I. Call to Order:

II. Approval of Absences: retroactive approval of Andrew Grayson’s absence – email at 11:34am 3/20

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: NONE

NEW BUSINESS:

a) 935 Osborne 5:15pm
   Owner: Ray Obregon
   Applicant: Paige Torres
   Style: Vernacular
   Built: ca 1885
   Zone: RM-36
   Owned since: 11/11/99 or 6/20/16
   Replace all original 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 18-0007 New Application)
   Public Comment then Commission Deliberation
c) 521 Stuart Ave 5:30pm Owner: Charles Mercadal
   Zone: RM-15 Owned since: 03/05/2009
   Build new two car garage with attached storage
   (PPZ 18-0008 New Application)
   Public Comment then Commission Deliberation

d) 232 East Michigan 5:45pm Owner: Justin Gregory
   Style: Non-contributing Built: NA
   Zone: CCBD Owned since: 11/6/2017
   1) Replace existing windows on south/rear
   2) Enlarge windows on north/front face
   (PPZ 18-0009 New Application)
   Public Comment then Commission Deliberation

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

IX. Administrative approvals - February March, 2018 to April 10, 2018
   a) No building permit required
      Locust 622 Garage door
      Grand 1535 Repairs + gutters & new side storm door
      Sprague 525 Extend deck, add door NC apt building
      WestS 1321 Vertical exterior metal bars for basement windows
      Oak 823 Garage door
   b) Building permit required
      Douglas 424 Roof
      Stuart 603 Roof
      Henderson 1415 Roof

X. Other Business

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.
REVIEWs:

**Historic District Commission:**

- HDC cases to 04/10/18 –25 total

<table>
<thead>
<tr>
<th>Year</th>
<th>2018</th>
<th>2017</th>
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<tr>
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<td>fees</td>
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<td>2018</td>
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<tr>
<td>12 no fee</td>
<td>$ 0</td>
<td>13 no fee</td>
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<tr>
<td>5 bldg permit–$35*</td>
<td>$ 175</td>
<td>5</td>
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<td>8 HDC hearing - $85</td>
<td>$ 700</td>
<td>8</td>
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<tr>
<td>25 TOTAL</td>
<td>$ 875</td>
<td>16</td>
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</table>

**NEW OWNERS in Historic districts**

Letters sent March 13, 2018:

