

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, April 17, 2018

5:00 pm

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

I. Call to Order:

II. **Approval of Absences:** 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.kalamazoo.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

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 - April 17, 2018

REVIEWS:

Historic District Commission:

✓	HDC cases to 04/10/18 –25 total		Fees total year to date, 2018 \$875
	2018	2018	2017
○	12 no fee	\$ 0	13 no fee
○	5 bldg permit-\$35*	\$ 175	5
○	8 <u>HDC hearing</u> - \$85	\$ 700	8
	25 TOTAL	\$ 875	16
			2017 fees
			\$ 0
			\$ 175
			\$ 700
			\$ 875

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

Date	Street w #	HD	previous owner	current owner w mailing address
3/14/18	Minor 922	SV	GILLESPIE, GARNETT L REV TRST 4149 S 1ST ST KALAMAZOO, MI 49009	BARNUM, JAMES P 922 MINOR AVE KALAMAZOO, MI 49008
3/2/18	McCourtie 529	SV	SHEARER, CAROL A 5916 LOVERS LN PORTAGE, MI 49002	HERMAN, JAMES 5206 DEEP POINT DR PORTAGE, MI 49002
2/28/18	NorthW 912	ST	715 WOODWARD AVENUE, LLC 2308 EDGEWOOD AVENUE SE GRAND RAPIDS, MI 49546	EVAN INVESTMENT COMPANY LLC 5455 GULL RD STE D #189 KALAMAZOO, MI 49048
2/22/18	Oak 720	SV	COOK, DAVID & HAKUN, MICHAEL 5665 POWDERHORN DR KALAMAZOO, MI 49009	CODY, JORDAN 720 OAK ST APT 3 KALAMAZOO, MI 49007
2/21/18	VineW 115	SV	BESTEMAN, CARL L & JOYCE E 5826 N 7TH ST KALAMAZOO, MI 49009	WESTLEY DEVELOPMENT COMPANY LLC 301 JOHN ST KALAMAZOO, MI 49007
2/20/18	SouthW 907	SV	REED, PHILLIP J 907 W SOUTH ST KALAMAZOO, MI 49007	ROGLIC, ROBERT L MCQUATER, TIMOTHY S 5740 POWDERHORN DR KALAMAZOO, MI 49009
2/20/18	Old Orchard 230	ST	AJATA LIMITED LLC 10553 KNOLLGATE DR HOLLAND, MI 49423	SAH 230 LLC 24703 COUNTY RD 354 LAWTON, MI 49065
2/13/18	Duffield Ct 819 VACANT LOT	SV	GERBER, SETH D 5129 LANDS END KALAMAZOO, MI 49009	NEW DAY COMMUNITY CHURCH WEST 3600 NICHOLS RD KALAMAZOO, MI 49004
2/12/18	NorthW 823	ST	KOCH, RONALD G & BERNAL K 1059 W TEMPERANCE TEMPERANCE, MI 48182	BRAUN, MICHAEL & SHAINA 3401 GRANDE VISTA DR #19097 NEWBURY PARK, CA 91320
2/7/18	Davis 519	SV	VANDERWALL, TY 519 DAVIS ST KALAMAZOO, MI 49007	CUSAK, ZACHARY 519 DAVIS ST KALAMAZOO, MI 49007
2/6/18	Eleanor 708	ST	HAFER, WENDI K 708 ELEANOR ST KALAMAZOO, MI 49007	10TH STREET PROPERTIES LLC 323 MARINE AVE, APT 1B BROOKLYN, NY 11209

