

# KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, October 18, 2016

5:00 pm

Kalamazoo City Hall - Community Room - 2<sup>nd</sup> 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:

- a) 100 Monroe                      5:05pm                      **Owner: Henderson Castle Foundation**  
**Applicant: Nelson Nave AIA**  
**Style: Queen Anne**                      **Built: 1895**  
**Zone: RS-5**                      **Owned since: (Fdn) 12-21-2015**  
Build three story egress stair on north side  
(PPZ 16-0042                      Old Application (July 2016)  
Public Comment then Commission Deliberation

### NEW BUSINESS:

- b) 432 Woodward                      5:35pm                      **Owner: Kesteral Jessica Clark & Benjamin Ayer**  
**Applicant: Benjamin Ayer**  
**Style: Vernacular**                      **Built: 1885**  
**Zone: RM-15**                      **Owned since: 2-22-2013**  
Replace existing asphalt roof with metal roof with exposed fasteners  
(PPZ 16-0042                      New Application)  
Public Comment then Commission Deliberation

VIII. **Approval of Minutes:** August 16, 2016 (No quorum - cancelled meeting on Sept. 27)

IX. **Administrative approvals - August 9 to October 18, 2016**

a) **No building permit required**

WestnedgeS	610	Restore rail above front porch roof
SouthW	714	garage doors
Rose Place	227	Repair rear porch, chimney, front porch rails
WestnedgeS	1122	Sign reface
WalnutW	219	Windows-remove & repair DR stained glass windows
Park Place	1027	Small 1/4 globe reflector light over Sside doors
WestnedgeS	423	Metal cap on porch/entry flat roofs - match dark cap.
SouthW	602	Windows on E porch, restore pendils on brackets
SouthW	602	Move gas meter from S/front to E/side
Academy	1554	Windows - basement to glass block
VineW	413	Replace entry doors - 1st floor (NH) and 2 upper
Grand	1315	Gutters & downspouts
ParkS	818	Shed under NH rear addn stairs
Eleanor	713	Satellite dish
Douglas	619	Doors-west and N - both NH
VineW	615	Gutter helmet
CedarW	838	Storm windows

**b) Building permit required**

LovellW	836	Roof
Sprague	415	Roof
Oak	628	Roof
Minor	710	Roof
Minor	711	Roof
Douglas	325	Roof
CedarW	838	Porch - west/rear - repair to match

X. **Other Business**

a) Total outstanding Violations - No report

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

**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 - October 18, 2016**

**REVIEWS:**

**Historic District Commission:**

✓ HDC cases to 09/20/16 – 80 total Fees total to date, 2016 ..... \$1697

**2016 Reports - :**

<b>2016</b>	<b>2016</b>	<b>2015 (07/05)</b>	<b>2015 fees</b>
o 62 no fee	\$ 0	75 no fee	\$ 0
o 24 bldg permit-3@\$34/rest@\$35	\$ 802	34	\$ 962
o <u>11 HDC hearing - \$85*</u>	<u>\$ 935</u>	<u>18</u>	<u>\$ 1482</u>
80 TOTAL	\$ 1737	104	\$ 2444

\* No HDC meeting in January, April and September

**NEW OWNERS in Historic districts\* Letters sent October 12, 2016:**

<b>Date</b>	<b>Street w #</b>	<b>HD</b>	<b>previous owner</b>	<b>current owner w address</b>
9/29/16	447 Stuart	ST	R AND R WILLIAMS FAMILY TRUST 8730 TOBEY DR SCOTTS, MI 49088	WHITTINGHAM, CYNTHIA 447 STUART AVE KALAMAZOO, MI 49007
9/28/16	606 Douglas	ST	WILLIAMS MGMT COMPANY, LLC 505 WOODWARD AVE KALAMAZOO, MI 49007	EVANS INVESTMENT CO, LLC 5455 GULL RD STE D-189 KALAMAZOO, MI 49048
9/27/16	707 Davis	SV	STRATTON, GARY & PATRICIA 9689 BIG ROCK DR KALAMAZOO, MI 49009	FEDERAL NATL MORTGAGE - EVERBANK 301 WEST BAY STREET JACKSONVILLE, FL 32202
9/22/16	506 Woodward	ST	WILLIAMS MGMT COMPANY, LLC 505 WOODWARD AVE KALAMAZOO, MI 49007	STEWART, CLARENCE & ELIZABETH 506 WOODWARD AVE KALAMAZOO, MI 49007

<b>9/21/2016</b>	<b>722 Eleanor</b>	<b>ST</b>	KALAMAZOO COUNTY LAND BANK AUTHORITY 1523 RIVERVIEW DR STE A KALAMAZOO, MI 49004	ROGLIC, ROBERT MCQUATER, TIMOTHY 5740 POWDERHORN DR KALAMAZOO, MI 49009
<b>9/19/2016</b>	<b>619 W. Cedar</b>	<b>SV</b>	AMBER RENTALS, L.L.C. PO BOX 19515 KALAMAZOO, MI 49019	DECKER, BRENT 619 W CEDAR ST KALAMAZOO, MI 49007
<b>9/9/2016</b>	<b>324 Woodward</b>	<b>ST</b>	WILLIAMS MANAGEMENT COMPANY, LLC 505 WOODWARD AVE KALAMAZOO, MI 49007	MCMINN, MICHAEL MCMINN, CATHY 9167 GUERNSEY LAKE RD DELTON, MI 49046
<b>8/30/2016</b>	<b>712 Academy</b>	<b>SV</b>	REDSICKER, ARNOLD 60091 TERRITORIAL RD LAWRENCE, MI 49064	GIANT LIONS LLC 60091 TERRITORIAL RD LAWRENCE, MI 49064
<b>8/26/2016</b>	<b>423 W. Vine</b>	<b>SV</b>	KALAMAZOO COUNTY TREASURER 201 W KALAMAZOO AVE KALAMAZOO, MI 49007	LAMARCHE, WENDY 6223 31ST AVE NW CALGARY, AB CANDAD T3B3X2
<b>8/16/2016</b>	<b>911 W. South</b>	<b>SV</b>	GREAT LAKES RENTALS LLC 2226 BERRIEN HILLS CT BENTON HARBOR, MI 49022	PROPERTY CARE ONE LLC 5740 POWERHORN DR KALAMAZOO, MI 49009
<b>8/15/2016</b>	<b>1321 S. Westnedge</b>	<b>SV</b>	DECKER, KATHRYN L CONVERSE, JOHN P 7882 N INDIAN LAKE DRIVE SCOTTS, MI 49088	INNOVO DEVELOPMENT GROUP LLC 157 S KALAMAZOO MALL STE 240 KALAMAZOO, MI 49007
<b>8/21/2016</b>	<b>725 W. Vine</b>	<b>SV</b>	ALBRIGHT, JANIE S 1201 GREENWOOD AVE APT 102 KALAMAZOO, MI 49006	HANSEN, DAVID 919 FIRST ST CORONADO, CA 92118
<b>8/10/2016</b>	<b>620 Oak</b>	<b>SV</b>	ALBRIGHT, JANIE S 1201 GREENWOOD AVE APT 102 KALAMAZOO, MI 49006	VANDENAKKER, WILLIAM J HANSEN, AMY 3674 LOUISIANA ST SAN DIEGO, CA 92104
<b>8/3/2016</b>	<b>727 Wheaton</b>	<b>SV</b>	TRESBAUM PROPERTIES LLC 1260 WEST WASHINGTON BLVD UNIT 601 CHICAGO, IL 60607	KUJA, RYAN P & KATIE 1416 W 5TH ST ABERDEEN, WA 98520
<b>7/29/16</b>	<b>425 Oakland</b>	<b>SV</b>	HASSAN, MAHER	WILSON, LAURIE 3002 WOODLAND DRIVE FORT GRATIOT, MI 48059
<b>7/27/16</b>	<b>1217 Merrill</b>	<b>SV</b>	BLASCO, PATRICK 1520 MERRILL ST KALAMAZOO, MI 49008	MATHENY, RICHARD 1217 MERRILL ST KALAMAZOO, MI 49008



**APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing**

**COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$81 hearing fee must be received by 5:00 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: 100 MONROE ST, KALAMAZOO 49006  
 Historic District: [ ] South/Vine [ ] Stuart [] West Main Hill [ ] Rose Place [ ] Haymarket  
 Applicant: NELSON NAVE, ARCHT. Owner: FRANCIS MOYET  
 Mailing Add. 100 N. BOWMAN ST. Mailing add 100 MONROE ST.  
 City State & Zip: KAZOO, 49007 City, State Zip KAZOO, 49006  
 Phone: 269-0090 Phone: \_\_\_\_\_  
 Email nave-ava @ mindspring .com Email fmoyet @ hotmail .com

**Contractor:**

TO BE BID

( ) **Work to be done by owner**

**Contractor** \_\_\_\_\_

**Proposed Work:** Use additional sheets to describe work if necessary \_\_\_\_\_

See attached sheets CONSTRUCT AN EXTERIOR STEEL, GALVANIZED FIRE-STAIR CUT ON NORTH SIDE, 3RD FLOOR OF THE "CASTLE". STEEL TO BE PAINTED BLACK; LED LIGHTING FOR EXITANCE IN EMERGENCY.

( NON ) 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: 6-30-16  
 Owner's Signature: [Signature] Date: 6-30-16  
 (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 \_\_\_\_\_

\$81 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 16-0042 Date Received\*: 6-30-2016  
 Zoning R5-5 Year built 1896 Complete application 6-30-2016  
 Owned since 11/11/2014  
12/21/2015 Fdn.

**COMMISSION:** Meeting Date: 11/19/2016 Hearing fee paid \$815  
 COMMENTS: XXXXXXXXXXXX 10/18/2016 Check # 7200

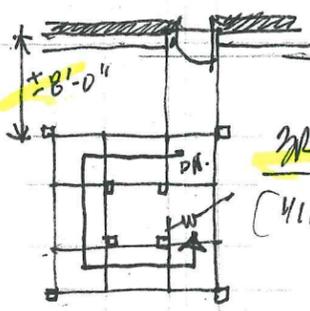
COMMENTS: 2nd review scheduled for Sept. 27 was postponed with a lack of quorum

**Approve in Concept** Date: \_\_\_\_\_ Letter mailed \_\_\_\_\_

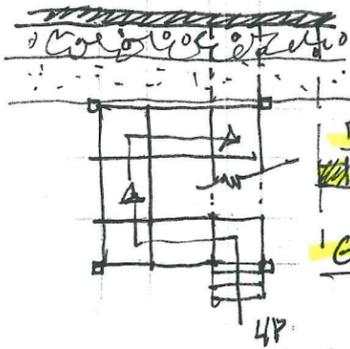
**FINAL ACTION**

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

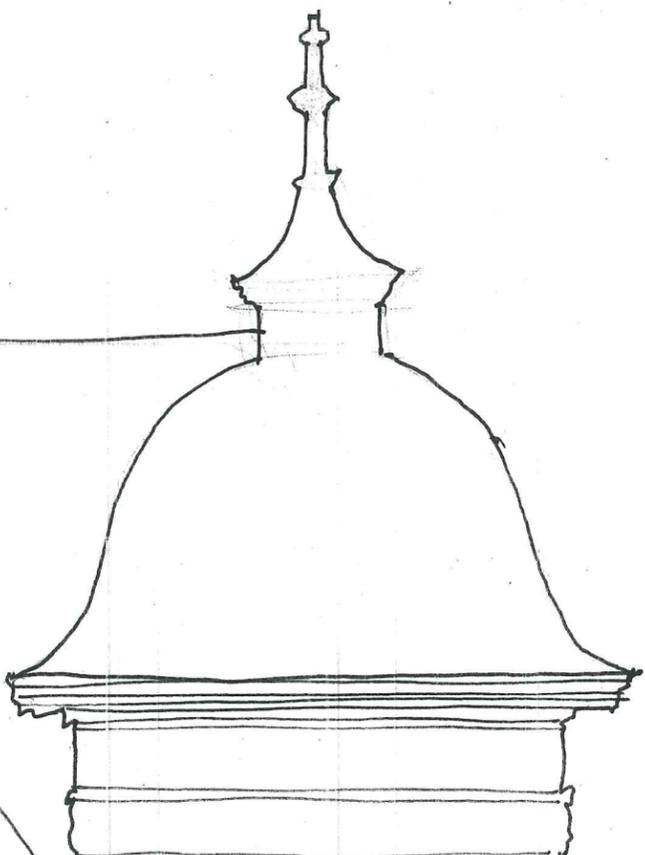
Certificate of Appropriateness Issued \_\_\_\_\_  
 Notice of Denial with appeals information \_\_\_\_\_  
 Notice to Proceed \_\_\_/\_\_\_/\_\_\_ Comments \_\_\_\_\_



