

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, November 15, 2016

5:00 pm

Kalamazoo City Hall - Community Room - 2nd floor
241 W. South St. Kalamazoo, MI 49007

- I. Call to Order:
- II. Approval of Absences:
- III. Approval of Agenda:
- IV. Introduction of Guests:
- V. Public Comment on non-agenda items
- VI. Disclaimer

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

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

- a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.
- b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Development Department located at 415 East Stockbridge. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district, MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at <http://www.kalamazoo.org/local-historic-districts>

VII. HEARINGS

OLD BUSINESS: NONE

NEW BUSINESS:

- a) 338 (336) East Michigan 5:05pm **Owner: Matt Smilanich**
Applicant: Arlington Lofts
Style: Commercial **Built: 1898**
Zone: CCBD **Owned since: pre-2000**
Add two balconies and doors for apartments - west side of building - one each on 2nd and 3rd floors
- above each other
(PPZ 16-0048 New Application)
Public Comment then Commission Deliberation
- b) 320 East Michigan 5:20pm **Owner: Tovich LLC**
Applicant: Michele Fabi
Style: Commercial **Built: 1910**
Zone: CCBD **Owned since: March 19, 2016**
Add balconies with doors and elevators tower at rear (south), Replace windows, missing on east
(PPZ 16-0048 New Application)
Public Comment then Commission Deliberation

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 appointed 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

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.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior before the meeting.
- Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
- 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.
- 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.

Historic District Commission FYI - November 15, 2016

REVIEWS:

Historic District Commission:

✓ HDC cases to 11/08/16 – 109 total Fees total to date, 2016 \$2092

2016 Reports - :

2016	2016	2015 (07/05)	2015 fees
o 71 no fee	\$ 0	80 no fee	\$ 0
o 24 bldg permit-3@\$34/rest@\$35	\$ 802	39	\$ 1132
o <u>14 HDC hearing - \$85*</u>	<u>\$ 1290</u>	<u>18</u>	<u>\$ 1594</u>
80 TOTAL	\$ 2092	104	\$ 2826

* No HDC meeting in January, April and September

NEW OWNERS in Historic districts* Letters sent November 4, 2016:

Date	Street w #	HD	previous owner	current owner w address
10/21/16	302 Stuart	ST	CONSUMERS CREDIT UNION PO BOX 525 OSHTEMO, MI 49077-0525	NEESON, CHRIS NEESON, NICOLE 5841 JORDEN CIR ANCHORAGE, AK 99504
10/19/16	529 Elm	ST	MARTELL, HEATHER 529 ELM ST KALAMAZOO, MI 49007	EILENBERG, JULIE 529 ELM ST KALAMAZOO, MI 49007
10/18/16	806 W. South	SV	COMBS, WILLIAM W & MARIE C TTEES - COMBS FAMILY TRUST 806 W SOUTH ST KALAMAZOO, MI 49007	BURNS, LARRY L JARNEFELT-BURNS, LOTTA 806 W SOUTH ST KALAMAZOO, MI 49007
10/14/16	611 Elmwood Ct	ST	GALUSKY, RICHARD 611 ELMWOOD CT KALAMAZOO, MI 49001	MODAD, BRIDGETT A MODAD, KELLY 611 ELMWOOD CT KALAMAZOO, MI 49007
10/11/16	829 W Vine	SV	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR STE A KALAMAZOO, MI 49004	SHIPLEY, SARA JO WHITE, ANDREW 829 W VINE ST KALAMAZOO, MI 49008
10/11/16	1631 Grand	WM	SLOAN, MARK C & JOANNE 1631 GRAND AVE KALAMAZOO, MI 49006	WITT, NICHOLAS & JENNIFER 1631 GRAND AVE KALAMAZOO, MI 49006
9/30/16	729 Academy	SV	ACADEMY 729, INC 729 ACADEMY ST KALAMAZOO, MI 49007	ACADEMY INVESTMENTS LLC 5124 MAPLERIDGE DR PORTAGE, MI 49024
9/8/16	727 Minor	SV	AASEN, CAROLINE 727 MINOR AVE KALAMAZOO, MI 49008	BITTNER, DANIEL J 4605 B DR S BATTLE CREEK, MI 49015
<u>HD – NO LETTER</u>	<u>HD – NO LETTER</u>		<u>HD – NO LETTER</u>	<u>HD – NO LETTER</u>
9/30/16	2104 Sheffield		CORNER, DAVID N & DARCI J TRUSTEES DAVID N & DARCI J CORNER TRUST 2104 SHEFFIELD DR KALAMAZOO, MI 49008	2104 SHEFFIELD LAND TRST 2104 SHEFFIELD DR KALAMAZOO, MI 49008



RECEIVED NOV 03 2016

Department of Community Planning and Development
Kalamazoo Historic District Commission
415 E. Stockbridge - Kalamazoo, Michigan 49001
Telephone (269) 337-8804 - FAX (269) 337-8429
ferraros@kalamazoo.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$83 hearing fee must be received by 4:30 pm on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 339 E Michigan Ave
Historic District: [] South/Vine [] Stuart [] West Main Hill [] Rose Place [X] Haymarket
Applicant: Arlington Lofts Owner: Matt Smilanich
Mailing Add. 339 E Michigan Ave Mailing add
City State & Zip: Kalamazoo, 49007 City, State Zip
Phone: 269. 998-9237 Phone:
Email bimbspizza@yahoo.com Email @

Contractor: Self
(X) Work to be done by owner
Contractor

Proposed Work: Use additional sheets to describe work if necessary
See attached sheets Add 2 Balconies and doors

(X) 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: 10/20/16
Owner's Signature: [Signature] Date: 10/20/16
(if different)

Application Checklist:
(Incomplete applications will be held until the next review hearing.)
[] Drawings 11x17 or smaller with dimensions
[] Materials list
[] Site plan including north arrow
[] Other
[] \$83 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 16- 0048 Date Received*: 11/ 03 / 2016
Zoning CCBD Year built 1898 Complete application 11/ 03 / 2016
Owned since / / pre-2000

COMMISSION Hearing fee paid \$83 11/ 03/ 2016

Meeting Date: 11/ 15 / 2018

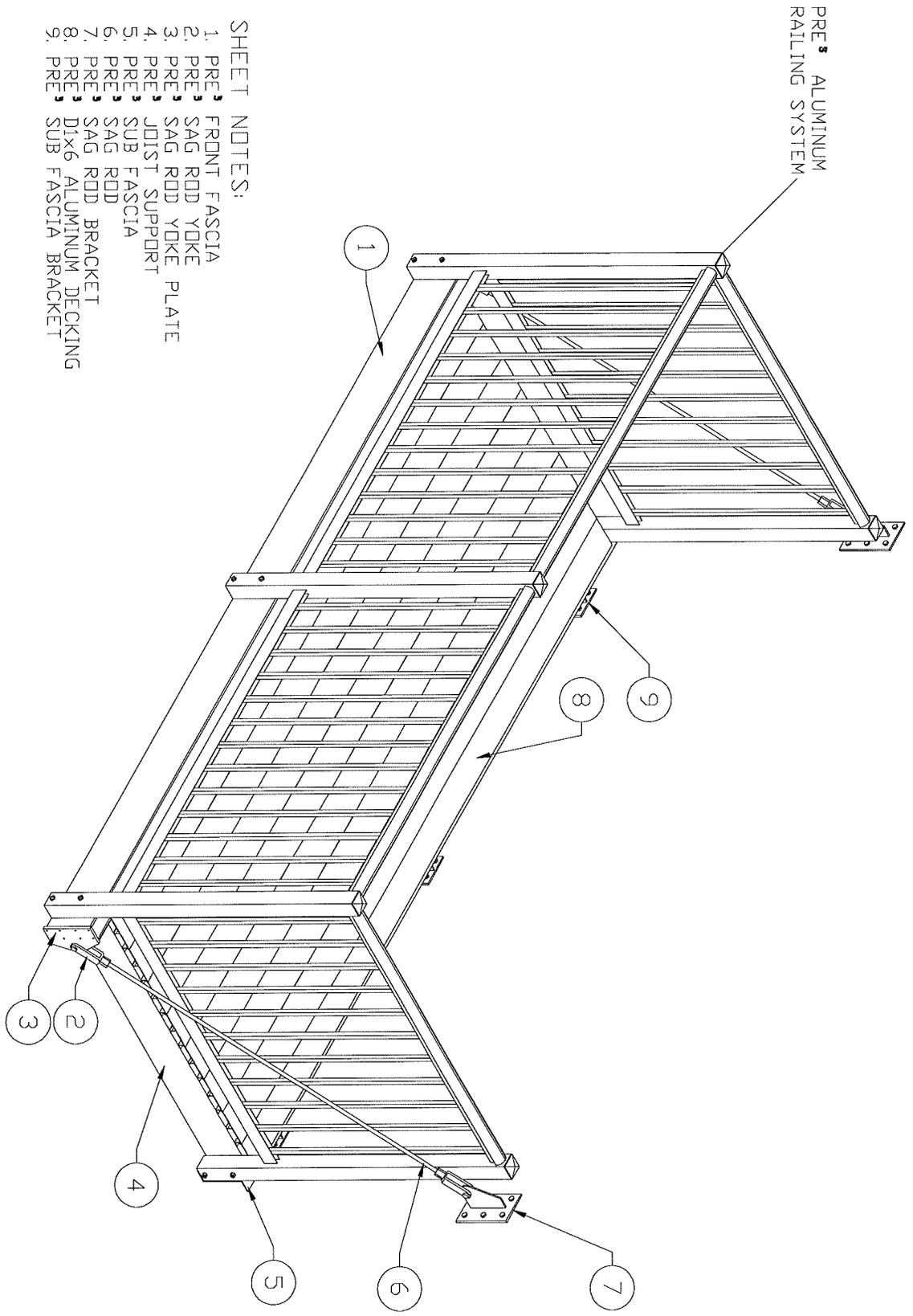
COMMENTS:

Approve in Concept Date: / / Letter mailed / /

FINAL ACTION

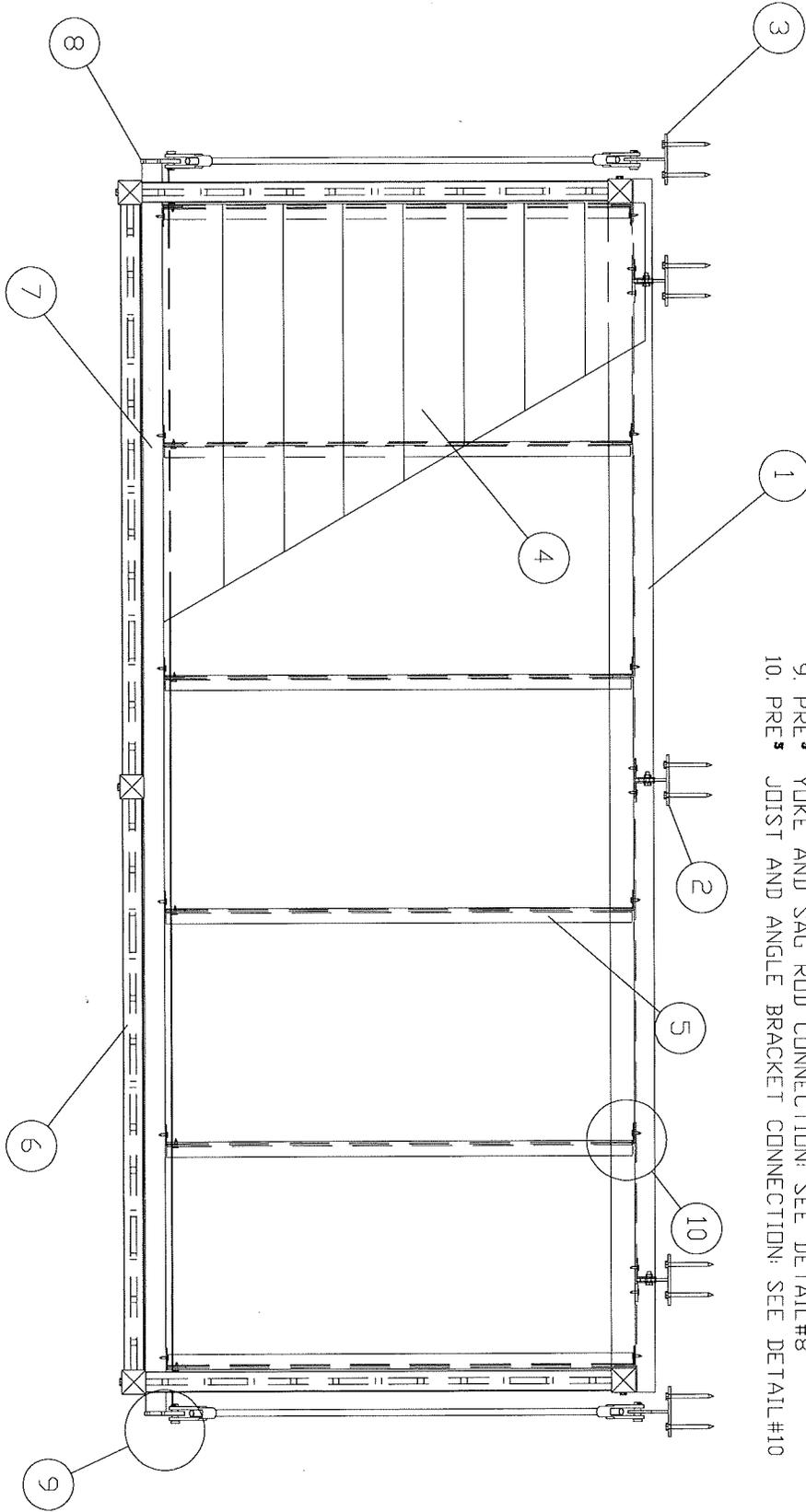
[] Approve [] Site Visit [] Approve w/Conditions [] Deny [] Postpone [] Withdrawn
ACTION DATE / /