2/5/18	KalW 615	ST	B.R.R. ASSOCIATES 615 W KALAMAZOO AVE KALAMAZOO, MI 49007	10TH STREET PROPERTIES LLC 323 MARINE AVE, APT 1B BROOKLYN, NY 11209
2/2/18	Minor 725	SV	GILLET, CALVIN 725 MINOR AVE KALAMAZOO, MI 49008	TKACHUK, STEVE FUZAK, BRADLEY & ANDREA 2723 ROMENCE RD PORTAGE, MI 49024
1/31/18	McCourtie 602	SV		GUSTAFON, CYNTHIA 602 MC COURTIE ST KALAMAZOO, MI 49008
1/29/18	KalW 530	SV		530 W KALAMAZOO AVE LLC 610 W WILLARD ST KALAMAZOO, MI 49007
1/19/18	WestS 1011	SV		LEINWAND, MICHAEL LEINWAND, MATTHEW 7486 FIELD BAY AVE KALAMAZOO, MI 49009
1/18/18	LovellW 940	SV		H & L CAPITAL LLC 940 W LOVELL ST KALAMAZOO, MI 49007

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COMPONENT	LOCATION	REMEDIATION TASK DESCRIPTION	LUMP SUM
<u>935 OSBORNE</u>			
Carbon Monoxide Detector	One each level and 1 in cellar	<i>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).</i>	<u>\$47.00 per detector</u>
Smoke Detector	One each level and 1 in cellar	<i>Furnish & 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).</i>	<u>\$51 per detector</u>
Fire Extinguisher	One	<i>Install fire extinguisher in kitchen away from stove at recommended height per manufacturer. Allowance of \$51 per unit (product and installation).</i>	<u>\$51 per unit</u>
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	Side A Dripline	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.	
All wood windows	Throughout house	<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. <i>Note: sash packs are acceptable, please bid accordingly.</i> 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. 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> 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/ARCH CASINGS, JAMBS, AND STOPS	Dining room 1 (all sides except entry door)	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.	

COMPONENT	LOCATION	REMEDIATION TASK DESCRIPTION	LUMP SUM
		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.	
DOOR STOP	Bedroom 12	Remove and replace with new wood equivalent.	
DOOR CASINGS AND JAMBS	Hallway 13	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.	
WALLS B AND D	Stairwell 14	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.	
<u>937 OSBORNE</u>			
ALL WOOD WINDOW SYSTEMS	Throughout home	<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. <i>Note: sash packs are acceptable, please bid accordingly.</i> 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-(<i>low E</i>). 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. 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>. 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 SYSTEM	Living room 16 side C	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.	



Department of Community Planning and Development
Kalamazoo Historic District Commission
415 E. Stockbridge - Kalamazoo, Michigan 49001
Telephone (269) 3378804 - FAX (269) 3378513
ferraros@kalamazoo.org

APPLICATION FOR PROJECT REVIEW - Historic District Commission
Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 935 Osborne St
Historic District: [] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Paige Torres Owner: Ray Obregon
Mailing Add. 935 Osborne St Mailing add 9910 S. Sparkle
City State & Zip: Kalamazoo MI 49001 City, State Zip Portage 49002
Phone: 269 447 7026 Phone: 269 655 382
Email: paige.torres@gmail.com Email @

Contractor: TBA
() Work to be done by owner

Contractor
Proposed Work: Use additional sheets to describe work if necessary
See attached sheets

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

() 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 Date Received*: 3-20-2018
Zoning RM-36 Year built 1885 Complete application 3-20-2018
Owned since either 11/1/1999 or 6/20/2016

COMMISSION Meeting Date: 4-17-2018 Hearing fee paid \$85 yer
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

Case#PPZ-18-0007



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

ITEM A



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

A



HDC Mtg 04/17/2018



Page 4 of 8

Case#PPZ-18-0007



(1) 935-7 Osborne 03/20/18 – Typical windows – loose in tracks
(3) West side – pins missing

ITEM A



B

(2) Deterioration on every window. Some are vinyl facing north
(4) Not an original window



HDC Mtg 04/17/2018



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Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

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

CASE # PPZ 18-0007
Owned since 11/11/99 or 6/20/16
Meeting date: April 17, 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.*

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

COMMISSION ACTIONS (Motions):

- a. Approve the 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.