3RD FLOOR PLAN  
(1/16" SCALE)



GROUND PLAN  
WALKWAY  
PORTE COCHERE  
NORTH



NEAR EXIST. DOOR (CODE ITEM)

"PORCH" (± 3'-0")

3RD FLR.  
(± 30'-0" UP)

PARTIAL EXISTING SUBVIATION

• PAINTED GALVANIZED STEEL STAIR W/ LED BAMBUKUBEN LIGHTING

NORTH ELEVATION

PORTE COCHERE

N. NADE, AIA, ARCHITECT, 2016  
SCALE = 1/4" = 1'-0"  
JUNE 26, 2016

PRELIMINARY SKETCH OF NEW "FIRE" STAIR OUT OF 3RD FLOOR  
HENRIKSON CASTLE, 100 MONROE ST., KALA MAZEO MI 49007



**Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW  
STAFF COMMENTS**

**Property address** 100 Monroe  
**Applicant** Nelson Nave  
**Owner** Henderson Castle Foundation  
**Received** June 30, 2016

**CASE #** PPZ 16-0042  
**Year built:** 1896  
**Owned since** December 21, 2015  
**Meeting date:** July 19, 2016

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

- 1998 – Guardrail on roof for rooftop deck (HDC)
- 2000 – Slate roof (HDC)
- 2002 – Carriage barn façade (HDC)
- 2003 – 10 ft. privacy fence on rear/west property line (Admin)
- 2005 – Barrier free ramp, retaining wall (HDC)
- 2012 – Vents (Admin)
- 2013 – wince cave (HDC)

**Historic District** West Main Hill  
**Zoning** RS-5 (Residential, Single-Dwelling)  
**Additional Permits required** – building permit  
**Rental History:** Certified through March 16, 2018

**Proposed Work:**

1. Build three story egress stair on north side of building
  - o Convert double window to door
  - o Egress will be a bridge over the drive and barrier free ramp, and a set of stairs landing in the garden

**Observations:**

- The two windows in the third floor center peaked dormer will be eliminated and the header will be raised to accommodate a door. This is the only permanent change to the historic house.
- The stair will be minimally visible from the street through the vegetation on the south side of West Main.

*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 3<sup>rd</sup> floor egress will be a minimal change to the property on the least visible side of the house.*

(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 two windows in the center 3<sup>rd</sup> floor dormer will be removed (and should be labeled and stored on the property) with minimal alteration to the rest of the exterior of the house.

**COMMISSION ACTIONS (Motions):**

- a. Approve the construction of the three story exterior emergency egress as specified. The plan substantially complies with Secretary of the Interior Standards #1 and #9. Approval of the final details to be delegated to the historic preservation coordinator.
- b. 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.
- c. 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.



Community Planning and Development  
Historic District Commission  
415 E. Stockbridge  
Kalamazoo, MI 49001  
Telephone: (269) 337-8804; FAX (269) 337-8513  
[ferraros@kalamazoo.org](mailto:ferraros@kalamazoo.org)

## Postponement of Review - Historic District Commission

08/31/2016

06-16-324-005

### OWNER:

HENDERSON CASTLE FOUNDATION  
100 MONROE ST  
KALAMAZOO, MI 49006

### APPLICANT:

Nelson Nave AIA  
100 N. Edwards  
Kalamazoo MI 49007

Responsible Party (If different than owner): same

Property Address: 100 MONROE ST

### CASE PPZ16-0042

At the July 19, 2016 meeting of the Historic District Commission the project application was reviewed for work to be done at **100 MONROE ST**. The review was postponed to allow for a site visit with the owner, architect and commissioners to explore alternative placements of the 3<sup>rd</sup> floor egress.

On Friday August 5<sup>th</sup>, commissioner B.J. Shall, coordinator Sharon Ferraro, owner Francois Moyet and architect Nelson Nave met on site. The commission wanted to consider the possibility of allowing the 3<sup>rd</sup> floor egress to come out of the west side (3<sup>rd</sup> floor) of the building rather than the north side center. The site visit team toured the third floor ballroom and the staircases leading to it. The west side guest room was unoccupied and we were not able to see the windows from the interior.

On Wednesday August 10<sup>th</sup>, the coordinator met with building official Bob McNutt to review this building.

The third floor has guest rooms and the ballroom on the east side and guest rooms, a spa and the common room below the stairs to the roof on the west side. The third floor is divided by a wall with two doors between the ballroom on the east side and the hall on the west side. For reasons of life safety and the fire code for a commercially zoned residential building, this is considered a fire barrier and there must be one exit all the way to the ground on each side of the fire barrier.

The west windows come out of a guest room and the "landing" next to the brick driveway would be too tight to allow the staircase and the minimal distance from the west first floor windows required by the fire code. This site for an exit would also put the second exit on the same side of the firewall as the existing interior stair. This site would not work for an egress stair.

If the HDC approves the egress stair, the owner still needs to install fire doors in the two openings between the east and west sides of the third floor. And there can be no more than four guest rooms on the third floor. . And the maximum occupancy of the third floor is 49 for the ballroom and the guestrooms. The ball room and

the guest rooms could not be in use at the same time.

If the HDC does not approve the egress stair, without a secondary means of egress from the 3<sup>rd</sup> floor, there can be no guest rooms on the third floor. And max occupancy of the ballroom is 49.

Additional Notes:

- This project is not eligible for review at the Housing Board of Appeals or the Construction Board of Appeals. The zoning variance changes the classification of the building to commercial.
- The requirement for an elevator has been waived and is still in effect.

If you decide to pursue this application, please let the coordinator know by September 20<sup>th</sup> at noon so the project can be reviewed at the Historic District Commission meeting on September 27<sup>th</sup> at 5PM (The date has been moved one week later than the usual 3<sup>rd</sup> Tuesday)

If the coordinator does not receive the additional information within **60 days** from the date of this letter, the application will be cancelled and a new application for this project and hearing fee of \$85 will be required. If the decision is made not to pursue this project, please call the coordinator and it will be cleared off the system.

Please call the Historic Preservation Coordinator at 337-8804, Monday through Friday, 8 AM to 5 PM, if you have any questions.