<table>
<thead>
<tr>
<th>Date</th>
<th>Street w #</th>
<th>HD</th>
<th>previous owner</th>
<th>current owner w mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>3/14/18</td>
<td>Minor 922</td>
<td>SV</td>
<td>GILLESPIE, GARNETT L REV TRST 4149 S 1ST ST KALAMAZOO, MI 49009</td>
<td>BARNUM, JAMES P 922 MINOR AVE KALAMAZOO, MI 49008</td>
</tr>
<tr>
<td>3/2/18</td>
<td>McCourtie 529</td>
<td>SV</td>
<td>SHEARER, CAROL A 5916 LOVERS LN PORTAGE, MI 49002</td>
<td>HERMAN, JAMES 5206 DEEP POINT DR PORTAGE, MI 49002</td>
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<tr>
<td>2/28/18</td>
<td>NorthW 912</td>
<td>ST</td>
<td>715 WOODWARD AVENUE, LLC 2308 EDGEWOOD AVENUE SE GRAND RAPIDS, MI 49546</td>
<td>EVAN INVESTMENT COMPANY LLC 5455 GULL RD STE D #189 KALAMAZOO, MI 49048</td>
</tr>
<tr>
<td>2/22/18</td>
<td>Oak 720</td>
<td>SV</td>
<td>COOK, DAVID &amp; HAKUN, MICHAEL 5665 POWDERHORN DR KALAMAZOO, MI 49009</td>
<td>CODY, JORDAN 720 OAK ST APT 3 KALAMAZOO, MI 49007</td>
</tr>
<tr>
<td>2/21/18</td>
<td>VineW 115</td>
<td>SV</td>
<td>BESTEMAN, CARL L &amp; JOYCE E 5826 N 7TH ST KALAMAZOO, MI 49009</td>
<td>WESTLEY DEVELOPMENT COMPANY LLC 301 JOHN ST KALAMAZOO, MI 49007</td>
</tr>
<tr>
<td>2/20/18</td>
<td>SouthW 907</td>
<td>SV</td>
<td>REED, PHILLIP J 907 W SOUTH ST KALAMAZOO, MI 49007</td>
<td>ROGLIC, ROBERT L MCQUATER, TIMOTHY S 5740 POWDERHORN DR KALAMAZOO, MI 49009</td>
</tr>
<tr>
<td>2/20/18</td>
<td>Old Orchard 230</td>
<td>ST</td>
<td>AJATA LIMITED LLC 10553 KNOLLGATE DR HOLLAND, MI 49423</td>
<td>SAH 230 LLC 24703 COUNTY RD 354 LAWTON, MI 49065</td>
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<tr>
<td>2/13/18</td>
<td>Duffield Ct 819 VACANT LOT</td>
<td>SV</td>
<td>GERBER, SETH D 5129 LANDS END KALAMAZOO, MI 49009</td>
<td>NEW DAY COMMUNITY CHURCH WEST 3600 NICHOLS RD KALAMAZOO, MI 49004</td>
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<tr>
<td>2/12/18</td>
<td>NorthW 823</td>
<td>ST</td>
<td>KOCH, RONALD G &amp; BERNAL K 1059 W TEMPERANCE TEMPERANCE, MI 48182</td>
<td>BRAUN, MICHAEL &amp; SHAINA 3401 GRANDE VISTA DR #19097 NEWBURY PARK, CA 91320</td>
</tr>
<tr>
<td>2/7/18</td>
<td>Davis 519</td>
<td>SV</td>
<td>VANDERWALL, TY 519 DAVIS ST KALAMAZOO, MI 49007</td>
<td>CUSAK, ZACHARY 519 DAVIS ST KALAMAZOO, MI 49007</td>
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<tr>
<td>2/6/18</td>
<td>Eleanor 708</td>
<td>ST</td>
<td>HAFER, WENDI K 708 ELEANOR ST KALAMAZOO, MI 49007</td>
<td>10TH STREET PROPERTIES LLC 323 MARINE AVE, APT 1B BROOKLYN, NY 11209</td>
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<tr>
<td>Date</td>
<td>ID</td>
<td>Action</td>
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<td>Address</td>
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<td>2/5/18</td>
<td>KalW 615</td>
<td>ST</td>
<td>B.R.R. ASSOCIATES</td>
<td>615 W KALAMAZOO AVE KALAMAZOO, MI 49007</td>
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<td></td>
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<td>10TH STREET PROPERTIES LLC</td>
<td>323 MARINE AVE, APT 1B BROOKLYN, NY 11209</td>
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<td>2/2/18</td>
<td>Minor 725</td>
<td>SV</td>
<td>GILLET, CALVIN</td>
<td>725 MINOR AVE KALAMAZOO, MI 49008</td>
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<td></td>
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<td>TKACHUK, STEVE</td>
<td>FUZAK, BRADLEY &amp; ANDREA</td>
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<td></td>
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<td></td>
<td>2723 ROMENCE RD</td>
<td>PORTAGE, MI 49024</td>
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<tr>
<td>1/31/18</td>
<td>McCourtie 602</td>
<td>SV</td>
<td>GUSTAFON, CYNTHIA</td>
<td>602 MC COURTIE ST KALAMAZOO, MI 49008</td>
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<tr>
<td>1/29/18</td>
<td>KalW 530</td>
<td>SV</td>
<td></td>
<td>530 W KALAMAZOO AVE LLC</td>
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<td>610 W WILLARD ST</td>
<td>KALAMAZOO, MI 49007</td>
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<td>1/19/18</td>
<td>WestS 1011</td>
<td>SV</td>
<td>LEINWAND, MICHAEL</td>
<td>LEINWAND, MATTHEW</td>
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<td></td>
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<td>7486 FIELD BAY AVE</td>
<td>KALAMAZOO, MI 49009</td>
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<td>1/18/18</td>
<td>LovellW 940</td>
<td>SV</td>
<td>H &amp; L CAPITAL LLC</td>
<td>940 W LOVELL ST KALAMAZOO, MI 49007</td>
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<td>COMPONENT</td>
<td>LOCATION</td>
<td>REMEDIATION TASK DESCRIPTION</td>
<td>LUMP SUM</td>
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<td>Carbon Monoxide Detector</td>
<td>One each level and 1 in</td>
<td>Install Underwriters Laboratory (UL)-certified, Carbon Monoxide Detector. Install near sleeping</td>
<td>$47.00 per detector</td>
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<td>cellar</td>
<td>areas. Install at recommended height per manufacturer. Do not install on ceiling. Test detector</td>
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<td>upon installation. Allowance of $47 per Detector (product and installation).</td>
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<tr>
<td>Smoke Detector</td>
<td>One each level and 1 in</td>
<td>Furnish &amp; install sealed smoke detector with 10-year lithium battery. Replace old existing smoke</td>
<td>$51 per detector</td>
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<td>cellar</td>
<td>detectors with new detectors. Do not install near heating or cooling ducts. Test alarm upon</td>
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<td>installation. Allowance of $51 per Detector (product and installation).</td>
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<td>Fire Extinguisher</td>
<td>One</td>
<td>Install fire extinguisher in kitchen away from stove at recommended height per manufacturer.</td>
<td>$51 per unit</td>
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<td>Allowance of $51 per unit (product and installation).</td>
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<td>LEAD IN DUST</td>