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



- SHEET NOTES:
1. PRE FRONT FASCIA
 2. PRE SAG ROD YOKE
 3. PRE SAG ROD YOKE PLATE
 4. PRE JOIST SUPPORT
 5. PRE SUB FASCIA
 6. PRE SAG ROD BRACKET
 7. PRE SAG ROD BRACKET
 8. PRE D1x6 ALUMINUM DECKING
 9. PRE SUB FASCIA BRACKET

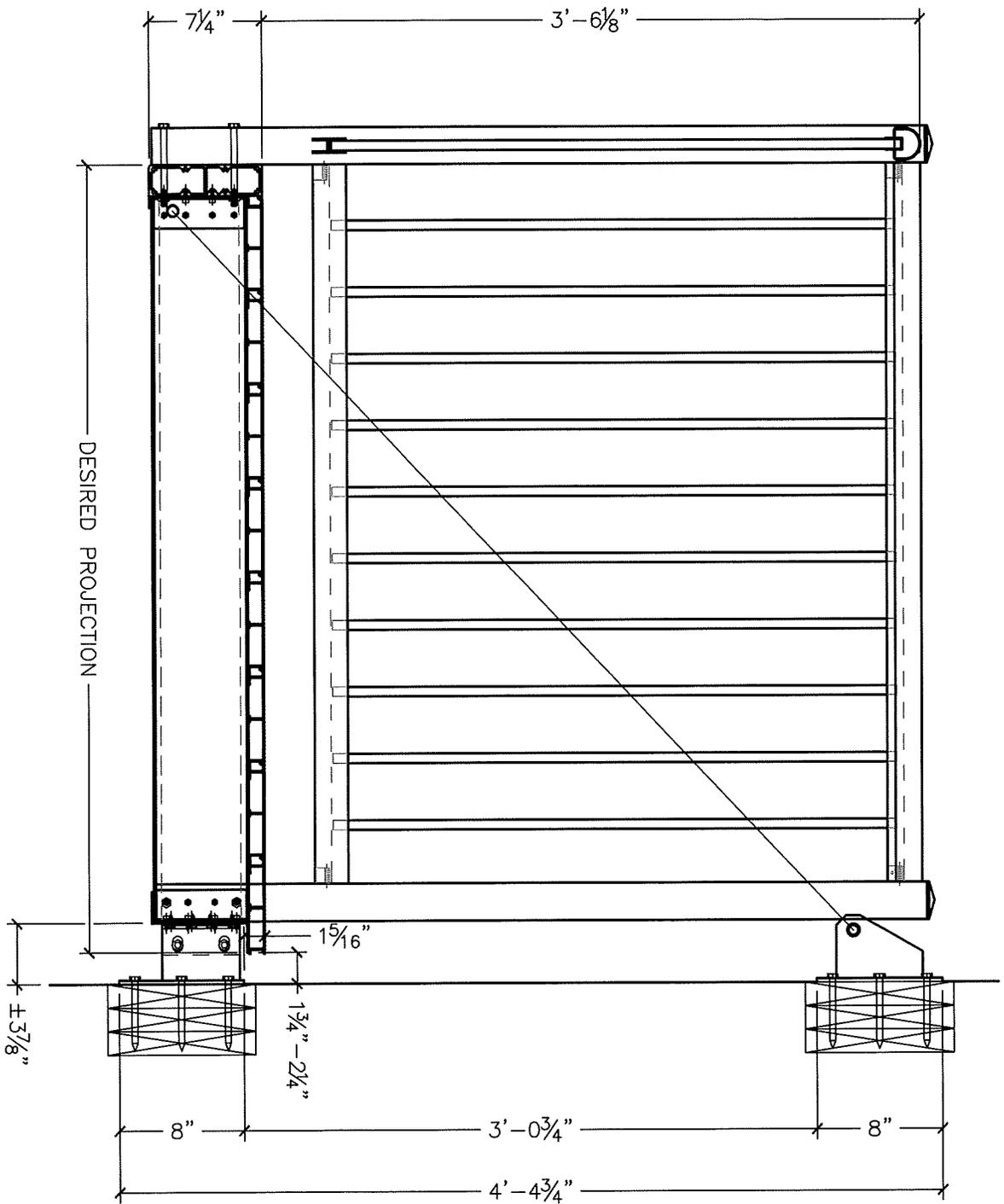
CLIENT NAME AMERICAN STRUCTURES & DESIGN INC.		SALE REPRESENTATIVE MARK WEISSENBUEHLER		AMERICAN STRUCTURES & DESIGN INC. 218 STEWART RD SE PACIFIC WASHINGTON 98047		
APPROVAL	JOB #	PHONE	253 833-4343	PRODUCT NAME	PRE ENGINEERED DECK W/100 SERIES RAIL & PICKET INFILL	
REVISION #	DRAWING # 1	FAX #	253 833-4545	SCALE	N/S	
			http://americanstructures.com		DATE	9.27.13
		1 OF 1				



- 1. PRE⁵ SUB-FASCIA: SEE DETAIL#7
- 2. PRE⁵ SUB FASCIA BRACKET: SEE DETAIL#3
- 3. PRE⁵ SAG ROD BRACKET: SEE DETAIL#4
- 4. PRE⁵ ALUMINUM DECKING: SEE DETAIL#2
- 5. PRE⁵ DECK JOIST: SEE DETAIL#5
- 6. PRE⁵ 42" HIGH ALUM RAILING:
- 7. PRE⁵ FRONT DECK FASCIA: SEE DETAIL#1
- 8. PRE⁵ YOKE AND SAG ROD CONNECTION: SEE DETAIL#8
- 9. PRE⁵ YOKE AND ANGLE BRACKET CONNECTION: SEE DETAIL#10
- 10. PRE⁵ JOIST AND ANGLE BRACKET CONNECTION: SEE DETAIL#10

PLAN VIEW TYPICAL DECK

CLIENT NAME: AMERICAN STRUCTURES AND DESIGN INC.		SALE REPRESENTATIVE		AMERICAN STRUCTURES & DESIGN INC. 218 STEWART RD SE PACIFIC WA 98047	
APPROVAL	JOB #	PHONE	253 833-4343	PRODUCT NAME	PRE ⁵ ALUMINUM BALCONY SYSTEM
REVISION #	DRAWING #	FAX #	253 833-4545	SCALE	N/S
	2	http://americanstructures.com		DATE	3-12-13

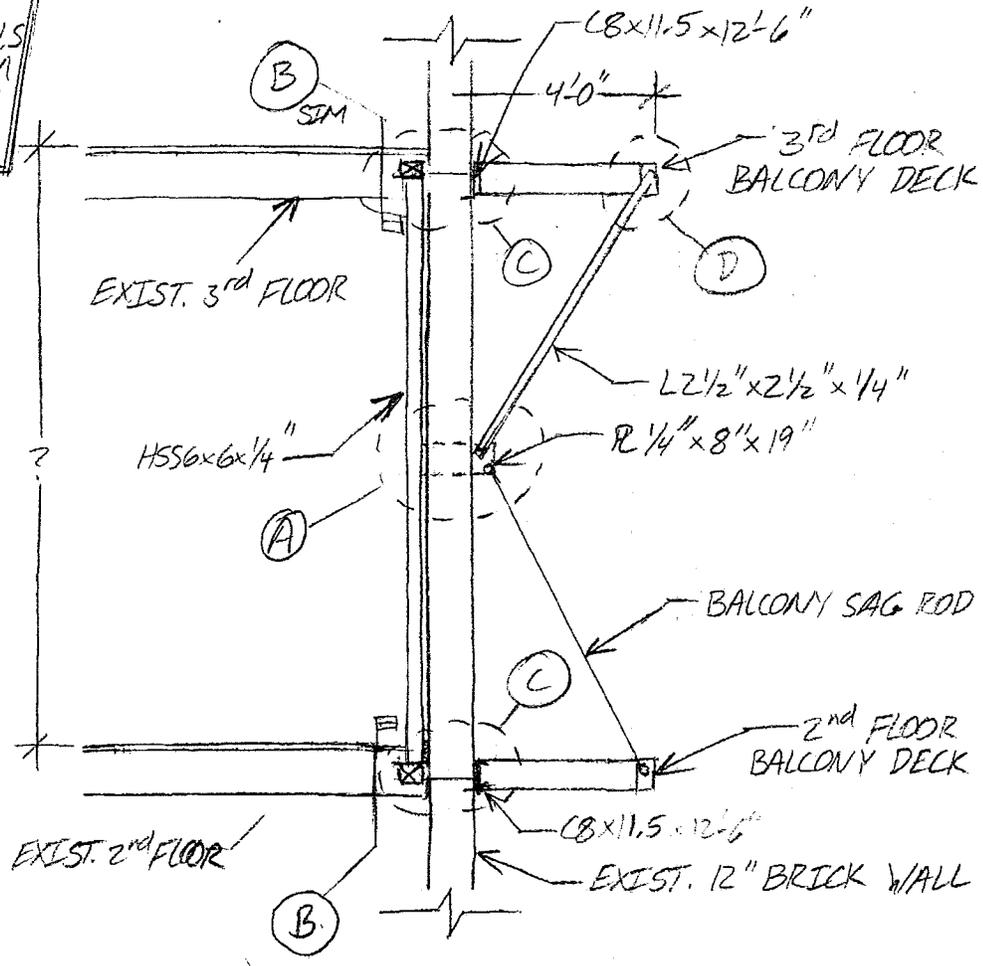


CLIENT NAME	SALE REPRESENTATIVE	AMERICAN STRUCTURES & DESIGN INC. 218 STEWART RD SE PACIFIC, WA 98047
APPROVAL	MARK WEISSENBUEHLER	
REVISION #	JOB #	DECK MOUNTING DIM. TYPICAL FOR 42" RAIL
-	J.Visek	SCALE 1 : 10
	PHONE 253 833-4343	DATE 3. 31. 2014
	FAX # 253 833-4545	
	http://americanstructures.com	

NEHIL • SIVAK
CONSULTING STRUCTURAL ENGINEERS

Proj. No. 5422 Page _____ of _____
Proj. Name Bimoo's Balconies
Engineer _____ Date 2/17/16
Reviewed By _____ Date _____

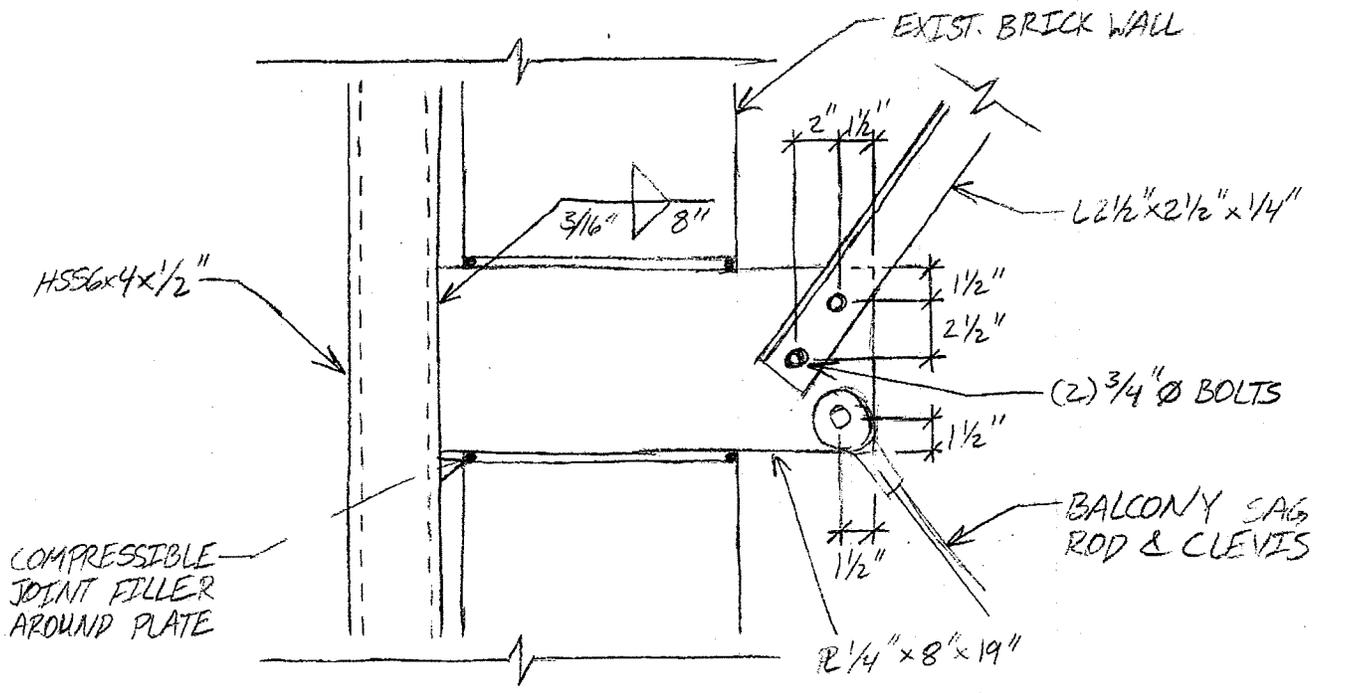
NOTE:
BALCONY RAILS
OMITTED FROM
DRAWING FOR
CLARITY