(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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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: [] South/Vine [X] Stuart [] West Main Hill [] Rose Place [] 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:

() Work to be done by owner

Contractor Levi Yoder (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.

(CM) 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 Apr 2018

Owner's Signature: [Signature] Date:
(if different)

APPLICATION CHECKLIST:
Include all these items are in your submission. Incomplete applications will be held until the next review hearing.
[] Drawings 11x17 or smaller with dimensions
[] Materials list
[] Site plan including north arrow - for additions or new construction
[] 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-18-0008 Date Received*: 4-5-2018

Zoning RM 15 Year built 1905 Complete application 4-5-2018

Owned since 3-5-2009

COMMISSION Hearing fee paid \$85 yer

Meeting Date: 4-17-2018 Check # 5296

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

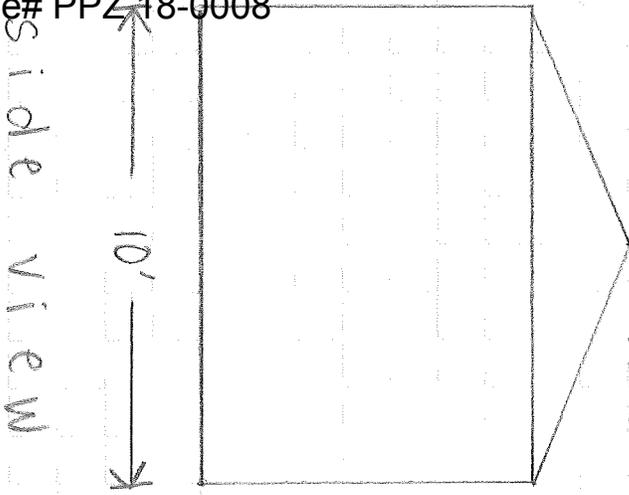
Notice to Proceed Comments

Revised April 26, 2017

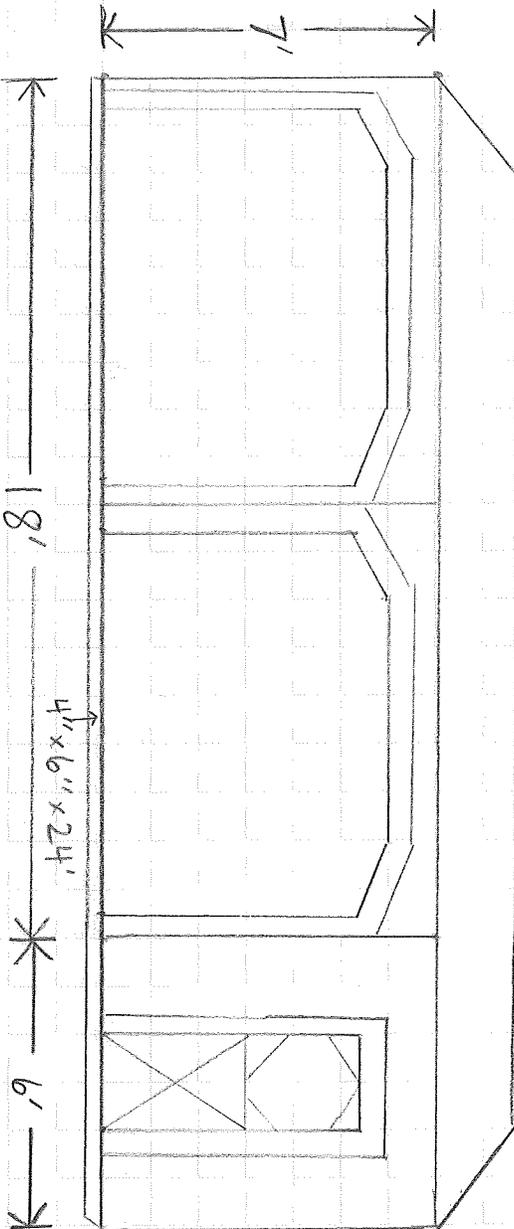
10' x 18' carport with 6' storage area

Materials

- asphalt shingle roof to match house
- frame is 2x4
- bottom is 4x6 treated
- siding is 8" board & batten white pine plywood
- storage area 6'x10' with 5/8" treated plywood
- will be painted to match house color
- main body = white trim = cream
- concrete pad 12'x27'
- structure will arrive pre-assembled and be secured to concrete slab.

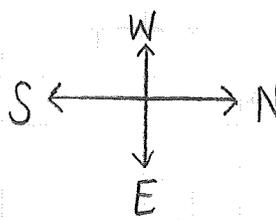


Side view



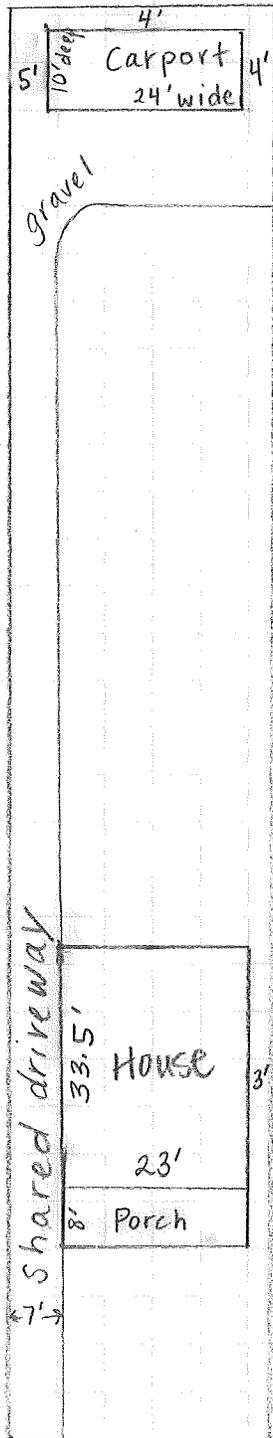
Front view

• 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
- Changes will include: asphalt shingles instead of metal and adding trim around openings



521 Stuart aerial map

HDC Hearing April 17, 2018



NORTH



Case# PPZ-18-0008



(1) 521 Stuart 04-11-2018 Front-East
