

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, July 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:
- III. Approval of Agenda:
- IV. Introduction of Guests:
- V. Public Comment on non-agenda items
- VI. Disclaimer

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

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

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

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

<http://www.kalamazoocity.org/local-historic-districts>

VII. HEARINGS

OLD BUSINESS:

- a) 521 Stuart 5:05pm Owner: Charles Mercadal
Applicant: same
Style: Foursquare Built: 1905
Zone: RM-15 Owned since: 03-05-2009
Revised plans for new garage
(IHA18-0008 Old Application)
Public Comment then Commission Deliberation

NEW BUSINESS:

- b) 805 S. Park 5:15pm Owner: Matt Bartz
Style: Italianate Built: 1864
Zone: RM-36 Owned since: 08/21/1998
Replace roof on house with standing seam metal (In 2007, HDC approved a standing seam metal roof for the rear wing of the house.
(PPZ 18-0013 New Application)
Public Comment then Commission Deliberation

VIII. Approval of Minutes: June 19, 2018 (Item C)

IX. Administrative approvals - June 12, 2018 to July 10, 2018

a) No building permit required

Wheaton	528	Fence
Grand	1213	Window & exterior wood repairs as needed
Osborne	926	Add storm door on rear NH addition. Replace wdw
Oak	1006	Rebuild north deck on top of sunroom
Prairie	145	Repairs to rear 2nd floor deck on bungalow+EWR
SouthW	729	Charging station for electric car-rear
SouthW	708	Storm windows 12
Elm	603	Install missing attic window on N to match S
ParkS	720	Exterior stair - rebuild NWcorner
Elm	603	Install missing kitchen window
Elm	603	Shed

b) Building permit required

Eleanor	712	Repairs to ext wood & rear porch, gutters
Elmwood	822	Roof
RoseS	730	Roof
Wheaton	528	Roof
VineW	611	Exterior stair SE corner
Monroe	416	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.

Historic District Commission FYI - July 17, 2018

REVIEWS:

Historic District Commission:

✓	HDC cases to 07/09/18 – 67 total		Fees total year to date, 2018	\$1670
	2018	2018	2017	2017 fees
○	53 no fee	\$ 0	39 no fee	\$ 0
○	21 bldg permit-\$35*	\$ 735	21	\$ 735
○	11 <u>HDC hearing</u> - \$85	\$ 935	13	\$ 1105
	85 TOTAL	\$ 1670	73	\$ 1830

NEW OWNERS in Historic districts* Letters sent June 11, 2018 - 21:

Date	Street w #	HD	previous owner	current owner w mailing address
6/1/18	418 Locust	SV	STONEBURNER, VALAURIE 3855 W E AVE KALAMAZOO, MI 49009	PRYTANEUM EPSILON LLC 730 UNIVERSITY ST HEALDSBURG, CA 95448
5/30/18	524 Axtell	SV	O'NEILL, PETER J II & MARY K 524 AXTELL ST KALAMAZOO, MI 49008	LINSKEY, RYAN D 10807 SE 47TH AVE MILWAUKIE, OR 97222-5214
5/30.18	1011 Davis	SV		BANK OF AMERICA NA 7105 CORPORATED DR TX2-928-0303 PLANO, TX 75027

Blank for packets



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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 521 Stuart Ave

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

Applicant: Charles Mercadal Owner: (same as applicant)

Mailing Add. 521 Stuart Ave Mailing add _____

City State & Zip: Kalamazoo MI 49007 City, State Zip _____

Phone: 269-552-9957 Phone: _____

Email mercadal@gmail.com Email _____@_____

Contractor: _____

(X) Work to be done by owner

Contractor _____

Proposed Work: Use additional sheets to describe work if necessary _____
See also attached. Proposal is to build a 24' x 24' garage at rear of property, gable ends, two garage doors, lap siding, asphalt shingles with dark drip edge, incl. door at south end, and fixed windows at north and south end of construction. Owner will act as general contractor.

(OM) 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: 9 July 2018

Owner's 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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 18-0008 Date Received*: 7/10/18
Zoning RM-15 Year built 1905 Complete application 7/10/18
Owned since 03-05-2009

COMMISSION Meeting Date: 07-17-2018 Hearing fee paid \$85 In April
Check # #5296

COMMENTS: This is a completely different plan for the garage

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 _____

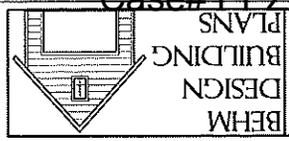
Notice to Proceed _____ Comments _____

The proposed building is a follow-up to a request earlier this year to build a small carport on our structure; we have determined it would be a better long-term solution for us to build a full-sized garage for two cars.

Garage will be situated 3 feet from property at rear (west) end of the lot. Lot is 33' wide, and we plan to divide the space such that 4 1/2' space is open from the edge of the garage to the neighbors' property lines to the north and south.

Additionally:

- * The plans call for a sliding window assembly. We will, instead, replace this with a fixed window with two DS pane of glass, one division in the light from top to bottom, with the sill constructed of treated lumber, glazed and painted to match the trim.
- * Door construction is not specified in the plans; we will choose a paneled, wood exterior door with windows near the top for added visibility.



WWW.BEHMDESIGN.COM
1-800-210-6776
QUESTIONS.CALL

PLAN NO. 576-3a

DESIGN BY: JJB
DATE: 05/17
updated

SHEET CONTENTS

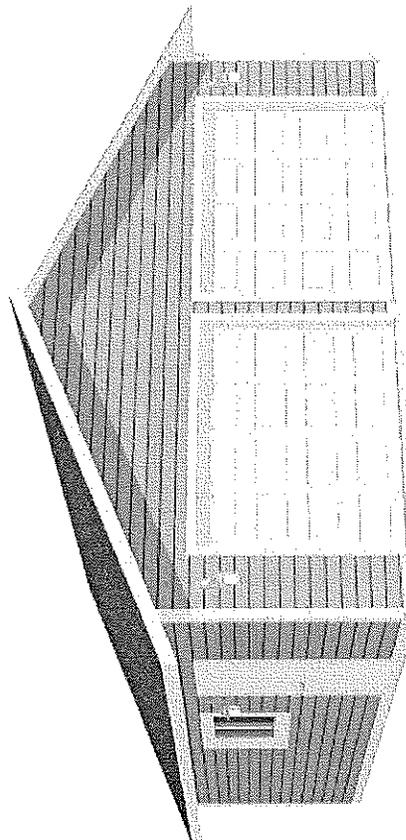
Picture View Of Design

Project Data

Building Materials List

1 OF 7

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GARAGE PLAN #576-3a
24' x 24'

Building Category and Data
Occupancy Classification: "U"
Construction Type: "V"
Grade-To-Ridge Height: 14'-2"
Gross Building Area: 576 sf

Building Code Compliance
This planset was prepared to comply with the prescriptive requirements of the International Residential Code (IRC).

Parameters For Design
Wind Speed: 100 mph - 3 sec. gust
Wind Exposure: "B"
Seismic Category: A, B and C
Snow Load: 30# / sq.ft.

- Trade Requirements**
1. Trade to provide and install all materials and labor for the construction of the building.
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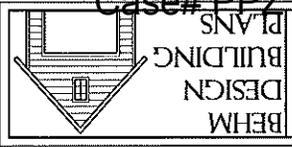
Building Materials List for Plan #576-3a

Local building code approved substitutions may be made to this list. Variations in construction methods and materials can require modification of this list. Every attempt is made for greatest accuracy, but typographical or human error is possible. Quantities verification by the materials supplier is recommended before materials package is finalized and/or shipped.