<td>House Int. Complete</td>
<td>Clean entire house for the presence of lead dust. Use the HEPA vacuum and wet wash process.</td>
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<td>LEAD IN SOIL</td>
<td>Side A Dripline</td>
<td>Rototill top 6” of soil to completely mix soil within the defined area. Insure that all soil</td>
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<td>clumps are removed. Cover area with landscape fabric and landscape finish material (i.e.</td>
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<td>decorative stone, wood chips, grass seed etc.). Ensure soil is graded away from foundation.</td>
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<td>All wood windows</td>
<td>Throughout house</td>
<td>Remove interior and exterior casings and save for re-installation. Remove and dispose of</td>
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<td>existing window units including window frames and weights. Thoroughly clean, before</td>
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<td>installation of new window units, all window openings using lead safe cleaning practices.</td>
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<td>Furnish and install new wood window unit(s) as manufactured by JELD WEN or equal. Window</td>
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<td>units to have factory applied primer on exterior surfaces. Note: sash packs are acceptable,</td>
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<td>please bid accordingly. New windows must comply with Historic Preservation guidelines i.e.</td>
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<td>match the size, design, proportions, profile and whenever possible, materials of the</td>
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<td>existing windows. New windows shall be Energy Star Rated-low E). Windows to have full</td>
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<td>screens and sash locks. Owner responsible for finish painting and/or staining of windows.</td>
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<td>Encapsulate existing interior and exterior painted casings and associated painted window</td>
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<td>trim. Re-install all casings. Make necessary interior and exterior wall repairs. Caulk all</td>
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<td>seams. Caulk must be low VOC, butyl-based or silicone caulk (no latex). Window must be</td>
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<td>finished flush with interior portion of remaining casing. Install fiberglass batt insulation</td>
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<td>in any remaining gap greater than 3/8”. Contractor to provide homeowner with window warranty.</td>
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<td>Use tempered safety glass or obscured glass where necessary. REFER to the Secretary Of</td>
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<td>Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.</td>
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<td>Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris,</td>
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<td>including but not limited to roofs and eaves troughs.</td>
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<td>If window bars are present, they should be removed and shall not be replaced. They should</td>
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<td>be provided to the homeowner after the work is completed.</td>
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<tr>
<td>DOOR/ARCH CASINGS, JAMBS,</td>
<td>Dining room 1 (all sides</td>
<td>Perform substrate stabilization. Repair or replace all damaged or rotted wood. Wet scrape,</td>
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<td></td>
<td>except entry door)</td>
<td>prime any bare areas and repaint these surfaces with two coats of enamel paint. Apply all</td>
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<td>products to manufacturer’s specifications for application and proper surface temperature at</td>
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<td>time of application.</td>
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<tr>
<td>COMPONENT</td>
<td>LOCATION</td>
<td>REMEDIATION TASK DESCRIPTION</td>
<td>LUMP SUM</td>
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<tr>
<td>DOOR STOP</td>
<td>Bedroom 12</td>
<td>Remove and replace with new wood equivalent.</td>
<td></td>
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</tr>
<tr>
<td>DOOR CASINGS AND JAMBS</td>
<td>Hallway 13</td>
<td>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.</td>
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</tr>
<tr>
<td>WALLS B AND D</td>
<td>Stairwell 14</td>
<td>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.</td>
<td></td>
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</tr>
<tr>
<td>ALL WOOD WINDOW SYSTEMS</td>
<td>Throughout home</td>
<td>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: sash packs are acceptable, please bid accordingly. 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. Encapsulate existing interior and exterior painted casings and associated painted window trim. 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 Secretary Of Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Ensure all exterior, horizontal surfaces are free of visual dust, paint chips and debris, including but not limited to roofs and eaves troughs. 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.</td>
<td></td>
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</tr>
<tr>
<td>DOOR SYSTEM</td>
<td>Living room 16 side C</td>
<td>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. Re-install existing casing (if in good condition after removal) and spot wet scrape and fully apply lead based paint encapsulant to both sides, or install new equivalent casing. Must match existing architecture. Caulk all casing seams with low VOC caulk. Homeowner responsible for finish painting.</td>
<td></td>
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</tbody>
</table>

