

VII. Approval of Minutes: October 19th, 2010

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

1. 747 Academy - rail waiver (317)
2. 747 Academy - grip rail (331)
3. 121 Allen - roof (342)
4. 715 Axtell - storm window (318)
5. 425 Bellevue - handrail (314)
6. 212 Burnham - rail waiver (325)
7. 623 W. Cedar - vent (339)
8. 708 W. Cedar - roof (335)
9. 827 W. Cedar - repairs (320)
10. 445 Forest - sign (337)
11. 703 Forest - porch repairs (329)
12. 707 Forest - soffit vents (330)
13. 1429 Henderson - roof (315)
14. 904 W. Kalamazoo - fire escape (328)
15. 702 Locust - rail (313)
16. 907 W. Lovell - fence (326)
17. 716 Minor - vent (327)
18. 215 Old Orchard - grip rail (323)
19. 220 Old Orchard - light fixture (338)
20. 228 Old Orchard - roof, porch (319)
21. 629 W. South - grip rail, porch (332)
22. 711 W. South - grip rail (333)
23. 429 Stanwood - door (316)
24. 522 Village - roof (321)
25. 914 S. Westnedge - BF ramp (334)
26. 1220 S. Westnedge - roof, siding (322)
27. 1305 S. Westnedge - NH front door (336)
28. 712 W. Willard - fence (324)

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

X. AMENDMENTS - none

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.

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.



APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 1626 Grove Historic District: _____
Applicant: Julie Hliboki Owner: David Laddis
Mailing Add: same Mailing add: same
City State & Zip: Kalamazoo MI 49006 City, State Zip: _____
Phone: 269-412-7132 Phone: same
Fax: _____ Fax: _____
Email: juliehliboki@gmail.com Email: same

- 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
Replace 4 storm windows with wood windows on
aluminum
back room of house NW corner. Aluminum storms are
old and room is unusable in all 4 seasons. Openings will
JCH This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back not be changed.

Applicant's Signature: Julie Hliboki Date: 10/26/2010
Owner's Signature: [Signature] Date: 11/1/2010
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0340 Date Received*: 10/8/10
Complete application 11/8/10

REFERRED TO:
COMMISSION
Meeting Date: 11/16/10
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 _____

3 window design possibilities / 1626 grove

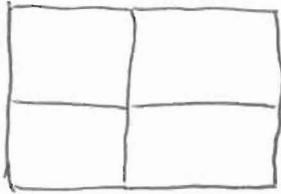
application

IHA 10-0340

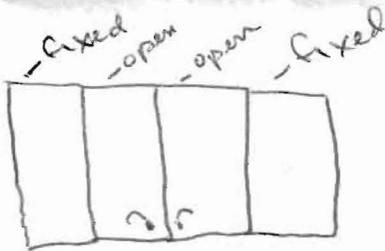
HDC meeting

11-16-2010

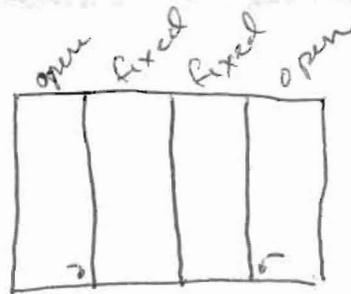
- 1. Double Hung, side by side



- 2. Casement

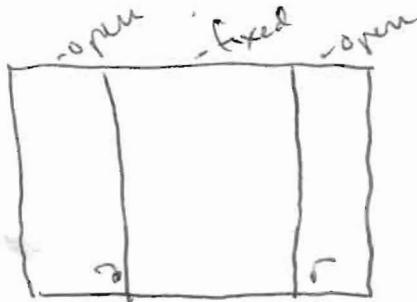


or

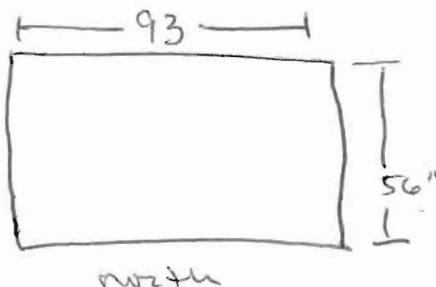
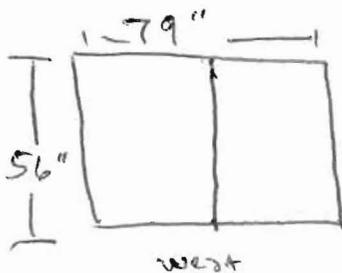