- Rough Framing**
- 2 x 4 x 92'-1/2" HFDF "stud" wall framing 68 pcs
 - 2 x 4 HFDF No. 2 for plates and lookouts 240 lf
 - 2 x 4 HFDF No. 2 pressure-treated bottom plate 96 lf
 - 3 1/2 x 9 1/4 LVL header 2550lb 2.0E (cut from 9' length) 2 pc.
 - 2 x 6 DF No. 1 Header 10' length 3 pcs
 - 2 x 4 x 22'-1/2" with screened vent holes 24 pcs.
 - Tusses: 5 : 12 pitch 24'-0" span, incl. (2) end tusses - 13 pcs.
- Sheathing Materials**
- 15/32" 5-ply C-D APA Plywood ext. glue P.1 24/0 - 4 x 8 sheet - 25 sheets
 - 7/16" o.s.b. wall sheathing 4 x 8 sheet - 23 sheets
- Vapor Barrier**
- Roof 15# bituminous felt paper in 3/8" wide roll 300 lf
 - Wall 7# bituminous felt paper in 40" wide roll 280 lf
 - Floor .003" black polyethylene membrane 600 sf
- Siding Materials**
- 2" textured o.s.b. sliding boards with 1" lap - 756 sf siding area (alternating 1/16" o.s.b. textured (on 3/8" T-1-1 Ply) 29 sheets
 - Trim: 5/4 x 4 (for alt. Siding use 1x thick 0' length) 15 pcs.
 - Trim: 5/4 x 4 10' length 2 pcs.
 - Trim: 5/4 x 3 9' length 4 pcs.
 - Fascia: 1 x 6 52 lf
 - Rakeboard: 2 x 6 16' length 4 pcs.

- Roofing Materials**
- Composition Roofing Shingles 772 sf roof area
 - Ridgevent material 24 lf
- Windows and Doors**
- 4030 sliding window assemblies 2 ea.
 - 3065 exterior door assembly 1 ea.
 - 9'-0" x 7'-0" sectional garage door assembly 2 ea.
- Metal Parts**
- Anchor bolts: 1/2" dia. x 10 ASTM A-307 20 pcs.
 - Flat washers: 2" x 2" square x 3/16" thick stl. pl. 20 pcs.
 - Simpson H10 clips 22 pcs.
 - Simpson 5THD 10 hold-down straps 4 pcs.
 - 1.6d sinker nails @ 50 lbs. / box 50 lbs.
 - Roofing nails @ 1.45 nails / lb. 20 lbs.
 - Roofing nails @ 2.10 nails / lb. 10 lbs.
 - Drip flashing for window/door heads (applied) 27

Note: To advise corrections, please call Behm Design @ 1-800-210-6776 (note: electrical and finishing materials not included in this list)



576-3a

PLAN NO.

DESIGN BY: DATE 10/14/05

ITEM A

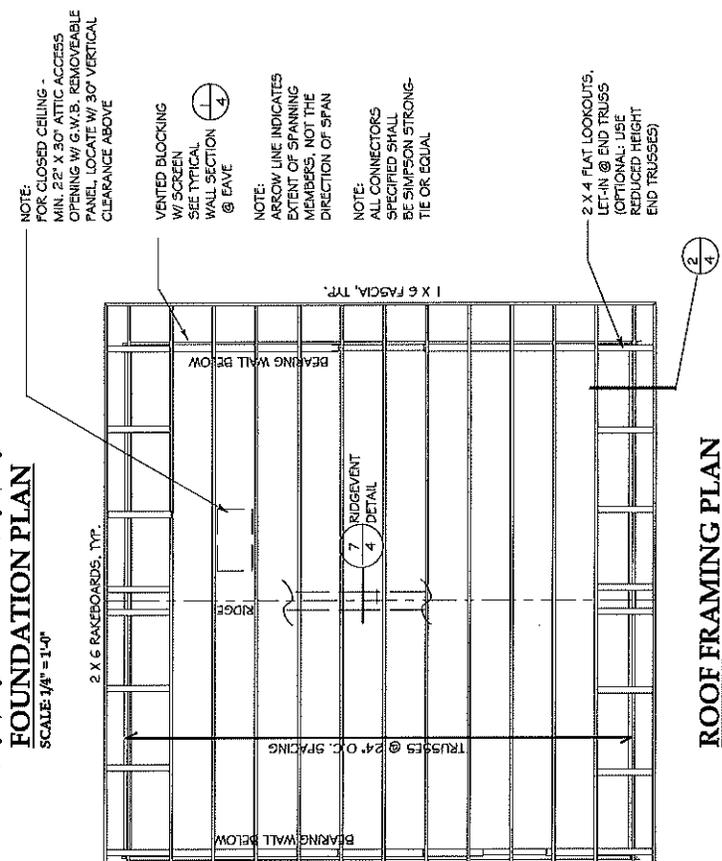
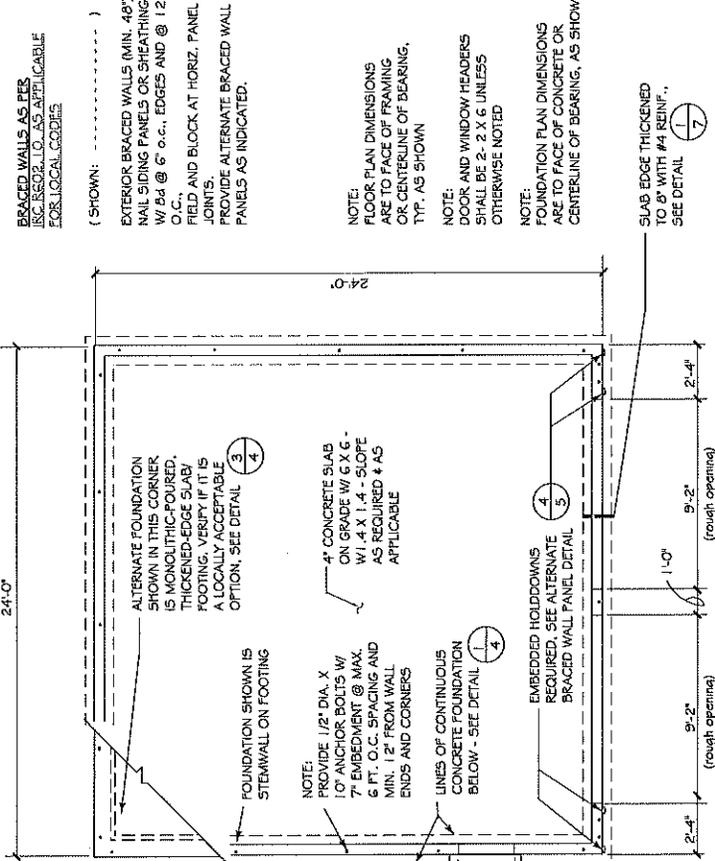
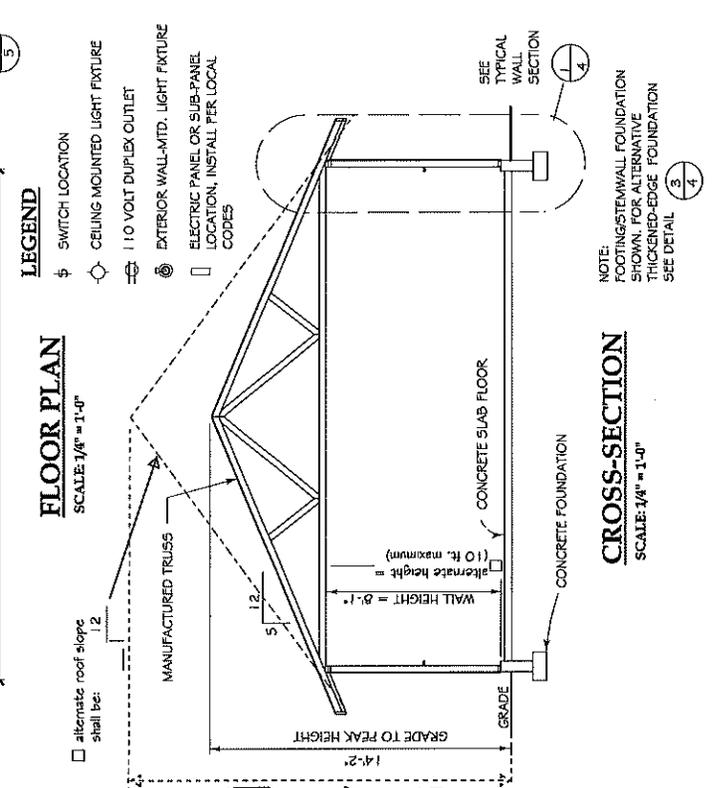
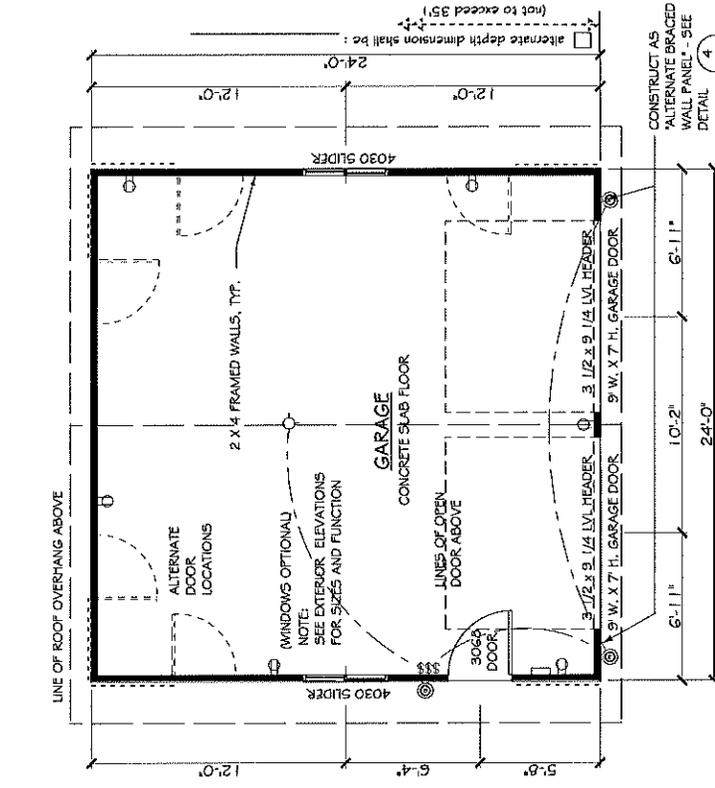
2 OF 7