937 OSBORNE

HDC Mtg 04/17/2018

Page 2 of 8
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: 935 Cross St

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

Applicant: [ ] Owner: [ ] Mailing Address: 931 Cross St

Mailing add 990 S Sparkle Lane

City State Zip 49002

Phone: 269-441-7036

Email: ( ) Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets

(____) 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: 3/20/18

Owner's Signature: 

Date: 

(if different)

For Historic Preservation Coordinator's Use Only

Case Number: PPZ-18-0007

Zoning RU-3.5 Year built: 1865

Owned since either 1/1/1990 or 6/20/2016

COMMISSION

Meeting Date: 4-17-2018

Hearing fee paid $85 ________

Check # cash

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
ITEM A

(1) 935-7 Osborne 03/20/18 – front/west
(3) North side

(2) SW corner
(4) South side – east/rear wing

HDC Mtg 04/17/2018
(1) 935-7 Osborne 03/20/18 – Typical windows – loose in tracks
(2) Deterioration on every window. Some are vinyl facing north
(3) West side – pins missing
(4) Not an original window
(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.

Property address: 935-7 Osborne
Owner: Ray Obregon
Received: March 20, 2018

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2004 – Satellite dishes (Admin)

Historic District: South Street – Vine Area
Zoning: RM-36 (Residential, Multi-Dwelling)

Additional Permits required – none
Rental History: Not a registered rental, house owned by husband’s father

Proposed Work:
1. Replace all 13 wooden 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:
- All windows are 1/1 double or single hung.
- Most of the windows use pins to stay in position – many are missing pins.
- The windows are in fair condition.
- All the windows that tested positive for lead are being replaced.
- There are three vinyl windows in the house on the north side and the rear that may predate the historic districts.
- 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.

