

(PPZ 18-0016 New Application)
Public Comment then Commission Deliberation

c) **219 Woodward** 5:45pm **Owner: Lauren & Peter Smirniotopoulos**
Style: Italianate **Built: 1860**
Zone: RM-15 **Owned since: 06/29/2018**

1. Open up front porch to restore original appearance (salvage triple window on east façade), maintain the French door opening that currently open into the enclosed front porch. New French doors will be a close match to the existing front door to the house.
2. On northwest garage and sleeping porch addition:
 - o Install salvaged triple window from front porch into former garage door opening on east face of the first floor, stucco to match below new windows
 - o Remove former door on second floor of east face. Add a window to match the existing windows on the left and right
 - o Remove a small double hung window and sliding patio doors on the west face of the first floor. Open up wall and install a Nanawall.
 - o Remove a small double hung window on the south wall. Open up wall and install a Nanawall.
3. Rear/west small entry porch to kitchen near southwest corner - move the existing door to the north/left

(PPZ 18-0017 New Application)
Public Comment then Commission Deliberation

d) **311 West Vine** 6:00pm **Owner: Nathan Bailey**
Style: Colonial Revival **Built: 1927**
Zone: RM-36 **Owned since: 01/26/2006**

Remove failing porte cochere on west wall.

(PPZ 18-0018 New Application)
Public Comment then Commission Deliberation

VIII. **Approval of Minutes: September 18, 2018 (Item B)**

IX. **Administrative approvals - September 11, 2018 to October 9, 2018**

a) **No building permit required**

Grand	1219	Windows - 8 NH attic windows to stds
Wheaton	719	Barn door - install overhead - store old doors INSIDE
Axtell	520	Bathroom window
RoseS	610	Satellite dish
Woodward	534	Storms, sill repair
Village	723-5	Windows-replace 2 LARGE NH
Grove	1623	Repairs
DuttonW	423	Door - replace back door
Forest	742	Storm door
Douglas	412	New door - retro approval (EN 18-2821)
VineW	213	Garage door on NH garage
ParkS	628	Steps and handrail, front

b) **Building permit required**

Grove	1626	Roof
Academy	1521	Roof

Minor	713	Remove rear 2d fl stairs, repair porch roof , small wdw
Oak	832	Roof
Oak	611	Roof
WalnutW	606	Roof
Ferris Ct	817	Roof
Oak	704	Roof
Forest	618	Roof
ParkS	628	Steps & handrails

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 - September 18, 2018

REVIEWS: Historic District Commission:

✓	HDC cases to 10/09/18 – 131 total		Fees total year to date, 2018 \$2810
	2018	2018	2017
○	75 no fee	\$ 0	59 no fee
○	39 bldg permit-\$35*	\$ 1365	39
○	17 HDC hearing - \$85	\$ 1445	14
	131 TOTAL	\$ 2810	96
			2017 fees
			\$ 0
			\$ 1365
			\$ 1190
			\$ 2455

NEW OWNERS in Historic districts* Letters sent October 5, 2018 - 36:

Yellow highlight is owner occupied and NEZ eligible

Date	Street w #	HD	previous owner	current owner w mailing address
9/26/18	Forest 618	SV	DOLFI, MARTIN L. & LAURA 3308 WADSWORTH LN PORTAGE, MI 49024	PEDRO ARREAZA 618 FOREST KALAMAZOO MI 49008
9/21/18	DuttonW 315	SV	OPM MANAGEMENT, L.L.C. David Procnier 1421 CAMBRIDGE DR KALAMAZOO, MI 49001	LAUSTRUP, NICHOLAS 315 W DUTTON ST KALAMAZOO, MI 49007
9/18/18	WestnedgeS 1005	SV	DAGHER, DAVID 4525 W MAIN ST KALAMAZOO, MI 49006-2504	BARNUM, JAMES P 6625 HAYWARD DR VICKSBURG, MI 49097
9/18/18	Wheaton 714	SV	SORNSON, MATTHEW E 5985 HARTFORD WAY BRIGHTON, MI 48116-7810	LINABURY, THEODORE 714 WHEATON AVE KALAMAZOO, MI 49008
9/12/18	DuttonW 432	SV	DUTTON STREET PROPERTIES LLC 432 W DUTTON ST KALAMAZOO, MI 49007	BIRKHAM, DAVID R JOHNSON, KATELIN N 432 W DUTTON ST KALAMAZOO, MI 49007
8/29/18	Elm 501	ST	TIBBITTS, MAX A & SIUDA, JEFFREY 501 ELM ST KALAMAZOO, MI 49007	WOHLMAN, ANDREW M 501 ELM ST KALAMAZOO, MI 49007
7/31/18	Duffield 814	ST	814 DUFFIELD COURT, LLC 6341 CHERRYWOOD ST PORTAGE, MI 49024	FLACH, CHRISTOPHER M 212 PARKER AVE KALAMAZOO, MI 49001
7/23/18	WalnutW 526	SV	JOHN KOLLIG	DIEP, ANDREW T 526 W WALNUT ST KALAMAZOO, MI 49007



Case# PPZ 18-0015

ITEM A

RECEIVED OCT 01 2018

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

Axtell

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: 520 Axtell Kalamazoo
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Bonnie Granado Owner: Scott LaDere
Mailing Add. 2312 Winters Drive Mailing add 2312 Winters
City State & Zip: Portage MI 49002 City, State Zip Portage 49002
Phone: 269-207-2436 Phone: Scotty 599@msn.com
Email Prismatic@aol.com Email @com

Contractor: WRMB Home Improvements

() Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets Replace Bathroom Window w/glass block
Only East window - North window no change - used for
ventilation - wall & window damaged from roof leak
which was repaired - window damaged from shower

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

Applicant's Signature: [Signature] Date: 01/14/18
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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 18-0015 Date Received*: 10/01/18
Zoning Year built Complete application 10/01/18
Owned since

COMMISSION

Meeting Date: 10/16/18 Hearing fee paid \$85 Yes
Check # 1159

COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION

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

ACTION DATE
Certificate of Appropriateness Issued
Notice of Denial with appeals information
Notice to Proceed Comments

Revised April 26, 2017



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 520 Axtell
Applicant Bonnie Granado
Owner Scott LaDere
Received 10/01/2018

CASE # PPZ 18-0015
Year built: 1900
Owned since 02/08/2011
Meeting date: October 16, 2018

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

2003 – Demolish garage – rebuild new – approved in concept (HDC)

2005 – Repair garage – house sold (Admin)

2008 – Demolish garage (HDC) Garage razed in December 2011

Historic District South Street – Vine Area

Zoning RM-15 (Residential, Multi-Dwelling)

Additional Permits required – none

Rental History: Rental certified – applied good through 05/20/2019

Proposed Work:

1. Remove north window on 1st floor in bathroom
2. Replace window with glass block in opening.

Observations:

- The east wall and window were damaged from a roof leak, which has been repaired.
- This window was also damaged by water from the shower (located inside shower)
- The bathroom and entry porch are part of an addition constructed in 1957.
- The house is covered in Transite cement asbestos siding.