- 3. Casement w/ picture window

our preferred option



Windows are on the North Warner of the house





- 1. **1626 Grove** – Oct. 27, 2010 – southeast corner
- 2. North/rear facade

A

- 3. ^^^ NW corner – sleeping porch – pairs of double hung 2nd floor windows
- 4. Vvv 1618 Grove – same house, same windows with wooden storms





- 1. 1626 Grove – Oct. 27, 2010 – southeast corner
- 2. North windows - closed

B

- 3. West set of windows
- 4. North windows - open



by Nov 9 5PM

Kalamazoo Historic District Commission

Development Center - 445 West Michigan

Kalamazoo, Michigan 49007

Telephone (269) 337-8804

FAX (269) 337-8513

ferraros@kalamazoocty.org

THE CITY OF



APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 1220 Westnedge Historic District: VINE ST.
Applicant: LANE WOLFE Owner: JESSICA O'NEIL
Mailing Add: 11367 3rd LE RD Mailing add 1220 WESTNEDGE
City State & Zip: PLAINWELL MI 49080 City, State Zip KAL.
Phone: 269-217-4604 Phone:
Fax: Fax:
Email 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

DECK SECOND STORY

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

Applicant's Signature: [Signature] Date: 11 / 3 / 10
Owner's Signature: Date: / /
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0343 Date Received*: 11 / 09 / 2010
Complete application 11 / 09 / 2010

REFERRED TO:

COMMISSION Meeting Date: 11 / 16 / 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: / /

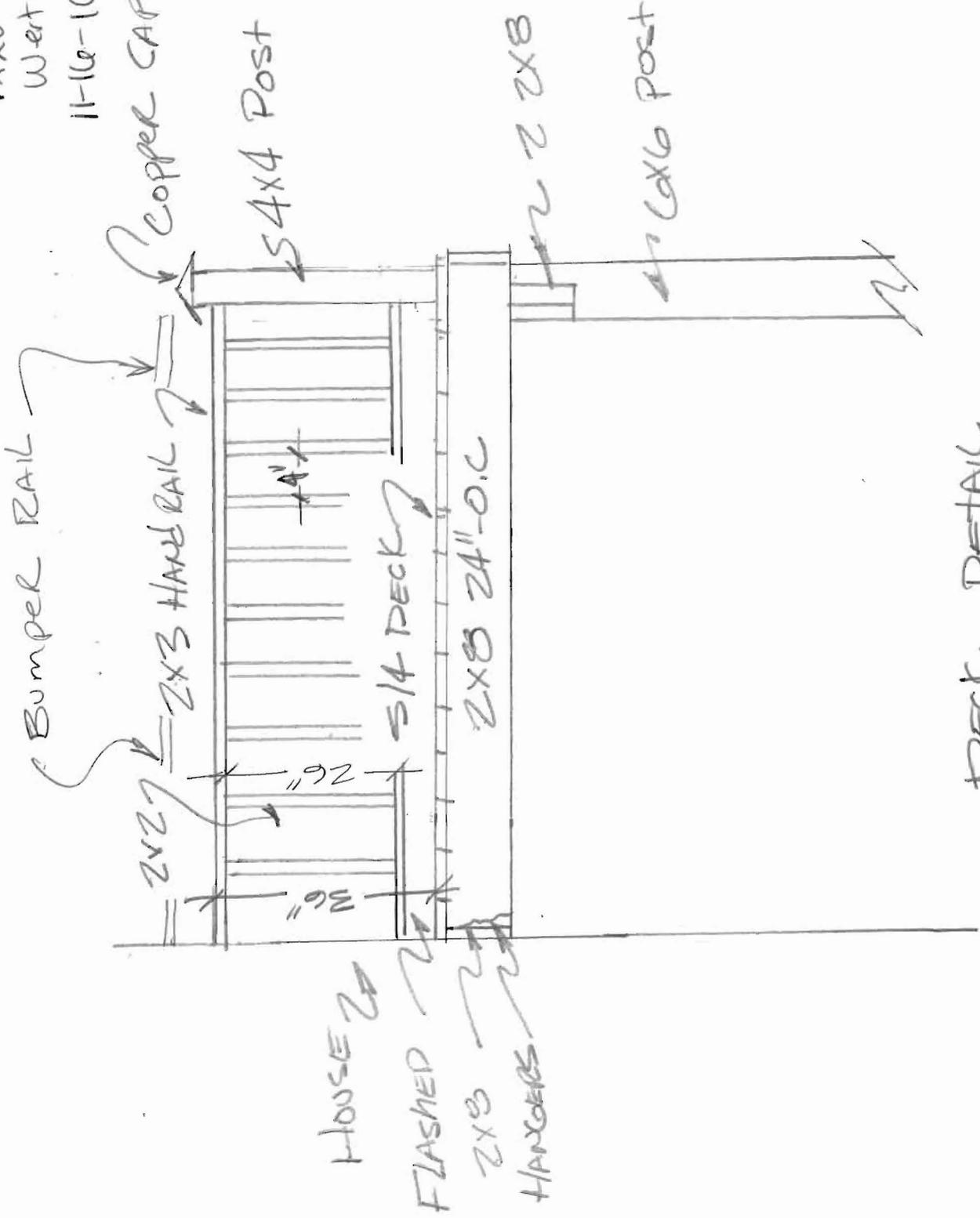
Certificate of Appropriateness Issued / /
Notice of Denial with appeals information / /
Notice to Proceed / / Comments