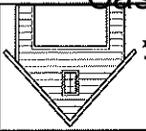
SHEET

FLOOR PLAN FOUNDATION PLAN ROOF FRAMING PLAN CROSS-SECTION

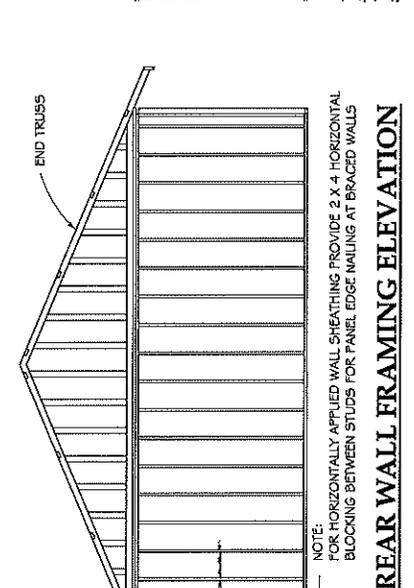
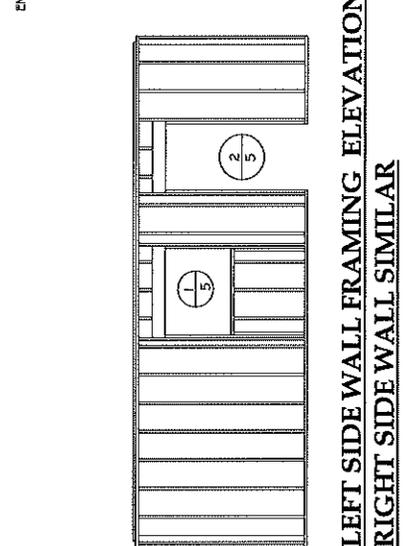
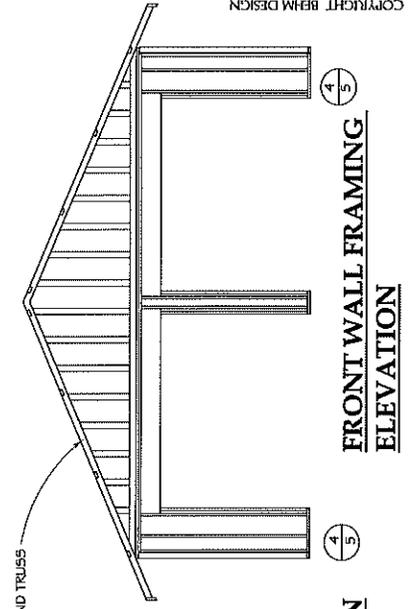
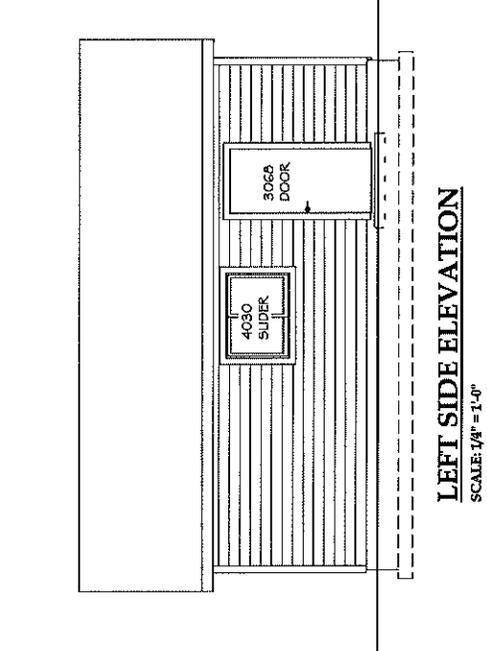
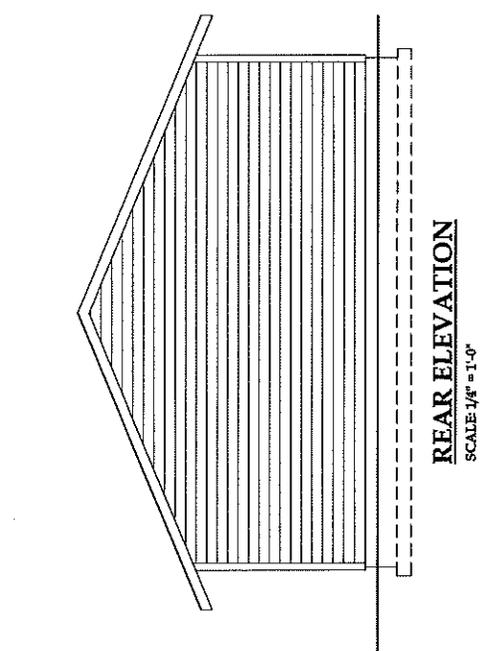
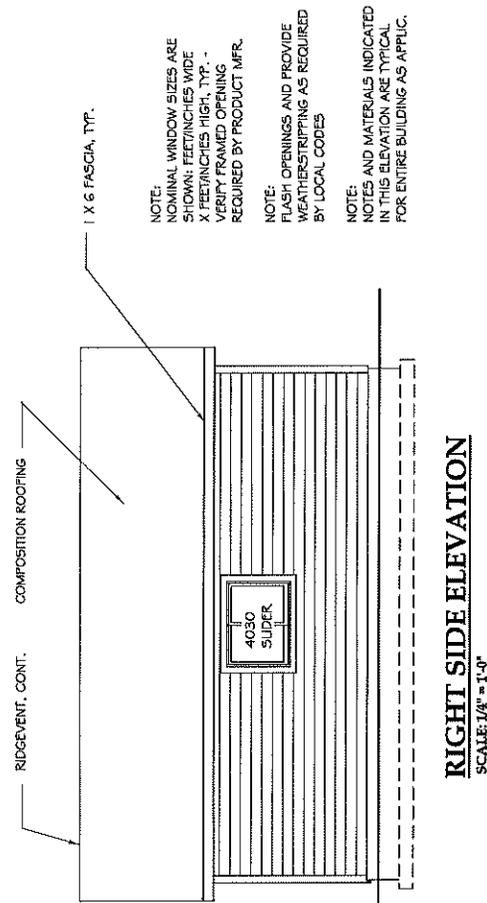
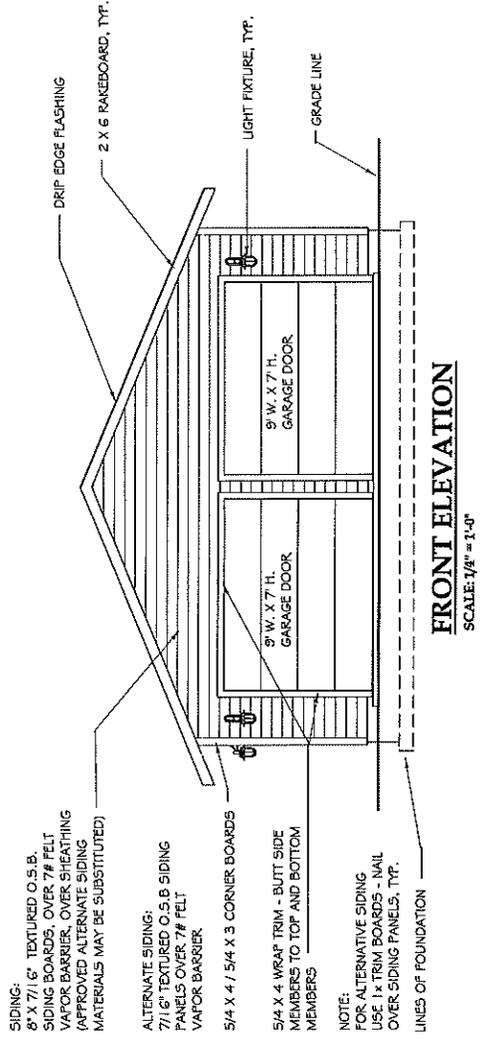
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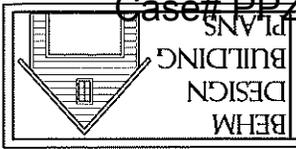
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 <p>BEHM DESIGN BUILDING PLANS WWW.BEHMDESIGN.COM 1-800-210-6776 QUESTIONS? CALL</p>	<p>576-3a</p>	<p>DATE: 10/14/05</p>	<p>WALL FRAMING ELEVATIONS</p>	<p>3 OF 7</p>
		<p>PLAN NO.</p>		