Applicable Criteria

(1) *Secretary of the Interior Standards for Rehabilitation - #1 through #6 (see next page)*

COMMISSION ACTIONS (Motions):

1. Approve the **replacement of the east side, first floor bathroom window with glass block, with all exterior casing to remain unaltered or replicated to match. A frosted glass storm window or a false screen should be installed over the glass block.** The plan substantially complies with Secretary of the Interior Standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. Approve the **removal and siding over of the east side, first floor bathroom window** with siding to match existing. Transite siding is available at Heritage Company. The plan substantially complies with Secretary of the Interior Standards #1 through #6. The commission

(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.

approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.

- 3. 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:
 - a. _____
 - b. _____

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.

- 4. 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.

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

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



(1) 520 Axtell - front/south SEcor
(3) NE corner showing both bathroom windows



(2) East side - arrow points to bathroom window
(4) NE of the house





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: 415 SPRAGUE
Historic District: [] South/Vine [] Stuart [X] West Main/Hill [] Rose Place [] Haymarket
Applicant: BENCHDOG Woodwork Owner: AUSTEN HESTERA
Mailing Add: 1525 Lincoln Rd Mailing add 415 SPRAGUE
City State & Zip: Allegan MI 49010 City, State Zip: Kalamazoo MI 49006
Phone: 517-819-1469 Phone: 269-355-2166
Email: BENCH_DOG@1525LINCOLN.COM Email: @

Contractor: BENCHDOG Woodworks INC.

[X] Work to be done by owner

Contractor YES

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets

(AH) 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: 10/5/2018

Owner's Signature: Date: 10/5/2018

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
[X] Other PHOTO
[] \$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 18-0016 Date Received*: 10/05/18
Zoning Year built Complete application 10/05/18
Owned since

COMMISSION Hearing fee paid \$85 10/05/18
Meeting Date: 10/16/18 Check # 8624

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

BENCHDOG

WOOD WORKS INC

269-673-7452 Cell 517-819-1469

1525 Lincoln Rd.(M-40 North) Allegan, MI 49010

October 5, 2018

HDC Commission
415 E Stockbridge
Kalamazoo, MI 49001

To Whom It May Concern-

We are asking the commission to grant approval for removal of a nonfunctioning uninsulated entrance door at 415 Sprague as seen in photos number 1 and 2. We will replace the door with a duplicate double hung window, the same size as the existing window on front porch as noted in photo number 4. All materials used will be historical approved.

Please call me with any questions or concerns at 517-819-1469.

Thank you,



Jon Hestera

President

Bench Dog Woodworks, Inc.



1



2



3



4 MATCH NEW WINDOW
TO SAME SIZE, ~~EXISTING~~.
HEIGHT, WIDTH.



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address 415 Sprague
Applicant Benchdog Woodworking
Owner Austen Hestera
Received 10/05/2018

CASE # PPZ 18-0016
Year built: 1890
Owned since 07/15/2016
Meeting date: October 16, 2018

Previous reviews (HDC = commission meeting; Admin = administrative approval):
 2010 – Repair front porch guardrail, and handrail for steps (Admin)
 2016 – Repair repair exterior siding and trim to match existing, repair front porch (Admin)

Historic District West Main Hill
Zoning RS-5 (Residential, Single Dwelling)
Additional Permits required – building
Rental History: currently owner occupied

Proposed Work:

1. Remove door on north wall of front porch
2. Replace door with window to match window on east wall of front porch

Observations:

- The door on the north wall is known as a coffin door (see info sheet in package).
- The current owner is engaged in a substantial rehabilitation of this house, correcting many problem areas.

Applicable Criteria

(1) *Secretary of the Interior Standards for Rehabilitation - #1 through #6 (see next page)*

COMMISSION ACTIONS (Motions):

1. Approve the **removal of the north door on the front porch. The door will be replaced with a wooden window to match the existing window on the east wall in size, placement and exterior casing.** The plan substantially complies with Secretary of the Interior Standard #1 as a minimal change for a new use. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. Approve the **removal and siding over of the north door on the front porch** with siding to match existing. The plan substantially complies with Secretary of the Interior Standard #1 as a minimal change for a new use. The commission approves a Certificate of Appropriateness for

(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.

this project. Approval of any final details to be delegated to the historic preservation coordinator.

- 3. 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:
 - a. _____
 - b. _____

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.

- 4. The commission could deny the removal of the north door on the front porch also known as a coffin door, based on Secretary of the Interior Standards #2, #3 and #4 as the removal of a character defining feature. The commission issues a denial of the application as presented.

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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.

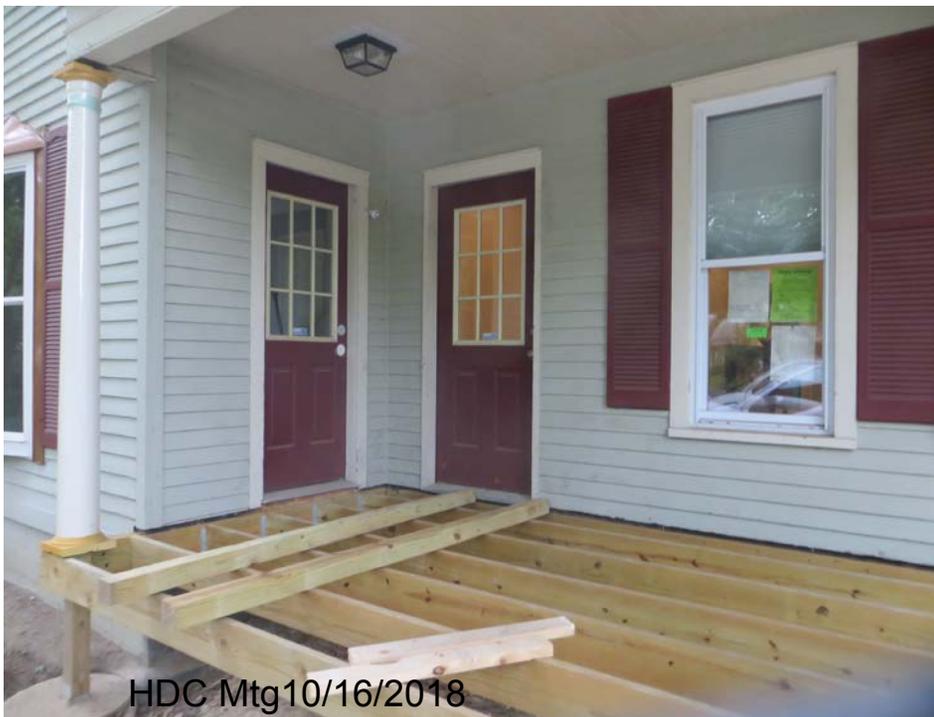
(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure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



(1) 415 Sprague - front/south SEcor
(3) Existing coffin door



(2) Arrow points to coffin door
(4) Proposed window to replace door



COFFIN DOOR

You can use “coffin door” to describe any rarely used door, but it is frequently used in the Midwest to describe the entry door of a 19th century home that led directly into the parlor. Funerals were held in people’s parlors during the 19th century, because it was easier to bring a coffin in through that door than taking it down hallways.