Sharon Ferraro, Historic Preservation Coordinator  
Phone (269) 337-8804 FAX (269) 337-8429

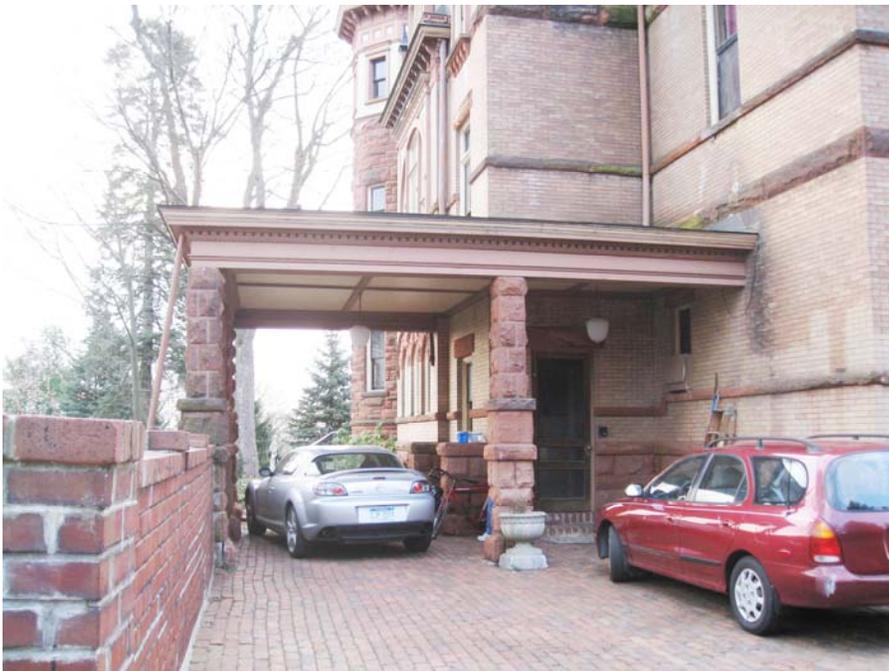
08/31/2016

Date cc: property file

email: [ferraros@kalamazocity.org](mailto:ferraros@kalamazocity.org)

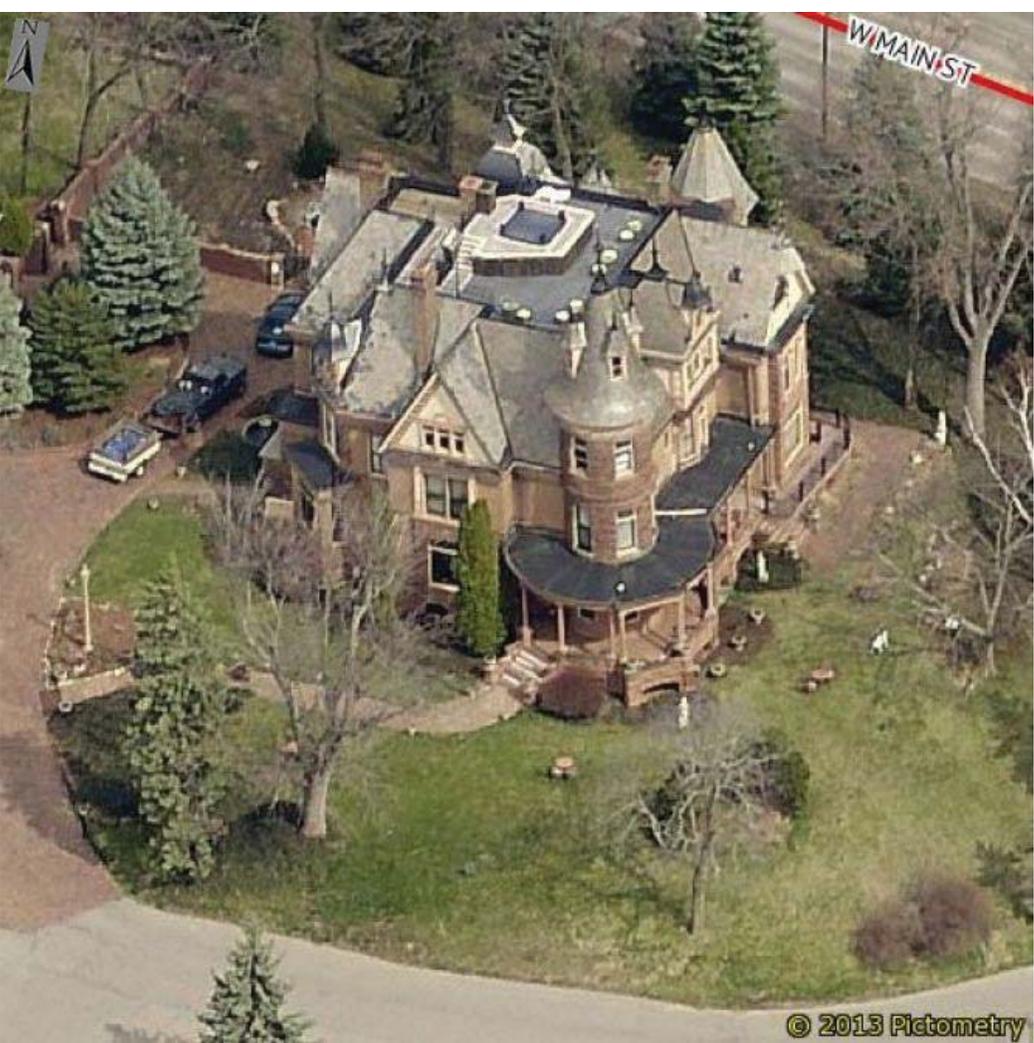


(1) 100 Monroe – Henderson Castle – North side looking SE  
3) Looking east past porte cochere



# 100 Monroe S&E HDC 09-27-2016

South side  
facing Grand  
April 2013



East-Front  
April 2013



04/17/2013

04/04/2013

**100 Monroe HDC 09-27-16**

NORTH SIDE  
April 2013



West side (rear)  
April 2013



04/27/2013

04/16/2013

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Department of Community Planning and Development
Kalamazoo Historic District Commission
415 E. Stockbridge - Kalamazoo, Michigan 49001
Telephone (269) 3378804 - FAX (269) 3378513
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 \$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: 432 woodward
Historic District: [ ] South/Vine [ x ] Stuart [ ] West Main Hill [ ] Rose Place [ ] Haymarket
Applicant: Owner: Kesteral Jessica Clark and Benjamin Ayer

Mailing Add. 432 woodward Mailing add
City State & Zip: Kalamazoo, Mi, 49007 Phone: 734-223-6265
Email Neonlung@gmail.com Email Benayer@GMAIL.COM

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

Proposed Work:

We would like to put a metal roof on the 2nd story of our house at 432 woodward. The roof that slants north and south. As well as a metal roof on the front porch facing woodward. There are multiple options for the color. We are thinking the Ivory color would fit in best. Metal Roofs last far longer than asphalt shingles, they are not prone to ice dams, or other leaks. The metal roof will be the same size dimensions and cover the same area as the existing asphalt shingles.
Materials include
Pro-Rib Metal sheets
Metal Valleys
Roof Vents
Bolts to hold sheets on
Ice Guard, and Laminate for roof decking
Foam material that goes between the decking and metal to keep insects out.