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 QUESTIONS, CALL

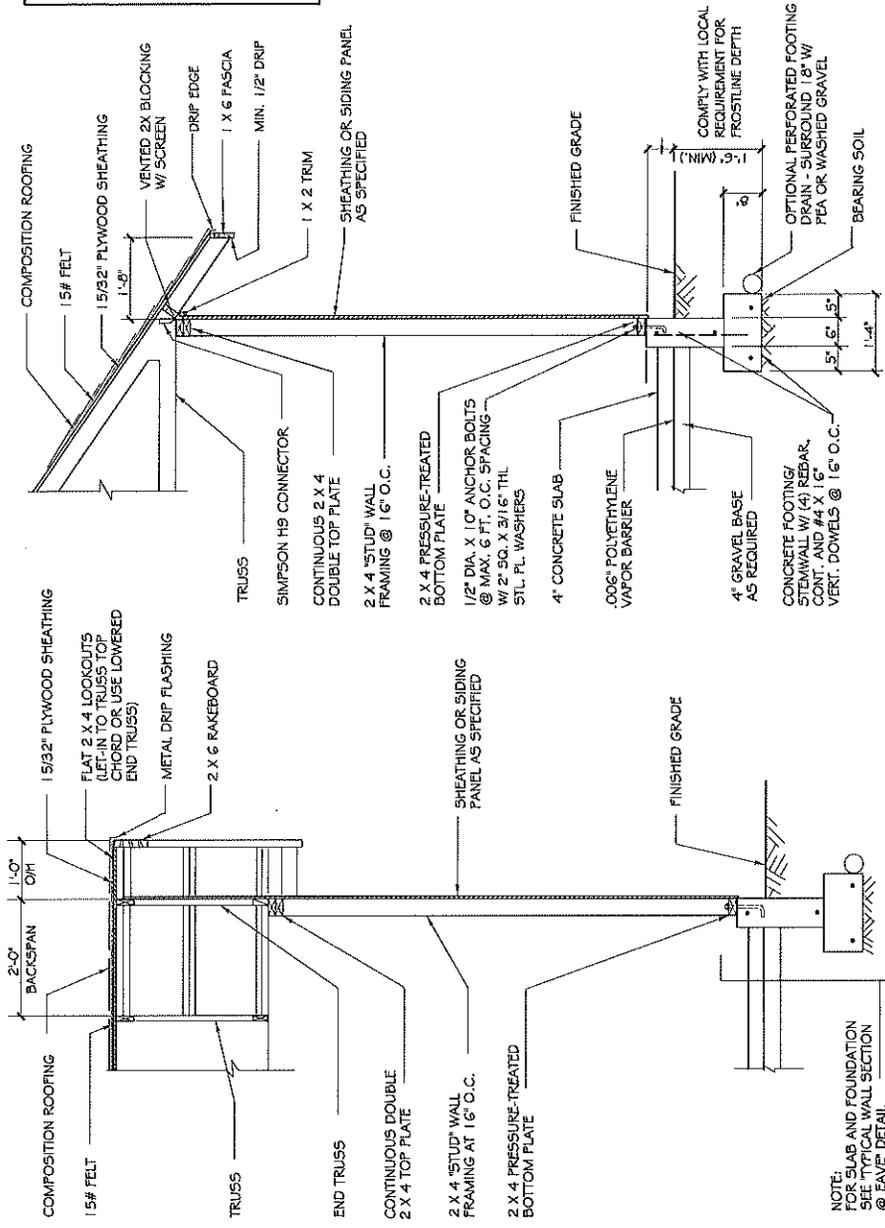
576-3a
 PLAN NO.