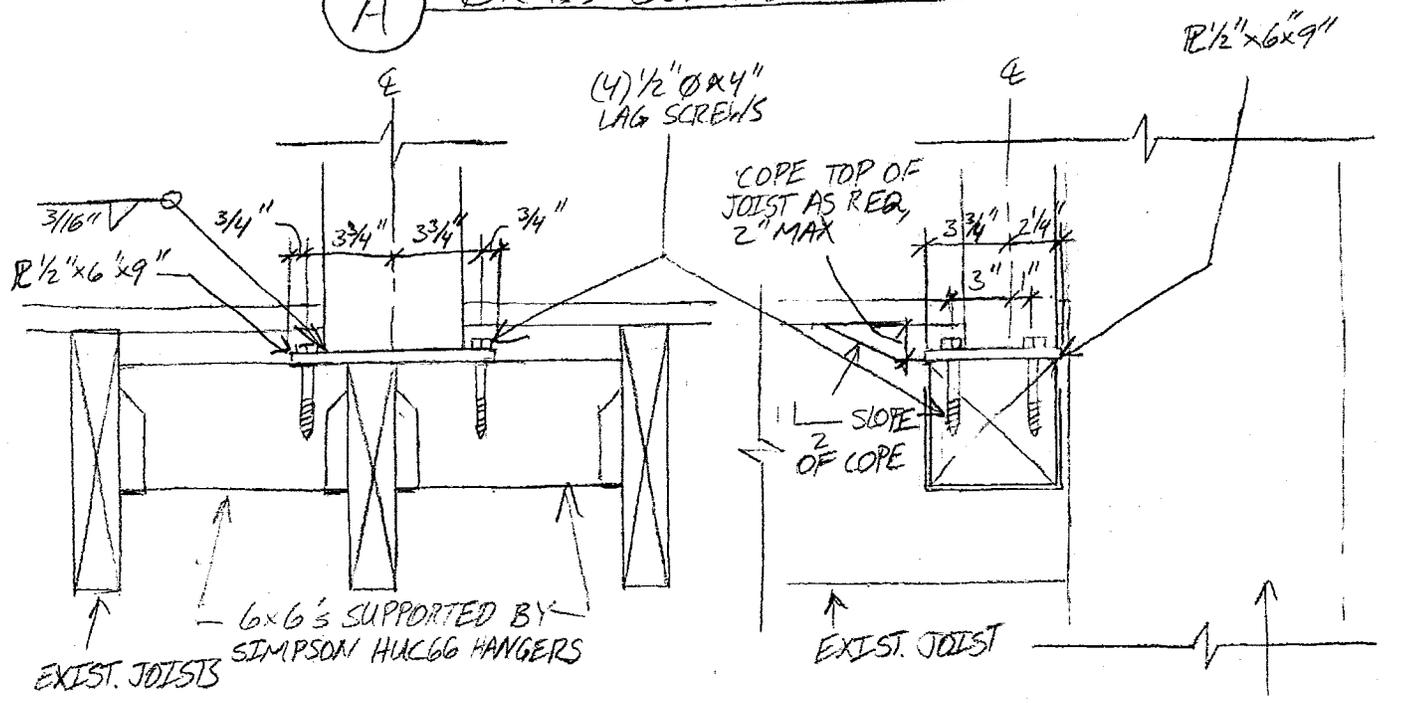
BALCONY ELEVATION

NEHIL • SIVAK
CONSULTING STRUCTURAL ENGINEERS

Proj. No. 5422 Page _____ of _____
 Proj. Name Bimoo's Balconies
 Engineer _____ Date 8/17/16
 Reviewed By _____ Date _____



A BRACE CONNECTION



B BOT. OF POST DETAIL

NEHIL • SIVAK
CONSULTING STRUCTURAL ENGINEERS

Proj. No. 5422 Page _____ of _____
Proj. Name Bimbo's Balconies
Engineer _____ Date 8/17/16
Reviewed By _____ Date _____

1/2" Ø x 2'-0" GALV. ROD @ 3'-0",
STARTING 6" FROM EA. END
OF CHANNEL

R1/4" x 2" x 2"

C8x11.5

12" BRICK WALL

R1/4" x 5" x 3 1/2"

(2) 5/8" x 1" SLOTTED
HOLES

2 1/2"

1"

3"

1"

3/16" ∇ 2" @ 1'-0"

3/16" ∇ 4"

R1/4" x 4 1/2" x CONT.

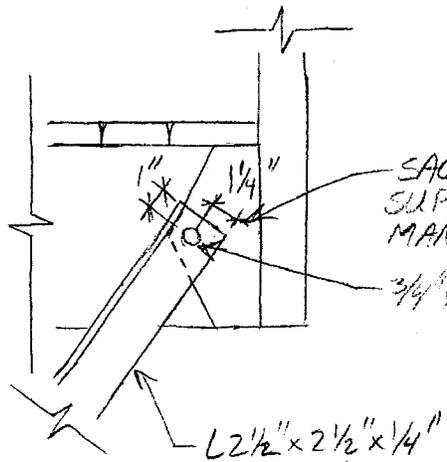
4 x 6 BET. JOISTS
SUPPORTED BY
TAMPSON - UC46
HANGERS

DRY PACK N.G.
GROUT UNDER PLATE
AS REQ.

NOTE: AT FIREPLACE, USE
1/2" Ø A.B. EMBED 6" MIN W/
ADHESIVE & SCREEN

Ⓒ BALCONY CONN. @ WALL
SCALE: 1/2" = 1'-0"

NOTE: IF YOKE PLATE
IS ALUMINUM, USE STAIN-
LESS STEEL BOLTS & WASHERS
W/ A WASHER BET. THE
ANGLE & THE PLATE



SAG ROD YOKE PLATE
SUPPLIED BY BALCONY
MANUFACTURER

3/4" Ø BOLT

L2 1/2" x 2 1/2" x 1/4"

Ⓓ ANGLE TO BALCONY CONNECTION
SCALE: 1/2" = 1'-0"

WELCOME TO
 KALAMAZOO
 THE COLUMBIA HOTEL
 1917 BLDG
 EUROPEAN
 \$1.50 UP
 BEST MEALS
 IN MICHIGAN

Door

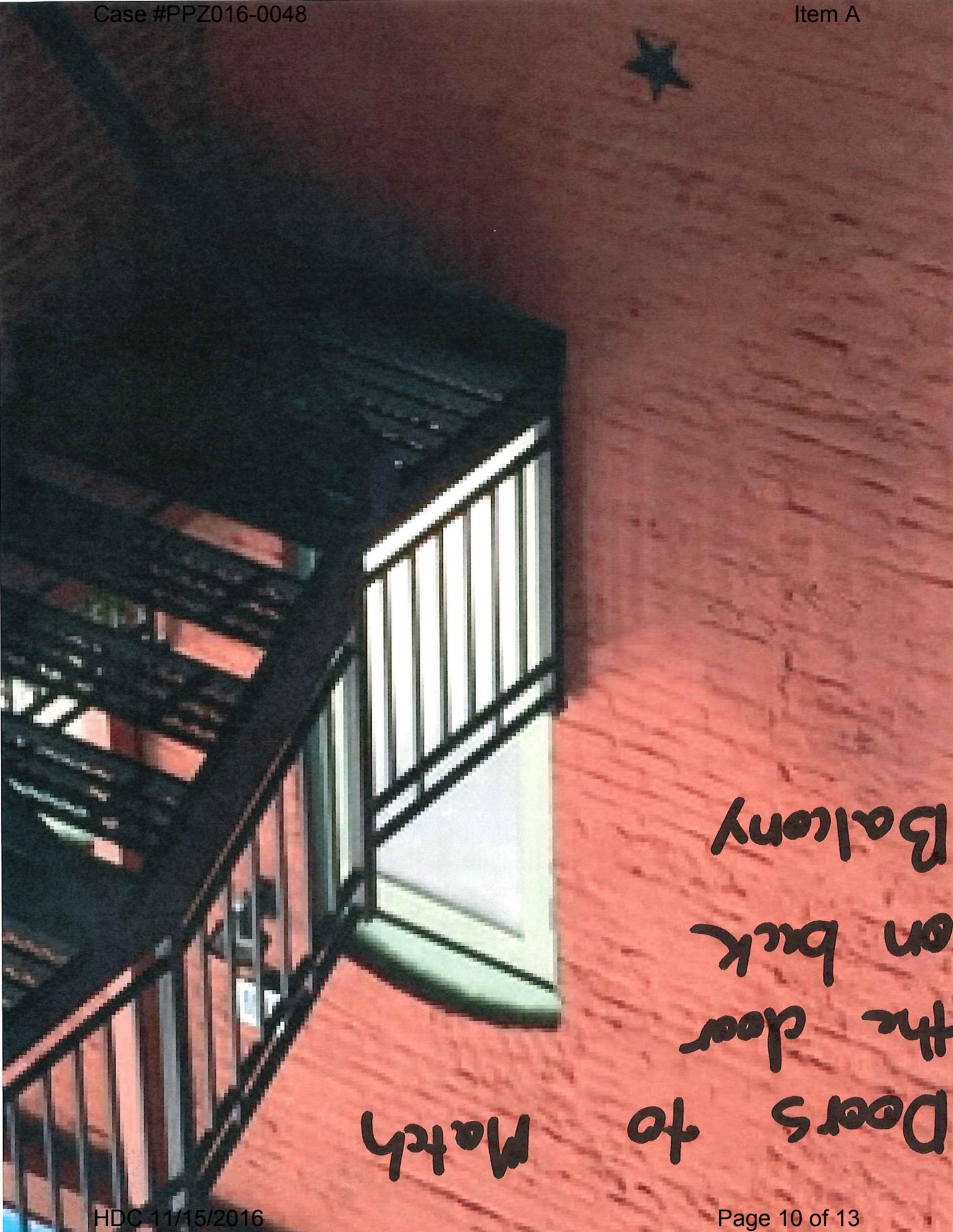
12 ft

Door

12 ft

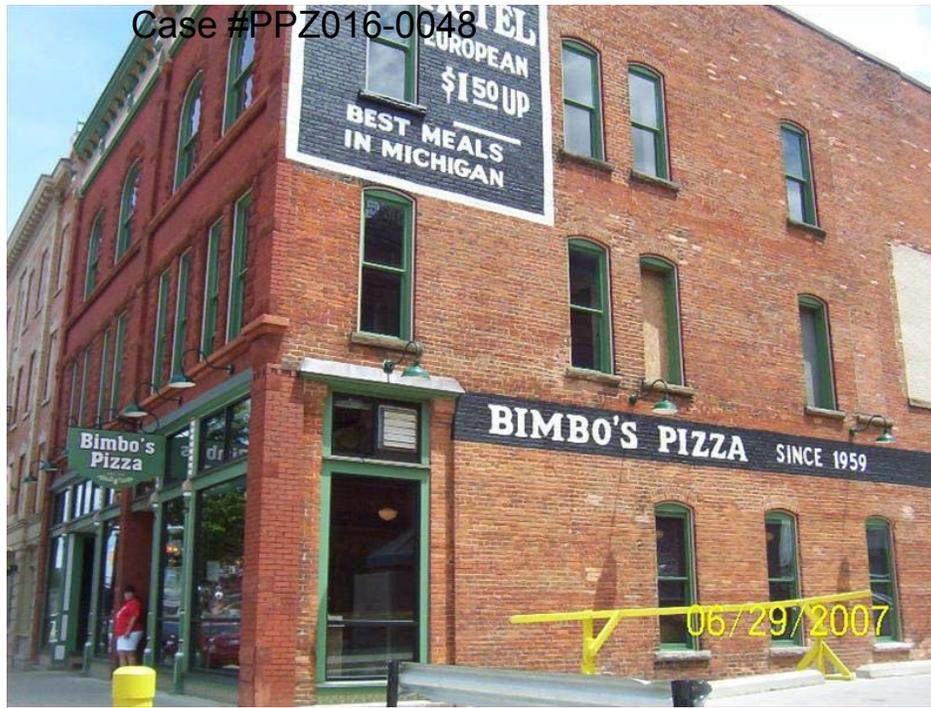
BIMBO'S PIZZA SINCE 1959





Doors to
the door
on back
Balcony

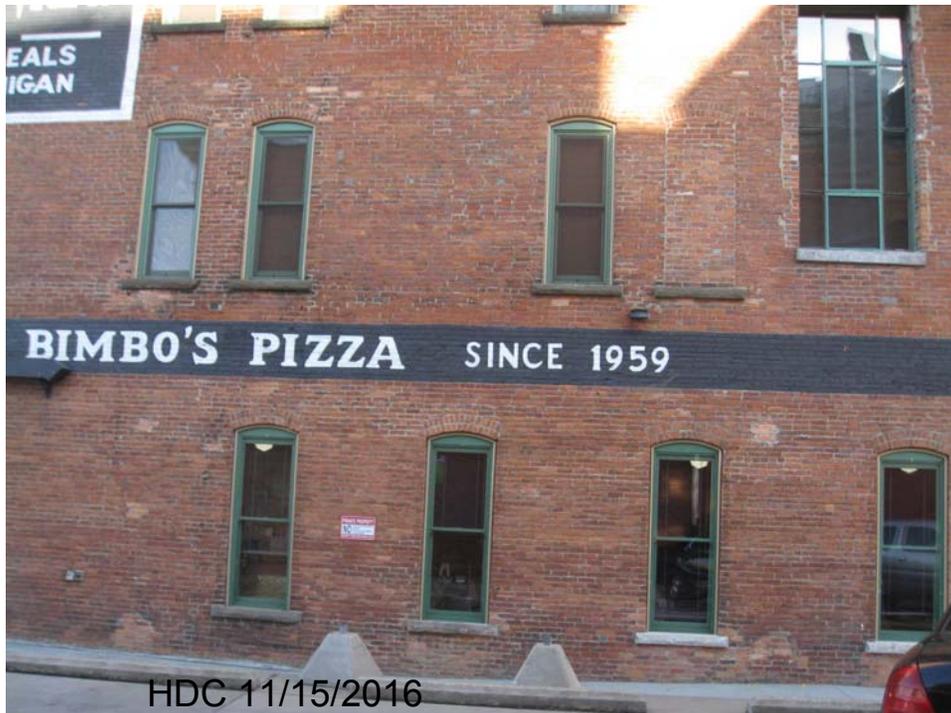
Match



(1) 336 (338) East Michigan- NW corner
 (3) West side 1st and 2nd floor



(2) West side
 (4)





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address 338 (336) East Michigan
Applicant Matt Smilanich
Owner 338 East Michigan LLC
Received November 3, 2016

CASE # PPZ 16-0048
Year built: 1896
Owned since before 2000
Meeting date: November 16, 2016

Previous reviews (HDC = commission meeting; Admin = administrative approval):

2002 – Façade repairs (HDC)

2002 – Signs (Admin)

2003 – Restore west side of building (HDC)

2009 – Sign (Admin)

2011 – Rear addition with elevator and staircase (HDC)

2013, July – Remove/replace single pane (non-historic) windows installed in 2003 (HDC)

2014 – door & landing from rear 3rd floor door to top of stair/elevator addition to make balcony

Historic District Haymarket

Zoning CCBD (Commercial, Central Business District)

Additional Permits required – building permit

Rental History: Certified through March 1, 2020

Proposed Work:

1. Add balconies on 2nd and 3rd floors on west side of building. On each pair of double windows closest to Michigan Avenue, the left window would be converted to a door. The balcony would begin in front of the door and extend 12 feet in front of the immediately adjacent window.
2. Balconies are a simple design, rails are 42 1/8" tall, width 12', 4' deep.