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 wooden 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. The windows proposed have primer on the exterior and the sash frames will need to be painted.

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.

++++++++++++++++++++++

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.
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.
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: 521 Stuart Ave
Historic District: [X] Stuart [ ] South/Vine [ ] West Main [ ] Haymarket
Applicant: Charles Mercadal Owner: Charles Mercadal
Mailing Add. 521 Stuart Ave. Mailing add. same
City State & Zip: Kalamazoo, MI 49007 City, State Zip. __________
Phone: 269-254-4681 Phone: __________
Email: mercadal@gmail.com Email: __________

Contractor: Levi Vonder (810) 835-8020

Proposed Work: Use additional sheets to describe work if necessary
See attached sheets Build 2 car carport with attached
lockable storage area at the rear of the lot, wooden
frame with pine siding painted to match house and asphalt
shingles that match house.

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: 5/4/2018
Owner’s Signature: [Signature] Date: __________

For Historic Preservation Coordinator’s Use Only

Case Number: PPZ 18-0008
Zoning RM-15
Year built 1985
Owned since 3-5-2009

Hearing fee paid $85

COMMISSION
Meeting Date: 4-17-2018

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 __________________________________________________________________

Revised April 26, 2017
CONCRETE PAD, 12'x 27'
main body = blue trim cream
storage area 6'x 10', with 5/8 treated plywood
Dining is 8' board & bottom is 4x6 treated
frame is 2x4
interior, shingled root to match house
asphalt & materials

10' x 18' carport with 6' storage area
Roughly to scale

Lot = 33' x 181.5'

Concrete Pad will be 12' x 27' set 3' back from property line on 3 sides
Example of structure change will include: asphalt shingles instead of metal and adding trim around openings.
(1) 521 Stuart 04-11-2018 Front-East
(3) Back yard looking due west

(2) Sample of garage
(4) Back yard looking due northwest
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 garage is simple and is compatible with the historic homes and carriage barns in the district.
   - The proposed new garage is differentiated from the nearby historic houses by materials and design.
   - The new garage is not attached to 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:

   (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.
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 garage complements the house on this lot. The overall design and placement on the lot complies with the HDC Standards and Guidelines for new construction.

(3) The construction of the two-stall garage will have a minimal visual impact on the historical value of the surrounding area.

(4) The construction of the two-stall garage will have a minimal visual impact on the architectural character of the surrounding area.

(5) The design of two-stall garage 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. ___________________________________________

   If the applicant does not consent to a postponement, the commission must make a decision at this meeting to comply with the 60 day rule.
3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

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

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

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.
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: 232 E. Michigan Ave

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

Applicant: [ ] Justin Gregory [ ] Owner: [ ] 232 Holdings LLC

Mailing Address: [ ] 4356 Richland Ave [ ] Mailing add: 1455 Richland Ave

City State Zip: Kalamazoo, MI 49006 City, State Zip: Kalamazoo, MI 49006

Phone: 672-271-5688 Phone: 269-271-5688

Email: jgregory21@yahoo.com Email: jgregory21@yahoo.com

Contractor:

[ ] Work to be done by owner

Contractor: Dale Cameron & Owner

Proposed Work: Use additional sheets to describe work if necessary

Replacing the windows on South side of building w/ 4 new metal double hung windows in the existing 96"x42" cavities.

Cutting masonry on North side of building to accommodate new 96"x42" metal clad windows double hung.

All work will be on 2nd story windows. Removing small square.

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: 4/5/18

Owner's Signature: ___________________ Date:

(If different)

- For Historic Preservation Coordinator's Use Only -

Case Number: PPZ 18-0009 Date Received*: 4/6/2018
Zoning: CCBD Year built: NA Complete application 4/6/2018

Owned since: 11/6/2017

COMMISSION

Meeting Date: 04/17/2018

Hearing fee paid $85

Check #

COMMENTS:

—–

—–

—–

—–

Approve in Concept Date: __________ Letter mailed __________

FINAL ACTION

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

ACTION DATE

Certificate of Appropriateness Issued ____________________

Revised April 26, 2017

HDC Mtg 04/17/2018
Replacing the windows on the South side of the building. Will be removing the current small rectangle windows and putting new, metal clad, double hung windows to fit the 96”x 42” openings that exist but have been patched in with plywood.