709 Village

South Street-Vine Historic District



810 Grant

South Street-Vine Historic District

415 Sprague**Will and Vera Doering House
Built ca. 1875 (moved about 1959)****DESCRIPTION – 415 Sprague**

This two story, wood framed, hipped roof house is the vernacular Italianate style. A single story hopped wing is attached to the south or right side and has a porch sheltered under the roof.

**HISTORY – 415 Sprague**

The house may have been moved to its present location in 1959 by Will C. Doering, a self employed builder who lived there with his wife Vera M. Doering. After Will passed away in 1966, Vera stayed on until 1983 when she sold the house to her grandson William L. Flesher and his wife Penny J. Flesher.



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(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 219 Woodward Ave, Kalamazoo, Michigan 49007
Historic District: [] South/Vine [X] Stuart [] West Main Hill [] Rose Place [] Haymarket

Applicant: Lauren and Peter Smirniotopoulos Owner: [Same as Applicant]
Mailing Add. [Same as Property Address] Mailing add: [Same as Property Address]
City State & Zip: _____ City, State Zip _____
Phone: _____ Phone: _____
Email smirn@msn.com Email _____@_____

Contractor:
John C. Hazelhoff
() **Work to be done by owner**

Contractor _____
Proposed Work: Use additional sheets to describe work if necessary _____
See attached sheets _____
See attached **Description of the Work**

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

Applicant's Signature: [Signature] Date: 10-8-18
Owner's Signature: [Signature] Date: 10.08.18
(if different)

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

- [X] Drawings 11x17 or smaller with dimensions
- [X] Materials list
- [X] Site plan including north arrow – for additions or new construction
- [] Other
- [X] \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check #2014 payable to: City of

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 18-0017 **Date Received*:** October 8, 2018
Zoning RM-15 **Year built** 1870 **Complete application** October 8, 2018
Owned since June 29, 2018

COMMISSION **Hearing fee paid \$85** yes
Meeting Date: October 16, 2018 Check # 2014
COMMENTS: _____

Approve in Concept Date: _____ Letter mailed _____

FINAL ACTION

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

ACTION DATE _____
Certificate of Appropriateness Issued _____
Notice of Denial with appeals information _____
Notice to Proceed _____ Comments _____

Revised April 26, 2017

Historic District Commission, City of Kalamazoo

Hearing Application

Property Address: **219 Woodward Avenue**

Neighborhood: **Stuart**

Owner: **Lauren & Peter Smirniotopoulos**

Contractor: **John Hazelhoff**

Architect: **Schley Nelson Architects**

Application Date: **October 08, 2018**

Hearing Date: **October 15, 2018**

Description of the Work / Page 1 of 5

Introduction

219 Woodward (the "Property") was constructed in 1870, according to the Selling Agent representing the prior owner, through whom the new Owner and current Applicant purchased the Property on June 29, 2018. The Property has been added onto at least twice. The first addition, which Owner believes occurred in the early 20th Century, extended the back of the house and included a new kitchen on the Main Floor and additional bedrooms/bathrooms on the Upper Level. A subsequent, more contemporary addition is believed to have connected the first addition to the structure from the kitchen to an existing carriage house/garage and adding an enclosed second floor on what is believed to have been a sleeping porch, and connecting that second-floor addition to the Upper Level (this portion of the Property is hereinafter referred to as the "Addition"). The substantial renovation creating the Addition is believed to have included removing an existing, paneled garage door and covering the garage door opening with beadboard, as well as elevating the existing garage floor approximately 21" to better connect it with the plane of the original floor and first addition to the structure. In 2010,*and the then-owner of the Property had a free-standing, two-car garage constructed near the south property line, and put a new roof on the Addition. *2001 - garage built w/o HDC approval - with building permit SRF note*

Owner's interest in and desire to purchase the Property, and undertake a comprehensive, interior renovation was and is primarily driven by Owner's desire to have an attractive and spacious family home where their two, adult children, who live on opposite coasts of the country, and their respective spouses and pets, feel comfortable coming to visit and staying for extended periods of time. Additionally, half of Owner's extended family already lives in the Kalamazoo area. It is Owner's hope, desire, and intention that, when their renovation of the structure is completed, the Property will also serve as a family gathering place for holidays, special events, and informal and formal family gatherings. Finally, Owner has a sincere desire to restore the Property to its former grandeur and dignity as a single-family home. In this respect, Owner views this entire undertaking as a calling, believing the Property was asking to be saved from its existence as a boarding house and returned to its original purpose as a single-family home. Owner felt so strongly about this calling that they liquidated a substantial portion of their retirement funds to acquire the Property without a mortgage. Owner intends to live in the renovated structure as their permanent residence until they are no longer physically able to do so.

At the time Owner first considered purchasing the Property, in April 2018, it was serving and had served for some time as a boarding house. Specifically, at that time the Property was being rented to and was occupied by the Kalamazoo College Women's Swim Team, housing at least ten (10) tenants. Immediately preceding the Property's occupancy by the Kalamazoo College Women's Swim Team, it was

Historic District Commission, City of Kalamazoo

Hearing Application

Property Address: **219 Woodward Avenue**

Neighborhood: **Stuart**

Owner: **Lauren & Peter Smirniotopoulos**

Contractor: **John Hazelhoff**

Architect: **Schley Nelson Architects**

Application Date: **October 08, 2018**

Hearing Date: **October 15, 2018**

Description of the Work / Page 2 of 5

rented to and occupied by the Kalamazoo College Men's Swim Team. Prior to that, the Property served as the general offices, chapel, and parsonage housing seminarians, for a Christian non-profit organization that subsequently relocated to Grand Rapids but retained the Property for multi-occupant rental use. Before that the Property was owned and occupied by a fraternity. Owner does not know the exact period of time during which the Property has served as a boarding house prior to its purchase by Owner. Nonetheless, as stated, above, it is Owner's intention is to return the Property to a single-family dwelling unit and occupy it as their permanent residence, having relocated from the Washington, D.C. area for this purpose.