DESIGN BY: 10/14/05
 DATE:

TYPICAL WALL SECTIONS
 FOUNDATION DETAILS
 ROOF DETAILS

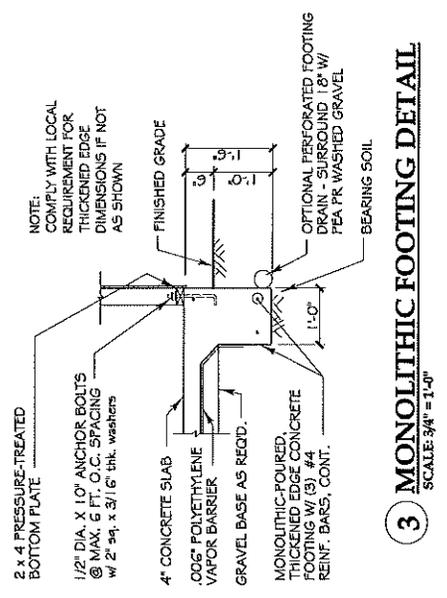
SHEET CONTENTS
 4 OF 7

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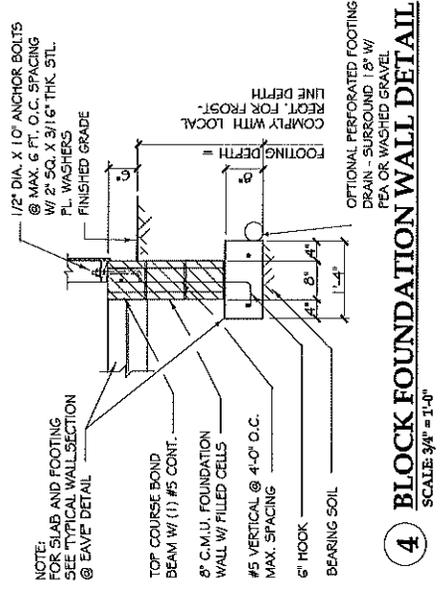


1 TYPICAL WALL SECTION @ EAVE
 SCALE: 3/4" = 1'-0"

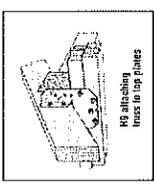
2 TYPICAL WALL SECTION @ GABLE
 SCALE: 3/4" = 1'-0"



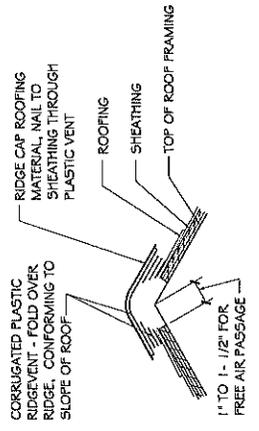
3 MONOLITHIC FOOTING DETAIL
 SCALE: 3/4" = 1'-0"



4 BLOCK FOUNDATION WALL DETAIL
 SCALE: 3/4" = 1'-0"



SIMPSON CONNECTORS



7 RIDGEVENT DETAIL



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1-800-210-6776
QUESTIONS? CALL

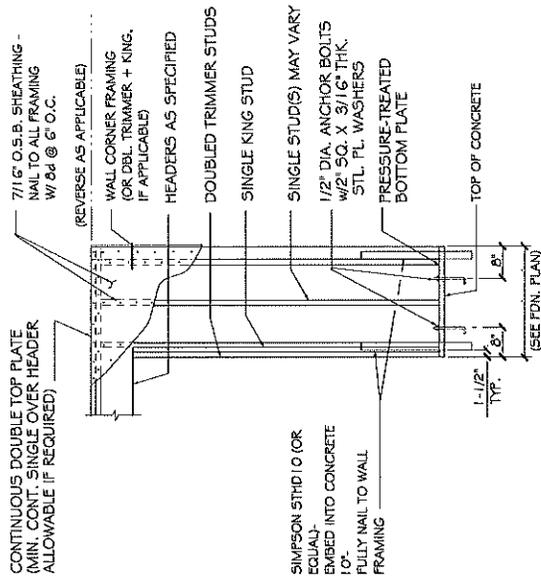
PLAN NO. 576-3a

DESIGN BY: 1014/05

DATE: ALTERNATE BRACED WALL PANEL
SHEET

5 OF 7

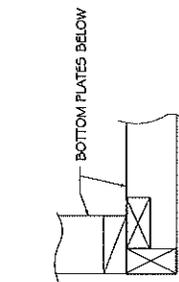
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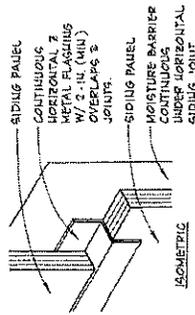
4 ALTERNATE BRACED WALL PANEL DETAIL



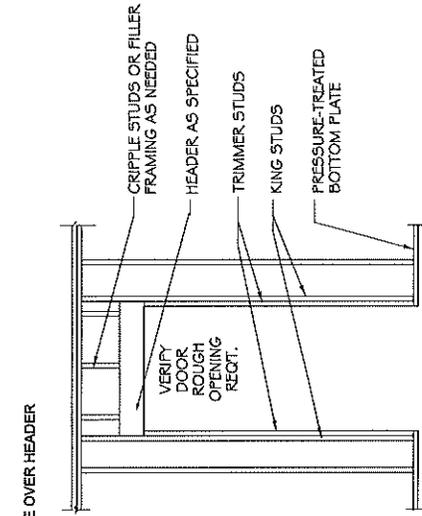
STHD10 HOLD-DOWN



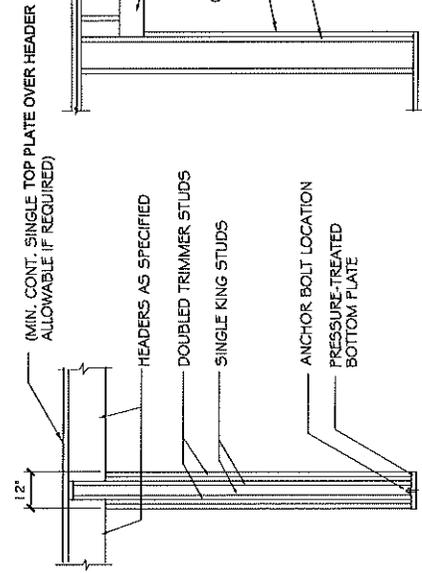
STUDS @ CORNER (PLAN VIEW)



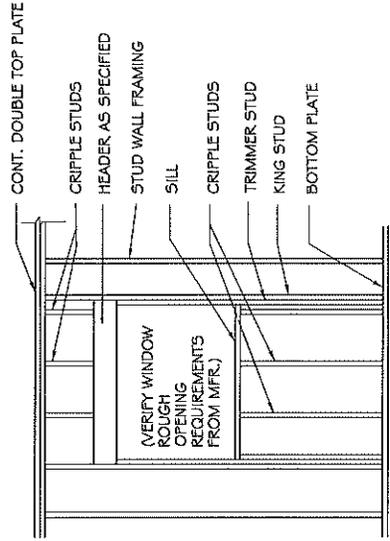
5 FLASHING DETAIL (PANEL SIDING)



2 DOOR OPENING DETAIL



3 GARAGE DOOR SEPARATOR DETAIL



1 WINDOW OPENING DETAIL

STRUCTURAL/GENERAL NOTES & SPECIFICATIONS

A. General
The following notes shall clarify and supplement the working drawings.

B. Codes & Standards
International Residential Code (IRC) 2012
ACI 318: ACI SP-15 / M.R.M.A. Manual
(and comply with all local applicable codes as required by Building Official)

C. Live Loads
Roof.....30 lbs/ft²
Floors.....40 lbs/ft²
Stairs & Exits.....100 lbs/ft²

Seismic zone..... C
Earth Pressure.....30 lbs/ft² equiv. Fluid pressure

D. Soil & Foundation Data
1. Soil bearing data not available. Assumed soil bearing capacity = 1500 lbs/ft²
2. Extend all footings down to undisturbed soil of the specified strength with a minimum depth of 1'-5" below adjacent grade or as required by local building official, based on local frost line depth.
3. Center all footings on columns and walls unless specifically dimensioned otherwise.
4. Compacted fill to be well graded and granular with not more than 5% passing a 200 sieve. Place in 8-inch loose lifts and compact to 95% modified AASHTO density at optimum moisture.