Replacing the windows on the North side of the building. Will be removing the current small rectangular windows and put in new, metal clad, double hung windows. We will need to cut the existing masonry face to accommodate the new windows. We will be re-cutting the masonry to match the old openings that we can view from inside the unit. These windows will also 96”x 42”
Series 5000
Heavy Commercial Aluminum Window

CRYSTAL™
WINDOW & DOOR SYSTEMS, LTD.
WWW.CRYSTALWINDOWS.COM

HDC Mtg 04/17/2018
# Series 5000 HEAVY COMMERCIAL THERMAL BREAK WINDOW

## PRODUCT FEATURES
- 3-1/4" Frame Depth
- AAMA Rated: H-HC45
- 1" Insulated Glass Unit
- PPG "Intercept" Warm Edge Spacer
- Continuous Top & Bottom Anti-Drift Clip Locks
- Double Meeting Rail Interlock
- Pocket Sill
- Mulls w/Series 5100 Picture (AAMA AW100)
- Internal Metal Tilt Latches with Custodial Lock
- Straight Jamb Provides Equal Sightline
- Thermal-break Sash & Frame
- Tilt in Sashes

## AVAILABLE:
- Argon & Low-E
- Between-the-Glass or Exterior Muntins Applied
- Face Flange Frame
- Easy-to-Use H-Mullion System
- Custom Colors & Finishes
- Panning & Interior Trim
- Receptor System & Subsill
- Glass Option: Tempered, Laminated & Wire

---

**3-1/4" Jamb Rated HC45**

The Improved Crystal Series 5000 is a HC rated aluminum double-hung window with a 3-1/4" jamb depth. Improved features, such as straight and narrow jamb, and continuous anti-bow pin is a proven performer for many years to come.

## PRODUCT PERFORMANCE

<table>
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<th>Product</th>
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<td>Wall Thickness</td>
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</tr>
</tbody>
</table>

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Crystal Window & Door Systems, Ltd.

NYC, NY (HQ) 31-10 Whitestone Expressway, Flushing, NY 11354  Tel: 800.472.9988/718.961.7300  Fax: 718.460.4594
AILENTOWN, PA 868 North Gilmore St., Allentown, PA 18109  Tel: 610.437.7988  Fax: 610.437.7992
CLEVELAND, OH 29299 Clemens Rd. 1-8, Westlake, OH 44145  Tel: 440.871.8694  Fax: 440.871.8690
ST. LOUIS, MO 300 Alumnist Dr., Fenton, MO 63026  Tel: 636.305.7880  Fax: 636.305.7881
CHICAGO, IL 1300 W. 35" st. Chicago, IL 60609  Tel: 773.376.6688/888.280.3288  Fax: 773.376.6688

Crystal Windows Affiliations: AIA  
Find us on: Facebook

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(1) 232 East Michigan NON-CONTRIBUTING (photos 04/11/18)
(3) second floor windows – rear – south side

(2) At street level
(4) Front-north with “spacer”
Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address 232 East Michigan
Applicant Justin Gregory
Owner 10th St. Enterprises
Received April 8, 2018

CASE # PPZ 18-0009
Year built: 1905
Owned since 11/06/2017
Meeting date: April 17, 2018

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2017 – Window graphics for kelvin & Co restaurant. (Admin)

Historic District Haymarket
Zoning CCBD (Commercial Central Business)

Additional Permits required – building permit
Rental History: Certification will come after work is complete

Proposed Work:
1. Front/north façade – new 96" x 42" windows – enlarge openings in front façade
2. Rear/south façade – new 96" x 42" windows – enlarge openings in rear façade

Observations:
• This is a non-contributing building in the Haymarket Historic District.
• The original windows were probably similar to the tall, round-topped windows in the adjacent Hiemstra building.