Because of the Property's prior extensive, and intensive, use as a boarding house, at the time of Owner's purchase of the Property it had eight (8) bedrooms—the two (2) on the Main Level being the former Library/Parlor and Dining Room, respectively, each occupied by two tenants—and six (6) bedrooms on the Upper Level. These ten tenants were served by five (5) full bathrooms and one (1) half bathroom, many of which had been poorly constructed and laid out in a manner that blocked or occluded a number of the Upper Level windows on the north wall of the structure. Specifically, at the time of Owner's closing on their purchase of the Property there were four (4) full bathrooms on the Upper Level, all in a row on the north side of the house (reinforcing the projection and perception of the Property as a boarding house), and one full and one half-bath on the Main Level, adjacent to the Butler's Pantry in the kitchen. The Addition to the house, which was renovated to serve as the Chapel for the religious non-profit that owned the Property at the time, became the "Party Room" for the last tenants who occupied the Property.

Interior Renovation Plan

Owner's renovation plan for the Property is to retain as much of the historic character, charm, and architectural details of the interior while bringing all systems up to modern standards; replacing aging and non-working services and service equipment and lines (i.e. plumbing, electrical, and mechanical); installing new kitchen cabinets, appliances, floor tile, and countertops while retaining the original butler's pantry, and emulating its design in the design of the new kitchen cabinetry to dovetail the two areas; eliminating the two (2) Main Level bedrooms and the half-bath, and opening up the Main Level floor plan to create a better and more usable flow of interior spaces; reducing the total number of Upper Level bedrooms from six to three (3); reducing the number of Upper Level bathrooms from four to three (3), including one in the second floor bedroom in the addition (eliminating the existing condition of the "hallway of bathroom doors"), including all new flooring, wall tile, and fixtures in each of these three, new Upper Level bathrooms; updating the Main Level full bath with new flooring, wall

Historic District Commission, City of Kalamazoo

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Application Date: **October 08, 2018**

Hearing Date: **October 15, 2018**

Description of the Work / Page 3 of 5

tile, and fixtures; and renovating the lower level of the Addition (i.e. the former tenants' "Party Room") to create an informal indoor/outdoor space better connecting the entire home to the back yard.

In addition to retaining the original butler's pantry, and having it serve as the principal design motif for the new kitchen, Owner is also:

- Keeping and refinishing the original floors on the Main Level
- Keeping the existing fireplace surround and mantel
- Keeping and restoring the existing newel post and stair railing
- Retaining and reusing as entry doors to selected rooms on the Upper Level three sets of multi-light French Doors from the Main Level
- Retaining and reusing as pocket doors in selected rooms on the Upper Level entry doors removed from the multitude of rooms and bathrooms existing in the Property at the time of Owner's purchase
- Retaining, repairing as needed, and repainting existing floor moldings in all reconfigured Main Level and Upper Level rooms. Where appropriate or necessary, Owner intends to have compatible floor moldings milled to match the existing floor moldings in cases where the runs of existing floor moldings removed as part of the renovation are not long enough to avoid splicing runs of moldings together
- Retaining all original windows on the Main Level and the Upper Level
- Retaining all interior wood lathe and horsehair plaster walls on the perimeter of the structure on the Main Level and Upper Level
- Restoring the enclosed front porch to an open, columned porch matching the existing side porch (one of the most-appealing features of the Property's curb-appeal, contributing positively to the overall feeling of Woodward Avenue's distinguished historic homes)
- Upgrading, as appropriate, newer windows that were installed as part of the renovation of the Addition that are not of the same character and quality of the original house and first addition

Exterior Renovation Plan

In order to accomplish the above-stated goals for the Property, Owner desires to and proposes to make the following changes to the exterior of the structure:

1. Return the existing, enclosed front porch, facing onto Woodward Avenue, to an open porch matching the existing side porch, matching its broad, wood-capped half-wall and Tuscan columns. This is by far the most dramatic and important improvement to the Property necessary

Historic District Commission, City of Kalamazoo

Hearing Application

Property Address: **219 Woodward Avenue**

Neighborhood: **Stuart**

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Contractor: **John Hazelhoff**

Architect: **Schley Nelson Architects**

Application Date: **October 08, 2018**

Hearing Date: **October 15, 2018**

Description of the Work / Page 4 of 5

to restore the outward appearance of the structure to its former glory. This may also be one of the most-expensive components of Owner's renovation plan.

2. Remove, if possible without damaging them, the three-gang, double-hung windows in the front of the existing, enclosed porch, and install them in the location of the former garage door at the back of the Property, where an relatively recent renovation of the Addition to the structure replaced the garage door with beadboard over the entire opening (one of the least-attractive features of the existing house, which Owner's believe does not contribute to the overall historic character of the Stuart neighborhood), and re-stucco the exposed wall areas surrounding the three-ganged, double-hung window assembly and the existing stucco finish.
3. Replace the existing, interior French doors (as mentioned, above, will be reinstalled as entry doors to one of the reconfigured bedrooms on the Upper Level) and inew, exterior French doors in the former Library/Parlor that currently enters onto the enclosed porch. This French Door assembly will be comprised of two, center-opening, single-light doors matching the existing front door and two side-doors of the structure.
4. Add a third, square window on the second floor of the Addition, between the two, existing square windows (again, installed as part of the relatively recent renovation of the Addition), to better balance out the façade of the Addition facing Woodward Avenue, bringing additional, much-needed natural light into the en suite bathroom to be incorporated into the third bedroom on the Upper Level of the house.
5. Remove the two windows on the north wall of the first floor of the Addition, which are of very poor quality and functionality, in order to create greater privacy in the Addition, which is sited very close to the north lot line of the Property, and frame in each closed opening and re-stucco the exterior wall to match the existing stucco.
6. Remove existing side entry/exit exterior door on the north side of the house, to the left of the Addition, and install a new exterior door, compatible with existing, single light doors accessing the side porch and the backyard from the Family Room.
7. Remove the existing hinged patio door on the left side of the west wall of the Addition, which opens onto the back yard of the site; open up substantial portions of the west and south walls of the addition; and install a glazed door system that will visually and physically open the Addition up to the back yard and the existing, vine-covered pergola and patio, currently accessed only from the existing kitchen door.
8. Remove existing kitchen door, which is not compatible with other exterior doors in the front of the structure; install a new exterior door at the other side of the rear porch, compatible with the existing front door, as well as the two, single-light doors accessing the side porch and the back