Historic Preservation Coordinator Date

①

1220 South
Wentridge.
11-16-10

Copper CAP IHA
10-0343

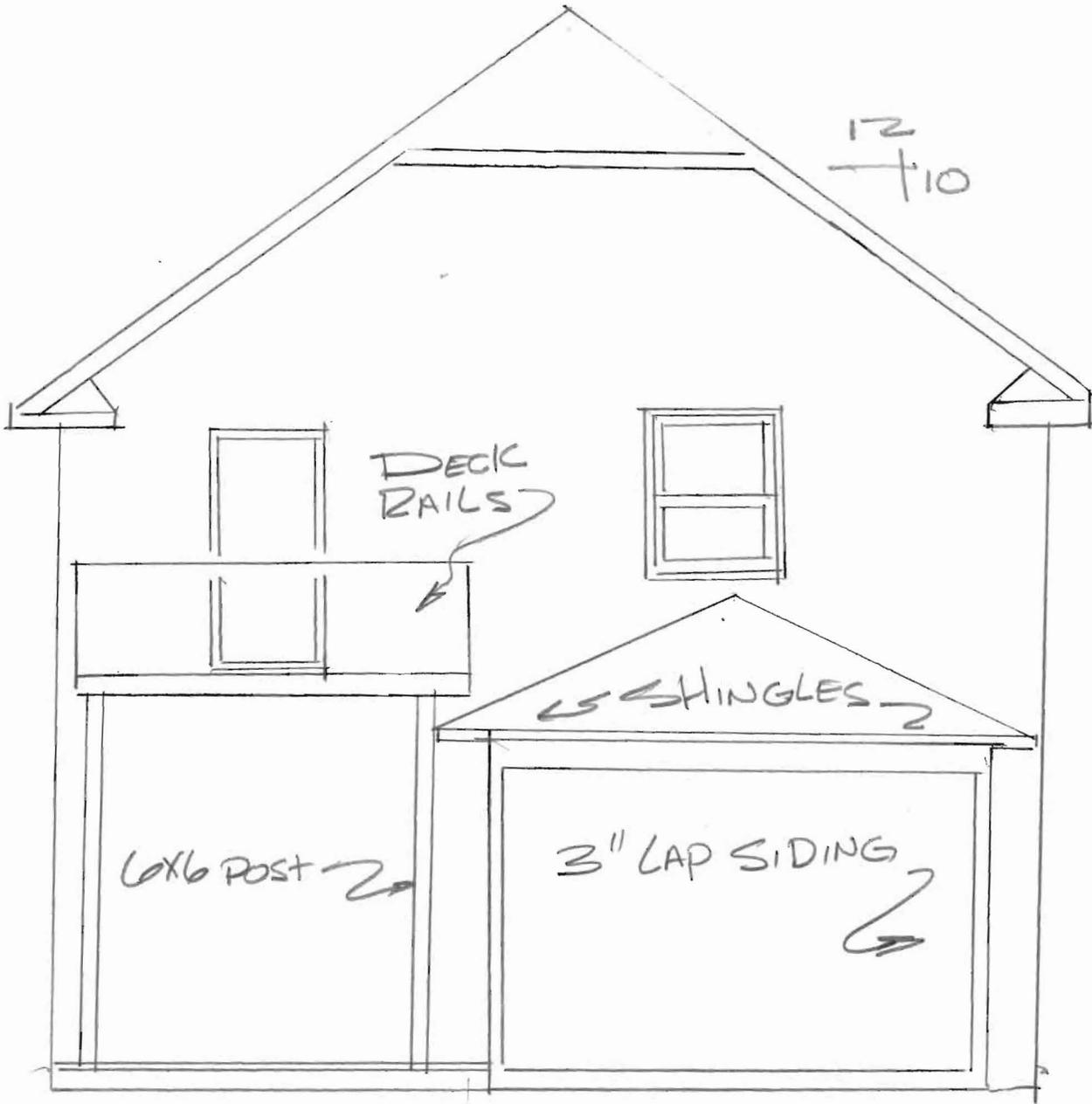