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.
#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.
#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.

COMMISSION ACTIONS (Motions):
a. Approve the installation of windows as specified. The plan substantially complies with Secretary of the Interior Standards #1, #2, #9 and #10. Approval of the final details to be delegated to the historic preservation coordinator.

(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.

HDC Mtg 04/17/2018
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.

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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.
Members Present: Grant Fletcher, John Mitchell, B.J. Shell, Bob Oudsema, Dana Underwood and Jeremy Berg

Members Absent: Andrew Grayson

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Kerrie LeClercq, Recording Secretary

Guests: Wycliff Opiyo, Edward McLean, Mike Kiewiet, Greg Mejeur, Phil Reed, William Murphy, Justin Gregory and two other interested citizens were present

I. CALL TO ORDER

Mr. Fletcher called the meeting to order at 5:03 p.m.

II. APPROVAL OF ABSENCES

No formal absences were voted upon.

III. APPROVAL OF AGENDA

Changes to Agenda: Ms. Ferraro requested the addition of a discussion regarding the Historical Preservation Awards, to take place at the end of the existing agenda items.

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

IV. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

V. DISCLAIMER

Ms. Ferraro read the disclaimer into the record.
VI. HEARINGS

OLD BUSINESS

a) 218 Allen Boulevard Owner: G&G Enterprise
Style: Classical Revival Built: 1910
Zone: RM-15 Owned since: 04/14/2010
Barrier free ramps to front and rear doors on north side of house.
(PPZ17-0018 Old Application – Original Application was incomplete)
Public Comment then Commission Deliberation

Mr. Wycliff Opiyo was present as the representative of this property. Ms. Ferraro offered a brief overview of the photographs and diagrams. This is a foster care facility which can house up to six residents. In order to offer service to handicapped clientele, a barrier free ramp must be installed. Two ramps will be constructed, one leading to the front door and one to the rear. The design is entirely reversible and would not impact the historical condition of the home in any respect. There was a brief discussion regarding ADA Requirements, which is an issue that will be addressed in the plan review/permitting phase of the project.

Mr. Oudsema moved to approve in concept with minor details to be delegated to the Historic Preservation Coordinator. The applicant may be required to return to the HDC after building department review and any required review from the state AFC licensing agency approval. Installation of the ramp must not alter the wing walls or porch. Ms. Underwood seconded the motion. With a roll call vote the motion passed unanimously.

NEW BUSINESS

b) 616 Oak Street Owner: Edward McLean
Style: Italianate Built: ca 1880
Zone: RM-15 Owned since: 12/20/1997
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

Mr. Edward McLean, the owner, was present as representative of the property. Ms. Ferraro introduced the property and advised that the property owner had applied for funds to abate a lead hazard. There is a child with elevated blood lead levels (EBL) living in the home. The owner wishes to replace all of the windows, which are in an advanced state of deterioration, with not much authenticity or original material remaining. A general discussion ensued regarding the appearance of the windows to be installed.
A motion was made by Ms. Underwood, supported by Mr. Shell, to approve the replacement of all double-hung 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 windows is to be delegated to the Historic Preservation Coordinator. With a roll call vote the motion passed unanimously.

c) 412 Monroe
Owner: Mike Kiewiet
Style: NONE (vacant lot)
Built: N/A
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

Property Owner, Mike Kiewiet, and architect/builder Greg Mejeur were present as representatives of the property. The property owner explained the proposed project to Commission members. On what is currently a vacant lot, a new residential structure will be constructed. The home will have 3-4 bedrooms and a garage that is underneath the home and accessed from the rear. The lot has already been surveyed and there are no zoning variances needed. They will be well within the setbacks on each side. Mr. Kiewiet and Mr. Mejeur have completed this type of project in the past and are familiar with all of the requirements. The goal is to be a design that is compatible with the existing homes on each side of the property as well as possible.