Observations:

- Left window in each pair to be converted to a door.
- Balconies will be highly visible from Michigan Avenue

Applicable Criteria

(1) Secretary of the Interior Standards for Rehabilitation

#1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- *The proposed balconies will be a minimal change to the property.*

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

#9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- *The window converted to a door will be compatible.*

#10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- *In the future, the balconies could be removed and the door converted back to a window.* The essential form and integrity of the historic property and its environment would be restored.

COMMISSION ACTIONS (Motions):

- Approve the installation of two exterior balconies and converting two windows into doors as specified. The plan substantially complies with Secretary of the Interior Standards #1, #9 and #10. Approval of the final details to be delegated to the historic preservation coordinator.
- The commission could postpone with the applicants consent, to ask for more details. The applicant will need to be present for review at the next scheduled Historic District Commission meeting.
- The commission could deny, based on Secretary of the Interior Standard #2.

+++++

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.



APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 320 E. MICHIGAN AVE KALAMAZOO MI 49007

Historic District: [] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket

Applicant: MICHELE FABI Owner: TOVICH LLC

Mailing Add. SAME Mailing add 8357 GLENWYND

City State & Zip: SAME City, State Zip KAL MI 49009

Phone: SAME Phone: 269-903-5892

Email SAME @ Email MSCIAM @ C2RS.COM

Contractor: GARY ANNA
CORNERSTONE CONST. 450 W CENTRE KAL

() Work to be done by owner

Contractor _____

Proposed Work: Use additional sheets to describe work if necessary _____

See attached sheets RENOVATE 2ND & 3RD FLOORS INTO APARTMENTS, NEW ELEVATOR, NEW WINDOWS AND DOORS. EXTERIOR FRONT PANEL REMOVAL

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

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____
(if different)

Application Checklist:
(Incomplete applications will be held until the next review hearing.)

- Drawings 11x17 or smaller with dimensions
- Materials list
- Site plan including north arrow
- Other _____

\$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 16-0049
Zoning CCBD Year built 1910
Owned since 3-19-2014

Date Received*: 11-8-16
Complete application _____

COMMISSION
Meeting Date: 11-15-16
COMMENTS: _____

Hearing fee paid \$85 yes
Check # 4260

Approve in Concept Date: _____ Letter mailed _____

FINAL ACTION

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

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



- (1) 320 East Michigan- East side
- (3) Prismatic glass over 2nd floor doors and east storefront



- (2) two storefront entrances
- (4) Skylight

A





(1) 320 East Michigan- East side
(3) South rear – west end



B

(2) South rear – 2nd and 3rd floors
(4) South rear – east end





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address 320 East Michigan

Applicant Michele Fabi

Owner Tovich LLC

Received November 8, 2016

CASE # PPZ 16-0049

Year built: 1911

Owned since March 19, 2016

Meeting date: November 15, 2016

Previous reviews (HDC = commission meeting; Admin = administrative approval):
 2001 – Façade repairs (Admin)

Historic District Haymarket

Zoning CCBD (Commercial, Central Business District)

Additional Permits required – building permit

Rental History: NA

Proposed Work:

1. Add four balconies on 2nd and 3rd floors on south side of building. Window would be converted to a door.
2. Install new doors in openings at rear, first floor
3. Balconies have rails at 42" tall, width 14', 13' deep.
4. Elevator at rear, centered on the building but separated
5. Replace windows (missing on south and east, deteriorated on north)
6. Uncover leaded, prismatic glass transom above 1st floor front/north display windows.
7. Install new doors at front to access apartments

Observations:

- This terra cotta façade is the only one left in downtown Kalamazoo

Applicable Criteria

(1) Secretary of the Interior Standards for Rehabilitation

Preamble to Sol Standards: The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable changes to meet new needs.

#1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- *The proposed rear balconies and elevator will be a minimal change to the property.*
- *Windows on the east side and the rear/south side are boarded. Most are missing. Replacing all the windows would allow a consistent appearance.*

#9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

- *The window converted to doors for the balconies will be a compatible change.*
- #10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- *In the future, the balconies could be removed and the doors converted back to windows. The essential form and integrity of the historic property and its environment would be restored.*

COMMISSION ACTIONS (Motions):

- a. Approve the plans for rehabilitation as specified, including window replacement, balconies, windows converted to doors on the south side to serve the balconies, uncovering and repairing the transom glass on the storefront and replacing the double door serving the 2nd and 3rd floors. The plan substantially complies with Secretary of the Interior Standards #1 to #6 and #9 and #10. Approval of the final details to be delegated to the historic preservation coordinator.
- b. Approve the plans for rehabilitation as specified with the following conditions:
- i. window replacement _____
 - ii. balconies _____
 - iii. windows converted to doors on the south side to serve the balconies _____
 - iv. uncovering and repairing the transom glass on the storefront _____
 - v. replacing the double door serving the 2nd and 3rd floors _____
- The plan substantially complies with Secretary of the Interior Standards #1 to #6 and #9 and #10. Approval of the final details to be delegated to the historic preservation coordinator.
- c. The commission could postpone with the applicants consent, to ask for more details. The applicant will need to be present for review at the next scheduled HDC meeting.
- d. The commission could deny, based on Secretary of the Interior Standard #1-6, 9 & 10.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

+++++

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

PRELIMINARY

Date 5/4/16

BOUNDARY SURVEY

FOR

TOMCH, LLC.

LOCATED IN SECTION 15, T. 2 S., R. 11 W.,
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

BY

Prein&Newhof

Engineers • Surveyors • Environmental & Soils Laboratory

7123 STADIUM DRIVE

KALAMAZOO, MICHIGAN 49009

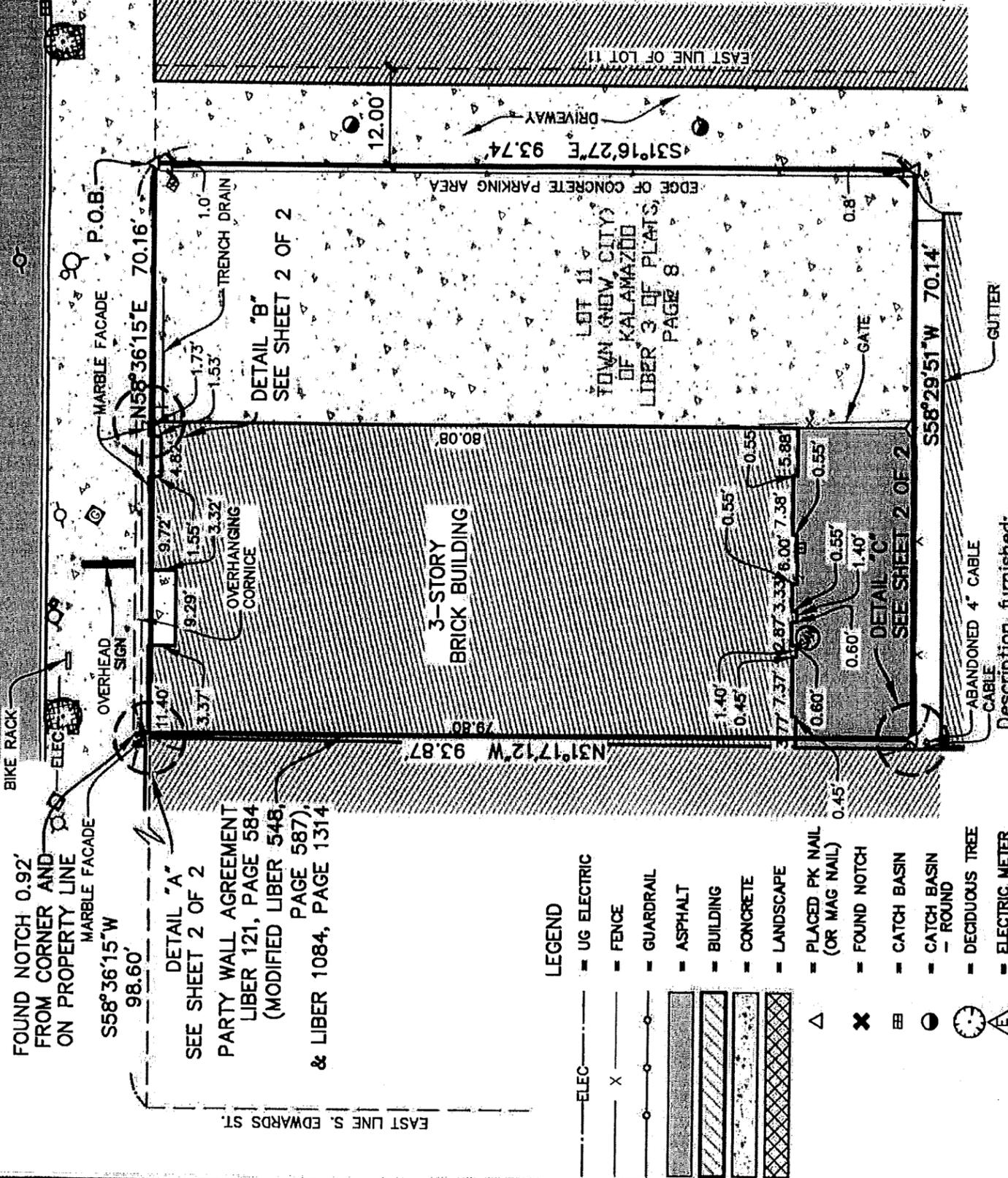
PHONE: (269) 372-1158

5/4/2016

T:\CIVIL3D PROJECTS\2016\2160114 TOWICH, LLC\DWG\2160114 BOUNDARY SURVEY 8_5X14.DWG - SVOELKER - May, 04 2016 - 12:25pm - Prein&Newhof



E. MICHIGAN AVE. (82.5' PUBLIC R.O.W.)



LEGEND

- ELEC
- UG ELECTRIC
- FENCE
- GUARDRAIL
- ASPHALT
- BUILDING
- CONCRETE
- LANDSCAPE
- PLACED PK NAIL (OR MAG NAIL)
- FOUND NOTCH
- CATCH BASIN
- CATCH BASIN - ROUND
- DECIDUOUS TREE
- ELECTRIC METER
- WATER SHUT OFF
- HANDHOLE
- HYDRANT
- LIGHT POLE
- MANHOLE - SANITARY
- POST
- SIGN
- ROOF DRAIN
- UTILITY MARKER
- UTILITY MARKER - GAS
- VALVE BOX

Description furnished:

Part of Section 15, T. 2 S., R. 11 W., being a part of Lot 111, Plat of the Town (now City) of Kalamazoo, according to the recorded plat thereof as recorded in Liber 3 of Plats, Page 8, Commencing on the South line of East Michigan Avenue at a point North 58°-36'-15" East 168.76 feet East of the East line of South Edwards Street; thence South 31°-16'-27" East parallel with and 12 feet West of the East line of said Lot 111, 93.74 feet; thence South 58°-29'-51" West 70.14 feet to the West line of said Lot 111; thence North 31°-17'-12" West along said West line 93.87 feet to the South line of Michigan Avenue; thence North 58°-36'-15" East thereon 70.16 feet to the place of beginning.

By: Christopher A. Kersten
Professional Surveyor No. #53500

PRELIMINARY

Date 5/4/16

BOUNDARY SURVEY

FOR

TOVICH, LLC.

