

# KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, March 20, 2018

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.kalamazoocity.org/local-historic-districts>

## VII. HEARINGS

### OLD BUSINESS:

- a) 218 Allen Blvd. 5:05pm Owner: G&G Enterprise  
Style: Classical Revival Built: 1910  
Zone: RM-15 Owned since: 4/14/2010  
Barrier free ramps to front and rear doors on north side of house.  
(PPZ 17-0018 Old Application - original application was incomplete)  
Public Comment then Commission Deliberation

### NEW BUSINESS:

- b) 616 Oak 5:15pm Owner: Edward McLean  
Style: Italianate Built: ca 1880  
Zone: RM-15 Owned since: 12/201997  
Replace all windows (1/1 double hung) with matching wooden windows as part of a lead paint hazard abatement funded by Michigan Department of Health and Human Services Lead Safe Home Program.  
(PPZ 18-0004 New Application)  
Public Comment then Commission Deliberation

- c) 412 Monroe 5:30pm Owner: Mike Kiewiet  
 Style: NONE (vacant lot) Built: NA  
 Zone: RS-5 Owned since: 05/05/2017  
 Build new two story house with garage/parking in basement at rear (west)  
 (PPZ 18-0005 New Application)  
 Public Comment then Commission Deliberation
- d) 615 West Kalamazoo 5:45pm Owner: William Murphy  
 Style: NONE (vacant lot) Built: NA  
 Gas station/body shop MCM (1946)  
 Zone: M1 Owned since: recent purchase  
 1) Build two new two three story mixed use buildings with offices on the ground floor and  
 apartments on the upper floors (Motion #1)  
 2) Demolish gas station/body shop (Motion #2)  
 (PPZ 18-0006 New Application)  
 Public Comment then Commission Deliberation

VIII. Approval of Minutes: February 20, 2018 (Item E)

IX. Administrative approvals - February 13, 2018 to March 13, 2018

a) No building permit required

CedarW	615	Replace NH East picture window to standards
WestnedgeS	300	Repair porte cochere roof, fr por NE&NW deck

b) Building permit required

WalnutW	817	Roof
MichW	763	Roof

X. Other Business

- a) Annual HDC training

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 - March 20, 2018

### REVIEWS:

#### Historic District Commission:

✓ HDC cases to 03/13/18 –12 total		Fees total year to date, 2018 .....	\$445
<b>2018</b>	<b>2018</b>	<b>2017</b>	<b>2017 fees</b>
○ 7 no fee	\$ 0	9 no fee	\$ 0
○ 2 bldg permit-\$35*	\$ 35	2	\$ 70
○ <u>5 HDC hearing</u> - \$85	<u>\$ 405</u>	<u>7</u>	<u>\$ 595</u>
12 TOTAL	\$ 445	7	\$ 665

### **NEW OWNERS in Historic districts\* Letters sent March 13, 2018:**

Date	Street w #	HD	previous owner	current owner w mailing address
1) 2/1/18	Douglas 432	ST	KNOX, DANNY L 6336 RAVINE RD KALAMAZOO, MI 49009	SCHAFFER, KENNETH W SCHAFFER, LYNN M 58001 LANPHEAR HILL DR PAW PAW, MI 49079
2) 1/31/18	Elm 316	ST	BAILEY, KATHERINE 4354 QUEENS WAY BLOOMFIELD HILLS, MI 48304	FISCHER, ADAM M 316 ELM ST KALAMAZOO, MI 49007
3) 1/23/18	Bellevue 411 Bellevue 410	SV	<b>Vacant lot</b> DEDITIUS, MICHAEL 1410 W NORTH ST KALAMAZOO, MI 49006	SIEVERS, AUSTIN L 410 BELLEVUE PL KALAMAZOO, MI 49007
4) 1/19/18	McCourtie 618	SV	MOTSINGER, MATTHEW W 618 MC COURTIE ST KALAMAZOO, MI 49008	MOTSINGER, ZACHARY 618 MC COURTIE ST KALAMAZOO, MI 49008
5) 1/12/18	Bulkley 158	WMH	DARLING, DENNIS E & JEAN B 158 BULKLEY ST KALAMAZOO, MI 49006	WELCOME, ANNA M 158 BULKLEY ST KALAMAZOO, MI 49006
6) 12/22/17	Stuart 308	ST	ARMSTRONG, STEPHANIE L	GESLER, WILLIAM G III 308 STUART AVE KALAMAZOO, MI 49007



Case#17-0018

Att. Ms. Sharon Ferraro

RECEIVED SEP 12 2017 11:46 am BE ITEM A

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: 218 Allen Blv., Kalamazoo, MI 49007
Historic District: [ ] South/Vine [X] Stuart [ ] West Main Hill [ ] Rose Place [ ] Haymarket
Applicant: G&G Enterprise (Dr. Gagnon) Owner: G&G Enterprise LLC
Mailing Add. 218 Allen Blv Mailing add 218 Allen Blv.
City State & Zip: Kalamazoo City, State Zip Kalamazoo, MI 49007
Phone: 269-903-5887 Phone: 269-903-5887
Email @ Email @

Contractor:

(X) Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets Ramp for wheel chair Access

(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: Gagnon for G&G Enterpr Date: 9/10/17
Owner's Signature: G&G Enterprise LLC Date: 9/10/17
(if different)

Application Checklist:
(Incomplete applications will be held until the next review hearing.)
[X] Drawings 11x17 or smaller with dimensions
[ ] Materials list
[X] Site plan including north arrow
[ ] Other
[X] \$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 17-018 Date Received\*: 9/12/2017
Zoning RM-15 Year built 1910 Complete application 9/12/17
Owned since April 14, 2010

COMMISSION Hearing fee paid \$85 yes
Meeting Date: September 19, 2017 Check # 1087

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

Revised April 26, 2017



**Historic Preservation Coordinator**  
**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW**  
**STAFF COMMENTS**

**Property address** 218 Allen Blvd  
**Applicant** Gado Ongwela  
**Owner** G&G Enterprise  
**Received** Sept 12, 2017

**CASE #** PPZ 17-0018  
**Year built:** 1910  
**Owned since** 04/14/2010  
**Meeting date:** Jan. 16, 2018

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

1991 – Fraternity sign erected without permit (V)  
 1993 – Installation of new door & trim after break-in without COA (V)  
 1996 – Install 2<sup>nd</sup> floor railing on rear upper porch without COA (V)  
 1997 - Modify existing non-compliant rail to meet HDC standards. (HDC)  
 2000 – Redeck front porch (Admin)  
 2001 – Roof to standards (Admin)  
 2002 – Remove 2<sup>nd</sup> floor rear deck, convert doors back to windows (HDC)  
 2003 – Storm windows (Admin)  
 2017 - Sept incomplete application for barrier free ramp to front door.

**Historic District** Stuart Area

**Zoning** RM-15 Residential, Multi-Dwelling

**Additional Permits required** – building permit

**Rental History:** Adult Foster Care Home – recently licensed, 1-6 residents, exempt from local zoning.

**Proposed Work:**

Build barrier free ramp along north side of house to serve the front door and a second ramp to serve the back door. Basement door egress must remain unobstructed, necessitating two ramps.

**Observations:**

- *Adult Foster Care regulations require that two entrances to the first floor be served by a barrier free ramp to allow the home to accept residents that rely on wheelchairs or have limited mobility.*
- *Minimum width of a barrier free ramp is 44” to comply with the building code*
- *The entrance to the rear door is not original to the house.*

*Applicable Criteria*

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

#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.

#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 barrier free ramp is proposed to be built from wood. Material for the rails is not specified in the application.

**COMMISSION ACTIONS (Motions):**

- a. Approve the construction of both barrier free ramps in the position proposed on the northwest corner of the house and the north side to the east serving the rear door. The installation of the ramp must not alter the wing walls or porch. The rail should be a pipe rail at code height, with a secondary pipe rail halfway between the ramp deck and the upper rail. The apron board on the ramp should extend above the deck of the ramp by at least 3". The vertical apron board and supporting posts should be painted. The deck of the ramp may be painted as the owner's option. 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.
- b. The commission could postpone with the applicants consent, to ask for more details on:
  - i. the appearance of the guardrails
  - ii. The applicant will need to be present for review at the next scheduled Historic District Commission meeting. If the applicant is not present, the commission will make a decision.
- c. The commission could deny, based on Secretary of the Interior Standards #1 and #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.