(3) Back yard looking due west



HDC Mtg 04/17/2018

ITEM B



(2) Sample of garage
(4) Back yard looking due northwest



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Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW – New construction STAFF COMMENTS

Property address 521 Stuart
Applicant Charles Mercadal
Owner Charles Mercadal
Received April 5, 2018

CASE # PPZ 18-0008
Year built: 1905
Owned since March 5, 2009
Meeting date: April 17, 2018

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2013 – Fence in back yard(**Admin**)
2014 - Repair storm damaged porch rail to match (**Admin**)

Historic District Stuart Area
Zoning RM-15 (Residential multi-family)
Additional Permits required – building
Rental History: NA

PROPOSAL

A. Build two stall garage

OBSERVATIONS

1. Proposed new garage will have

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 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.

(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.



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.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: 232 E. Michigan Ave

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

Applicant: Justin Gregory Owner: JTR 232 Holdings LLC

Mailing Add. 1435 Richland Ave Mailing add 1435 Richland Ave

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

Phone: 269-271 5688 Phone: 269 271 5688

Email jgregs21@yahoo.com Email jgregs21@yahoo.com

Contractor:

APPLICATION CHECKLIST:

Include all these items in your submission. Incomplete applications will be held until the next review hearing.

- [] Drawings 11x17 or smaller with dimensions
[] Materials list
[X] Site plan including north arrow - for additions or new construction
[] 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

(X) Work to be done by owner

Contractor Dale Croemer + Owner

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets 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 windows.

