain stated that he would look into that. Ms. DeYoung commented that the HDC should be ruling on everything the church wants to do to the exterior of the house. Mr. Chamberlain advised that is part of the settlement, which addresses the situation from a different perspective.

Mr. Tribu commented that if the judge rules in favor of the church, they could demolish other houses. Mr. Chamberlain stated that the church has only requested one demolition. Mr. Tribu expressed concern that the church could change their request. Ms. Seaverson inquired as to the worst-case scenario; they could do anything they want? Mr. Chamberlain stated that they would look at the last request regarding the prayer garden.

Mr. Chamberlain advised that he would look into finding answers to the questions that have arisen. These houses need to be put back into use so this situation can move forward. Mr. Chamberlain advised that he would provide the HDC with more details.

Mr. Cinabro inquired if Ms. Ferraro would have control. If she says no, what happens? Ms. Seaverson inquired as to the worst-case scenario and what would be lost?

Mr. Chamberlain introduced City Attorney Clyde Robinson to provide further details.

Ms. Ferraro stated that the church bought the Eleanor Street properties in January of 2003. They submitted their first application in May of 2003. The church has cooperated with regard to keeping the houses closed to casual entry. They have also kept the trash

off the back porch, etc. They have not allowed the properties to become substantially worse.

Ms. Ferraro advised that this matter will be on the HDC agenda next month. Mr. Chamberlain stated that he would present options at the next meeting. Mr. Roussi requested that the HDC be provided with a copy of the agreement in case there are further questions.

Ms. Ferraro mentioned that the timeline for approvals would bring this matter into October. It would take at least a month to make arrangements to move the house, which would likely mean that the Cooley St. house could not be moved until spring.

### **IX. APPROVAL OF MINUTES: May 18<sup>th</sup> and July 20<sup>th</sup>, 2010**

#### **May 18, 2010 Minutes**

There were no changes to the May 18, 2010 HDC minutes.

**Mr. Cinabro, supported by Ms. DeYoung, moved approval of the May 18, 2010 HDC minutes as amended. With a voice vote, the motion carried unanimously.**

#### **July 20, 2010 Minutes**

Mr. Bonsignore referred to page 4, paragraph 2, the steel and concrete bollards were installed during the applicant's ownership of the property over the past 14 years, not the past year. Page 5, paragraph 2, Ms. Eckert installed bollards not blocks.

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

### **XII. OTHER BUSINESS**

Mr. Bonsignore referred to the house at 504 Douglas. Ms. Ferraro stated that the paint wouldn't stay on the outside of the house, possibly due to the re-plastering on the inside. If the paint is falling off that wall and not the others, the siding may not be the issue. The owner wanted to do all four sides. Four or five years ago the paint wouldn't stick. Ms. Ferraro was uncertain if the owner had tried to repaint the house since then.

(7:25 p.m. – Mr. Cinabro left the meeting.)

Mr. Bonsignore advised that certain types of paint don't and are likely to pull off the primer. The siding is o.k., it just needs paint. Mr. Nave advised that the house needs oil primer and two layers of latex paint. She is changing out original material and needs HDC approval.

**IX. ADJOURNMENT**

**Ms. DeYoung, supported by Mr. Roussi, moved to adjourn the August 17, 2010 meeting of the Historic District Commission. With a voice vote, the motion carried unanimously.**

The meeting adjourned at 7:26 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	2	Briant Kernell	121	Allen Blvd	Front porch deck – plywood for part	Letter 08/16/10 \$70
2. 07/06/2010	2	Linklater-Wayman Group	945	Bellevue	Flat metal door on front	Letter 08/16/10 \$70
3. 04/01/2010	1	STONECREST INCOME	719	Cedar W	Window replaced W side, 2 <sup>nd</sup> floor, front	Letter 04/01/10 –new owner - No charge
4. 06/30/2008	2	Moore, Michael	827	Cedar W	Front porch guardrails	Letter 07/06/10 – ltr to bank - No charge
5. 07/06/2010	1	Per Housing LLC	429	Davis	Replaced front doors (2)	COA issued
6. 08/27/2004	3	Shaun Wright <b>NEW OWNER</b>	603	Elm	Front steps	Paint steps (due 09/30/10)
7. 07/26/10	1	Rooks, Ray & Flora	512	Elmwood Ct	Roof	COA &bldg permit issued
8. 05/27/2008	1	Tedarial Edwards	721	Forest	Chain link fence	On HDC agenda 08/17/10
9. 06/22/2005	3	Laurance James	407	Locust	Front porch	To Anti-Blight Team 06/09/09 Deficiency Violation #2 07/08/10
10. 05/27/2008	2	Commerce Real Estate	614	McCourtie	New front door	Letter 08/16/10 \$70
11. 07/08/10	1	Melanie Cadwallader	720	McCourtie	New front door + handrail	On HDC agenda 08/17/10
12. 05/27/2008	2	Travis Rich <b>NEW OWNER</b>	730	McCourtie	Handrails, front	Letter 08/16/10 \$70
13. 07/05/2006	3	Fed. Nat'l Mortgage	525	Oak	Porch guardrail	Foreclosed 12/07/07 notice to bank
14. 04/01/10	2	Colin Mahoney	812	Oak	Replaced NW, 1 <sup>st</sup> picture window	Letter 07/08/10 \$70 - PENDING
15. 07/06/2010	2	Linklater-Wayman Group	425	Oakland	Stucco damage, rear rails	Letter 08/16/10 \$70
16. 07/06/10	2	David Streeter	216	Old Orchard	Steps and rails	Letter 08/16/10 \$70
17. 07/09/10	2	Alfonza Walker	618	Rose S	Roof	Letter 08/16/10 \$70 - PENDING
18. 07/06/10	1	Rod O'Brien	324	Stuart	Vinyl window – 3d floor-north	Letter 07/06/10 No charge
19. 06/30/2008	2	David Knibbe	817	Vine Place	Guardrail – front porch	On HDC agenda 09/21/10
20. 05/19/2010	1	Commerce Real Estate	223	Vine W	Fascia, column bases, porch deck	Letter 08/16/10 No charge
21. 11/12/2009	1	Chris Bridges	623	Vine W	Steps – open – no risers	Steps being rebuilt 09/13/10
22. 06/30/2008	1	Fabian, Joe	1201	Westnedge S	Replaced garage doors w/siding & windows	HDC approve in concept 11/18/08
23. 08/12/10	1	Kondrat, Mary & Christopher	706	Wheaton	Installed glass block basement windows	Letter 08/12/10 No charge
24. 04/05/2005	3	Lola Atkinson	718	Willard W	W side porch	In foreclosure – bank noticed & responded – sent list of violations

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

Historic District Commission  
FYI – Report From The Coordinator  
September 21st, 2010

**YEAR TO DATE COA's**

2010 - 283

2009 - 391

**YEAR TO DATE - New Violations**

2010 - 15

2009 - 5

**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.