LOCATED IN SECTION 15, T. 2 S., R. 11 W.,
CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

BY

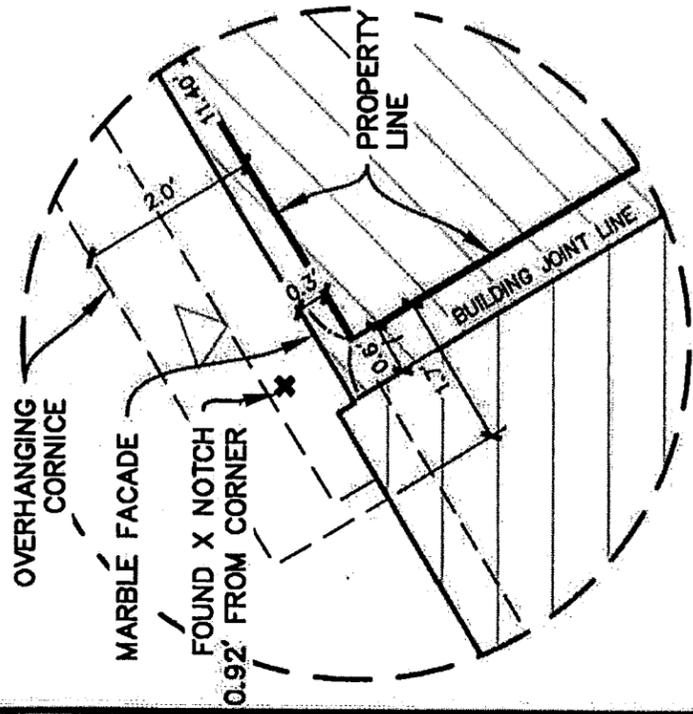
Prein&Newhof

Engineers • Surveyors • Environmental & Soils Laboratory

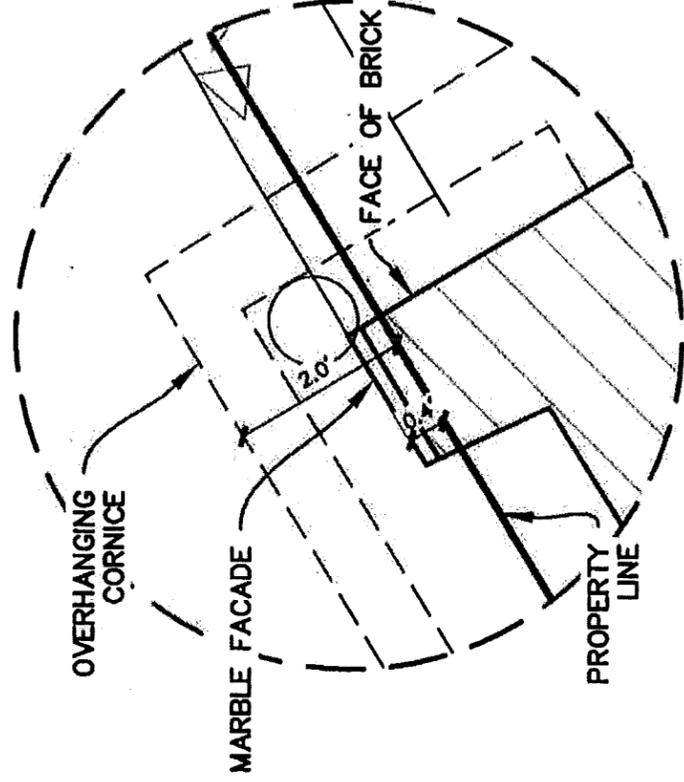
7123 STADIUM DRIVE
KALAMAZOO, MICHIGAN 49009
PHONE: (269) 372-1158

5/4/2016

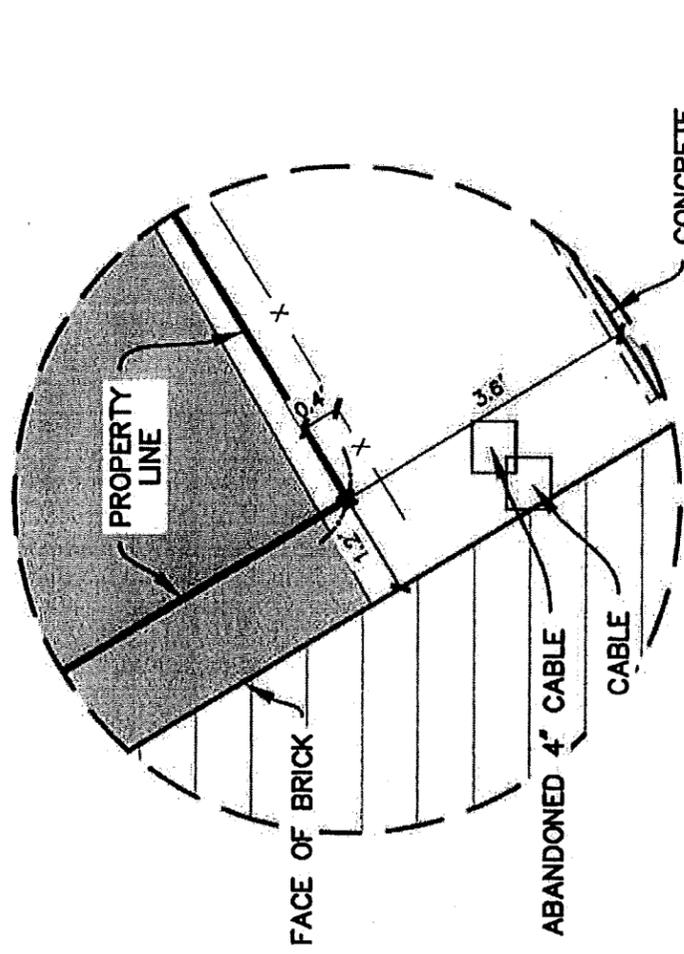
T:\CIVIL3D PROJECTS\2016\2160114 TOVICH, LLC\DWG\2160114 BOUNDARY SURVEY 8_5X14.DWG - SVOELKER - May, 04 2016 - 12:17pm - Prein&Newhof



DETAIL "A"
SCALE: 1" = 2.5'

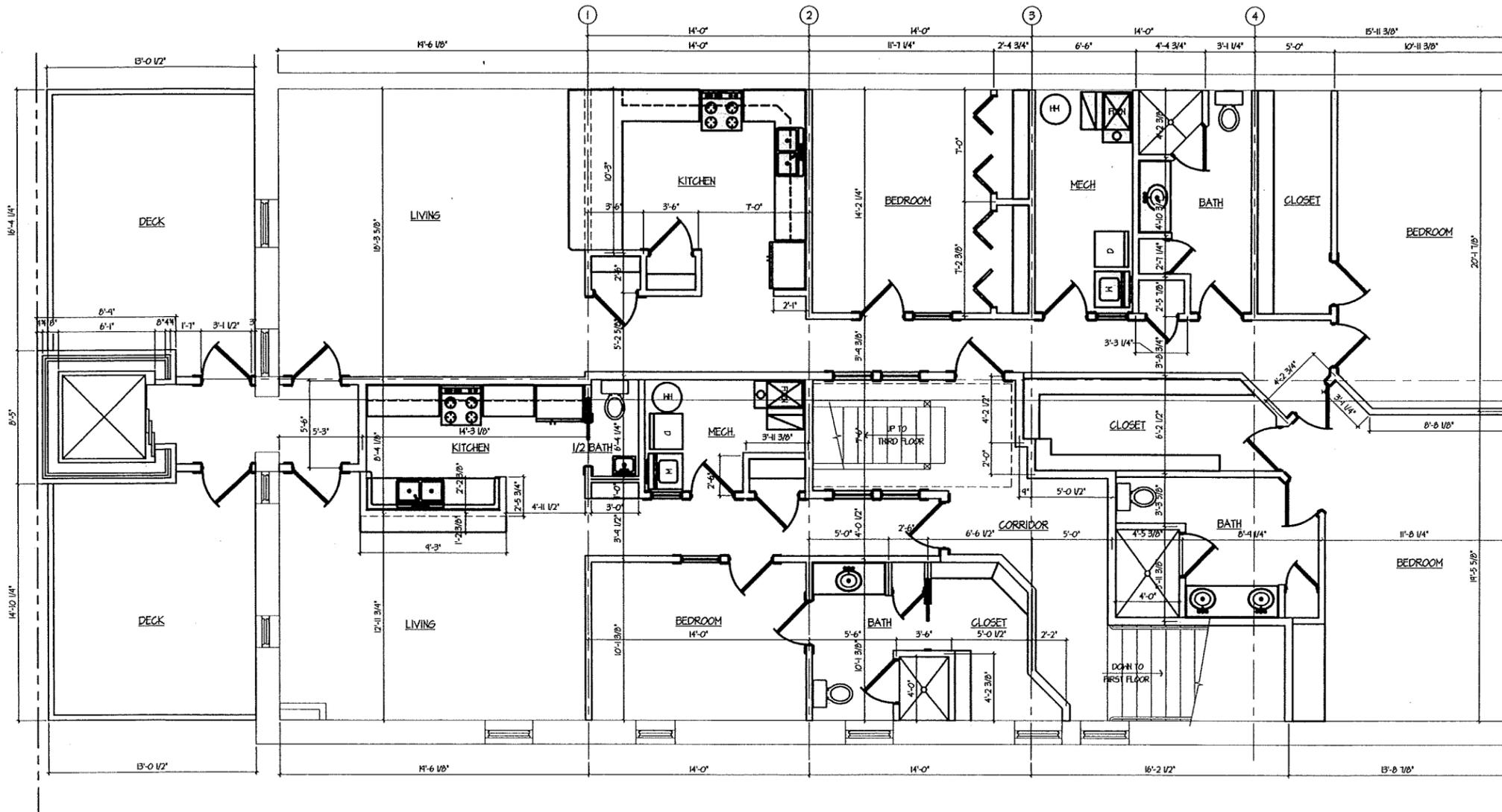


DETAIL "B"
SCALE: 1" = 2.5'



DETAIL "C"
SCALE: 1" = 2.5'

By: Christopher A. Kersten
Professional Surveyor No. #53500




SECOND LEVEL PLAN
 SCALE: 1/4" = 1'-0"

BUILDING RENOVATIONS TO:
THE HOTEL HOLT
 420 EAST MICHIGAN AVENUE
 KALAMAZOO, MICHIGAN 49007

SECOND FLOOR PLAN

HOWARD L. OVRBBEII
 ARCHITECT, P.C.

198 EAST CENTRI
 PORTAGE, MICHIGAN

PHONE (269) 323-242
 FAX (269) 323-244



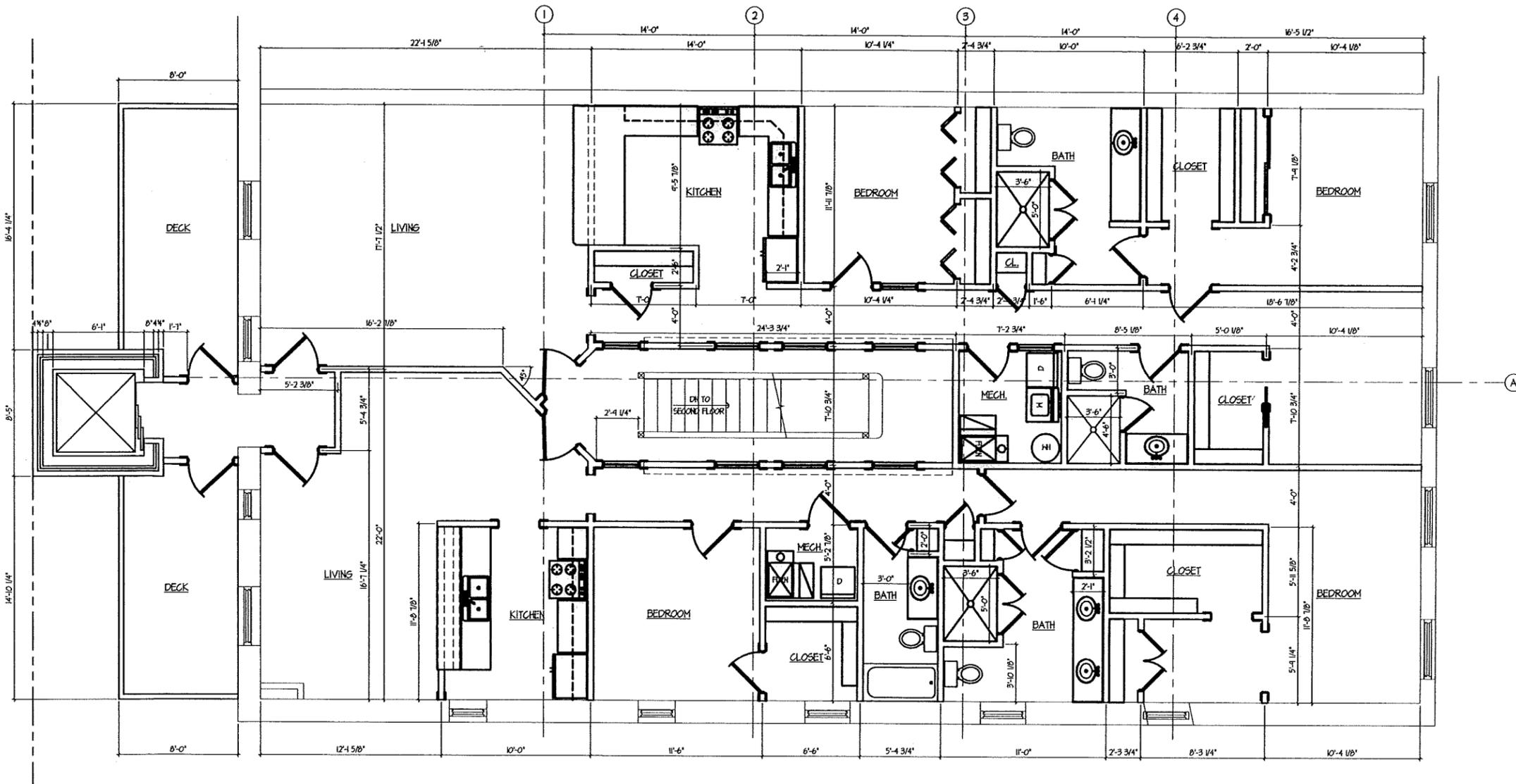
PROJECT NC
 000

DATE
 10/27/11

REVISION

SHEET

A5




THIRD LEVEL PLAN
 SCALE: 1/4" = 1'-0"

BUILDING RENOVATIONS TO
THE HOTEL HOLT
 300 EAST MICHIGAN AVENUE
 KALAMAZOO, MICHIGAN 49007

**THIRD
 FLOOR PLAN**

HOWARD L. OVRBBEEK
 ARCHITECT, P.C.