(JG) 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: 4/5/18

Owner's Signature: [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

COMMENTS: Check #

Approve in Concept Date: Letter mailed

FINAL ACTION

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

ACTION DATE

Certificate of Appropriateness Issued

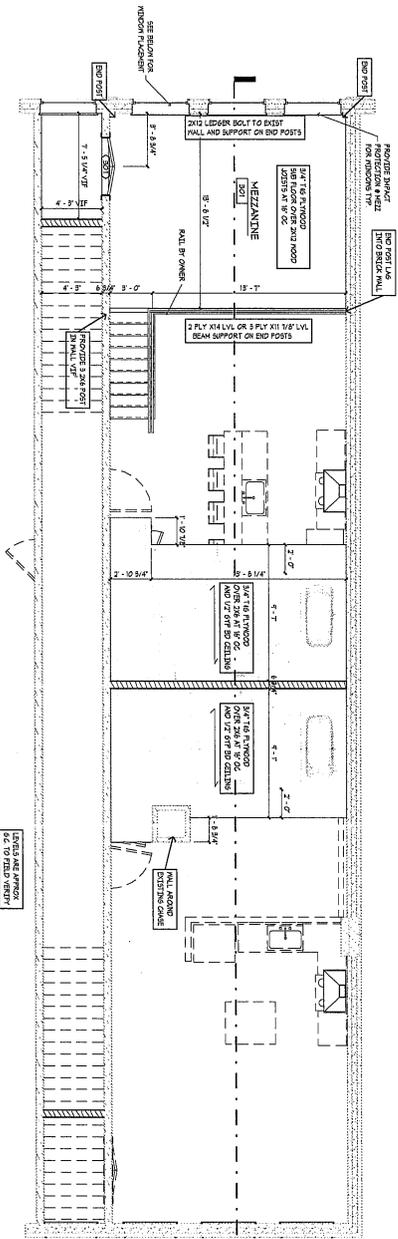
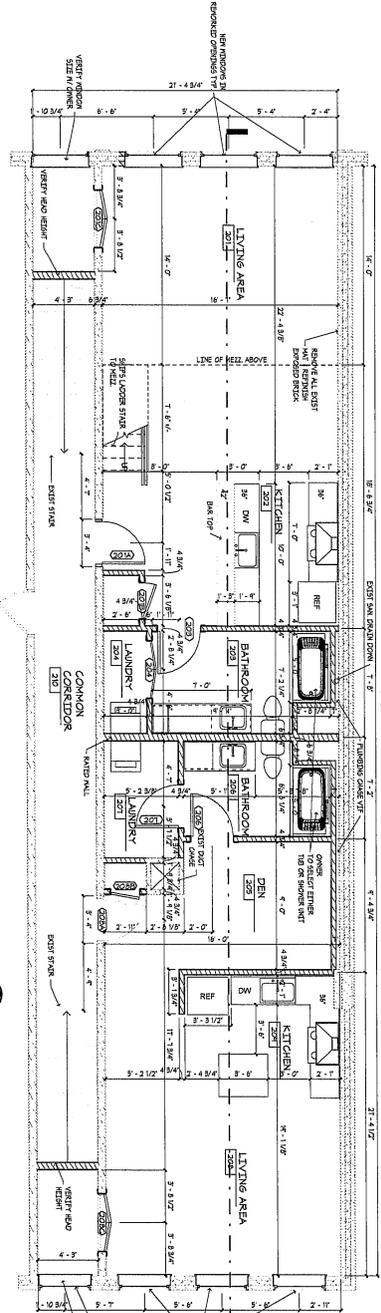
Revised April 26, 2017

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

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"



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

MEZZ
SCALE: 1/4" = 1'-0"

DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	UNIVERSAL	FRAME MATERIAL	HARDWARE GROUP	FIRE RATING	COMMENTS
201	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	
202	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	
203	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	
204	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	
205	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	
206	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	
207	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	
208	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	
209	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	
210	3'-0"	6'-8"	1 1/2"	NO	NO	NO	NO	