Case#17-0018



(1) 218 Allen Blvd (photos 01/09/18) View from north  
(3) North side of house - looking east



HDC Mtg 03/20/2018

ITEM A



(2) Front (west) porch and door **FRONT RAMP** Steps - cast in place  
(4) Front door and threshold



Page 4 of 8

Case#17-0018



(1) 218 Allen Blvd (photos 01/09/18) View from north  
(3) North side of house - looking west



(2) Rear (northeast) non-historic porch and door **REAR RAMP**  
(4) Looking south down alley behind house



HDC Mtg 03/20/2018



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RECEIVED FEB 27 2018

**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: 1016 Oak St. Kalamazoo MI 49007

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

Applicant: EDWARD McLEAN Owner: EDWARD McLEAN

Mailing Add. 4601 WINDING WAY Mailing add \_\_\_\_\_

City State & Zip: KALAMAZOO MI City, State Zip \_\_\_\_\_

Phone: 269-823-4501 <sup>49006</sup> Phone: \_\_\_\_\_

Email PPCounseling@yahoo.com Email \_\_\_\_\_@\_\_\_\_\_

**Contractor:**

MARVIN VANOSTEN (616) 307-0983

( ) Work to be done by owner

Contractor SEE ATTACHMENT FOR SPECIFICATIONS

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

See attached sheets SEE ATTACHMENT.

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

Applicant's Signature: Edward McLean Date: 2-27-18

Owner's Signature: Edward McLean Date: 2-27-18  
(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 18-0004  
Zoning RM-15 Year built ca 1880  
Owned since 12-20-1997

Date Received\*: 2/28/18  
Complete application need window specs

COMMISSION Meeting Date: 03-20-2018

Hearing fee paid \$85 yes  
Check # 6007

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 \_\_\_\_\_

RECEIVED FEB 27 2018

Subject: **Historic commission information**

From: RhodesC2@michigan.gov

To: Ppcounseling@yahoo.com

Date: Monday, February 26, 2018 12:02:55 PM

Mr. McLean,

Attached you will find the application and construction specifications you will need when applying to the local historic commission for the construction at your residence. The next meeting for this approval is March 13<sup>th</sup> at noon. Please try and get on the agenda for this meeting so we can continue the construction on your rental property. Please contact Sharon Ferraro at 269-337-8804 for more information. Thank you for cooperation and patience with this project.

**Chad Rhodes** 517-599-6737

Regional Field Consultant

Michigan Department of Health and Human Services  
Lead Safe Home Program

Grand Tower Building

235 S Grand Ave.

4th Floor, STE 410

PO Box 30037

Lansing, MI 48909

Fax: 517-284-9956

Tx: (517) 599-6737

[RhodesC2@michigan.gov](mailto:RhodesC2@michigan.gov)



2017 HDC application - general-HDChearing.doc  
98kB



CR- Specs 616 Oak Street Units 1-3, Kalamazoo.pdf  
424.2kB

COMPONENT	LOCATION	REMEDIATION TASK DESCRIPTION	LUMP SUM
Carbon Monoxide Detector	One each level and 1 in cellar	<b>Install Underwriters Laboratory (UL)-certified, Carbon Monoxide Detector. Install near sleeping areas. Install at recommended height per manufacturer. Do not install on ceiling. Test detector upon installation. Allowance of \$47 per Detector (product and installation).</b>	<b><u>\$47.00 per detector</u></b>
Smoke Detector	One each level and 1 in cellar	<b>Furnish &amp; install sealed smoke detector with 10-year lithium battery. Replace old existing smoke detectors with new detectors. Do not install near heating or cooling ducts. Test alarm upon installation. Allowance of \$51 per Detector (product and installation).</b>	<b><u>\$51 per detector</u></b>
Fire Extinguisher	One	<b>Install fire extinguisher in kitchen away from stove at recommended height per manufacturer. Allowance of \$51 per unit (product and installation).</b>	<b><u>\$51 per unit</u></b>
LEAD IN DUST	House Int. Complete	Clean entire house for the presence of lead dust. Use the HEPA vacuum and wet wash process.	
LEAD IN SOIL		Rototill top 6" of soil to completely mix soil within the defined area. Insure that all soil clumps are removed. Cover area with landscape fabric and landscape finish material (i.e. decorative stone, wood chips, grass seed etc.), Ensure soil is graded away from foundation.	
<b><u>Unit 1</u></b>			
ALL WOOD SINGLE HUNG WINDOWS AND FIXED WINDOWS IN KITCHEN 6	House Int. Complete	<p>Remove interior and exterior casings and save for re-installation. Remove and dispose of existing window units including window frames and weights. Thoroughly clean, before installation of new window units, all window openings using lead safe cleaning practices. Furnish and install new wood window unit(s) as manufactured by JELD WEN or equal. Window units to have factory applied primer on exterior surfaces. <b>Note: SASH PACKS ARE ACCEPTABLE.</b> New windows must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and whenever possible, materials of the existing windows. New windows shall be Energy Star Rated-(low E). Windows to have full screens and sash locks. Owner responsible for finish painting and/or staining of windows.</p> <p>Encapsulate existing interior and exterior painted casings and associated painted window trim (sills, stops, aprons, etc.). Re-install all casings. Make necessary interior and exterior wall repairs. Caulk all seams. Caulk must be low VOC, butyl-based or silicone caulk (no latex). Window must be finished flush with interior portion of remaining casing. Install fiberglass batt insulation in any remaining gap greater than 3/8". Contractor to provide homeowner with window warranty. Use tempered safety glass or obscured glass where necessary. REFER to the <i>Secretary Of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</i> <b>Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris, including but not limited to roofs and eaves troughs.</b></p> <p><i>If window bars are present, they should be removed and shall not be replaced. They should be provided to the homeowner after the work is completed.</i></p>	
DOOR CASINGS, JAMBS, AND STOPS	Hallway 2	Remove and dispose of existing door casing, interior door and jamb. Install new equivalent pre-hung hollow-core wood (or molded) door and stop with lock set. Install new equivalent casing. Must match existing architecture. Caulk all casing seams with low VOC caulk. Homeowner responsible for finish painting.	

COMPONENT	LOCATION	REMEDIATION TASK DESCRIPTION	LUMP SUM
WALLS B AND D	Laundry 5	Prepare surfaces to be encapsulated. Wet scrape and fully apply lead based paint encapsulant to painted surfaces specified. Follow manufacturer's written instructions.	
DOOR CASING AND JAMB SIDE D	Laundry 5	Trim edges of doors to remove all paint at friction points. Remove stops and replace with new stops. Encapsulate all remaining door trim including inner and outer casings. Homeowner responsible for finish painting.	
BASEBOARD S	Kitchen 6	Prepare surfaces to be encapsulated. Wet scrape and fully apply lead based paint encapsulant to painted surfaces specified. Follow manufacturer's written instructions.	
DOOR CASINGS SIDE C	Kitchen 6	Prepare surfaces to be encapsulated. Wet scrape and fully apply lead based paint encapsulant to painted surfaces specified. Follow manufacturer's written instructions.	
WALLS A, B, AND C	Pantry 7	Prepare surfaces to be encapsulated. Wet scrape and fully apply lead based paint encapsulant to painted surfaces specified. Follow manufacturer's written instructions.	
DOOR CASING AND JAMB	Pantry 7	Prepare surfaces to be encapsulated. Wet scrape and fully apply lead based paint encapsulant to painted surfaces specified. Follow manufacturer's written instructions.	
CLOSET CASING AND JAMB	Bedroom 9	Prepare surfaces to be encapsulated. Wet scrape and fully apply lead based paint encapsulant to painted surfaces specified. Follow manufacturer's written instructions.	
WALL CASING SIDE C	Bedroom 9	Prepare surfaces to be encapsulated. Wet scrape and fully apply lead based paint encapsulant to painted surfaces specified. Follow manufacturer's written instructions.	
DOOR SYSTEM TO BASEMENT	Rear entry 10	Remove and dispose of existing door casing, interior door and jamb. Install new equivalent pre-hung hollow-core wood (or molded) door and stop with lock set. Install new equivalent casing. Must match existing architecture. Caulk all casing seams with low VOC caulk. Homeowner responsible for finish painting.	
<b><u>Unit 2</u></b>			
ALL WOOD WINDOWS	Throughout unit	Remove interior and exterior casings and save for re-installation. Remove and dispose of existing window units including window frames and weights. Thoroughly clean, before installation of new window units, all window openings using lead safe cleaning practices. Furnish and install new wood window unit(s) as manufactured by JELD WEN or equal. Window units to have factory applied primer on exterior surfaces. <b>Note: SASH PACKS ARE ACCEPTABLE.</b> New windows must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and whenever possible, materials of the existing windows. New windows shall be Energy Star Rated-(low E). Windows to have full screens and sash locks. Owner responsible for finish painting and/or staining of windows.  <b><u>Encapsulate existing interior and exterior painted casings and associated painted window trim (sills, stops, aprons, etc.).</u></b> Re-install all casings. Make necessary interior and exterior wall repairs. Caulk all seams. Caulk must be low VOC, butyl-	