DECK DETAIL

N.T.S.

2

1220 S. Westhedge
HDC mtg 11-16-10
IHA 10-0343



REAR ELEVATION

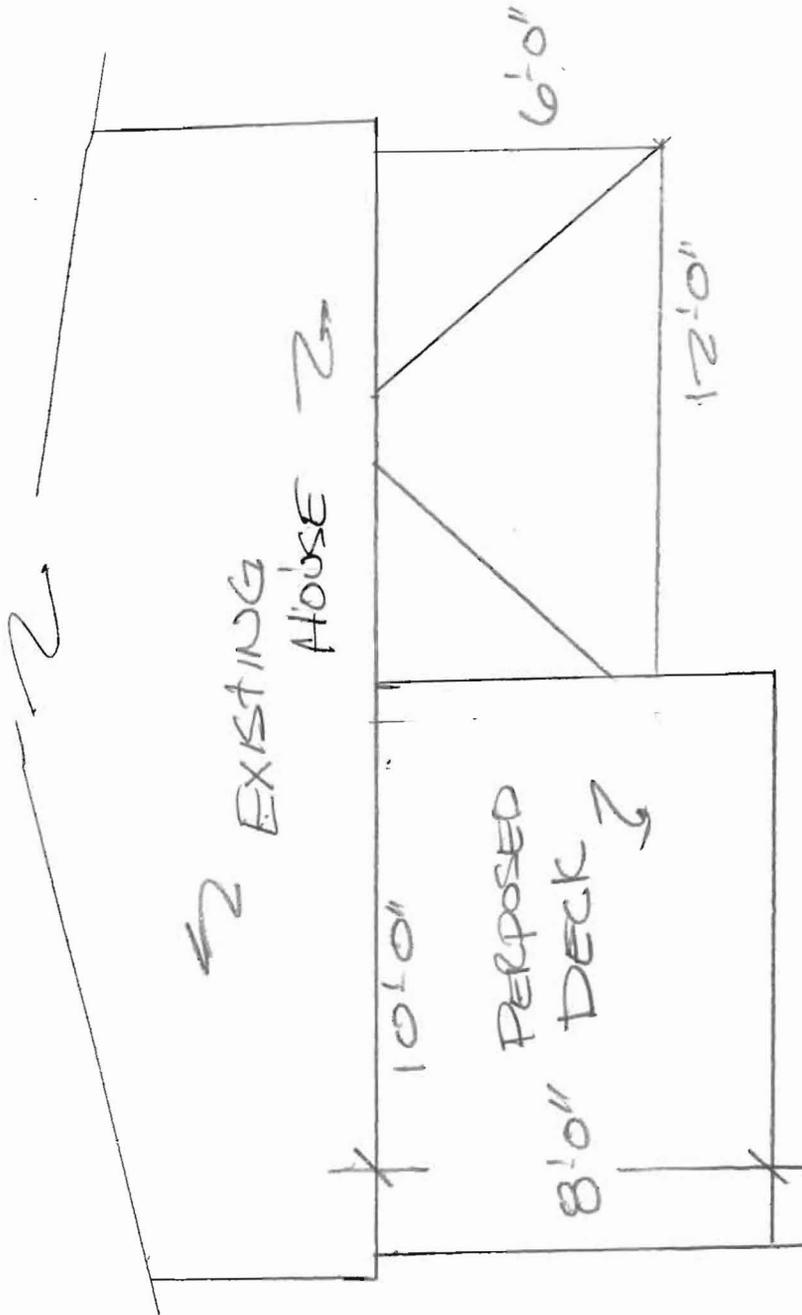
SCALE
1/4" = 1'-0"