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

MAI

at least one working smoke detector for each dwelling unit.
(Required) \* see back

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

For Historic Preservation Coordinator's Use Only

Case Number: PPZ 16- 0047 Date Received\*: 09/19/2016
Zoning RM-15 Year built 1885 Complete application 09/19/2016
Owned since 02/22/2013

**COMMISSION**

**Hearing fee paid \$85** YES

Meeting Date: 9/27/2016 - 10/18/2016

Check # \_\_\_\_\_

COMMENTS: Review postponed because of lack of a quorum on 9/27/16

**Approve in Concept** : \_\_\_\_\_ 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 \_\_\_\_\_

# Case #PPZ 16-0047

# Item B

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Home > Building Materials > Pole Barn/Post Frame Materials > Steel Panels



Click image for a larger view. Hover to zoom in.



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## Pro-Rib Steel Panel

Model Number: Midnight\_Gray\_1558388 | Menards® SKU: 1558388  
Variation: Midnight Gray

Pricing available after measurements are entered

Variation: Midnight Gray  
\*Prices may vary by variation



View All

Description | Specifications



### Online Availability

- Ship to Home  
Available for shipment in 7 days
- Ship to Store - Free!
- Additional Packaging/Handling Charges May Apply.**

### Design & Buy

## Description & Documents

Pro-Rib® is the leading steel panel offered in the post frame industry at a very competitive price. It is better than most of the panels on the market today. Pro-Rib® is also increasing its usage in the residential and light commercial markets. Delivers value with high performance. Manufactured to the highest industry standards. Environmentally friendly product.

- Panel covers 36" width
- Can be used for residential roofing, out buildings and most post frame applications
- Custom cut lengths from 2' to 36' in 1" increments available special order in Menards store and Menards.com
- Highest hail resistance (Class 4), Class A Fire Rated
- Actual .0142 minimum thickness before painting. .0165 nominal thickness after painting (29 gauge)
- G60 galvanized coating plus zinc phosphate
- Exposed fastener panel system
- Manufactured from structural strength ASTM-A653, grade 80 steel
- Weighs approx. 66lbs per 100 sq. ft
- Limited 40 Year Paint warranty
- All steel over 36' to 40' must be ordered at a Menards store and delivered directly to jobsite or picked up at the plant in Eau Claire, WI, Holiday City, OH, or Valley, NE. Delivery is extra. Additional packaging/handling charges are required. Exposed fastener/pro-rib price is figured on 38" nominal width.

Dimensions: 36" nominal coverage; 9" on center rib spacing

Brand Name: Pro-Rib



Technical Specifications: [view PDF file](#)

Installation Instructions: [view PDF file](#)

Warranty: [view PDF file](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, [click here](#) and download it for free from Adobe's site.

## Specifications

Product Type: Roofing Panel

Trim Type: Siding/Roofing Panel

Rib Spacing: 9 inch

Overall Length: Custom inch

# Case #PPZ 16-0047

# Item B

<b>Nominal Thickness Before Painting:</b> 0.0142 inch	<b>Overall Width:</b> 38 inch
<b>Special Features:</b> Limited 40 Year Paint Warranty (excluded galvanized)	<b>For Use With:</b> 9" OC panel design
<b>Listing Agency Standards:</b> UL2218, UL790, UL580, ASTM-A653, ASTM-A755	<b>On Center Rib Spacing:</b> 9 inch

**Please Note:** Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 9/19/2016 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards® Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®.



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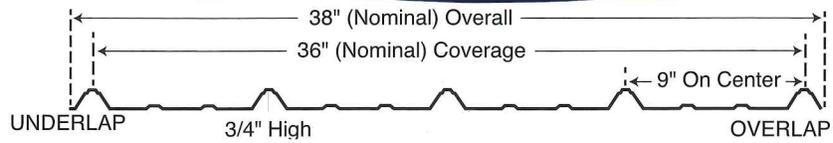


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# Three Great Steel Panels



\$68 / SQ

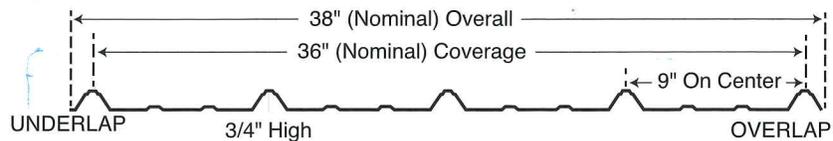


Pro-Rib® is the leading steel panel in the post frame industry offered at competitive prices and is comparable with nearly all of the standard panels on the market today. Pro-Rib® is also increasing its usage in the residential and light commercial markets.

29 Gauge Panel  
 Actual .0142" minimum thickness before painting  
 .0165" nominal thickness after painting  
 G-60 Galvanized Coating plus Zinc Phosphate  
 Limited 40-Year Paint Warranty

## PREMIUM

\$87 / SQ



Premium Pro-Rib® is one of the most versatile members of the Pro-Rib® family of quality products. It is truly a premium wall and roof panel whose applications span a tremendous variety of residential, commercial and industrial construction projects. The superior performance of the **Premium Paint System** sets this panel apart from the crowd.