Historic District Commission, City of Kalamazoo

Hearing Application

Property Address: **219 Woodward Avenue**

Neighborhood: **Stuart**

Owner: **Lauren & Peter Smirniotopoulos**

Contractor: **John Hazelhoff**

Architect: **Schley Nelson Architects**

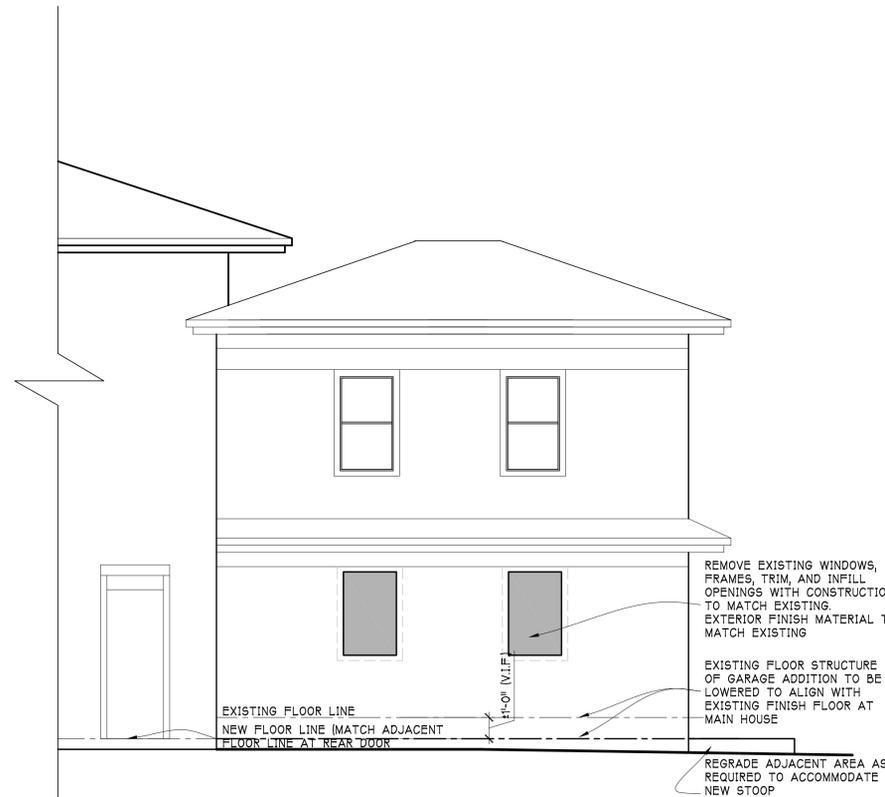
Application Date: **October 08, 2018**

Hearing Date: **October 15, 2018**

Description of the Work / Page 5 of 5

yard from the Family Room; and install a new window in the existing opening for the current kitchen door with a window compatible with the two, existing kitchen windows on the south wall of the kitchen, in order to accommodate the layout for the new kitchen. Being able to extend the current kitchen counter and cabinet space around and past the corner of the kitchen where the existing kitchen door is located is necessary to enable Owner to retain and restore the original butler's pantry while having a better-functioning, fully renovated kitchen.

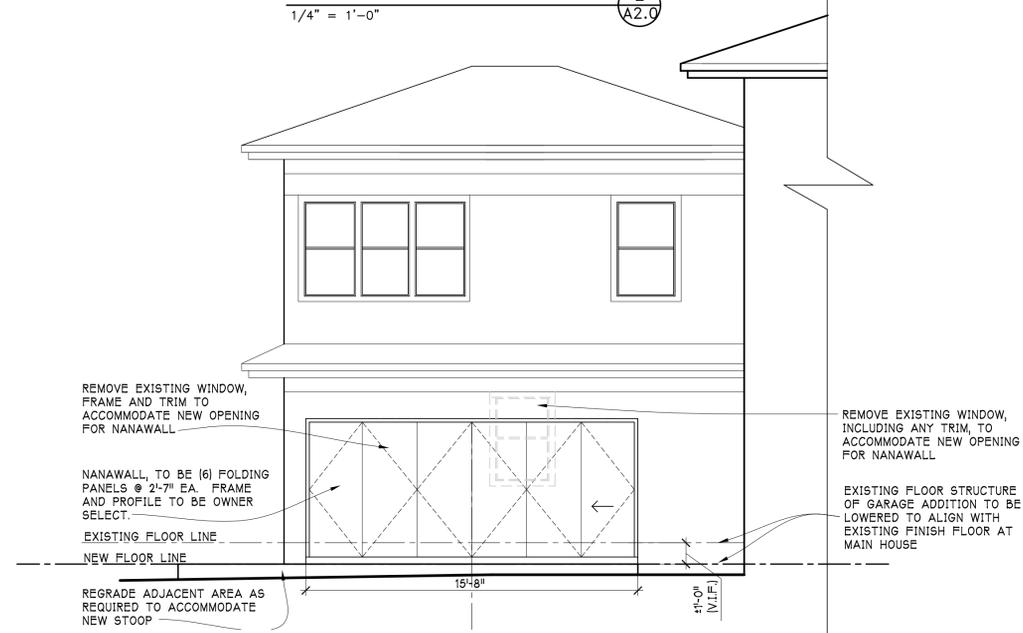
Owner believes the above-described improvements to the Property will contribute positively to the historic character and charm of the Stuart neighborhood while also allowing Owner to fulfill their hopes and aspirations for making the Property their permanent residence for decades to come.



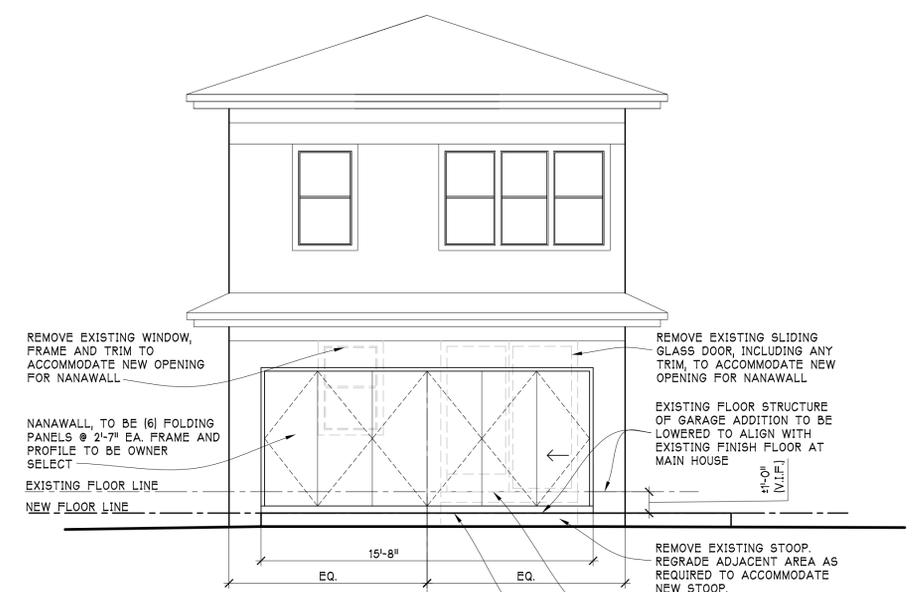
PARTIAL NORTH ELEVATION
1/4" = 1'-0"
2
A2.0



EAST ELEVATION
1/4" = 1'-0"
1
A2.0



PARTIAL SOUTH ELEVATION
1/4" = 1'-0"
4
A2.0



PARTIAL WEST ELEVATION
1/4" = 1'-0"
3
A2.0

SCHLEY NELSON ARCHITECTS
4200 South 9th Street, Kalamazoo, Michigan 49009
2020 Kalamazoo, Michigan 49019-0640
(269) 375-8866 / main@schley-na.com

Remodeling Project for:
Peter & Lauren Smirniotopoulos
Kalamazoo, Michigan

Date: September 24, 2018
Copyright © 2018 Schley Architects, Inc.