COMPONENT	LOCATION	REMEDIATION TASK DESCRIPTION	LUMP SUM
		<p>based or silicone caulk (no latex). Window must be finished flush with interior portion of remaining casing. Install fiberglass batt insulation in any remaining gap greater than 3/8". Contractor to provide homeowner with window warranty. Use tempered safety glass or obscured glass where necessary. REFER to the <i>Secretary Of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>. Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris, including but not limited to roofs and eaves troughs.</p> <p><i>If window bars are present, they should be removed and shall not be replaced. They should be provided to the homeowner after the work is completed.</i></p>	
DOOR CASING	Stairwell 1 side D	Perform substrate stabilization. Repair or replace all damaged or rotted wood. Wet scrape, prime any bare areas and repaint these surfaces with two coats of enamel paint. Apply all products to manufacturer's specifications for application and proper surface temperature at time of application.	
DOOR CASING AND JAMB	Bedroom 2 side B	Remove and dispose of existing door casing, interior door and jamb. Install new equivalent pre-hung hollow-core wood (or molded) door and stop with lock set. Install new equivalent casing. Must match existing architecture. Caulk all casing seams with low VOC caulk. Homeowner responsible for finish painting.	
BASEBOARD S	Living room 3; Kitchen 4	Perform substrate stabilization. Repair or replace all damaged or rotted wood. Wet scrape, prime any bare areas and repaint these surfaces with two coats of enamel paint. Apply all products to manufacturer's specifications for application and proper surface temperature at time of application.	
ALL DOOR CASINGS	Living room 3; Kitchen 4	Perform substrate stabilization. Repair or replace all damaged or rotted wood. Wet scrape, prime any bare areas and repaint these surfaces with two coats of enamel paint. Apply all products to manufacturer's specifications for application and proper surface temperature at time of application.	
<b>Unit 3</b>			
ALL WOOD WINDOWS	Throughout unit	<p>Remove interior and exterior casings and save for re-installation. Remove and dispose of existing window units including window frames and weights. Thoroughly clean, before installation of new window units, all window openings using lead safe cleaning practices. Furnish and install new wood window unit(s) as manufactured by JELD WEN or equal. Window units to have factory applied primer on exterior surfaces. Note: <b>SASH PACKS ARE ACCEPTABLE</b>. New windows must comply with Historic Preservation guidelines i.e. match the size, design, proportions, profile and whenever possible, materials of the existing windows. New windows shall be Energy Star Rated-(low E). Windows to have full screens and sash locks. Owner responsible for finish painting and/or staining of windows.</p> <p><b><u>Encapsulate existing interior and exterior painted casings and associated painted window trim (sills, stops, aprons, etc.).</u></b> Re-install all casings. Make necessary interior and exterior wall repairs. Caulk all seams. Caulk must be low VOC, butyl-based or silicone caulk (no latex). Window must be finished flush with interior portion of remaining casing. Install fiberglass batt insulation in any remaining gap greater than 3/8". Contractor to provide homeowner with window warranty. Use tempered safety glass or obscured glass where necessary. REFER to the <i>Secretary</i></p>	

COMPONENT	LOCATION	REMEDIATION TASK DESCRIPTION	LUMP SUM
		<p><i>Of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</i> Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris, including but not limited to roofs and eaves troughs.</p> <p><i>If window bars are present, they should be removed and shall not be replaced. They should be provided to the homeowner after the work is completed.</i></p>	
DOOR CASING	Bedroom 3 side A	Perform substrate stabilization. Repair or replace all damaged or rotted wood. Wet scrape, prime any bare areas and repaint these surfaces with two coats of enamel paint. Apply all products to manufacturer's specifications for application and proper surface temperature at time of application.	
CLOSET CASING, STOP, DOOR JAMB	Bedroom 3 side A	Trim edges of doors to remove all paint at friction points. Remove stops and replace with new stops. Encapsulate doors and all remaining door trim including casing and jamb. Homeowner responsible for finish painting.	
BASEBOARD S AND CLOSET SHELF BRACKETS	Bedroom 3	Perform substrate stabilization. Repair or replace all damaged or rotted wood. Wet scrape, prime any bare areas and repaint these surfaces with two coats of enamel paint. Apply all products to manufacturer's specifications for application and proper surface temperature at time of application.	
DOOR STOP	Bathroom 4	Replace with new wood equivalent.	
<b><u>Common Areas</u></b>			
SIDING, CORNER BOARDS, LOWER TRIM, SOFFIT AND FASCIA SYSTEM, ALL EXTERIOR WINDOW CASINGS AND SILLS, PORCH CEILING AND BEAMS, DOOR CASING SIDE C	Entire exterior of home; DO NOT INCLUDE PRICING FOR NEW OR REPLACED WOOD (THIS WILL BE POINTED OUT BY RFC)	Perform substrate stabilization. Repair or replace all damaged or rotted wood. Wet scrape, prime any bare areas and repaint these surfaces with two coats of exterior grade, 20 year paint. Apply all products to manufacturer's specifications for application and proper surface temperature at time of application. Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris, including but not limited to roofs and eaves troughs.	
SOIL ABATEMENT	Driplines A, B, and D	Remove all soil within the soil abatement area to a minimum depth of 6". Dump soil directly into containers within the abatement area. Do not transport soil out of the abatement area. Install new replacement soil that has been tested for lead based paint and has less than 400ppm lead. Provide documented soil testing results from a certified NLLAP laboratory. Final grade of replacement soil shall be 2" higher than existing grade to allow for	



- (1) 616 Oak
- (3) S side, 2<sup>nd</sup> floor kitchen windows from inside

WINDOWS MISSING MUNTINS – PINS MISSING OR INOPERABLE



HDC Mtg 03/22/2018



A

- (2) N side, 2<sup>nd</sup> floor living room windows
- (4) Same kitchen windows from outside.



Case#18-0004



- (1) 616 Oak - 1<sup>st</sup> floor windows
- (3) E front 1<sup>st</sup> floor window right of front door

ITEM B



**B**

- (2) S side, 1<sup>st</sup> floor living room window w/ corner braces
- (4) Laundry room window S side, 1<sup>st</sup> floor



HDC Mtg 03/22/2018



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Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION

## APPLICATION FOR PROJECT REVIEW STAFF COMMENTS

**Property address** 616 Oak  
**Applicant** Edward McLean  
**Owner** Edward McLean  
**Received** March 2, 2018

**CASE #** PPZ 18-0004  
**Year built:** ca 1880  
**Owned since** 12/20/1997  
**Meeting date:** March 20, 2018

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

2000 – Reroof rear addition (Admin)

2003 – Repair roof on rear addition (Admin)

2010 – Replace NH rear flat door with paneled metal door. (Admin)

**Historic District** South Street – Vine Area

**Zoning** RM-15 (Residential, Multi-Dwelling)

**Additional Permits required** – none

**Rental History:** Current rental certificate on hold, rental since 2001 or before, exterior paint due by Sept 2018, the rest due by end of April 2018

### Proposed Work:

1. Replace all windows with matching wooden windows to HDC guidelines as lead paint remediation for a child in the home with elevated blood lead levels (EBL).