28 Gauge Panel  
 Actual .0157" minimum thickness before painting  
 .018" nominal thickness after painting  
 G-100 Galvanized Coating plus Zinc Phosphate  
 Limited Lifetime Paint Warranty

## PREMIUM

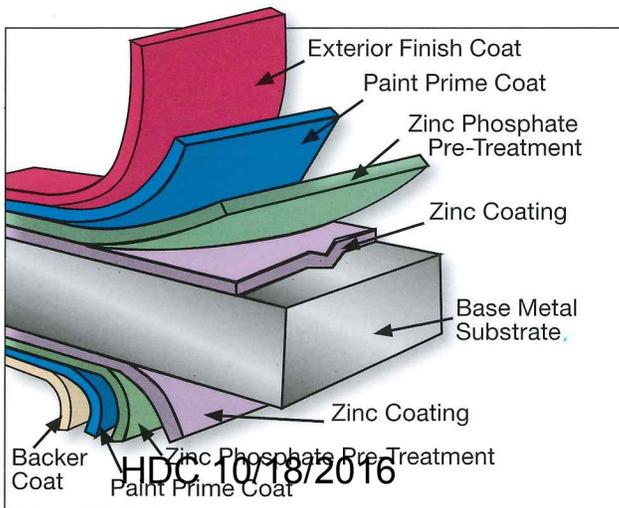
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## Hidden Fastener Panel



Premium Pro-Snap® is an excellent choice for your residential or light commercial applications. Premium Pro-Snap® is an economical, snap-together, concealed fastener roofing panel. Premium Pro-Snap® offers ease of installation, longevity, energy savings and exceptional durability. The superior performance of the **Premium Paint System** sets this steel roofing panel apart from the crowd.

28 Gauge Panel  
 Actual .0157" minimum thickness before painting  
 .018" nominal thickness after painting  
 G-100 Galvanized Coating plus Zinc Phosphate  
 Limited Lifetime Paint Warranty



- Available in 24 Panel Colors
- Plus Copper Colored in Lifetime Products
- Trim Available in All Colors
- Zinc Phosphate Pre-Treatment
- Coil Coating "Paint" Process ASTM-A755
- Structural Strength ASTM-A653
- Grade 80 (Full Hard Steel)
- 100,000 p.s.i. nom. Tensile Strength
- UL 2218 Class 4 Hail Resistance
- UL 790 Class A Fire Resistance
- UL 580 Class 90 Wind Uplift

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HDC 10/18/2016

432 Woodward

Case #PPZ 16-0047

# POST-FRAME BUILDINGS

Item B



Commercial Suburban Agricultural



WHITE



PRAIRIE WHEAT



IVORY



TAN



BRITE WHITE



PINEWOOD



ASH GRAY



PATINA GREEN



SLATE BLUE



OCEAN BLUE



FOREST GREEN



EMERALD GREEN



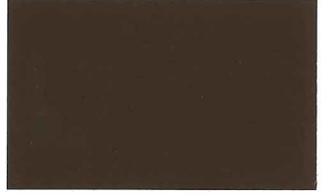
BEIGE



BRONZE



BURNISHED SLATE



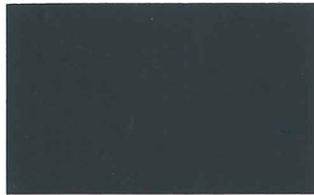
BROWN



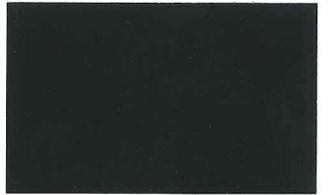
LIGHT GRAY



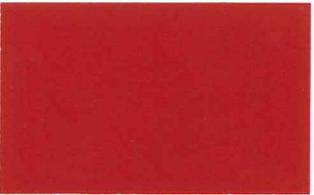
CHARCOAL GRAY



MIDNIGHT GRAY



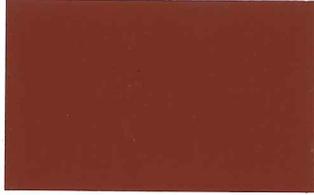
BLACK



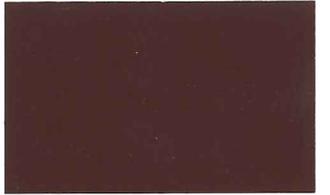
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HDC 10/18/2016



Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW  
STAFF COMMENTS**

**Property address** 432 Woodward  
**Applicant** Ben Ayer  
**Owner** Ben Ayer & Kesteral Jessica Clark  
**Received** September 19, 2016

**CASE #** PPZ 16-0047  
**Year built:** 1885  
**Owned since** February 22, 2013  
**Meeting date:** ~~September 27, 2016~~

October 18, 2016

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

- 2004 – Porch rail and fence repair (Admin)
- 2014 – Gutters (Admin)
- 2015 – Small bay window on south side kitchen – retroactive (Admin)

**Historic District** Stuart Area  
**Zoning** RM-15 (Residential, Multi-Dwelling)  
**Additional Permits required** – building  
**Rental History:** NA

**Proposed Work:**

1. Install metal roof on gabled roof (2<sup>nd</sup> floor, north and south faces) and front porch.

**Observations:**

- Owner has re-roofed rear, single story addition and north side (driveway side) bay window.
- The proposed metal roof is not consistent with historic metal roofs in Kalamazoo Historic Districts. Metal roofs, where they exist, are standing seam metal with seams approximately every 12” and a simple crimped seams.

*Applicable Criteria*

*(1) Secretary of the Interior Standards for Rehabilitation*

#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.

- *The proposed ribbed roof does not match the existing roof – or the probable historic roof (cedar shingles) in design, color, texture, and other visual qualities*

(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.

**COMMISSION ACTIONS (Motions):**

- a. Approve the installation of the metal roof as specified. Approval of the final details to be delegated to the historic preservation coordinator.
- b. 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 requests additional information as specified:
  - i. \_\_\_\_\_
  - ii. \_\_\_\_\_
- c. The commission could deny, based on Secretary of the Interior Standard #6.