198 EAST CENTRE
 PORTAGE, MICHIGAN

PHONE (269) 323-2422
 FAX (269) 323-2440

Handwritten initials/signature

PROJECT NO.
 0000

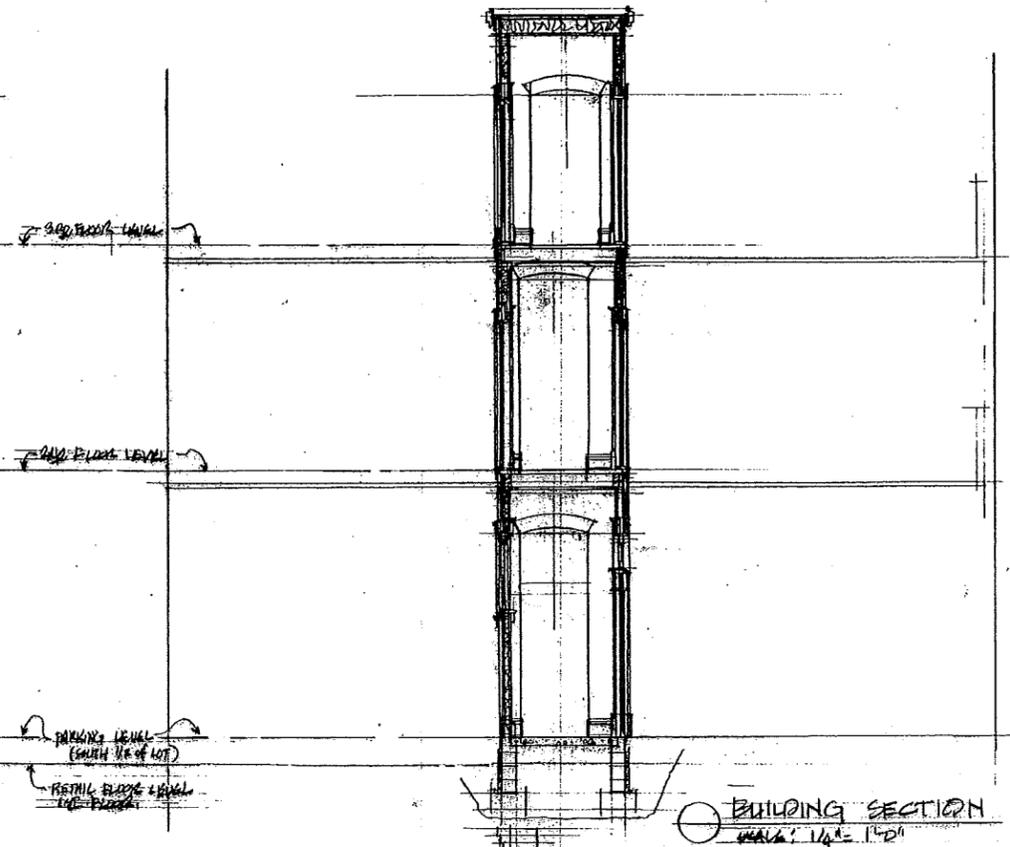
DATE
 10/27/16

REVISION

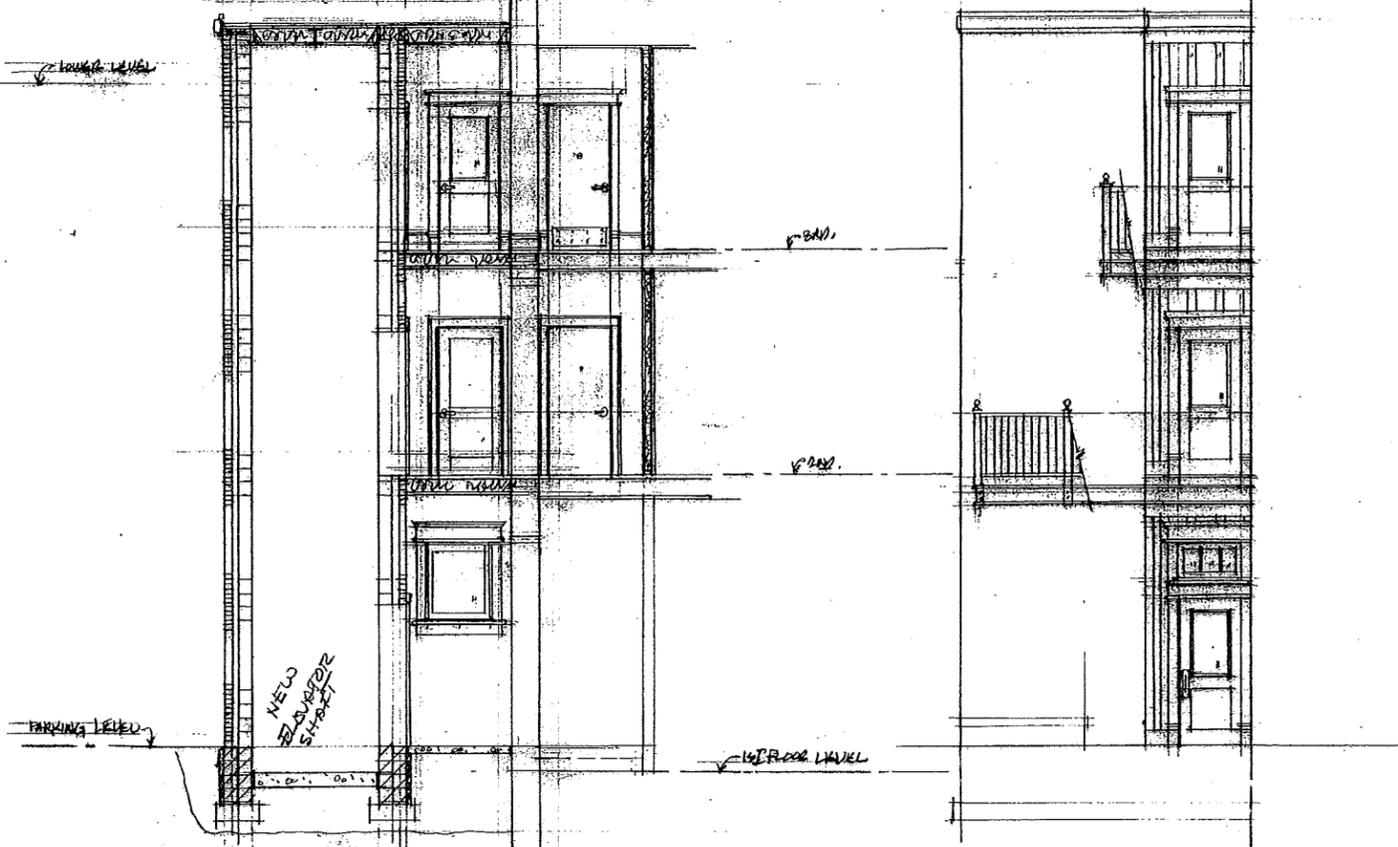
SHEET



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

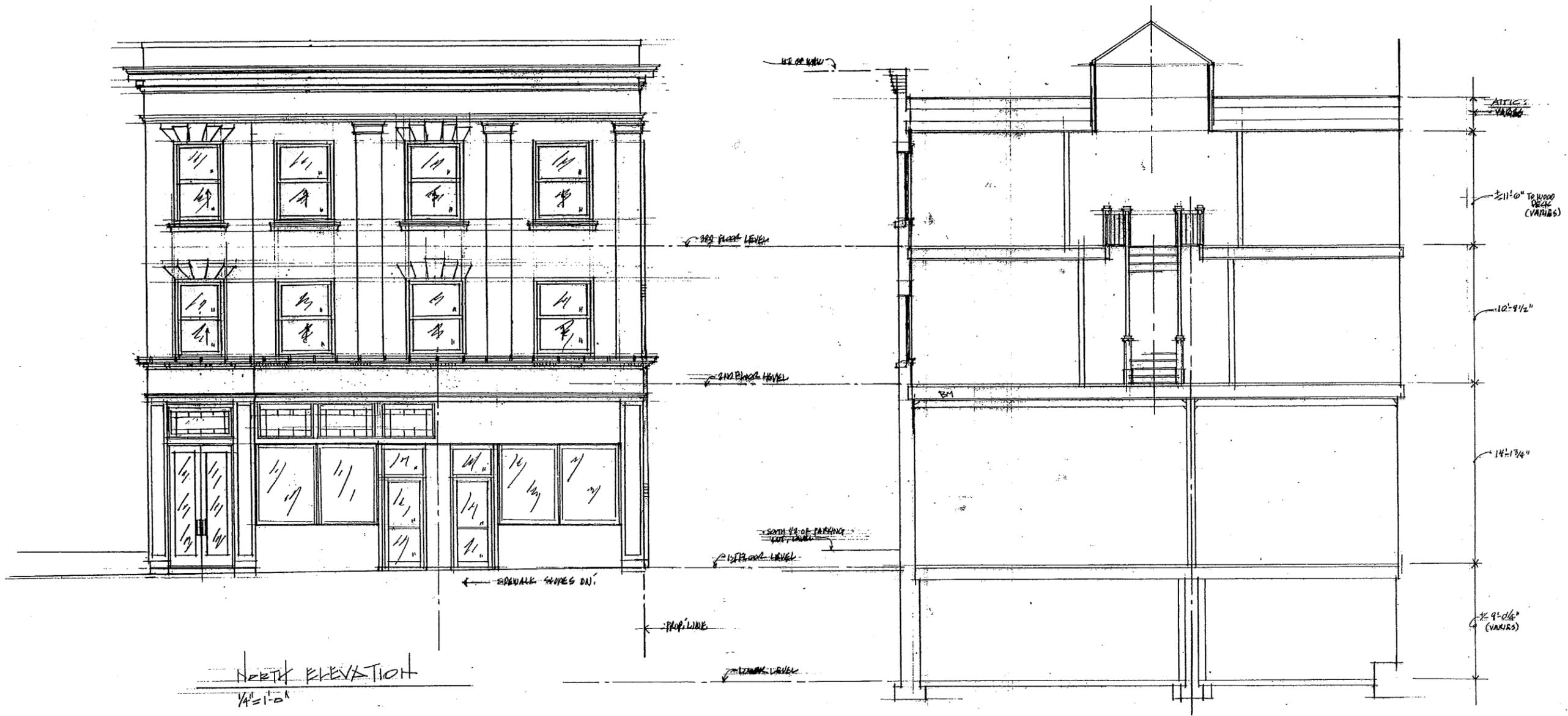


BUILDING SECTION
SCALE: 1/4" = 1'-0"



BUILDING SECTION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"
(WEST ELEV. = SIMILAR)



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING SECTION: EAST TO WEST (LOOKING SOUTH)
SCALE: 1/8" = 1'-0"



Department of Community Planning and Development
Kalamazoo Historic District Commission
 415 E. Stockbridge - Kalamazoo, Michigan 49001
 Telephone (269) 337-8804 - FAX (269) 337-8513
ferraros@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 827 South Westnedge, Kalamazoo, MI.
 Historic District: South/Vine Stuart West Main Hill Rose Place Haymarket
 Applicant: Diane Kim Owner: Diane Kim
 Mailing Add. 827 S. Westnedge Mailing add 827 S. Westnedge
 City State & Zip: Kal, MI 49008 City, State Zip Kal, MI 49008
 Phone: 269-345-6355 Phone: 269-345-6355
 Email dianekim@juno.com Email dianekim@juno.com

Contractor:

Work to be done by owner

Contractor Molnar Construction, L.L.C.

Proposed Work: Use additional sheets to describe work if necessary _____

Proposed New 4,416 sq. ft. single story, slab on grade, wood frame, multiple tenant retail structure. Hardie bevel siding boards & trim, sloped membrane roof, clad windows with clear glass, canopies w/ down lighting, and site improvements. See attached Site Plan & Exterior Elevations

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

Applicant's Signature: Diane S Kim Date: 11/17/16
 Owner's Signature: _____ Date: _____
 (if different)

Application Checklist:
(Incomplete applications will be held until the next review hearing.)