### Observations:

- Several windows are 9/6 or 6/1 double hung with true divided lites.
- Most of the windows use pins to stay in position
- The windows are in fair condition. Several windows have lost muntins and have been repaired by installing a single piece of glass - originally 4 true divided lites.
- Since many of the windows lack several of the original true divided lites, consider making the windows consistent as 1/1.
- All the windows that tested positive for lead are being replaced.
- Interim controls require biannual monitoring. (see last page of this Staff Report) Since many components that tested positive for lead, both inside and outside the house will be painted as remediation (interim controls), the house will require monitoring.

(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.

*Applicable Criteria*

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

#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.

#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.

- *All the windows, which tested positive for lead on the exterior, casings and exterior sash – and some interior sash will be removed.*
- *The windows are in overall fair to poor condition, with missing pins in some windows - repairs with corner braces and metal plates.*

**COMMISSION ACTIONS (Motions):**

- a. Approve the replacement of all the double hung wooden windows as specified. The plan substantially complies with Secretary of the Interior Standards #1, 3 and #5. Approval of the final details, including review and approval of the specific model of replacement window 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 Standards #2 and #6. The coordinator can approve rehabilitation and installation of sash liners administratively.

+++++

**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.

(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.

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.

## 5.0 Re-Evaluation and Monitoring Schedule

All painted components require periodic re-evaluation and monitoring that is comprised of two parts: Re-evaluation and Owner Visual Survey.

Re-evaluation is a bi-annual follow-up risk assessment completed by a certified Risk Assessor to determine the integrity of the corrective action performed, as described below:

- Leaded-dust above applicable standards.
- Deteriorated paint films with lead-based paint.
- Lead-based paint on friction, impact and chewable surfaces.
- Deteriorated or failed interim controls, or encapsulant or enclosure treatments.
- New bare soil with lead levels about application standards.

The Owner Visual Survey should be completed one month after the lead hazards have been fixed, again six months later, and if no problems are found, once each year thereafter. An Owner Visual Survey identifies:

- New deterioration to painted surfaces that contain lead.
- Areas where lead hazards were fixed but have deteriorated since.
- Problems with the building that could cause new lead hazards.

(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.

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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-city.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: 412 MON ROE STREET

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

Applicant: MIKE KREWET Owner: MIKE KREWET

Mailing Add. Mailing add 34352 SHARON AVE

City State & Zip: City, State Zip Paw Paw 49079

Phone: Phone: 269-377-1511

Email @ Email @ KREWET GROUP INC of ADL.COM

Contractor: Contractor

( ) Work to be done by owner

Contractor Build new HOUSA

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets

New HOUSA

SHARON E HAS PLANS

( ) 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: 3/12/18

Owner's Signature: Date: / /

=====

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 18-0005 Date Received\*: 3/12/2018

Zoning RS-5 Year built vacant lot Complete application 3/12/2018

Owned since 5/5/2017

COMMISSION Hearing fee paid \$83 3/12/2018 Ch #689

Meeting Date: 03/20/2018

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

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

Case#18-0005



(1) 412 Monroe – house to the south  
(3) rear of adjacent house to the north – faces West Lovell

ITEM C



(2) Vacant lot with survey stake (lower right)  
(4) Drop off of 3-4 feet from sidewalk to lot. (HARD to photograph!)