1220 S

WEST WEDGEVALE

3

HDC mtg 11-16-10
IHA 10-0343



FLOOR PLAN
SCALE 1/4" = 1'-0"

IHA 10-0343 HDC

Nov. 16, 20



ITEM B



- 1. 1220 S. Westnedge – Nov. 10, 2010 ^^^ Front/east façade
- 2. vv Nov 10, 2010 southwest corner

A

- 3. ^^^ June 5, 2006 - southwest corner
- 4. vv August 21, 2007 - southwest corner





- 1. 1220 S. Westnedge – Nov. 10, 2010 ^^^ Front/east façade
- 2. vv Nov 10, 2010 southwest corner

B

- 3. ^^^ Nov. 10, 2010 – Rear-west
- 4. vv Nov. 10, 2010 – Rear-west



Historic District Commission
FYI – Report From The Coordinator
November 16th, 2010

YEAR TO DATE COA's

2010 - 343

2009 - 463

YEAR TO DATE - New Violations

2010 - 18

2009 - 5

The Historic Preservation Commission has budgeted funds to pay for memberships in the National Trust for Historic Preservation or for membership in the Michigan Historic Preservation Network (MHPN). Please let me know if you would like a membership to the National Trust or MHPN.

Violations: See attached report

TAX CREDITS: A minor change in the Michigan Historic Preservation Income Tax Credit refund procedures may make it easier to encourage owners to use the credit.

Previous: Owner applies for credit worth 25% of the cost of the work. After the work has been reviewed and approved, the Michigan Department of the Treasury is notified that the tax payer qualifies for the credit. The credit applies to any income taxes due until the credit is used up OR ten years – whichever comes first.

New: Owner applies for credit worth 25% of the cost of the work. After the work has been reviewed and approved, the Michigan Department of the Treasury is notified that the tax payer qualifies for the credit. The tax payer has a choice between using up the credit year by year as previously OR the tax payer may opt for a refund of 90% of the value of the credit during the first year the credit is applied.

Example:

\$9,000 roof + paint the exterior for \$7,000 = \$16,000 expenditure = \$4,000 credit

The owner can apply the credit until it is used up OR request a lump sum refund of \$3600 (90%)

HDC VIOLATIONS

November 16, 2010

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 nd 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. 09/29/2010	1	Triple J Properties	424	Davis	Added column on front porch	Letter 09/29/10 – no charge
6. 08/27/2004	3	Shaun Wright NEW OWNER	603	Elm	Front steps	Paint steps (due 09/30/10)
7. 11/08/2010	1	Susan & Russell Worosz	814	Elmwood	Front door (east side)	Letter 11/08/10 no charge
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	Owner looking for appropriate door
12. 05/27/2008	2	Travis Rich NEW OWNER	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 st picture window	Letter 07/08/10 \$70 - PENDING
15. 07/06/2010	2	Linklater-Wayman Group	425	Oakland	Stucco damage, rear rails	COA app
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	Awaiting sentencing
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