Drawings 11x17 or smaller with dimensions
 Materials list
 Site plan including north arrow
 Other
Site Plan & Exterior Elevations

\$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 16-0050 Date Received*: 11-8-16
Zoning CN1 **Year built** ca 1980 Complete application 11-8-16
Owned since 3-1-1990

COMMISSION

Meeting Date: 11-15-16

Hearing fee paid \$85 yes
 Check # 3798

COMMENTS: _____

Approve in Concept Date: _____ Letter mailed _____

FINAL ACTION

Approve Site Visit Approve w/Conditions Deny Postpone Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

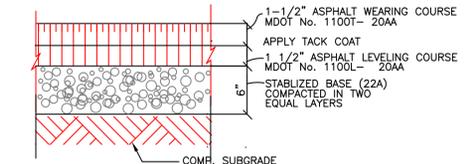
Notice to Proceed _____ Comments _____

NEW COMMERCIAL DEVELOPMENT

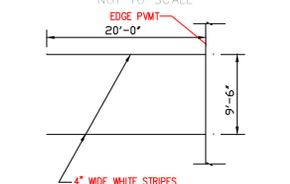
Old Central Center

827 South Westnedge Ave.
Kalamazoo, Michigan

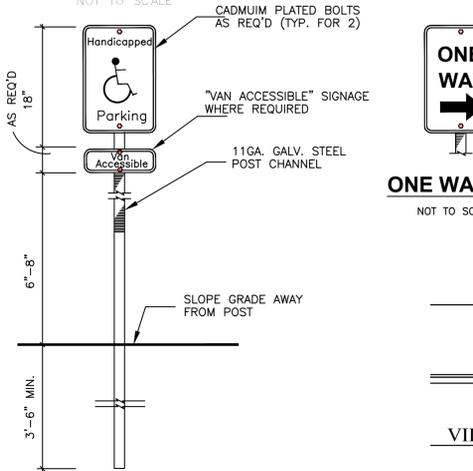
- ### SITE DATA
- Property Owner:
YE OLD CENTRAL LAUNDRY
827 South Westnedge Ave.
Kalamazoo, Michigan 49008
269-345-6355
 - Diane Kim
 - Property Address: 827 South Westnedge Ave.
PPN #06-22-160-008
 - Architect: BATES/ ARCHITECTS
8921 East M.L. Ave.
Kalamazoo, Michigan 49048
Tel: 269-349-3314
Cell: 269-744-2787
Email: art@bates-arch.com
 - Legal Description:
Ranney's Addition, Lots 7, 8, & 9; also lots 586, exc South 37 ft, also exc that part in Osborne St. PA 255 8783042.
 - Property Size: 35,010 sq. ft, 0.8 Acres.
 - Present Zoning: CN-1 "Commercial Neighborhood"
Adjacent Zoning: RM-36 "Residential, Multi-Dwelling"
 - Soil Type Classification: GW - sandy loam
 - Zoning Requirements: "CN-1"
Maximum Building Height: 35 ft.
Setbacks:
Front Yard - 0-0 ft.
Side Yard - 15 ft.
Rear Yard - 15 ft.
 - Building Code: Michigan 2012 Building Code.
 - Occupancy Use Group:
"M" - Merchandise
 - Building Construction Type: 5b-non sprinkled
 - Proposed Building Roof Height: 18'-0"±
 - Land Usage:
Building = 4.2%
Pavement = 49.0%
Green Space = 46.8%
 - Parking Requirements:
Mercantile: (1) sp per 305 sq. ft GFA
4,000 sq ft / 305 = 13.1 spaces
4,660 sq ft / 305 = 15.3 spaces
Required = 29 spaces
Parking provided: -(35) @ 9'x 18'
(2) A.D.A. @ 9'x 18' + 8' aisle
Total Parking Spaces = 37
 - Bicycle Parking- 1 sp/1000 sf. + 1sp/5 employee
8,560 s.f./1000 = 9 spaces
20 employee/5 = 4 spaces
Bicycle Park provided - (13) 2'x5'
 - Loading Area Required: (1) spaces 10'x25'x14'H
 - All Storm Water to remain on site.
 - All floor drains to be connected to Sanitary Sewer.
 - All Pavement markings & Traffic Signs shall conform to "MMUTCO", Current Ed.
 - Erosion & Sediment "SESC" Control work shall comply with Standards and Specifications of City of Kalamazoo.
 - This Site is not located in a Flood Plain.
 - Signs: All Signs shall conform to City of Kalamazoo Zoning Code. A separate sign permit required prior to installation of any signs.
 - Site Lighting:
Exterior lighting shall be wall mounted light fixtures (sharp cut-off type) complying with City of Kalamazoo Zoning Ordinance.
 - Landscaping: Shall conform to City of Kalamazoo Zoning requirements.
 - Appropriate Permits to be obtained from City of Kalamazoo prior to commencement of any work.



STANDARD PAVING DETAIL



AUTO PARKING STRIPING

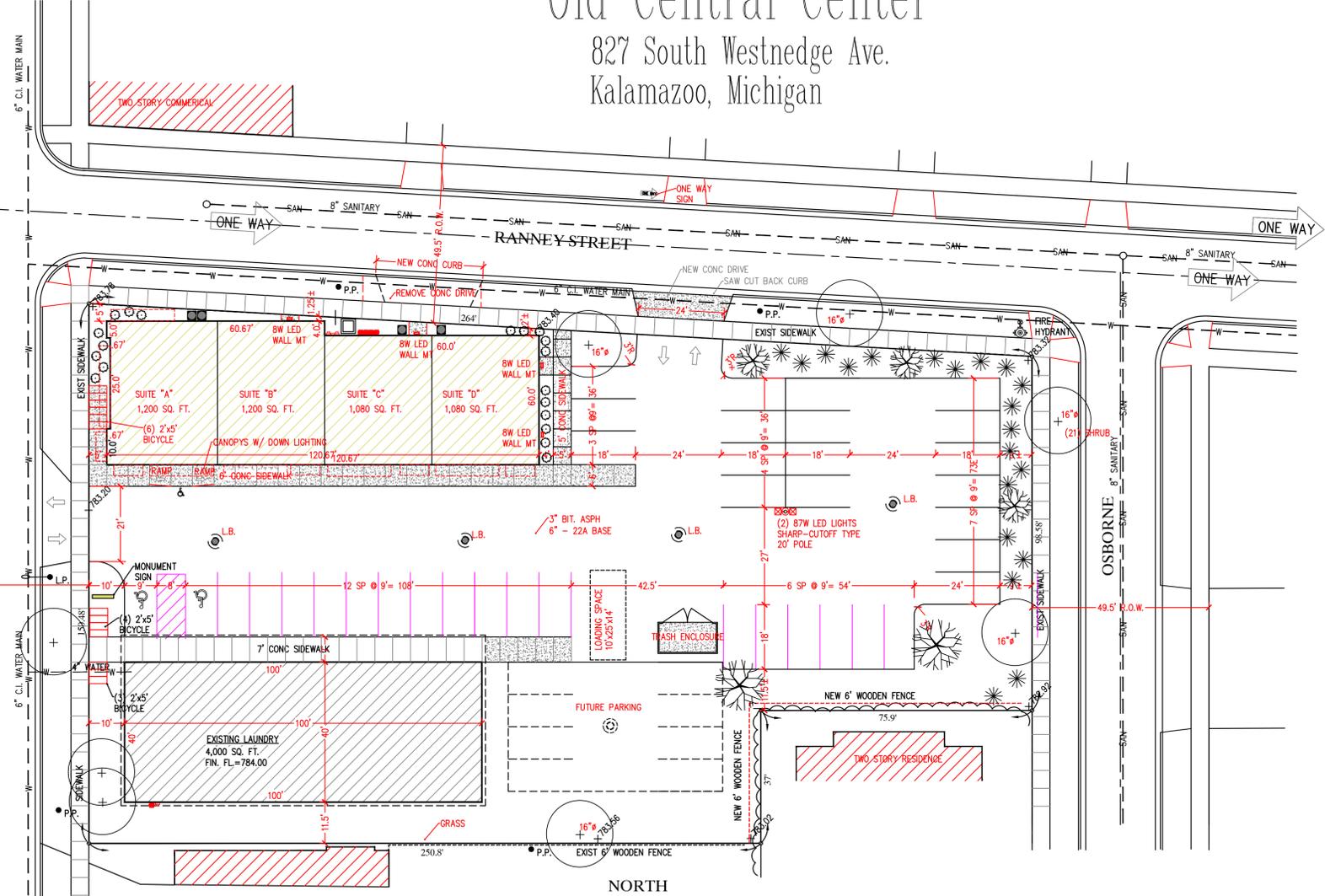


BARRIER FREE PARKING SIGNS

NOT TO SCALE
PER MICHIGAN BARRIER FREE DESIGN GRAPHICS MANUAL 1993



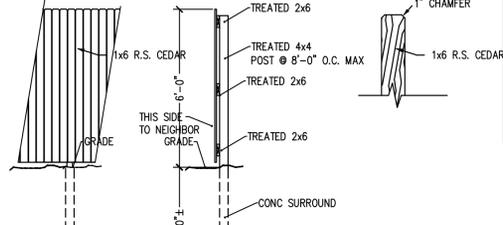
ONE WAY SIGN
NOT TO SCALE



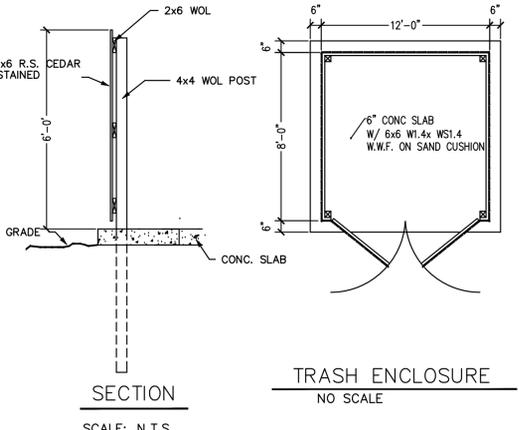
SITE PLAN
SCALE: 1" = 20'

3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG**
1-800-482-7171

NOTE:
All utilities shown are approximate locations should not be interpreted as exact locations nor should they be assumed to be the only utilities in the area.

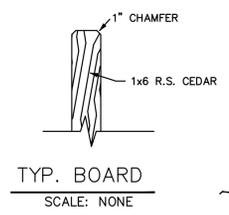


STOCKADE FENCE
SCALE: N.T.S.

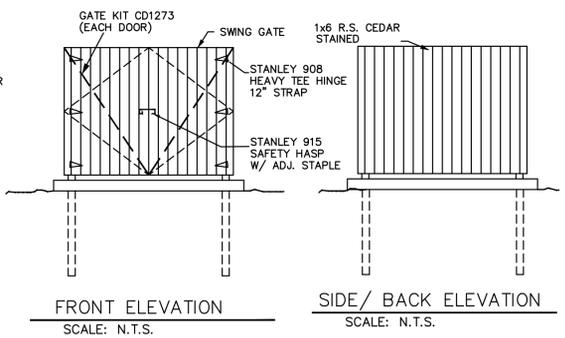


SECTION
SCALE: N.T.S.

TRASH ENCLOSURE
NO SCALE

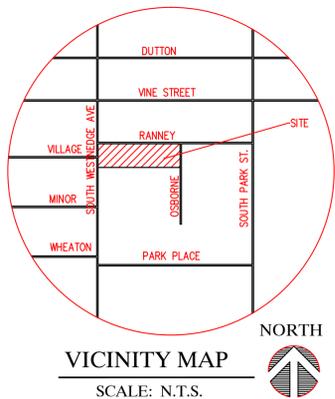


TYP. BOARD
SCALE: NONE



FRONT ELEVATION
SCALE: N.T.S.

SIDE/BACK ELEVATION
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION
11/06/16



(1) 827 South Westnedge – north part of front lot
(3) Laundromat



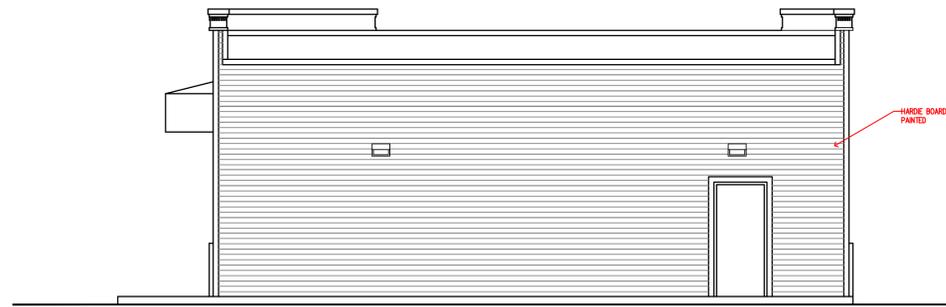
(2) center part of front lot
(4) East lot on Osborne



PROPOSED COMMERCIAL DEVELOPMENT
Old Central Center
 827 SOUTH WESTNEDGE
 KALAMAZOO, MICHIGAN



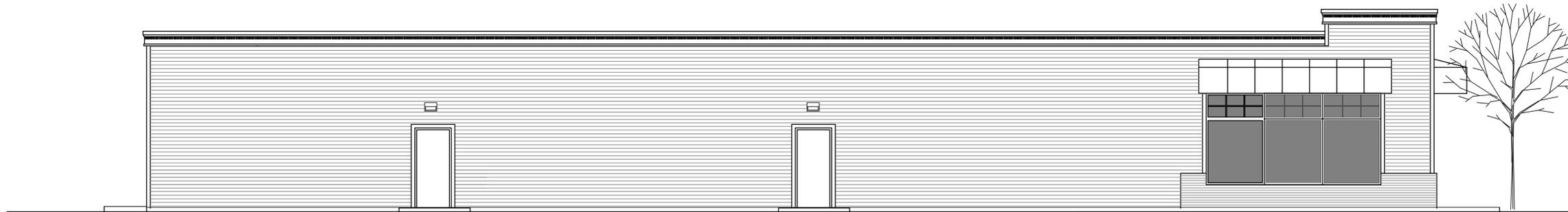
SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"



EAST ELEVATION
 SCALE: 3/16" = 1'-0"



**SOUTH WESTNEDGE
 WEST ELEVATION**
 SCALE: 3/16" = 1'-0"



NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

PRELIMINARY – NOT FOR CONSTRUCTION
 11/06/16

© 2016 DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE, AND SHALL REMAIN PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT THE PROJECT SITE. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PROJECT.