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF MICHIGAN.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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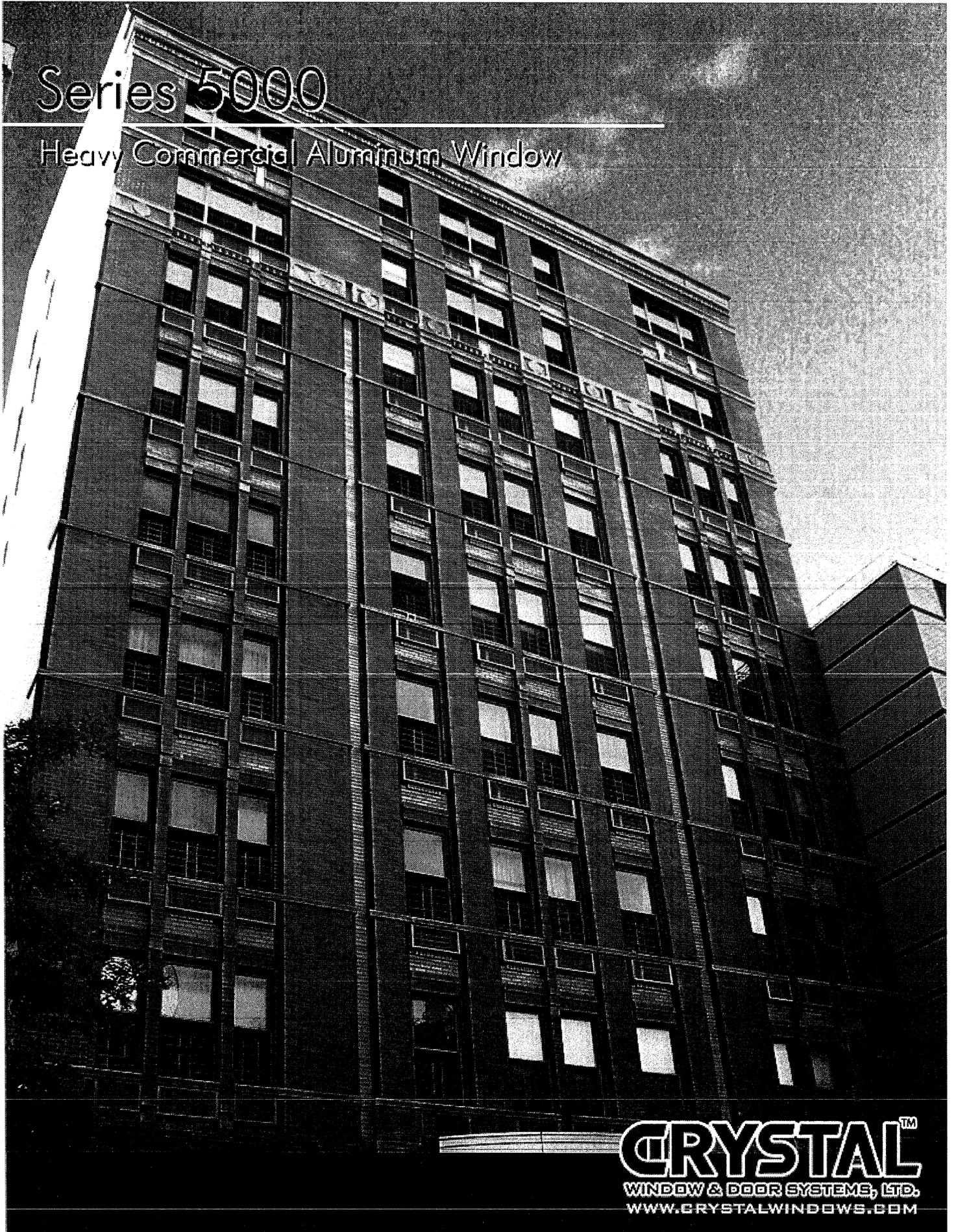
bosch
ARCHITECTURE
INTERIOR DESIGN
1727 20th
ANN ARBOR MI 48106-1000
734.769.9200
www.boscharchitect.com