E. Cast-In-Place Concrete and Reinforcing Steel

- Concrete of the following 28-day strength: 5 sack cement/cy (min. 2500 psi) max. 6 gal water/sack for all structural concrete, including foundations and slabs on grade. Maximum sized aggregate 3/4". Maximum slump 4". Add Master Builders Pozzolith per manufacturer's recommendations to all concrete except footings. Concrete for exterior walls to be air entrained (5% air).
- Reinforcing steel ASTM A-615 grade 40/60. Use grade 40 for temperature steel, stirrups and dowels. Detail, fabricate and place in accordance with the latest edition of A.C.I. "Manual Of Standard Practice".
- Concrete cover on reinforcing steel (clear dimensions):
Suspended slabs.....1 1/2"
Beams & columns (to face).....1 1/2"
Non-exposed vertical faces.....1"
Vertical faces exposed to earth or weather.....2"
Bottom of footings.....3"
Slabs-on-grade (from top).....1 1/2"
4. Lap all field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
5. Provide min. one continuous #4 bar at top and bottom of foundation walls w/ #4 at 12" o.c. where wall height exceed two feet. Provide min. two continuous #4 bars in footings. Dowel foundation walls to footings w/ #4 x 1'-6" long @ 16" o.c. Embedded 6" into footing. (No shear keys required)
6. Reinforce around wall and slab openings with sides of 12" or greater, with two #5 bars extending 24" beyond corners on all four sides. Provide one extra #5 diagonal bar 4'-0" long at each corner.
7. Slabs-on-grade: Roll sub grade and moisten before pour. Saw cut crack control joints within 24 hours of pour or install Zip-Snap, with maximum of 12'-0" for 4" non-reinforced slabs and 40'-0" for reinforced slabs. (min. reinforcing #6 x 6 - w/ 4 x 1.4 supported)
8. Vibrate all concrete. Segregation of materials to be prevented. Test cylinders not required.
9. Place no fill against foundation or basement walls until floors are in place or walls have been adequately shored to resist lateral earth pressures.

F. Masonry (as applicable)
1. Hollow masonry units: F/M=1950 (half & half c.m.u.)
Mortar type S-1 PC: 3/4 lime putty, 4 sand
Grout: 2000 psi pea gravel concrete (7 sack)
2. Reinforcing steel: ASTM A-615, grade 40.
3. Place grout in lifts no greater than 4'-0" height.
4. Wall reinforcing:
.....6" walls: #4 vertical @ 48" o.c. w/ #9 wire horiz. joint reinf. @ 8" o.c.
.....8" walls: #5 vertical @ 48" o.c. w/ 3/16" dia. wire horiz. joint reinf. @ 8" o.c.
Install two bars in corners, wall intersections, wall endings and around openings. Lap all bars 20 inches and joint reinforcing 12 inches. Use corner bars for outer bars in board beams and at intersecting walls.
5. Anchor brick veneer to wood framed wall as detailed with 22 ga. X 7/8" x 7' galvanized corrugated wall ties @ 16" o.c. ea. Way with one Simpson m2da nail.

- C. Timber and Wood Framing
1. Substitution of wood species identified herein may be as approved by local Building Official and material strength and capacities shall equal or exceed that of the species identified herein.
2. All lumber to be graded per book 16 of the West Coast Lumber Inspection Bureau:
HF/DF no. 2 for joists, rafters, light framing plates and bracing
DF no. 1 for posts and beams
HF/DF "stud" for stud wall framing
4. Joints and rafters (lumber) shall have 2" nominal thick solid blocking at supports.
3. Comply with the latest edition of the NEPA "National Design Specification" as modified by the applicable code for all structural timber requirements.
5. Spike laminated members together w/ 10d nails @ 12" o.c., staggered. Splice laminations at supports only.
6. Provide cut washers for all bolts bearing on wood.
7. All nails shall be common wire nails.
8. Glue-laminated timbers: Douglas Fir, A.L.T.C. grading: combination 24F-V3 for simple spans; 24E-V8 for cantilevered spans. Dry conditions of use. Architectural appearance grade where exposed to view.
9. Fabrication plant A.L.T.C. inspected / Wrap individual members in plywood. Roof sheathing to be 1/2" CD in-sps plywood with exterior glue, P.I. 24/0 (use 5-ply for panelized roofs) Nailing 8d @ 6" o.c. at panel edges and 8d @ 12" o.c. at intermediate supports. Sub-flooding to be 3/4" CD-in-sps plywood with exterior glue, P.I. 32/16. Use T&G if no underlayment. Glue and nail with 10d @ 6" o.c. at panel edges and @ 10" at intermediate supports.

10. Pre-fabricated trussed members to be designed by applicable state licensed engineer in accordance with requirements shown in the drawings. Contractor shall verify as-framed dimensions and conditions prior to truss fabrication and coordinate as required. All engineering data shall be made available for submittal to the Building Official as required.

- H. Structural Steel
1. All steel, except tubing: ASTM A-36. Pipe: ASTM A-53, Type E or S, grade B. Tubular section: ASTM A500, grade E. All bolts: ASTM A-307 / latest edition of the "Manual Of Steel Construction" of the American Institute Of Steel Construction.
2. All fabrication, erection and detailing shall be in accordance with the latest edition of the "Manual Of Steel Construction" of the American Institute Of Steel Construction.
3. All welding by WABCO certified welders in accordance with the "Welding Handbook" by the American Welding Society.
4. All welds 3/16" min. continuous fillet welds using AWS A5. E70XX electrodes.
5. Provide washers on all bolted connections
6. All steel not embedded in concrete or masonry shall receive one shop coat of an approved primer paint. Apply two coats of heavy asphaltic paint to all steel exposed to earth.
7. Furnish complete shop drawings prior to fabrication.

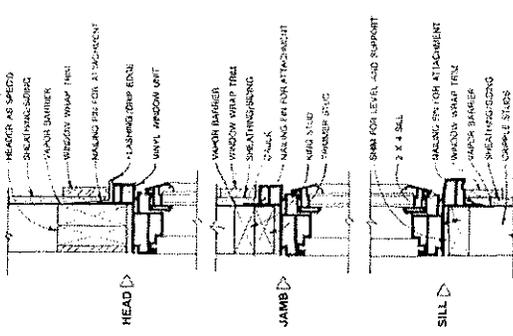
- Miscellaneous
- Contractor shall verify all site conditions and dimensions in field.
- Provide temporary bracing as required until all permanent connections and stiffening have been installed.
- Verify size and location of all openings in floor, roof and walls and coordinate with electrical and mechanical work.
- Pre-fabricated items shall be handled and installed in accordance with manufacturers' recommendations. Pre-fabricated assemblies shall be coordinated with any as-built conditions by the contractor regarding dimensions, clearance and applicable building code requirements.
- All HVAV equipment shall be determined by owner and/or contractor specific to this project and comply with all applicable codes. Performance data and distribution layout shall be provided by the mechanical subcontractor. Submittals shall be coordinated by the contractor as required by the Building Official.
- It is the intent of these drawings and specifications to comply with the requirements of the applicable Building Code and all other relevant codes and ordinances. Any discrepancies, omissions or errors shall be brought to the attention of the designer for clarification or correction before beginning the work. It is the responsibility of the general contractor to seek clarification or correction if needed.

BEHM DESIGN
BUILDING PLANS
WWW.BEHMDESIGN.COM
1-800-210-6776
QUESTIONS? CALL

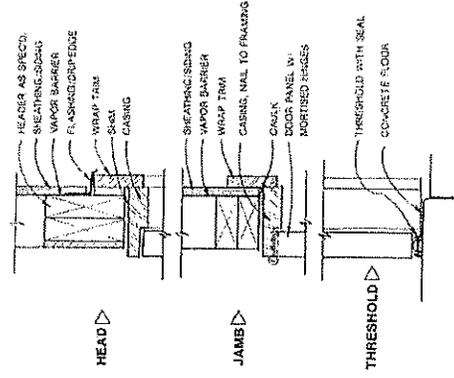
576-3a

PLAN NO.
DESIGN BY:
DATE:

SHEET CONTENTS
STRUCTURAL/GENERAL NOTES
WINDOW DETAILS
DOOR DETAILS
6 OF 7



WINDOW DETAILS (NOT TO SCALE)



DOOR DETAILS (NOT TO SCALE)

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 07/17/2018

ITEM A



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



Page 10 of 12



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:

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.