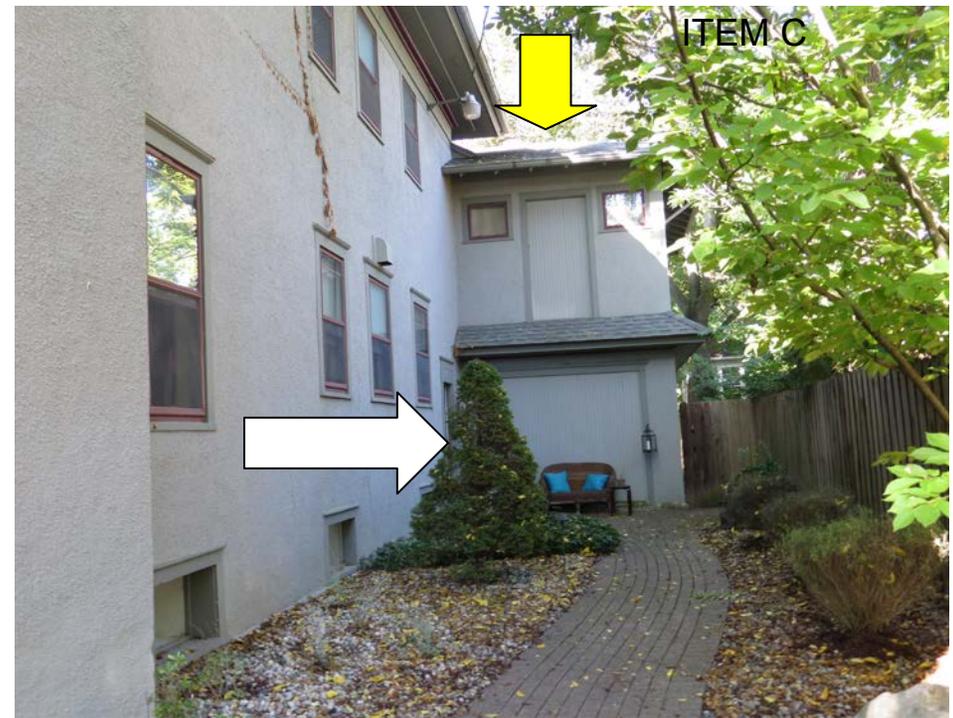
Project #
18-137

A2.0

Case# PR7180017
 White – move the window from front porch to former garage opening
 Yellow – former door to matching window
 Red - both west and south walls opened up with Nanawalls
 Blue – this entry door shifts to left



(1) 219 Woodward – SEcor – front HDC 10-16-2018
 (3) Existing coffin door



(2) Arrow points to coffin door
 (4) Proposed window to replace door



HDC Mtg 10/16/2018





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address 219 Woodward
Applicant Lauren & Peter Smirniotopoulos
Owner Lauren & Peter Smirniotopoulos
Received 10/08/2018

CASE # PPZ 18-0017
Year built: 1870
Owned since 06/29/2018
Meeting date: October 16, 2018

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

1979 – Roof (HDC)
 1991 – Sign (Admin)
 1997 – Doors and steps (Admin)
 1999 – Fence (Admin)
 2000 – Build new garage to south of house (HDC)
 2001 – Sign (HDC)
 2001 – Replace front door - denied (HDC)
 2001 – Gutters (Admin)
 2006 – Partial re-roof of south side (Admin)

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

Proposed Work:

1. Open up front porch to restore original appearance (salvage triple window on east façade), maintain the French door opening that currently open into the enclosed front porch. New French doors will be a close match to the existing front door to the house.
2. On northwest garage and sleeping porch addition:
 - o Install salvaged triple window from front porch into former garage door opening on east face of the first floor, stucco to match below new windows
 - o Remove former door on second floor of east face. Add a window to match the existing windows on the left and right
 - o Remove a small double hung window and sliding patio doors on the west face of the first floor. Open up wall and install a Nanawall.
 - o Remove a small double hung window on the south wall. Open up wall and install a Nanawall.
3. Rear/west small entry porch to kitchen near southwest corner – move the existing door to the north/left

(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.

Observations:

- The proposed work:
 - Restores the front porch
 - Adapts the northwest garage/sleeping porch addition
 - Improves the useable space in the kitchen
- The current owner is engaged in a substantial rehabilitation of this house, correcting many problem areas.
- The original house was clad in wooden clapboards, “updated” with stucco probably between 1905 and 1920.

Applicable Criteria

(1) *Secretary of the Interior Standards for Rehabilitation - #1 through #6 (see next page)*

COMMISSION ACTIONS (Motions):

1. Approve the **restoration of the front porch as specified**. The plan substantially complies with Secretary of the Interior Standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. Approve the **reconfiguration of the east wall of the northwest garage/sleeping porch addition as specified** with stucco to match existing. The plan substantially complies with Secretary of the Interior Standard #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
3. Approve the **removal of two small windows and a sliding patio door on the first floor of the garage/sleeping porch addition and the installation of Nanawalls as specified**.. The plan substantially complies with Secretary of the Interior Standard #1 through #6 as well as #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
4. Approve the **relocation of the west facing kitchen door as specified**.. The plan substantially complies with Secretary of the Interior Standard #1 as a minimal change. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
5. 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:
 - a. _____
 - b. _____

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.

6. The commission could deny the work as specified, based on Secretary of the Interior Standards #2, #3 and #4 as the removal of a character defining feature. The commission issues a denial of the application as presented.

(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.