+++++

**Secretary of the Interior's Standards for Rehabilitation**

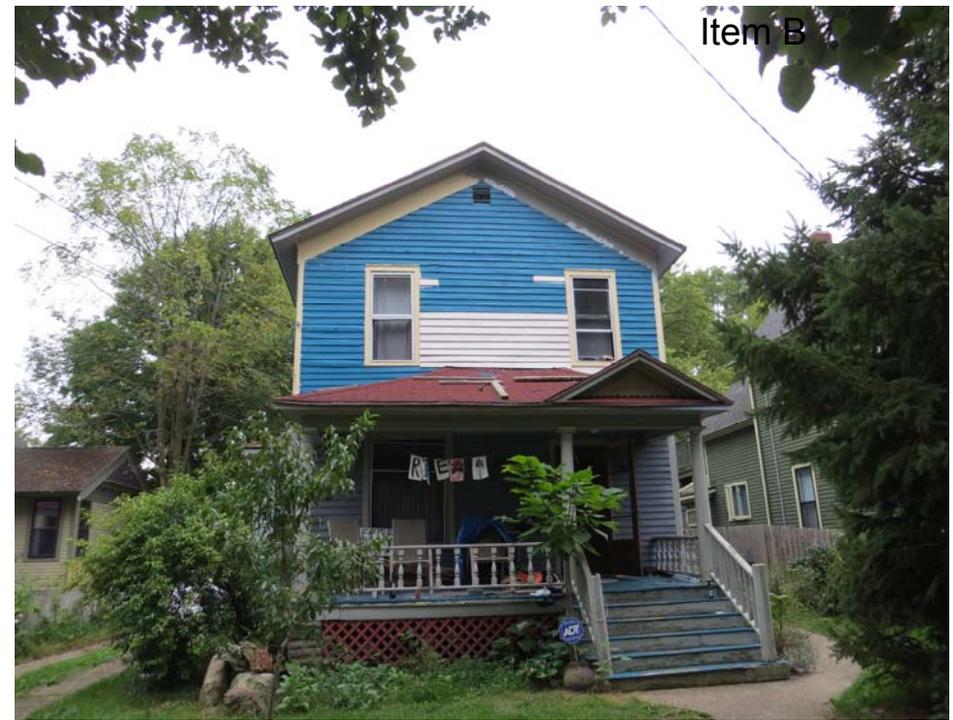
*The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into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



(1) **432 Woodward** – NW corner house (09/21/16)  
 (3) Three sided hip on south roof



(2) West – front  
 (4) Bay roof on north side – work by owner



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**City of Kalamazoo**  
**HISTORIC DISTRICT COMMISSION**  
**Minutes**  
**August 16, 2016**  
***DRAFT***

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

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

Members Excused: Jason Novotny

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 5:03p.m.

**II. APPROVAL OF ABSENCES**

**Mr. Fletcher, supported by Mr. Oudsema, moved approval of the absence of Mr. Novotny from the August 16, 2016 meeting of the Historic District Commission. With a voice vote, the motion carried unanimously.**

**III. APPROVAL OF AGENDA**

**Mr. Oudsema supported by Ms. Reynolds, moved approval of the August 16, 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. 942/946 Bellevue Pl, EN16-2709/EN16-2710**

Rick Anderson, property manager for O'Brien Real Estate, represented the property owners. Ms. Ferraro commented that this is in response to the case of demolition by neglect approved by the HDC on June 21 this year. Mr. Anderson is responding and presenting the proposed work. Mr. Oudsema asked Mr. Anderson to describe the work needed. Mr. Anderson answered that both exteriors need quite a bit of work. The baseline for the scope of work is outlined in the demolition by neglect case. A building permit has already been applied for and work will start as soon as that permit has been issued. Anticipated finish date is November. Mr. Tibbitts noted that the boarded basement windows on 942 Bellevue Pl and the foundation and flashing on the porch of 946 Bellevue Pl are not addressed on the proposal. Mr. Anderson answered that those may have been omitted by mistake and that they will be using the correction notice provided by the city as the scope of work. Mr. Oudsema stated that he approves of the owner making a good faith effort to satisfy the problems, however he would like to have a detailed list of what is to be done and the scope of work that entails. Mr. Tibbitts explained that they are looking for a detailed list with materials and the actual repairs, not just stating that the porch will be repaired. Mr. Anderson answered that the proposal was provided by the owner and that his instructions are to coordinate with the city to fix the properties up to the historic standards. Their contractors are familiar with the historic district and Ms. Ferraro will be contacted with questions. Mr. Fletcher asked if the details can be delegated to Ms. Ferraro. Ms. Ferraro added that she will cover all the details in the decision letter to the owner. Mr. Oudsema asked what the consequences will be if the work is not done to standards. Ms. Ferraro answered that they commission can again ask the owners to make necessary changes to bring it to standards. If that does not work then the demo by neglect case can continue to court and the city can proceed.

**Mr. Tibbitts, supported by Mr. Oudsema, moved to approve the repairs as presented both in written and oral fashion by the representative of the owner with the changes to be given to the Historic Preservation Coordinator before the project starts. Highlighting materials and specifics of how they will be rectified and upon the Historic Preservation Coordinators approval that the proposed work will comply with the Secretary of Interior Standards #1 through #6. With a roll call vote, the motion carried unanimously.**

#### **B. 120/124/128/130 W Dutton St, PPZ16-0045**

David Simpson, project superintendent of Zion Church Builders; Norman Langeland, president and Gregory Langeland, vice president of Langeland Family Funeral Homes were present. Mr. Simpson presented the proposal to demolish these four properties in addition to the property at 627 S. Rose St. These properties would be replaced with a new construction two story building. The first floor of the building would be a garage with four parking spots (two on each end) for the four two-bedroom apartments that would make up the second floor. There would be a private corridor between the four parking stalls and the apartments. The remaining parking spots would be for the funeral home replacing their current five stall garage. Mr. Oudsema inquired as to where the entrances to the apartments would be. Mr. Simpson responded that there would be entrances from the garage as well as a Dutton St

entrance. The presented design is a conceptual design without a layout and site plan has not yet been developed. Mr. Tibbitts stated that two of the houses are currently being rented and are in relatively good shape. Mr. Tibbitts further stated that he has a problem with tearing down houses that having nothing wrong with them. Currently there are five properties that are historic in nature and could be lived in and going down to four apartments in a non-historic building may not be a better scenario. He further questioned if there was not a better parcel to build this type of structure on. Mr. Norm Langeland does not believe that there is a better place to build this garage. Mr. Tibbitts and Mr. Fletcher talked about the fact that this type of proposal has been before the commission before. At that time, it was asked of the applicant to explore other avenues, however there was never any action presented afterwards. Then the demolition by neglect case came about because of the lack of repairs to the exterior of the buildings. Now the applicant is back with a similar presentation to the last time they came before the commission.

Mr. Fletcher summarized that there are properties under the demolition by neglect case because there has been no effort to do the necessary upkeep and now there are five properties that the Historic District is being asked to approve demolition in order to build a garage for Langeland Funeral Homes with four apartments above it. Mr. Fletcher then asked if there would be different motions on the different properties. Ms. Ferraro answered that this will be one motion so as to accommodate the entire planning/zoning application. Something similar to this has been proposed before and the proposal was turned down because the houses could be saved, however no action was taken. The demolition by neglect case has come about because the properties could be saved if the owner completes the repairs specified.