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: 805 S PARK
 Historic District: South/Vine Stuart West Main Hill Rose Place Haymarket
 Applicant: MATT BARTZ Owner: MATT BARTZ
 Mailing Add. 805 S PARK Mailing add 805 S PARK
 City State & Zip: KAL MI 49001 City, State Zip KAL MI 49001
 Phone: 269-212-9569 Phone: 269-212-9569
 Email _____ @ _____ Email _____ @ _____

Contractor:

Work to be done by owner

Contractor _____

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

See attached sheets REDECK AND INSTALL
STANDING SEAM METAL

(MB) 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: 2/10/2018
 Owner's Signature: [Signature] Date: 2/10/2018
 (if different)

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

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

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ **Date Received*:** _____
Zoning _____ **Year built** _____ **Complete application** _____
Owned since _____

COMMISSION

Meeting Date: _____ **Hearing fee paid \$85** _____
 Check # _____

COMMENTS: _____

Approve in Concept Date: _____ Letter mailed _____

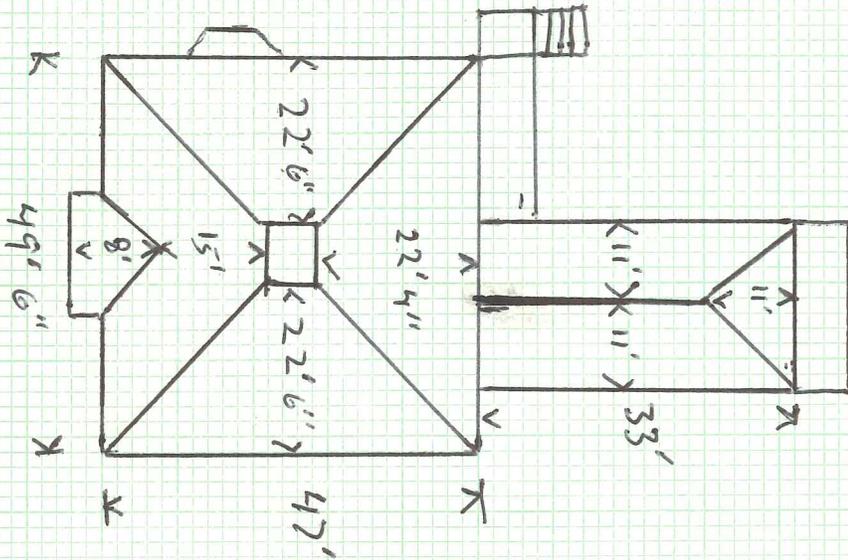
FINAL ACTION

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

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____



- 80 Sheets 5/8 x 4 x 8 Plywood Sheathing
 - High Temp Ice and water shield
 - 1 1/2" x 12" Standing Seam Roofing
 - Panels 24 Gt.
 - Drip edge
 - Rake Start
 - Hip cap
 - side wall
 - head wall
 - 24" w Valley
 - valley start
 - clips
 - Screws
 - Rivets
 - Butyl tape
- Field Verify Quantities



(1) 805 South Park (photo 2010) View from north
 (3) Photo 2014 – SW corner closer



(2) Photo 2014 – SW corner
 (4) North side of the house





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 805 South Park
Applicant Matt Bartz
Owner Matt Bartz
Received 07/10/18

CASE # PPZ 18-0013
Year built: 1864
Owned since 08/21/1998
Meeting date: July 17, 2018

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

- 2000 – 12 items of exterior repair (HDC)
- 2001 – south/side porch rails and skirt (Admin)
- 2007 – Roof over north side porch (HDC)
- 2007 – Rail height/infill waiver (Admin)
- 2007 – replace roof on rear/east wing with standing seam metal (HDC)

Historic District South Street – Vine Area
Zoning RM-36 (Residential, Multi-Dwelling)
Additional Permits required – building
Rental History: Rental certified – applied good through 01/22/019

Proposed Work:

1. Replace existing low pitched roof with standing seam metal

Observations:

- The roof is extremely low pitched and is barely visible from the public right of way.
- In 2007, the Historic District Commission approved the replacement of the roof on the rear (east) wing with standing seam metal. That work was never completed.

Applicable Criteria

(1) Secretary of the Interior Standards for Rehabilitation

#6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

COMMISSION ACTIONS (Motions):

- a. Approve the standing seam metal roof as specified. The plan substantially complies with Secretary of the Interior Standards #6. Approval of any final details to be delegated to the historic preservation coordinator.

- b. The commission could postpone with the applicants consent, to ask for more details. The applicant will need to be present for review at the next scheduled Historic District Commission meeting.
- c. The commission could deny, based on Secretary of the Interior Standard #1-6.

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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.

CERTIFICATE OF APPROPRIATENESS

Date of Issue: 03/22/2007

PROPERTY ADDRESS: 805 S PARK ST

OWNER: PAUL BARTZ & MATTHEW J BART, 805 S PARK ST, KALAMAZOO, MI 49001

Applicant:

Case Number: IHA 07-0014

Historic District: South Street-Vine

Area

Date of Application: January 31, 2007

At the **MARCH 20, 2007** meeting of the Historic District Commission, your request to **for the work specified below was APPROVED in accordance with Chapter 16 of the Code of Ordinance of the City of Kalamazoo and Michigan Compiled Laws 399.205.**

1. Replace the existing rear/east wing roof with standing seam metal.
2. Build new rear porch extending along east face of east exterior enclosed staircase, including at the base of the east exterior enclosed staircase. Design of the new porch is to closely replicate the porch across the far east wall of the rear/east wing of the house in design and trim details including, but not entirely limited to header, frieze boards, posts and rails. All work will comply with the Kalamazoo Historic District Commission Standards and Guidelines for Rehabilitation - Porches.
3. The owner is to provide measurements of the new porch.
4. Any changes to the plans as presented can be worked out with the coordinator.

NOTE: Any unpainted wood must be painted within six months of installation.

The request was found to be in compliance with Historic District Standards and Guidelines and to be in substantial compliance with The Secretary of the Interior's Standards (Standards #6 and 9). This certificate is valid for 6 months from the date of issue. (Call 337-8804 for renewals.)

Please contact staff when the approved work has been completed or if a decision is made not to pursue the project. If you have any further questions about this project, Historic District Commission Standards and Guidelines for Rehabilitation, applying for the homeowner's and commercial tax credits for your building or assistance in planning future projects, please call the coordinator at 337-8804, Monday through Friday, 8AM to 5PM.

___ A separate building permit XX is ___ may be ___ is not REQUIRED.

Building permits are available from the Housing and Buildings Division at the Development Center at 445 West Michigan.