+++++

Secretary of the Interior's Standards for Rehabilitation

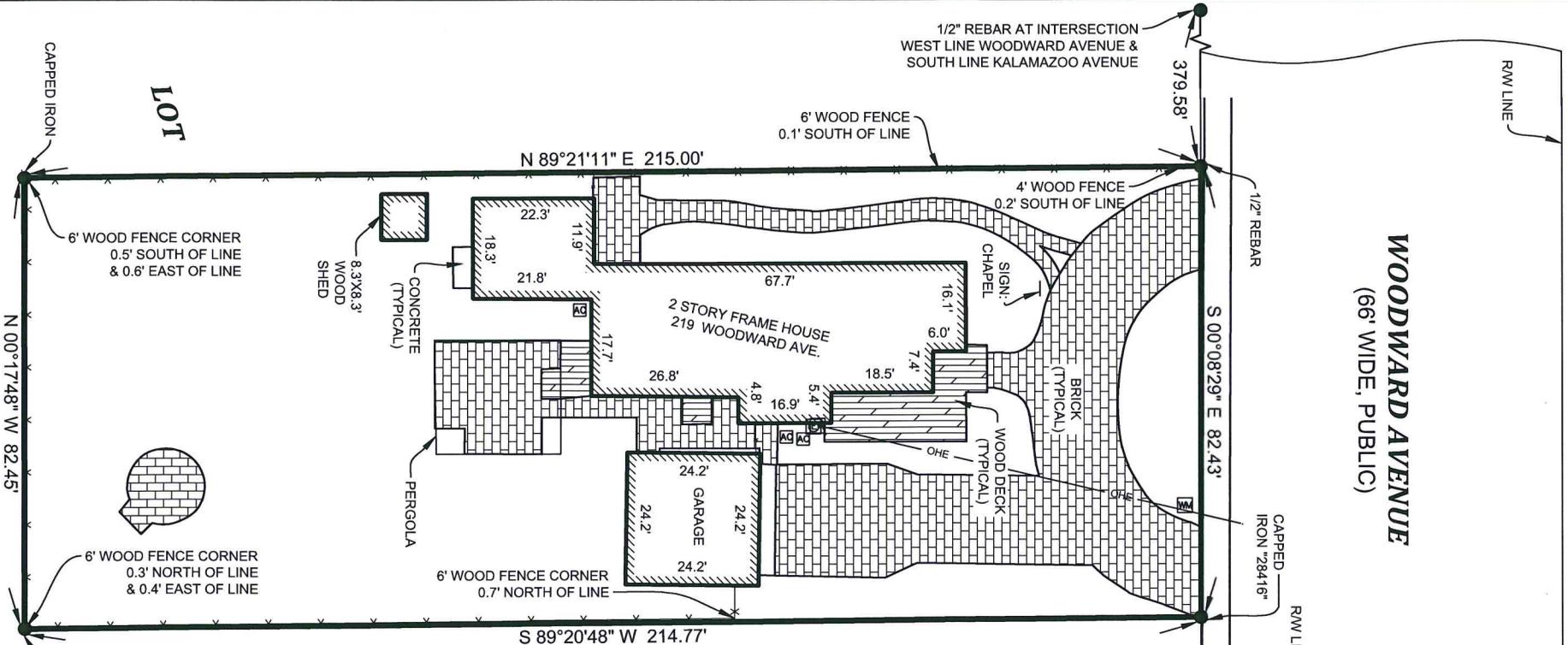
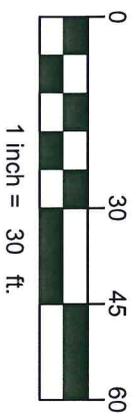
The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into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

BOUNDARY SURVEY
 IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH,
 RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

WOODWARD AVENUE
 (66' WIDE, PUBLIC)



**LEGAL DESCRIPTION AS PROVIDED
 (CHICAGO TITLE INSURANCE COMPANY
 TITLE COMMITMENT NO. 391054246,
 COMMITMENT DATE MARCH 16, 2018):**

COMMENCING ON THE WEST LINE OF WOODWARD AVENUE 379.5 FEET SOUTH OF THE SOUTH LINE OF KALAMAZOO AVENUE FOR A PLACE OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF WOODWARD AVENUE 82.5 FEET; THENCE WEST 214.5 FEET; THENCE NORTH 82.5 FEET; THENCE EAST 214.5 FEET TO THE PLACE OF BEGINNING, BEING A PART OF LOT 28 OF PLAT NO. 2 OF REVISED PLAT OF SECTION 16, TOWN 2 SOUTH, RANGE 11 WEST, ACCORDING TO THE RECORDED PLAT THEREOF IN LIBER 1 OF PLATS, PAGE 7, KALAMAZOO COUNTY RECORDS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THIS SURVEY WAS PERFORMED WITH AN ERROR OF CLOSURE NO GREATER THAN 1 IN 5000.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

LEGEND:

- 28**
- = FOUND IRON
 - ⊠ = AIR CONDITIONER
 - ⊞ = GAS METER
 - ⊞ = ELECTRIC METER
 - ⊞ = WATER METER
 - ⊞ = OVERHEAD ELECTRIC LINE
 - x—x—x—x— = FENCE

1/2" IRON PIPE

W+
WIGHTMAN
 2303 Pipestone Road, Benton Harbor, MI 49022
 9835 Portage Road, Portage, MI 49002
 1670 Lincoln Road, Allegan, MI 49010
 269.927.0100
 269.327.3532
 269.673.8465
 www.gowightman.com
 CLIENT: LAUREN SMIRNIOTOPoulos
 JOB No: 184136
 DATE: MAY 10, 2018
 SCALE: 1" = 30'
 DRAWN BY: J. CLAY
 CHECKED BY:

GARY D. HAHN



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

RECEIVED OCT 09 2018

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 311 W VINE ST
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: NATE BAILEY Owner: SAME
Mailing Add: 1367 FLORAL DR Mailing add
City State & Zip: K200 MI 49008 City, State Zip
Phone: 269 599 6623 Phone:
Email NR_BAILEY @ YMAIL.COM Email @

Contractor: M & M HOME REPAIR
() Work to be done by owner
Contractor MIKE 269-615-6155
Proposed Work: Use additional sheets to describe work if necessary
See attached sheets SEE ATTACHED

(NBB) This property has at least one working smoke detector for each dwelling unit.
(Applicant's initials) (Required) * see back
Applicant's Signature: [Signature] Date: 10/9/18
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.
[X] Drawings 11x17 or smaller with dimensions
[X] Materials list
[X] Site plan including north arrow - for additions or new construction
[X] Other
[X] \$85 for HDC hearing & review fee - must be paid in advance to be placed on agenda - include WITH application - Check payable to: City of

SHANNON HAS PHOTOS

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 18-0018 Date Received*: 10/09/2018
Zoning RM-36 Year built 1927 Complete application 10/09/2018
Owned since 01/26/2006

COMMISSION Hearing fee paid \$85 yes
Meeting Date: 10/16/2018 Check # 5151

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



M&M
HOME REPAIR, LLC

Estimate

When your home is in need of repair we're there

Date: 10/8/2018
Expiration Date:
11/8/2018

TO Nate Bailey
311 W. Vine St.
Kalamazoo, MI,
49001
269-599-6623

M&M Home Repair LLC will provide labor and dumpster only for the following:

1. Remove current carport and components from house
2. Removal and disposal of all job-related waste off site

The work mentioned above will be performed for the price of \$ 2,750.00

M&M Home Repair LLC will provide labor and material for the following:

1. Tuckpoint any loose or deteriorating bricks and mortar where carport was removed from house
2. Remove current exterior door that leads to roof of carport
3. Install new vinyl replacement window (Window will be non-operational and have double strength tempered glass)
4. Cut and install new interior trim around newly installed window
5. Trim and seal exterior of newly installed window (exterior trim to be determined)
6. Removal and disposal of all job-related waste off site

The work mentioned above will be performed for the price of: \$ 2,500.00

Thank you for your business!