Mr. Carroll noted the minutes of the June 16, 2015 meeting that Langeland's attended asking for a consultation on a similar demolition approval. He referenced discussions on the possibility of selling the houses to people who would be invested in rehabilitating them or working on the houses in order to make them habitable. Both options were agreeable to think about however there was no action going forward.

Mr. Norm Langeland stated that there were meetings with another party who was interested in demolishing the houses and build a sky rise. However the ideas at these meetings did not come to fruition. The three houses that are in deplorable condition are in a state of deterioration. Money is being put into the upkeep of the houses; however whenever a tenant moves out the upkeep of the building starts over again. Langeland's original intent when investing in these properties was not to become landlords but to have the property to expand the business. The ideal solution to the property for Langeland's would be to make it employee parking, such as Bronson Hospital did across the street. When these houses were purchased there was no historical designation. The ideal situation would be to tear down the houses and put a garage there. This would enable the removal of the current garage and allow the business further expansion.

Ms. Reynolds is unsure of how to justify taking down the houses that are still habitable. Mr. Oudsema asked again if Langeland's would be open to talking to someone who would be willing to rehabilitate the properties rather than demolition. Mr. Shell suggested that the two houses which are still habitable could be moved to empty lots and then rehabilitated. Mr. Simpson suggested that the cost to move a house would be too much. Ms. Ferraro spoke as to how it was financed to move other houses within the city. There are ways to come up with

at least part of the funding, however, the owners (old or new) need to want to make the move happen and be invested in it.

Mr. Fletcher asked if any quotes on repairs have been made. Mr. Simpson stated that he is in construction himself and that it would be fifty to sixty thousand dollars to fix up each house. Mr. Norm Langeland stated that it would be twenty-two thousand to tear down all five houses. Mr. Fletcher reiterated that tearing down the houses and putting up the garage/apartments is not in the best interest of the Historic District. He will not be supporting this application.

Mr. Mike Fleckenstein spoke in favor of the application. Mr. Fleckenstein spoke on the different ideas of restoring versus demolition of the properties. This particular block has been primarily commercial for several years. He does not believe that there is anything historically special in these properties and that the historic value is well represented throughout the neighborhood even without these properties. Renting to families in this neighborhood is difficult. The cost to restore the houses does not represent an equitable decision and the historic district was imposed on these properties after being purchased. He believes that this would support getting more family tenants and believes that the demolition and architectural changes would encourage that. He also supports moving the house at 627 S. Rose St, if that becomes an option.

Ms. Ferraro commented that according the Assessors records the properties under question were acquired in 2003 and the Historic District came into being in 1990 so the properties being in historic district was not a surprise. Mr. Norm Langeland commented on the order in which he acquired properties. Ms. Ferraro reiterated that the properties that are in the historic district were acquired after the historic district came into being.

Mr. Nelson Nave, Ms. Kristi Breisach, Mr. Tom Hohm, Ms. Nora Chaus, Ms. Lisa Murphy and Mr. Karl Freye all spoke in opposition of the demolition of these houses. The overall consensus is that the renovation of these properties will be better than the proposed garage/apartments being presented. The houses in a restored state could then be rented as apartments or single family units. They could also be sold to someone who wants to keep the historic feel of the block and neighborhood. There are younger people and couples who would want to buy these houses and renovate them. There is a need to respect the history and heritage of the city and keeping these houses will do a better job of that. Keeping the houses is important to maintaining the residential character of the neighborhood. This little area has a large sense of community and it is rallying around keeping these houses from being torn down.

Mr. Norm Langeland reiterated that renovating and renting or selling the houses does not help with expansion of the business. The original reason for acquiring the properties was for business expansion. Mr. Simpson added that the business needs more space for parking if they are going to do planned expansions. Mr. Fletcher asked if an exemption for the parking requirements has been requested of the city. Mr. Simpson responded that they have not gone to the city and they are going by the zoning code.

Mr. Oudsema commented that the Langeland family has been in this location since 1937. There have been a lot of changes in society over this time and they should be able to change and grow their business. He is sympathetic to the needs and wants of the business. He is also

sympathetic to the housing that is currently present. However, with one side wanting demolition and the other wanting preservation Mr. Oudsema cannot see a how to reach a compromise.

**Mr. Fletcher, supported by Mr. Shell, moved to deny the proposal for demolition of five houses with a four unit condominium to be built in their place. With a roll call vote, the motion carried unanimously.**

Mr. Tibbitts added that this is a case where the owners of the houses have a lack of passion for the Historic District. The expenses to repair the houses come from the position of neglect. Mr. Oudsema asked the Commission if there was a plan that Langeland's could come back and present that might get approval on the demolition. Mr. Tibbitts commented that the support of the community suggests that demolition is not an option. Ms. Reynolds added that this commission is charged with protecting the properties and doing what is good for the neighborhood. Although she supports the business, their resolution works against the charter. Mr. Carroll also stated that the commission is here to give the public, who lives, a say in the matter and support it when appropriate. In this instance the publics support is appropriate. Mr. Langeland asked why Bronson Hospital across the street was able to do demolitions and expand. Ms. Ferraro answered that the historic boundaries were established at the end of the 1980s and the boundaries did not extend to the east side of South Burdick owned by Bronson Hospital. Mr. Carroll also pointed out that the guidelines that are followed come from the state and federal laws. There is a limit on the scope of what can be done. Mr. Oudsema stated that the best interest is to start looking at ways to include these properties. Either fix the up or sell them to someone who will. Mr. Tibbitts questioned as to if the Demo by Neglect case was still open. Ms. Ferraro stated that it is.

### **NEW BUSINESS**

None

### **VIII. APPROVAL OF MINUTES**

**Mr. Tibbitts, supported by Mr. Fletcher, moved approval the July 19, 2016 Historic District Commission Minutes. With a voice vote, the motion carried unanimously.**

### **IX. ADMINISTRATIVE APPROVALS**

Administrative approvals are still low. Owners in the Historic District are doing work on the houses. Most of the work is minor repair work and painting that does not require approval. It also seems that there is a lot of interior work being done.

### **X. OTHER BUSINESS**

Ms. Ferraro proposed moving the September 2016 meeting to September 27<sup>th</sup> with an application deadline of September 20<sup>th</sup>. This is because Ms. Ferraro will be out of town. This was accepted by the Commission.

Ms. Reynolds will not be present for the meeting.

**XI. ADJOURNMENT**

The meeting adjourned at 6: 29 p.m.

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

Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_  
Preservation Coordinator

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_