Mr. Shell moved to approve the project as complying with Secretary of the Interior Standards 9 & 10 with approval of final details to be delegated to the Historic Preservation Coordinator. The motion was seconded by Mr. Mitchell and received unanimous approval at a roll-call vote.

d) 615 West Kalamazoo
Owner: William Murphy
Style: NONE (vacant lot)
Built: N/A
Zone: M1
Owned since: recent purchase
1. Build two new 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

Mr. Phil Reed, Mr. William Murphy, and Mr. Justin Gregory were present as representatives of the property. They have acquired this property and a lot on Eleanor Street and are before the Commission seeking approval in concept for the project. They will be working with Brownfield and MEDC regarding the environmental issues present. The existing auto body shop/gas station will be demolished and in its stead, two buildings that are commercial on the bottom and residential above will be constructed, with parking adjacent to the buildings, having a total of 46 spaces. The ground floor commercial space
is designed to hold office space rather than retail or food services. The plan includes balconies off of the tri-windows of the building. The Commission requested that the doors to the balconies be French doors rather than sliders, as sliders are not generally approved by the HDC.

Mr. Mitchell made a motion, supported by Mr. Oudsema, to approve the proposal in concept as complying with Secretary of the Interior Standards 9 & 10. Final approval of the design and approval of demolition will require returning to the commission. A roll-call vote confirmed the motion unanimously.

VIII. APPROVAL OF MINUTES

Mr. Oudsema, supported by Mr. Berg, moved to approve the minutes for the February 20, 2018 Historic District Commission meeting. The motion passed unanimously.

IX. ADMINISTRATIVE APPROVALS

No building permit required:
   a) 615 West Cedar – Replace NH East picture window to standards
   b) 300 South Westnedge (Boudeman House facing West South Street) – Repair porte cochere roof, front porch NE & NW deck

Building permit required:
   a) 817 West Walnut – Roof
   b) 763 West Michigan – Roof

There were no questions or comments from Commission members regarding these agenda items.

X. OTHER BUSINESS

a) Ms. Ferraro informed the Commission that she met with Jeremy Cole at three homes located on Dutton. Mr. Cole will be hosting a television show and the rehabilitation of the properties will be featured on the program. Commission members felt that this was a very positive development.

b) Ms. Ferraro gave a brief overview of nominees for the Historic Award. Each project was described with accompanying photos.

c) Ms. Ferraro stated that the numbers have been increasing slightly, and she anticipates that 2018 will be a busy year for the HDC.
XI. ADJOURNMENT

Ms. Underwood moved to adjourn the meeting, supported by Mr. Berg and approved unanimously.

The meeting adjourned at 6:21 p.m.

Submitted by: _________________________________ Date: _______________________

Recording Secretary

Reviewed by: _________________________________ Date: _______________________

Preservation Coordinator

Approved by: _________________________________ Date: _______________________

HDC Chair
Looking for a family-friendly way to spend Mother’s Day weekend?

Start with a tour of this charming brick home and rustic barn

Visit with our community and historic organizations

Learn from our skilled craft experts

Play games and activities in the yard

Enjoy music, snacks, and drinks

17TH ANNUAL PRESERVATION CELEBRATION

3821 WEST MILHAM
MAY 12TH, 2018
12 NOON – 4:00 PM

In celebration of May as National Preservation Month, the Portage Historic District Commission (PHDC) invites the public to come tour the oldest brick house in Portage! The Greek Revival home was built in 1859. Follow PHDC on Facebook for additional details and link to purchase tickets.

Tickets: Adults - $5.00
Children 12 & under - FREE
Pre-purchase tickets via Eventbrite.com or at Portage City Hall
Same-day tickets available at door