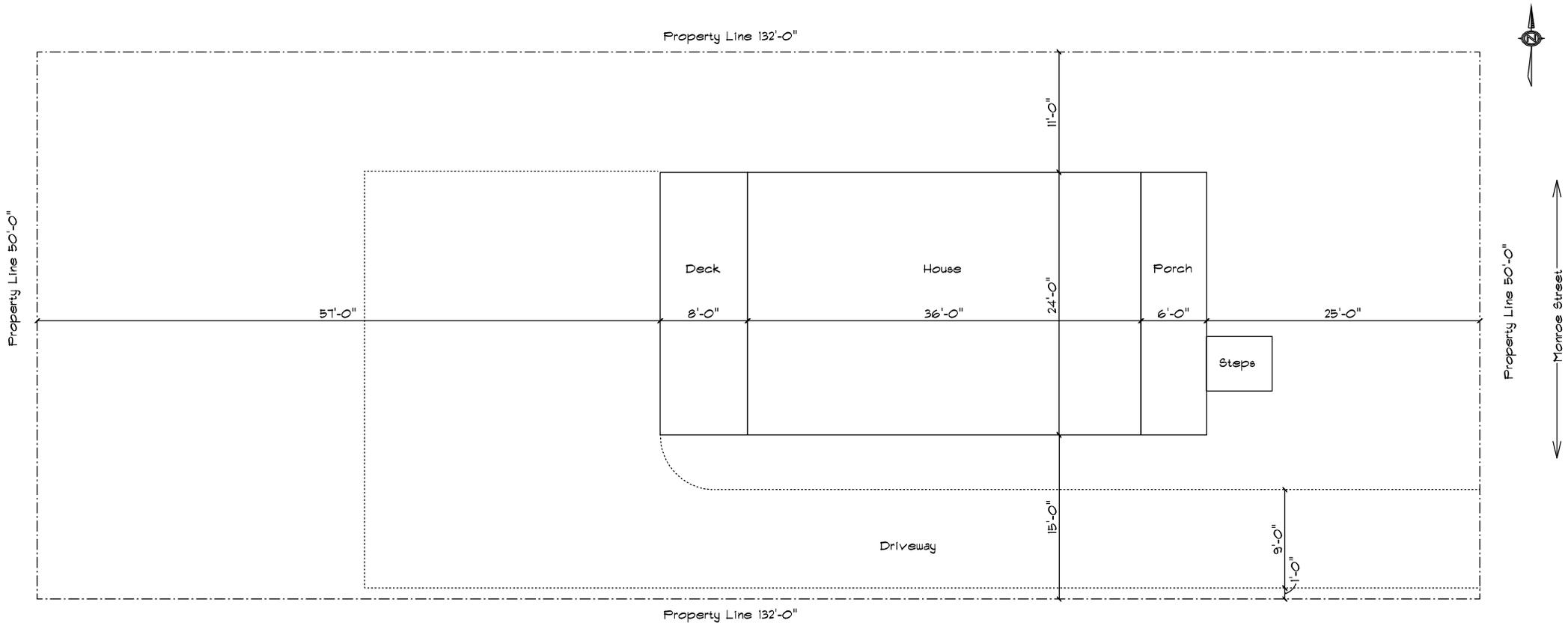


HDC Mtg 03/20/2018

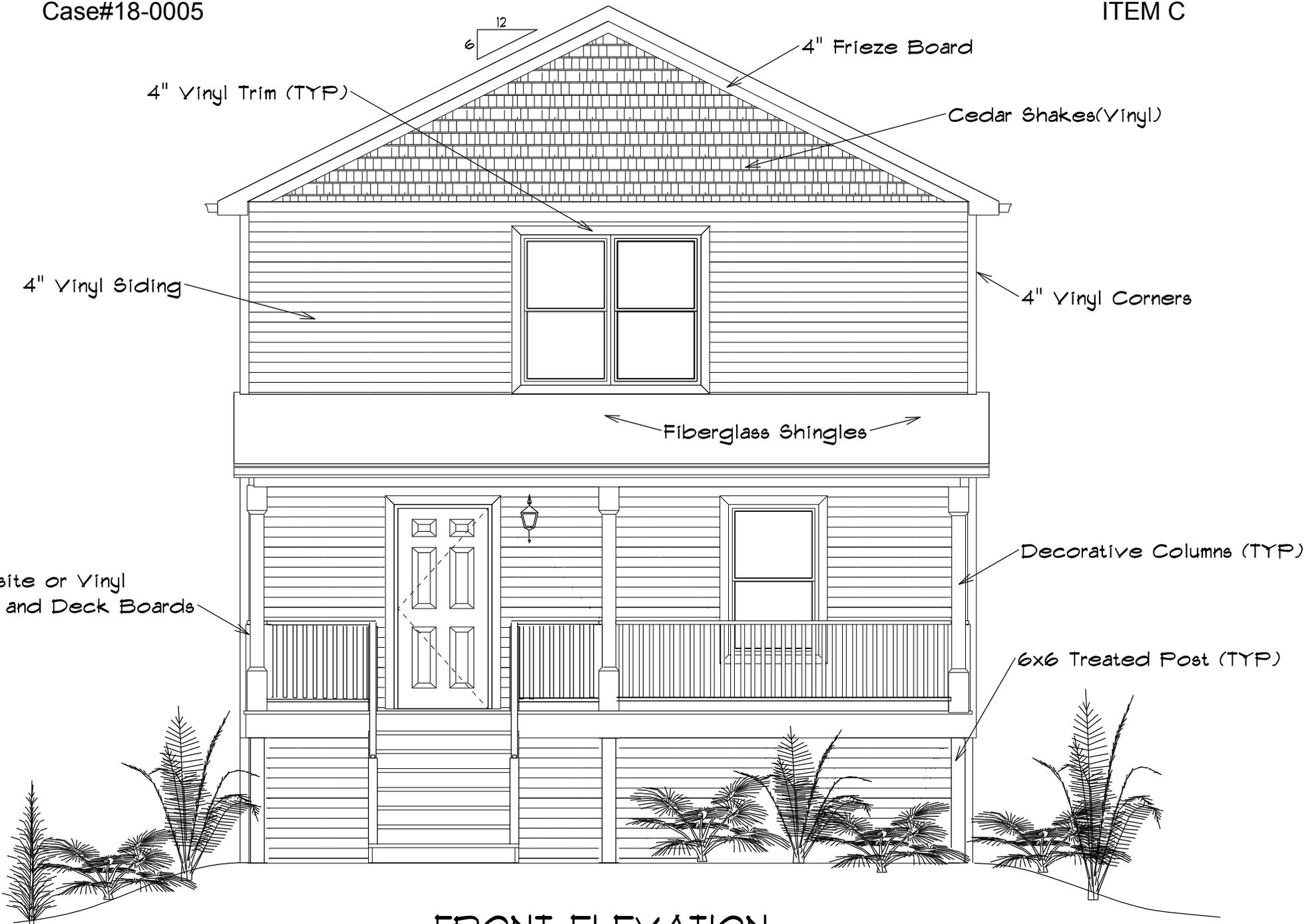


Page 2 of 10





SITE PLAN  
412 Monroe Street, Kalamazoo MI



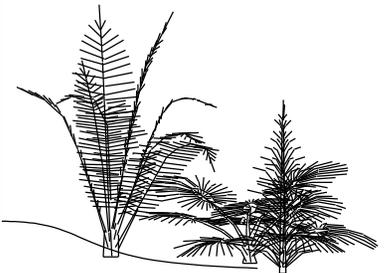
# FRONT ELEVATION

412 Monroe Street, Kalamazoo, MI

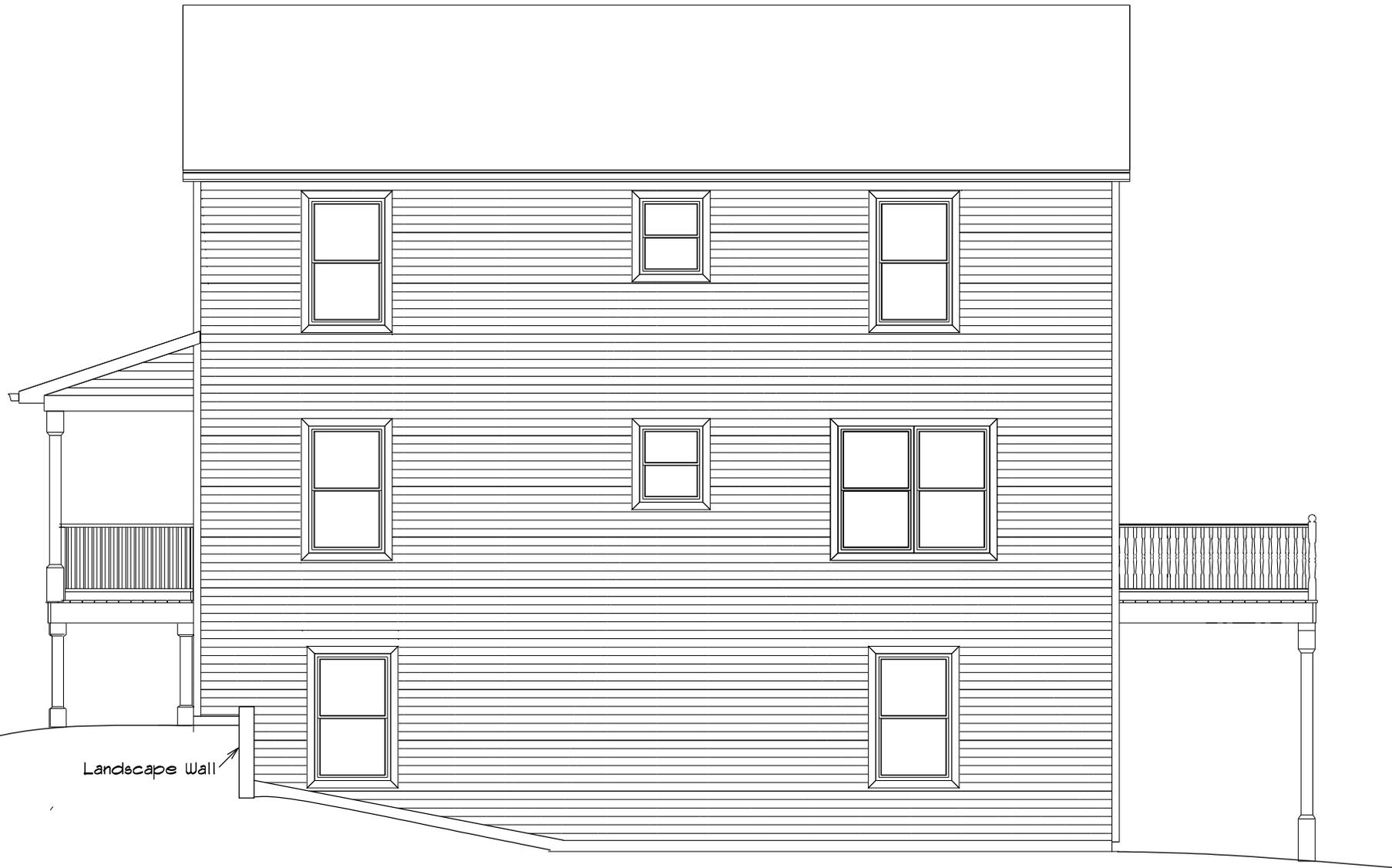


SOUTH ELEVATION

412 Monroe Street, Kalamazoo, MI



WEST ELEVATION



NORTH ELEVATION

412 Monroe Street, Kalamazoo, MI



**Historic Preservation Coordinator**  
**KALAMAZOO HISTORIC DISTRICT COMMISSION**

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

**Property address** 412 Monroe  
**Applicant** Mike Kiewiet  
**Owner** Mike Kiewiet  
**Received** March 12, 2018

**CASE #** PPZ 18-0005  
**Year built:** *vacant lot*  
**Owned since** May 5, 2017  
**Meeting date:** March 20, 2018

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

**Historic District** West Main Hill  
**Zoning** RS-5 (Residential single family)  
**Additional Permits required** – building, site plan review  
**Rental History:** NA

**PROPOSAL**

A. Build two-story house with two garage stalls in the basement – enter from rear.

**OBSERVATIONS**

1. Proposed new house would face Monroe.

**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 house is differentiated from the nearby historic houses by materials and design.*
- *The new building does not abut or join the existing historic houses 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.

- *The new house complements the house to the south (traditional 2-story, gable front wood frame) and the mid-century modern house to the north. The overall design and placement on the lot complies with the HDC Standards and Guidelines for new construction.*

(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.

(3) *The construction of the two-story house will have a moderate visual impact on the historical value of the surrounding area. The house will fill a gap in the streetscape.*

(4) *The construction of the two-story house will have a moderate visual impact on the on the architectural character of the surrounding area.*

(5) *The design of two-story house has 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. \_\_\_\_\_

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.
- 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.