Please post the enclosed green sign on the structure so it is visible from the street when work begins and contact staff for final clearance of completed work. (337-8804)

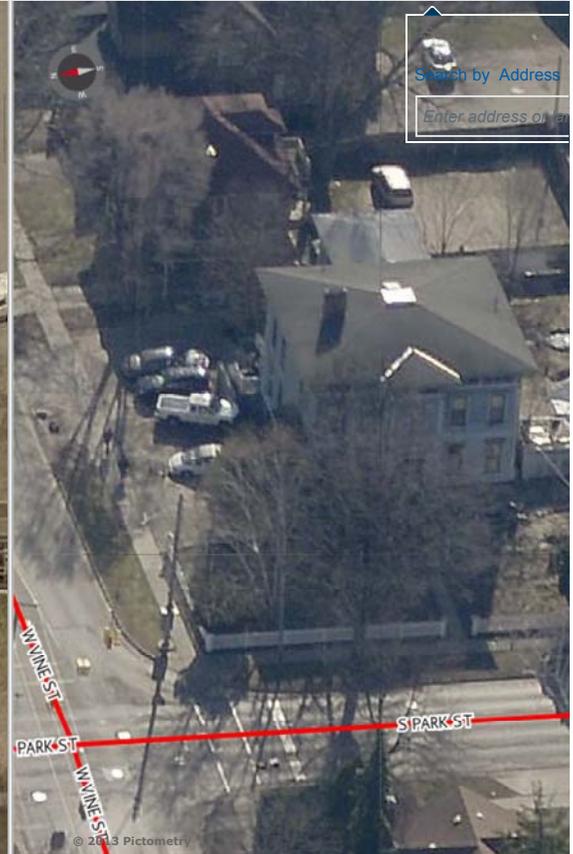
IMPORTANT: Historic District Commission approval does NOT constitute a blanket approval to begin work. It is

the owner's responsibility to obtain all necessary Building Permits, site plan review or Housing (rental inspections) approval for the proposed work. It is HIGHLY RECOMMENDED that the owner or applicant call 337-8026 to inquire about building permits, or, if this is a rental property, contact your inspector.

Sharon Ferraro, Historic Preservation Coordinator
cc: property file

Date

CONNECTEXPLORER®



map: Auto (Oblique)	Mar 2018 - Apr 2018	image 1 of 5	04/11/2018	map: Auto (Oblique)	Mar 2013 - Apr 2013	image 1 of 5	04
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2018

2013



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**City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
June 19, 2018 - DRAFT**

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

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

Members Absent: None

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

Guests: Nicole Sabel, Chris Horvat (applicant), and Tom Tishler (applicant)

I. CALL TO ORDER

Mr. Fletcher called the meeting to order at 5:00 p.m.

II. APPROVAL OF ABSENCES

No Commission members were absent.

III. APPROVAL OF AGENDA

Ms. Underwood, supported by Mr. Grayson, made a motion for the approval of the agenda for the June 19, 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) **722 West Cedar**

Style: Vacant Lot

Zone: RM-15

Revise plan for new house

(IHA 11-0327

Public Comment then Commission Deliberation

Owner: Kal Co Land Bank

Applicant: Kal Val Habitat for Humanity

Built: House demolished in May 2018

Owned since:

Old Application)

Mr. Tom Tishler, Habitat for Humanity Construction Director, was present to represent the property. The previous house located on the property has been demolished and Habitat for Humanity is ready to build a new one. The plans were approved in 2014, with an understanding that the design might change. A list of materials was submitted with the original plans and was approved at that time. There has been a bit of redesigning and added elements – the windows are slightly taller to remain consistent with the historic design of the area, fish scale shingles on gable ends, decorative posts on the front porch, a short railing, and windows lined up on the left side of the home in a farmhouse style. Ms. Ferraro offered a brief background of the property and its decline. As soon as he has obtained approval, Mr. Tishler will be applying for a building permit. Mr. Mitchell pointed out that the new owner will have sweat equity in the property through the Habitat program. Ms. Ferraro stated that the final details of the windows may need to be reviewed to ensure that they are in keeping with the historical nature of the area. Mr. Tishler advised that he will submit a final list of materials to Ms. Ferraro.

Mr. Mitchell made a motion to approve the new design for the house as meeting Secretary of the Interior Standard for Rehabilitation #10. Approval of any final details, including but not limited to the windows and porch posts, shall be delegated to the Historic Preservation Coordinator. The motion was supported by Mr. Bell and passed unanimously in a roll call vote.

NEW BUSINESS

b) **808-810 West South**

Style: Colonial

Zone: RM-15

Rebuild deteriorating third floor front (south) gable so it is taller

(PPZ 18-0012

Public Comment then Commission Deliberation

Owner: Chris Horvat

Built: 1915

Owned since: 5/8/96

New Application)

Mr. Chris Horvat was present as the owner of the property. The front gable of the home is failing and is falling into the house. It's pitched inward and something needs to be

done to increase the floor space in the attic. In 1999, the Historic District Commission approved an alteration of the gable in concept, but the alteration did not take place. Mr. Horvat stated that once the project has been completed, it will not alter in appearance to any great extent. Mr. Horvat would also like to work on the decorative trim, and he advised that the half circle window is in poor shape. The proposed work involves adding a taller gable to replace the short, deteriorating south-facing gable on the third floor.

A motion was made by Mr. Berg, supported by Mr. Grayson, to approve the enlarged gable as specified, as the plan substantially complies with the Secretary of the Interior Standards #1 and #6. Approval of any final details will be delegated to the Historical Preservation Coordinator, including review of the final drawings. A roll call vote was taken and the motion passed unanimously.

VIII. APPROVAL OF MINUTES

Mr. Berg inquired as to whether the section regarding 218 Allen Boulevard under Other Business was an accurate depiction of the Historic District Commission's final consensus regarding the enlarged ramp plans that had been submitted for Commission review during the May 2018 HDC meeting. After some discussion, it was agreed that the minutes were accurate.

Mr. Oudsema, supported by Ms. Underwood, moved to approve the minutes for the May 15, 2018 Historic District Commission meeting. The motion passed unanimously.

IX. ADMINISTRATIVE APPROVALS

No building permit required:

- a) 1209 Grand – Gutters, repairs, remove NH false wall at rear
- b) 426 Sprague – Basement windows to glass block
- c) 426 Sprague – Garage roof and repairs
- d) 426 Sprague – Garage door
- e) 47 Bellevue – Garage doors-build wooden hinged-may be fixed
- f) 624 West S – Chimney-rebuild front with salvage from rear
- g) 435 Stuart – Rail-grip rail for southwest/rear steps
- h) 533 Oak – Porch rails-replicate existing
- i) 514 Elm – Fencing in back (chain link) and front yards (picket)
- j) 501 Elm- Fence
- k) 82 West Vine – Fence
- l) 319 West Walnut – Window repair-fire damaged house
- m) 905-907 West South – Replace NH front (north) basement door
- n) 530 North Rose – Back lit sign for southeast and southwest corners of Trans Center
- o) 708 West South – Repair/rehab sashes east and north side of house, exterior trim
- p) 1408 West S – Replace door damaged in break-in with salvaged door

- q) 712 West Lovell – Door-front screen door
- r) 528 Wheaton - Fence
- s) 1213 Grand – Window and exterior wood repairs as needed
- t) 926 Osborne – Add storm door on rear NH addition, replace window

Building permit required:

- a) 911 South Park - Roof
- b) 530 West Cedar - Roof
- c) 520 Douglas – Roof

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

X. OTHER BUSINESS

- a) Ms. Ferraro advised that the numbers of Administrative Approvals for small projects is increasing as the weather has improved.
- b) Ms. Underwood asked a procedural/process question. Applicants have occasionally mentioned, during their presentations to the Commission, that they have received “previous approval”. Ms. Underwood inquired if it was common practice to adhere to previous approval, if it had been given. Ms. Ferraro answered in the affirmative, unless there was a substantial change in the plans or project details. Ms. Underwood then asked if there was a time limit on considering previous approval as precedent. Ms. Ferraro responded that it depended upon the circumstances, and each project was reviewed on a case by case basis. Usually, if there was a significant change, Ms. Ferraro would bring the project back before the Historic District Commission for review, although no additional fee would be assessed.
- c) Ms. Ferraro offered a brief update regarding the 2018 Hidden Kalamazoo Tour. There was slightly less turnout than in previous years, but that may have been a result of the extreme heat. She stated that they are considering doing a tour of South Street in 2019.

XI. ADJOURNMENT

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

The meeting adjourned at 5:49 p.m.

Submitted by: _____ Date: _____
Recording Secretary

Reviewed by: _____ Date: _____
Preservation Coordinator

Approved by: _____ Date: _____
HDC Chair