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ANN ARBOR MI 48106-1000
734.769.9200
www.boscharchitect.com

232 E. Michigan Ave
Kalamazoo, Michigan

Series 5000

Heavy Commercial Aluminum Window



CRYSTALTM
WINDOW & DOOR SYSTEMS, LTD.
WWW.CRYSTALWINDOWS.COM

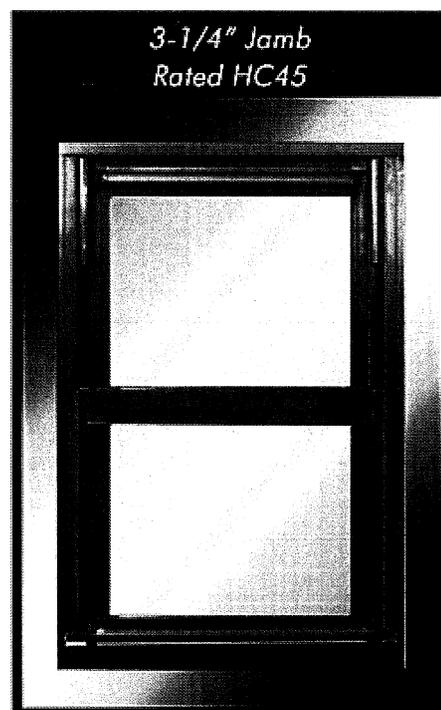
Series 5000 HEAVY COMMERCIAL THERMAL BREAK WINDOW

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



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

Product	5000
Style	Double Hung - Tilt
Frame Depth	3+ 1/4"
Overall IGU Depth	1"
AAMA Rating	H-HC45
Water (psf)	7.52
Uniform Load (psf)	75.24
Wall Thickness	0.09" (Sill)

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
 ALLENTOWN, PA 868 North Gilmore St., Allentown, PA 18109 Tel: 610.437.7988 Fax: 610.437.7992
 CLEVELAND, OH 29299 Clemens Rd. 1-B, Westlake, OH 44145 Tel: 440.871.8694 Fax: 440.871.8690
 ST. LOUIS, MO 300 Axminister Dr., Fenton, MO 63026 Tel: 636.305.7880 Fax: 636.305.7881
 CHICAGO, IL 1300 W. 35th St. Chicago, IL 60609 Tel: 773.376.6688/888.280.3288 Fax: 773.376.6668