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ferraros@kalamazoo-city.org

HEARING

APPLICATION FOR PROJECT REVIEW - Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 615 West Kalamazoo Avenue 49007
Historic District: [ ] South/Vine [X] Stuart [ ] West Main Hill [ ] Rose Place [ ] Haymarket
Applicant: 615 Holdings LLC Owner: 615 Holdings LLC / 10th Street Enterprises LLC
Mailing Add: 119 N. Church St Mailing add: SAME
City State & Zip: Kalamazoo City, State Zip: "
Phone: 269 342-9900 Phone: "
Email: William K Murphy@sbccglobal.net Email: " @

Application Checklist:
[ X ] Drawings 11x17 or smaller with dimensions
[ X ] Materials list
[ X ] Site plan including north arrow
[ ] Other
xx \$85
[ ] \$XX HDC review fee - charged with building permit

Contractor: None hired yet. Steve Bosh is Architect
( ) Work to be done by owner
( ) Contractors name

Proposed Work: Use additional sheets to describe work if necessary
Removal of former Porick Bldg. Auto Body Shop and build (2) mixed use commercial/residential buildings (See attached drawings) - 4 commercial spaces and 18 one bedroom apts.

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

- [X] This project will require a building permit with a \$35 administrative review fee.
[ ] This project will not require a building permit. There are no fees for this project
[X] Referred to the Historic District Commission for review at a monthly hearing - \$83 hearing fee.

Applicant's Signature: William K Murphy Date: 3/12/18
Owner's Signature: William K Murphy Date: 3/12/18
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 18-0006 Date Received: 03 / 12 / 2018
Zoning M-1 YEAR BUILT NA Complete application 3 / 12 / 2018
Owned since Fee Paid \$XX 85 3/12/2018

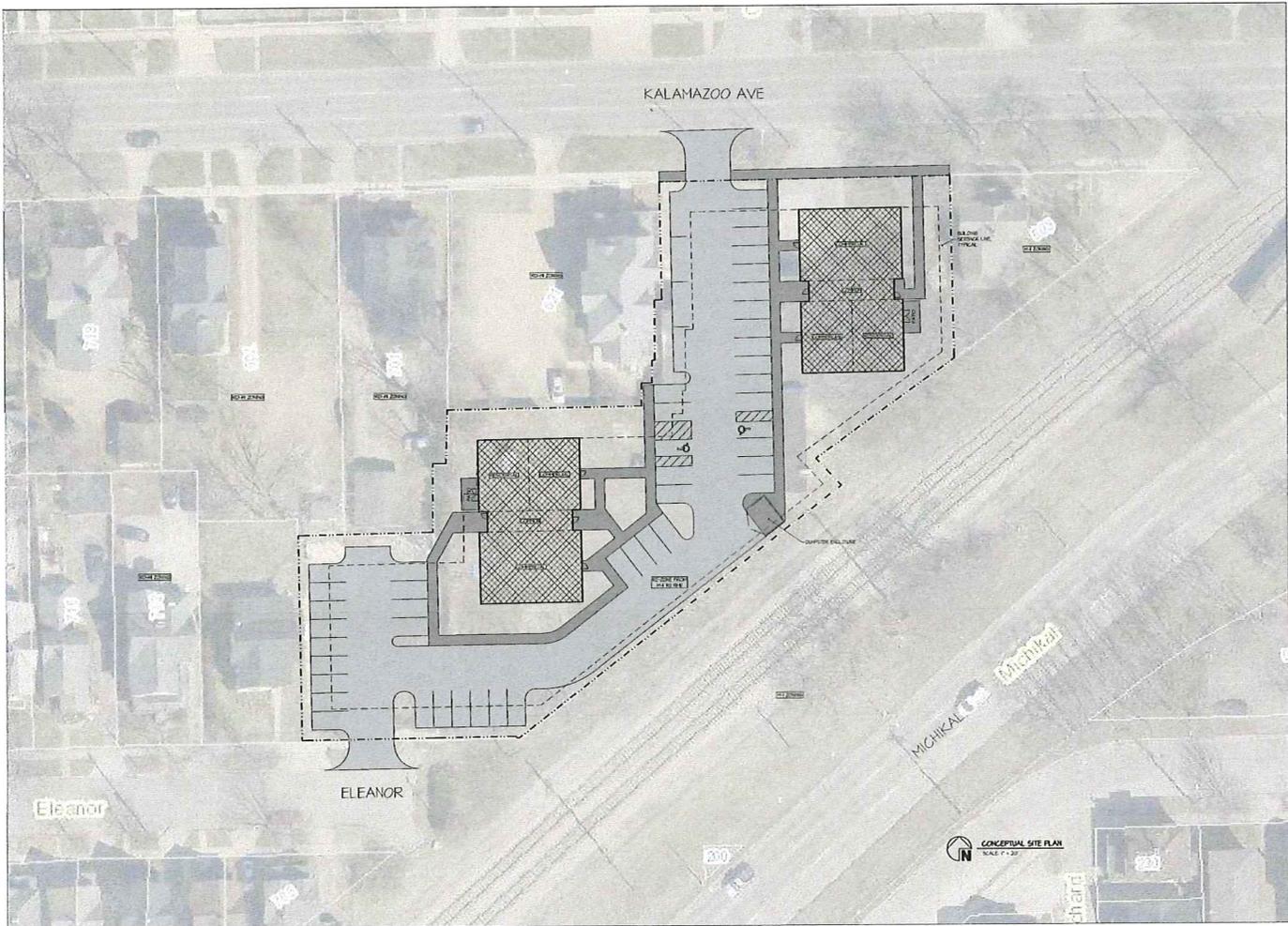
ADMINISTRATIVE HEARING

Review Date: 3 / 20 / 2018 [ ] Approve [ ] Site Visit [ ] Approve w/Conditions

COMMENTS

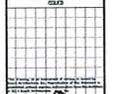
Certificate of Appropriateness Issued / /
Notice to Proceed / / Comments

Referred to Historic District Commission for hearing\* / / \$83 fee
Hearing date / /



615 W Kalamazoo  
615 W Kalamazoo Ave  
Kalamazoo, Michigan 49007

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
2/9/18



CONCEPTUAL  
SITE PLAN  
C001

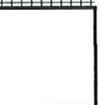


REAR VIEW  
SCALE



FRONT VIEW  
SCALE

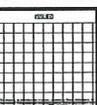
615 W. Kalamazoo Ave  
Kalamazoo Michigan

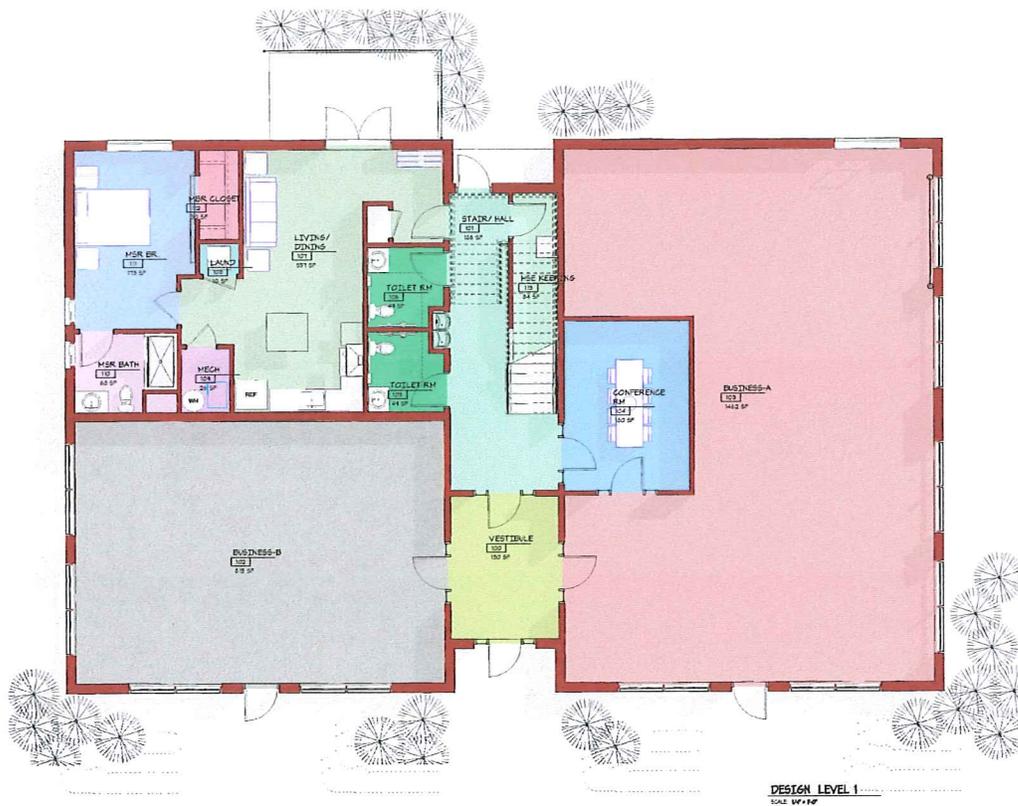




615 W. Kalamazoo Ave

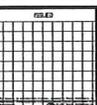
DIST. Kalamazoo Ave, Kalamazoo, Michigan