REVISIONS

PROPOSED EXTERIOR ELEVATIONS

COMMERCIAL DEVELOPMENT EXPANSION

Old Central Center
 827 SOUTH WESTNEDGE
 KALAMAZOO, MICHIGAN

BATES
 ARCHITECTS
 8021 EAST MAIN AVE
 KALAMAZOO, MICHIGAN 49008
 TELEPHONE 269/349-3314 FAX 269/349-3448

11/06/16

A1

1601B



**Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW – New construction
STAFF COMMENTS**

Property address 827 S. Westnedge **CASE #** PPZ 16-0050
Applicant Diane Kim **Year built:** *(existing laundromat)* 1980
Owner Diane Kim **Owned since** March 1, 1990
Received November 8, 2016 **Meeting date:** November 15, 2016

Previous reviews (HDC = commission meeting; Admin = administrative approval): **NONE**

Historic District South Street-Vine Area
Zoning CN-1 (Commercial, (Local) Neighborhood)
Additional Permits required – building, site plan review
Rental History: NA

PROPOSAL

A. Build one story building on north property line with 3-4 storefronts

OBSERVATIONS

1. Proposed new building would have west storefront facing South Westnedge with an entrance door and display windows

1) Secretary of the Interior Standards for Rehabilitation:

(Standards 1-8 do not apply to new construction)

#9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new building is differentiated from the nearby commercial storefronts and historic houses by materials and design.

The new building does not abut or join the existing non-historic building or any other historic resource in the area.

(2) Local Design Guidelines: Kalamazoo Historic District Commission Standards and Guidelines (pages 50 and 51) state:

Infill construction within a historic district should complement the other structures in the neighborhood in scale and design. Placement on the lot is very important in maintaining the rhythm of the streetscape.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

- *The new storefronts are parallel to the existing non-historic building with one storefront facing the street and complies with the HDC Standards and Guidelines for new construction.*

(3) The construction of the one-story commercial storefronts will have a moderate visual impact on the historical value of the surrounding area.

(4) The construction of the one-story commercial storefronts will have a moderate visual impact on the architectural character of the surrounding area.

(5) The design of the one-story commercial storefronts have a compatible exterior design for a historic district including location on the site, arrangement of the features, texture of the exterior cladding and materials proposed to be used are compatible with the surrounding historic district;

(6) Any other factor, including aesthetic, which it deems to be pertinent.

COMMISSION ACTIONS (Options):

1. Approve as complying with Secretary of the Interior Standards 9 & 10 with approval of final details delegated to the historic preservation coordinator.
2. The commission could postpone with the applicants consent, to ask for more details or to prepare a revised plan. The revised plan should include the following changes:
 1. _____
 2. _____

If the applicant does not consent to a postponement, the commission must make a decision at this meeting to comply with the 60 day rule.

3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

+++++

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

9. .New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
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**City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
October 18, 2016
Draft**

2nd Floor, City Hall
241 W. South Street
Kalamazoo, MI 49007

Members Present: Peter Carroll, Grant Fletcher, Jason Novotny, Bob Oudsema, Sally Reynolds, B.J. Shell, Max Tibbitts

Members Excused: None

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Wendee Mayes, Recording Secretary

Guests: None

I. CALL TO ORDER

Mr. Carroll called the meeting to order at 5:01p.m.

II. APPROVAL OF ABSENCES

There were no absences for the October 18, 2016 meeting.

III. APPROVAL OF AGENDA

Mr. Fletcher supported by Mr. Tibbitts, moved approval of the October 18, 2016 agenda. With a voice vote, the motion carried unanimously.

IV. INTRODUCTION OF GUESTS

None

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

VI. DISCLAIMER

Ms. Ferraro read the disclaimer into the record.

VII. HEARINGS

OLD BUSINESS

A. 100 Monroe, PPZ16-0042

Nelson Nave represented the property owner. Mr. Carroll stated that this is the second meeting on this application. At the last meeting there was a motion to do further review by a select group of this commission and Mr. Nave did further review with the fire marshal. The City has determined that the stairwell is required. Mr. Carroll asked for an explanation on the firewall issue and why the stairwell cannot be done on the west façade. Ms. Ferraro explained that the third floor is divided into two halves; the west side has guestrooms and the east side has guestrooms, a ballroom and office. The dividing wall is a firewall. The staircase within the building is on the west side of the firewall so the new egress has to be on the east side in the ballroom. The zoning has been changed to commercial which has changed the regulations on the fire escapes. Mr. Fletcher questioned the zoning change and if they could change it back to residential. Ms. Ferraro explained that with the restaurant and the kitchen a commercial zoning was a better fit for the property. If they were to change it back to residential they would lose the basement kitchen, the restaurant and the ability to serve liquor. Mr. Nave commented that the inspectors are not happy with where the proposed exit is going to be but it was better than the alternatives. Ms. Ferraro added that ideally the exit would be on the front or south side of the building but this would be more visible. The north side is the least visible option. Mr. Tibbitts added that there can only be 49 occupants total on the third floor. Ms. Ferraro confirmed that the total between guests in room and the guests in the ballroom cannot exceed 49 people. Mr. Tibbitts questioned if it is worth altering a historic property for 49 people. Mr. Fletcher pointed out that the only thing coming of the building will be the header for one window. Mr. Carroll stated that they will have to alter the entire opening for the window but the roofline will stay the same. Mr. Nave added that the height of the new header would be right to the roof. The exact layout for the project has not been done as they are waiting on the approval of the commission. Ms. Reynolds remembered it being said at the last meeting that the outside stairwell was in order for them to serve liquor. Ms. Ferraro clarified that the information provided had been incorrect and that the stairwell is for occupancy and safety. Mr. Nave added commercial buildings with a third floor must have two exits as is being proposed here. Ms. Reynolds also questioned the need for the stairwell to be outside and why this was not being considered for inside. Mr. Nave and Ms. Ferraro explained that adding a stairwell to the inside of the building would result in the loss of guestrooms on both the second and the third floor, probably two for each floor. Mr. Fletcher added that a lot of the interior design work would also be lost if another stairwell was added to the interior. Mr. Tibbitts reiterated that no matter how well designed an outdoor stairwell is designed it will not look good and will be visible driving up West Main Street. This is not a good tradeoff for a commercial use of a ballroom. Mr. Nave added that the code requires this stairwell for the people sleeping in the guestrooms as well. Ms. Reynolds asked if people are not already sleeping up there. Mr. Nave added that this would be illegal. Mr.

Oudsema believes that this stairwell is something that you might look at once or twice and then get used to it being there. Mr. Fletcher feels that this is the most sincere run in keeping this building viable for the long term and that someone is trying to keep it running with this proposal. Even with the stairwell being visible, this will serve to keep the property as potentially financially viable. It is the deconstruction of only one window and is something that is reversible in the future. Based on the standards; it is a minimal change to the structure, definitely reversible, and keeps the property viable. Mr. Tibbitts pointed out that the owner is not maintaining the property currently, the masonry need to be repointed, windows repaired and the roofing needs to be completed. He is not doing the best that could be done structurally. If adding the stairwell does not keep the property viable it could be devastating in the long run. Ms. Ferraro added that last December the owner put this property into a nonprofit foundation and is asking for property tax exemption. Mr. Oudsema commented that properties such as this one will consume a person and take every little piece of life they have and drain it. The owner bought this property and put vast amounts of enthusiasm and money into it. It is better now than it was when they first got it. Some day they will get tired of it and it will be back on the market, but it will be better than when they first bought it. At that point, there will be someone else with enthusiasm to buy it and the cycle will start again. Ms. Ferraro spoke of the current maintenance problems. With all the work that has been done, the shell of the building has not been addressed by this owner or the previous two owners. Ms. Ferraro would like to see the owner prepare a complete long term plan to address maintenance issues. Mr. Nave commented that the city is enforcing the code for the third floor. The owner has gotten a letter stating that he cannot use the third floor until he gets the second exit. Mr. Novotny believes that more often than not people will tend to not notice the stairwell; there are other things to draw your eye. The design has been addressed as delicately as possible. It is all iron black and uniform. If more people are going to be able to experience the interior because the stairwell has been allowed, then he is marginally good with the stairwell. Mr. Carroll commented that this is a hard decision because he agrees with the arguments that Mr. Tibbitts has made against the stairwell. However, looking at the constraints this is probably the better of two evils.

Mr. Fletcher, supported by Mr. Oudsema, moved to approve the construction of the three story exterior emergency egress as specified. The plan substantially complies with Secretary of the Interior Standards #9 and #10. Approval of the final details to be delegated to the historic preservation coordinator. With a roll call vote the motion carried with a majority vote. Mr. Tibbitts voted no.

NEW BUSINESS

A. 432 Woodward Ave, PPZ16-0047

Ms. Kestrel Marcel Clark presented as applicant. Ms. Clark stated that it is time for a new roof and they are interested in putting on a metal roof because it will last longer and they will have money to put into other repairs/upgrades. Mr. Tibbitts asked if this was

just for the front part of the roof. Ms. Clark stated that it is, the back part of the roof was replaced last year which is not metal as they did not have the money to do a metal roof last year. Mr. Fletcher asked if this is essentially the same as a barn roof. Mr. Carroll asked if this is going to be on top of the existing roof. Ms. Clark responded that they will remove the existing roof and add an ice guard. Mr. Oudsema asked if they will be putting new sheathing down. Ms. Clark responded that they will if it is rotting and needs to be done. They will also do new water and ice protection. Ms. Ferraro asked if the homeowner or a professional would be doing the work. Ms. Clark responded that it will be done professionally. Mr. Carroll asked if why they would not just do the shingles and have it match what was done last year. Ms. Clark responded that they want to do a metal roof because it will last longer. When the back roof was replaced last summer they did not have the money to do a metal roof. The only people who would see the mismatch between the front and the back would be the neighbors as this cannot be seen from the street. Mr. Fletcher stated that he felt the metal roof will be hard to approve. Mr. Novotny added that it would be easier to approve if a seamless metal roof was being proposed instead of the one presented. A seamless metal roof is more in keeping with what is seen on historic homes. The type of metal roof being proposed is an exposed fastener type that typically last the same amount of time as an asphalt roof. This is not a match for a historic area. Ms. Ferraro stated that a seamless metal roof will cost more than an exposed fastener type. Historically the metal roofs were used for sheds, commercial buildings and rural buildings; not really used in the city. Mr. Carroll mentioned that there are metal roofs designed to look like asphalt roofs, some even have a shingle look to them. The proposed roof probably is not going to give you the life expected by Ms. Clark. Ms. Clark asked if a seamless metal roof would be better. Ms. Carroll responded that is correct and it would be better for the house. Ms. Tibbitts asked what the long term plan for the porch roof and overhang. Ms. Clark stated that they are going to redo all the roofing that was not done last summer with the metal roof. Mr. Fletcher asked how many layers are currently on the roof. Ms. Clark answered that she believes there is only one layer, based on the back having had only one layer. Ms. Clark added that with the back roof it was a good thing to remove the current shingles and replace the water and ice shield. Mr. Tibbitts added that the current roof was put on probably 25 years ago. Ms. Ferraro added that for a metal roof a silver or a light color would be more appropriate than a darker color for the roof. Ms. Clark asked if she discusses it and is able to financially do the standing seam would that be possible to approve. Ms. Ferraro answered that it could be approved in concept tonight and Ms. Clark can come back with a final determination and color next month.

Ms. Reynolds, supported by Mr. Novotny, moved to approve the installation of a standing seam metal roof as specified (2nd floor roof and porch) in concept and that the applicants return to the next HDC meeting with final details. With a voice vote, the motion carried unanimously.

VIII. APPROVAL OF MINUTES

Ms. Reynolds, supported by Mr. Tibbitts, moved approval the August 16, 2016 Historic District Commission Minutes. With a voice vote, the motion carried unanimously.

IX. ADMINISTRATIVE APPROVALS

There were no questions on the approvals for the month.

X. OTHER BUSINESS

Ms. Ferraro stated that she received a letter from Mr. Langeland stating that he felt he had been lied to and is now planning on selling the properties that were up for discussion in the last meeting. Mr. Carroll commented that selling the properties is what the commission had originally asked him to do. The commission agrees that the best possible outcome will be for the properties to be sold to someone who will fix them up.

Ms. Ferraro also stated that Mr. Carroll and Mr. Novotny are at the end of their terms at the end of 2016. Mr. Fletcher is up for reappointment. The need to actively look for replacements is now. The basic requirements are that applicants need to live within the city limits and have an understanding of historic preservation.

There will be a window rehab workshop at the Van Buren County Historical Society Museum for anyone who is interested. It is a 4 day workshop after Thanksgiving. It will cost \$25 to participate and lunch will be provided.

Mr. Tibbitts mentioned the following meetings. Imagine Kalamazoo which will correlate with the Foundation for Excellence. The next major meeting is October 27th at the St. Josephs school gymnasium. It is important to attend this meeting as there is opportunity to talk about where you want the money from the Foundation of Excellence to go. There is also an M-DOT meeting for converting one way streets to two way streets on October 20th from 4:00pm-7:00pm at Metro Transit. Also the kickoff for the Bronson Park fundraising on October 20th from 6:00pm-10:00pm. And the 100th anniversary banquet for the Pretty Lake Vacation Camp.

Ms. Ferraro stated that there has been no progress on the Bellevue houses other than cutting the vines. Ms. Reynolds asked who is responsible for those houses. Ms. Ferraro responded that it is Pat O'Brien and Horizon Properties, they have until November 15th.

XI. ADJOURNMENT

The meeting adjourned at 6:02 p.m.

Submitted by: _____

Date:

Recording Secretary

Reviewed by: _____

Date: _____

Preservation Coordinator

Approved by: _____

Date: _____

HDC Chair