Crystal Windows Affiliations: AIA



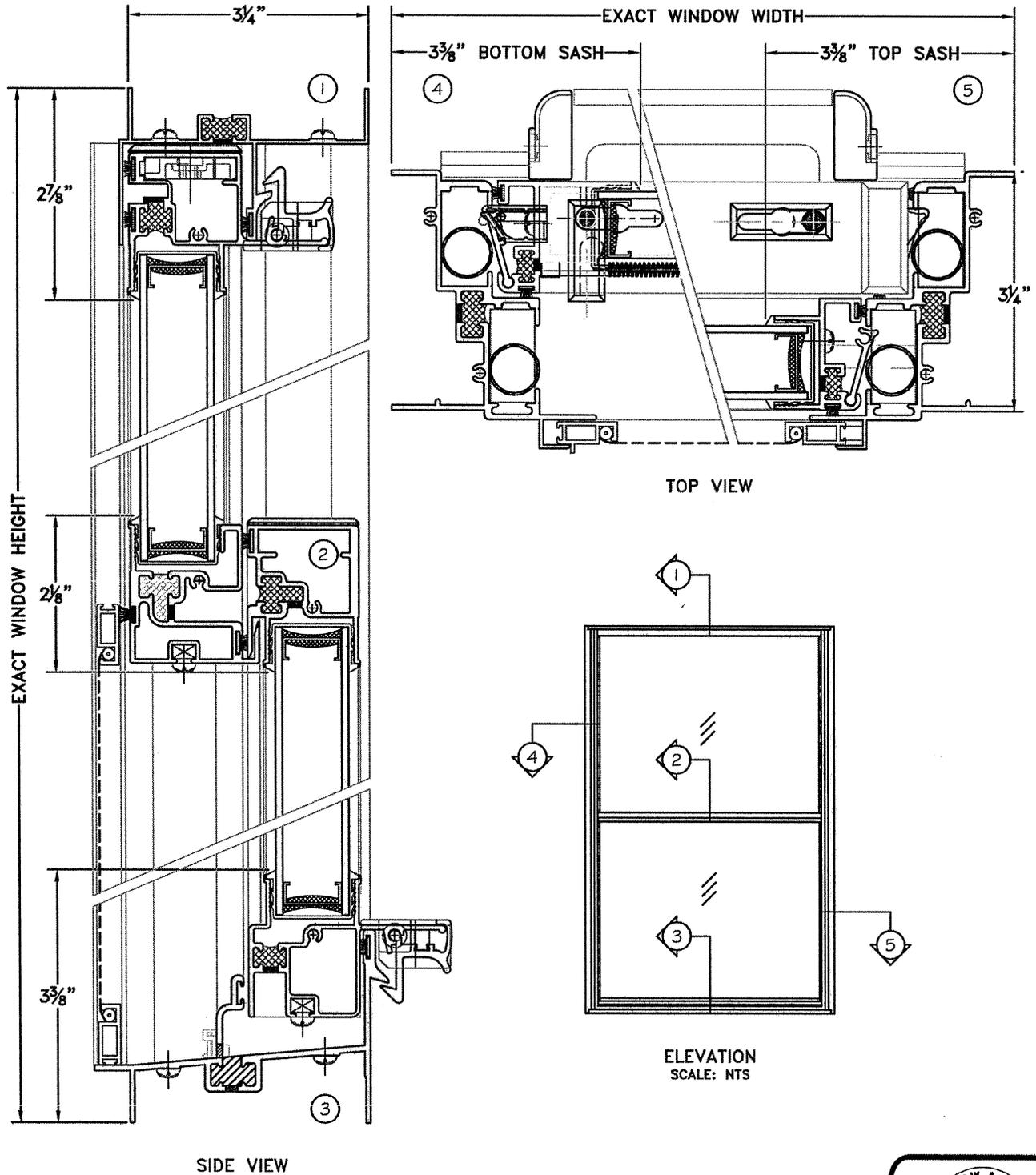
Find us on:

CRYSTALTM
 WINDOW & DOOR SYSTEMS, LTD.
WWW.CRYSTALWINDOWS.COM

MANUFACTURER RESERVES THE RIGHT TO CHANGE PRODUCT DESIGN, SPECIFICATIONS, DETAILS AND PRICING AT ANY TIME WITHOUT PRIOR NOTIFICATION.

**CTD-5000 DOUBLE HUNG TILT
EQUAL LEG SILL
ALUMINUM THERMAL BREAK**

SCALE: 1:2



Case#PPZ 18-0009



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



ITEM C

(2) At street level
(4) Front-north with “spacer”



HDC Mtg 04/17/2018



Page 10 of 12



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.

- b. The commission could postpone with the applicants consent, to ask for more details. The applicant will need to be present for review at the next scheduled Historic District Commission meeting.
- c. The commission could deny, based on Secretary of the Interior Standard #2.

+++++

Secretary of the Interior's Standards for Rehabilitation

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

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

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

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

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

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



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.



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

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**