DESIGN LEVEL 1  
SCALE: 1/8"=1'-0"

615 W. Kalamazoo Ave  
Kalamazoo, Michigan

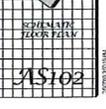




DESIGN LEVEL 2  
SCALE: 1/8" = 1'-0"

615 W. Kalamazoo Ave

615 W. Kalamazoo Ave, Kalamazoo, Michigan

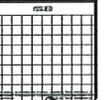




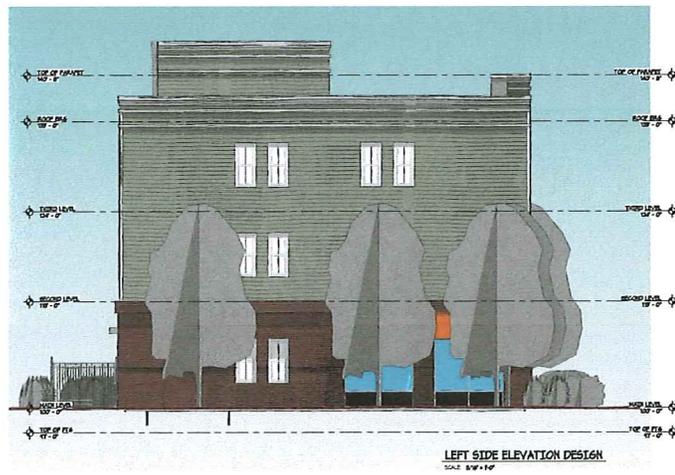
DESIGN LEVEL 3  
SHEET 18-0006

615 W. Kalamazoo Ave

615 W. Kalamazoo Ave, Kalamazoo Michigan

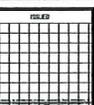






615 W. Kalamazoo Ave

615 W. Kalamazoo Ave, Kalamazoo, Michigan





(1) 615 West Kalamazoo  
(3) 621 West Kalamazoo – adjacent to the west



(2) 605 West Kalamazoo – adjacent to the east  
(4) 708 Eleanor – adjacent to the rear/south





Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION

## APPLICATION FOR PROJECT REVIEW – New construction STAFF COMMENTS

<b>Property address</b>	615 West Kalamazoo	<b>CASE #</b>	PPZ 18-0006
<b>Applicant</b>	William Murphy	<b>Year built:</b>	<i>vacant lot</i> <i>Gas station - 1946</i>
<b>Owner</b>	B.R.R Associates	<b>Owned since</b>	very recently
<b>Received</b>	March 12, 2018	<b>Meeting date:</b>	March 20, 2018

**Previous reviews** (HDC = commission meeting; Admin = administrative approval):  
2007 – demolish severely deteriorated garage on east property line

**Historic District** Stuart Area  
**Zoning** M1 (M-1 Manufacturing, Limited)  
**Additional Permits required** – building, site plan review  
**Rental History:** NA

### PROPOSAL

- A. Build two, three-story mixed use buildings with commercial office space on the first floor and apartments above.
- B. Raze existing deteriorated single story mid-century gas station.

### OBSERVATIONS

1. All environmental reviews are complete.

#### 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 buildings are differentiated from the nearby historic houses by materials and design.*
- *The new buildings do not abut or join the existing historic houses 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 house complements the house to the south (traditional 2-story, gable front wood frame) and the mid-century modern house to the north. The overall design and placement on the lot complies with the HDC Standards and Guidelines for new construction.*

*(3) The construction of the two, three-story buildings will have a moderate visual impact on the historical value of the surrounding area. The buildings will fill a gap in the streetscape better than the existing one-story gas station with its deeper setback and lower profile*

*(4) The construction of the two, three-story buildings will have a moderate visual impact on the on the architectural character of the surrounding area.*

*(5) The design of the two, three-story buildings has 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. \_\_\_\_\_
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.*

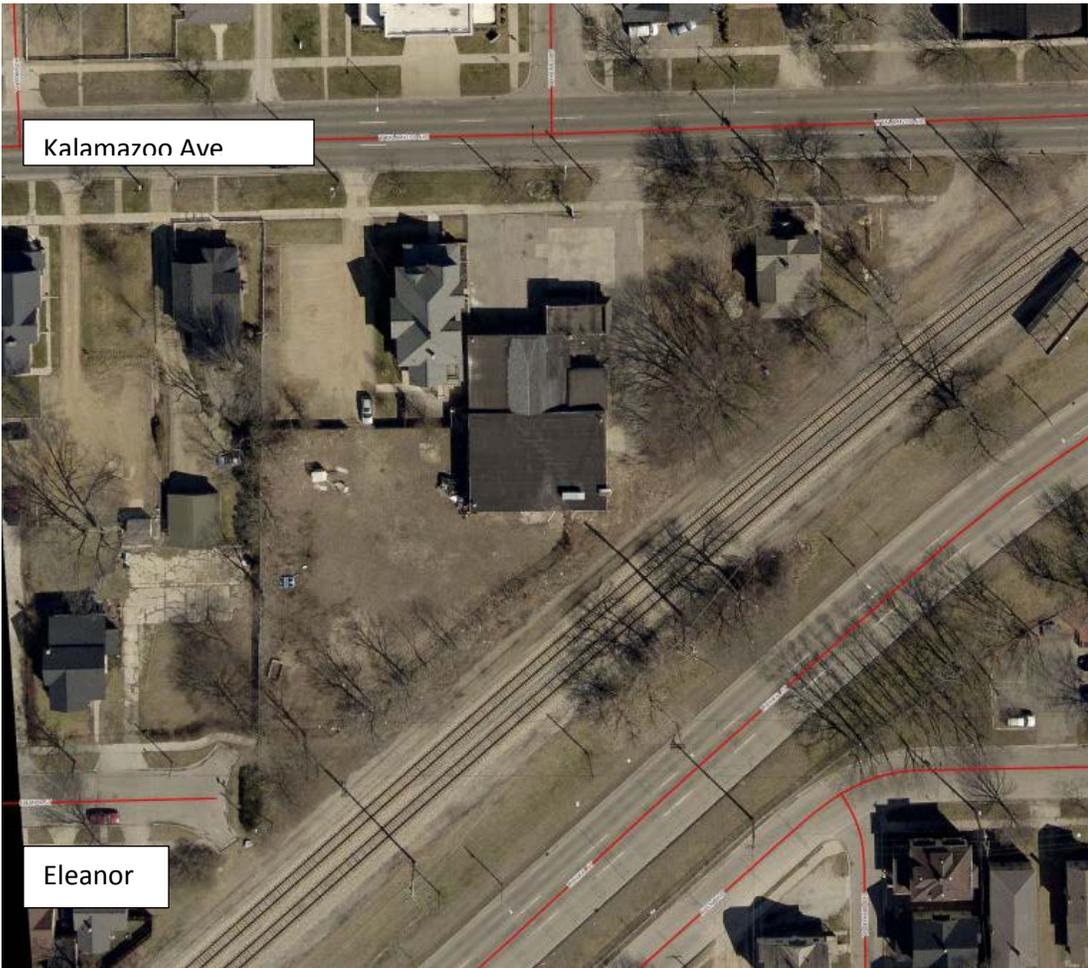
9. .New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity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

615 West Kalamazoo

Rorick Brothers and house  
with lot on Eleanor

<<< March 2013



**NORTH**



Rorick Brothers and  
house with lot on  
Eleanor

<<< May 2017

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**City of Kalamazoo  
HISTORIC DISTRICT COMMISSION  
Minutes  
February 20, 2018 - DRAFT**

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

Members Present: Grant Fletcher, John Mitchell, BJ Shell, Bob Oudsema, Andrew Grayson, Dana Underwood and Jeremy Berg

Members Excused: None

City Staff: Bobby Durkee, Zoning Inspector; Kerrie LeClercq, Recording Secretary

Guests: Peter Eldridge, Ann Lindsay, David Bartels, and two other interested citizens

**I. CALL TO ORDER**

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

**II. APPROVAL OF ABSENCES**

There were no member absences to approve.

**III. APPROVAL OF AGENDA**

**Changes to Agenda: Under Other Business on the Agenda, there was to be no annual training and no presentation by Kevin Brandes.**

**Ms. Underwood, supported by Mr. Berg, made a motion for the approval of the agenda as amended for the February 20, 2018 Historic District Commission meeting. With a unanimous vote, the motion carried.**

**IV. INTRODUCTION OF GUESTS**

Peter Eldridge – Zoning Administrator for the City of Kalamazoo, Ann Lindsay from 152 Prairie, David Bartels from 1128 West Michigan, and two other interested parties were present.

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

None

**VI. DISCLAIMER**

Mr. Durkee read the disclaimer into the record.

**VII. ELECTION OF OFFICERS**

**Mr. Mitchell nominated Mr. Fletcher as Chairperson of the Kalamazoo Historic District Commission. The motion was supported by Mr. Shell and approved unanimously. Mr. Mitchell nominated Mr. Berg as Vice Chairperson of the Kalamazoo Historic District Commission. The motion was supported by Mr. Shell and approved unanimously.**

**VIII. HEARINGS**

**OLD BUSINESS**

- a) **735 McCourtie** **Owner: David Noteboom**  
**Style: Vernacular** **Built: 1875**  
**Zone: RM-15** **Owned since: ca 2004**
  1. Reconfigure front porch, add front steps back in a center position, add handrail
  2. Retroactive approval of new cladding on front porch rail.
  3. Front porch guardrail has been shortened

(EN 17-3124 Old Application – Violation remedy)  
Public Comment then Commission Deliberation

A representative for this property was not present at the time the agenda item was called. It was decided that the Commission would proceed to New Business to give the representative an opportunity to arrive and would afterward recall this agenda item.

**NEW BUSINESS**

- b) **152 Prairie** **Owner: Ann Lindsay**  
**Style: Craftsman** **Built: ca 1922**  
**Zone: RS-5** **Owned since: 05/22/2004**
  1. Build addition to kitchen with new screened porch at rear/east side of house
  2. Build new garage in northeast corner of the lot
  3. Raze existing garage

(PPZ 18-0002 New Application)  
Public Comment then Commission Deliberation

Ann Lindsay and a representative from Peterson Construction were present. Mr. Durkee provided a brief introduction regarding the property. The proposed addition is on the rear of the structure, with a demolition of the existing garage and a new garage constructed at the northeast corner of the lot. The owner would like to create a laundry room and bathroom on the first floor where the kitchen is currently located; relocate the existing kitchen; replace the current porch with a larger, more usable screen porch; create a fenced-in back yard, and put a small awning over the side entry to the residence to protect from the weather. She is seeking approval to move forward with permitting and construction. The owner has been working closely with Historic Preservation

Coordinator Sharon Ferraro to create a design that’s compatible with the West Main Hill area. The new construction would have slight alterations from the original design to distinguish it as new. Additionally, the roof is to be replaced with asphalt shingles. The owner has obtained the necessary approval from the Zoning Board. There was some discussion adding a design feature of some sort to the northern gable of the garage to designate the new construction. Mr. Eldridge pointed out that it was a fire wall, so that would need to be taken into consideration.

**A motion was made by Mr. Oudsema, supported by Mr. Grayson, to approve the proposal for 152 Prairie as submitted, with details to be relegated to the Historic Preservation Coordinator, Property Owner, Architect and Builder. A roll-call vote was called and the motion passed unanimously.**

- c) **1128 West Michigan** **Owner: David Bartels**  
**Style: Modern Non-contributing** **Built: 1990**  
**Zone: CC** **Owned since: 01/06/2016**  
Add illuminated pylon sign  
(PYZ 18-0003 New Application)  
Public Comment then Commission Deliberation

Property Owner David Bartels and a representative from Sign Art were present. Jimmy John’s would like to add a free standing internally illuminated sign to increase visibility from Stadium Drive. They are seeking a variance for a modern building in a historical district. Mr. Mitchell, familiar with the property and supportive of the illuminated sign, stated that there are already several examples of this in the historic district. The height and size of the sign are still under discussion, but the internal illumination requires approval.

**A motion was made by Mr. Mitchell, supported by Mr. Berg, to approve the new additions according to Secretary of the Interior Standards 9 & 10, with approval of final details delegated to the Historic Preservation Coordinator. A roll-call vote was called and the motion passed unanimously.**

**Recall of: OLD BUSINESS**

- d) **735 McCourtie** **Owner: David Noteboom**  
**Style: Vernacular** **Built: 1875**  
**Zone: RM-15** **Owned since: ca 2004**  
  1. Reconfigure front porch, add front steps back in a center position, add handrail
  2. Retroactive approval of new cladding on front porch rail.
  3. Front porch guardrail has been shortened
(EN 17-3124 Old Application – Violation remedy)  
Public Comment then Commission Deliberation

As the representative for this property remained absent, Mr. Durkee offered a brief overview of the work that was done to the porch and a general discussion ensued regarding those changes. A decision was required at this meeting because it was already postponed once due to the absence of the property representative. The work was done without approval from the Historic District Commission. The Commission members were unsure if the applicant could re-apply or appeal if the Commission denied the proposal.

**Mr. Oudsema made a motion, supported by Mr. Shell, to deny the proposal based upon Secretary of the Interior Standards 9 & 10. A roll-call vote confirmed the motion unanimously.**

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

**Mr. Mitchell, supported by Mr. Berg, moved to approve the minutes for the January 16, 2018 Historic District Commission minutes. The motion passed unanimously, with Commission members Mr. Oudsema, Mr. Grayson, and Ms. Underwood abstaining.**

### **IX. ADMINISTRATIVE APPROVALS**

No building permit required and no action required:

- a) 802 South Westnedge – Sign word clouds on display windows were approved
- b) 714 West South – Porch trim and cracked front steps were replaced
- c) 725 Minor – Non-historic second floor rear egress steps were removed
- d) 510 McCourtie – Storm doors, front and side were replaced

Building permit required: None

### **X. OTHER BUSINESS**

- a) Kevin Brandes – Discussion of infill housing utilizing shipping containers. This item was removed from the meeting agenda.
- b) Review and Approval of HDC annual report to the city commission – Corrections needed: Ms. Underwood pointed out that Max Tibbitts is from the Stuart Neighborhood rather than the West Main Hill Neighborhood. Mr. Berg stated that the total fees generated, listed on page 2, did not add up 2640.

**Mr. Oudsema made a motion, supported by Mr. Grayson, to approve the Annual Report after making the correction regarding Max Tibbets and verifying the fee totals. The motion was unanimously approved.**

- c) Annual HDC Training – This item was removed from the meeting agenda.

Mr. Mitchell asked for a brief explanation of the issue with shipping container homes. Mr. Durkee explained that someone had inquired about the feasibility of using shipping containers (long corrugated boxes that have been modified) as housing, but he did not know if it involved a property located within the historic district. This was simply an introduction of the idea.

The Commission formally welcomed Mr. Grayson and Ms. Underwood as new members.

**XI. ADJOURNMENT**

**Mr. Oudsema moved to adjourn the meeting, supported by Mr. Berg and approved unanimously.**

The meeting adjourned at 5:49 p.m.

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

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

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