M&M Home Repair LLC 4734 Rollridge Ave Kalamazoo, MI 49004 269-615-6155 Mike@mamhr.com



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW STAFF COMMENTS

Property address 311 West Vine
Applicant Nate Bailey
Owner Nate Bailey
Received 10/09/2018

CASE # PPZ 18-0018
Year built: 1927
Owned since 01/26/2006
Meeting date: October 16, 2018

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

- 1992 – Roof (Admin)
- 1995 – Reconstruct rear balcony rail to code height (HDC)
- 1996 – Install basement egress window – denied (HDC)
- 2004 – Replace missing rear porch post (Admin)
- 2004 – Rail height waiver - interior (Admin)
- 2009 – Fence in back yard (Admin)

Historic District South Street – Vine Area

Zoning RM-36 (Residential, Multi-Dwelling)

Additional Permits required – building

Rental History: Before the current owner, this was a registered rental. It has been owner occupied or vacant from 2006 to present. Owner is planning to register as a rental again.

Proposed Work:

1. Remove the west side hanging balcony
2. Convert existing second floor door to window or possibly fixed door.
3. Repair exterior brick to match existing.

Observations:

- The proposed work removes an important character defining feature.
- The condition of the balcony has been cited by rental housing inspectors for structural condition and because the rails are too short between 2002 and 2006 when the house became owner occupied.

Applicable Criteria

(1) Secretary of the Interior Standards for Rehabilitation - #1 through #6 (see next page)

COMMISSION ACTIONS (Motions):

1. Approve the **removal of the west balcony as specified**. The plan complies with the requirements of Chapter 16-23 (G) (1) "The resource constitutes a hazard to the safety of the

(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.

public or to the occupants” The commission approves a Notice to Proceed for this project. Approval of any final details to be delegated to the historic preservation coordinator.

2. Approve a **reconfiguration of the west balcony** as a faux or decorative balcony and will serve to cover the missing masonry behind the existing, historic balcony.
 - a. The new faux balcony should keep the north to south length of the balcony
 - b. The new faux balcony should narrow the depth to a minimum from the side of the house to the new or salvaged rail.
 - c. The new faux balcony should use the design of the existing “roof”
 - d. The new faux balcony should use the design of the existing rail. OR
 - e. The rail may be eliminated.
 - f. This plan complies with the requirements of Chapter 16-23 (G) (1) “The resource constitutes a hazard to the safety of the public or to the occupants”
 - g. The commission approves a Notice to Proceed for this project. Approval of any final details to be delegated to the historic preservation coordinator.
3. 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:
 - a. _____
 - b. _____

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.

4. The commission could deny the work as specified, based on Secretary of the Interior Standards #1 through #6 as the removal of an important character defining feature. The commission issues a denial of the application as presented.

(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.

+++++

Secretary of the Interior's Standards for Rehabilitation

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

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

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

Case# PPZ 18-0018



(1) 311 West Vine – SEcor – front HDC 10-16-2018
(3) Last winter a truck knocked the support off



ITEM D

(2) Looking north
(4) West side

A



HDC Mtg 10/16/2018



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Case# PPZ 18-0018



(1) 311 West Vine – South chain from inside
(3) South chain outside

ITEM D



B

(2) Looking north
(4) South chain anchor on frieze



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(1) 311 West Vine – Northwest corner
(3) North support on wall See photo A-3 – truck impact



C (2) Southwest (rear) post south side – post tilting north
(4) South support on wall





311 West Vine – photo from tax assessors card probably 1985-1995- supports under balcony are in place

City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
September 18, 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: Brian Spaulding (owner of 820 West Main Street)

I. CALL TO ORDER

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

II. APPROVAL OF ABSENCES

No Commission members were absent.

III. APPROVAL OF AGENDA

Ms. Ferraro asked that two items be added to the agenda under Other Business, for informal discussion. **Mr. Oudsema, supported by Ms. Underwood, made a motion for approval of the agenda for the September 18, 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.

details will be delegated to the Historic Preservation Coordinator. The motion passed unanimously.

VIII. APPROVAL OF MINUTES

A motion was made by Mr. Berg, supported by Mr. Shell, to approve the minutes for the July 17, 2018 Historic District Commission meeting. The motion passed unanimously, with the exception of Mr. Oudsema, who abstained because he had been absent.

IX. ADMINISTRATIVE APPROVALS

No building permit required:

- a) 519 Davis – Fence on west property line from garage to street
- b) 526 West Walnut – Gutters, front and rear stair guardrails
- c) 220 Stuart – Fence – North and east side backyard shadow box
- d) 100 Monroe – Rails – Grip rails to front/east and side/south steps
- e) 423 West Dutton – Gutters
- f) 711 South Park – Rail height waiver front porch 22”
- g) 432 Douglas – Front door, repair small roof on southeast corner, side over NH window
- h) 125 Prairie – Storm windows, repair windows
- i) 822 Elmwood – Rebuild front porch guardrail, steps and handrail

Building permit required:

- a) 924 South Westnedge – Steps – front - rebuild
- b) 526 Axtell - Roof
- c) 910 Davis – Roof
- d) 440 Douglas – Roof
- e) 818 Hoffman – Roof
- f) 805 South Park – Roof metal – HDC approved
- g) 629 West South – Roof
- h) 850 Davis – Porch – rebuild front porch
- i) 1626 Grove – Roof
- j) 1521 Academy - Roof

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

X. OTHER BUSINESS

- a) Ms. Ferraro advised that the Michigan State Historic Preservation Office has appointed someone to work with Certified Local Governments. She was asked to write a report for the City of Kalamazoo and to submit it to the State. As part of that process, Laura Ashlee from the State Historic preservation Office noted that the City does not have a Conflict of Interest Policy for the Historic District Commission and the Historic Preservation Commission. The State forwarded a suggested Conflict of Interest Policy to the City, which Ms. Ferraro submitted it to the City Attorney for review. A final copy of the Kalamazoo City Conflict of Interest Policy was included in each Commissioner’s meeting packet for their signature. All the commissioners reviewed and signed the Conflict of Interest Policy.
- b) Ms. Ferraro pointed out that the list of properties that have sold is getting longer. More violations on properties are also being resolved.
- c) 520 Axtell – The Commission agreed that Ms. Ferraro had the administrative authority to make a final decision regarding the proposed project.
- d) 220 Stuart - The homeowner would like to add an upper floor “catio” to the back of the home, which would be a temporary structure. As this issue has not come before the Commission before, Ms. Ferraro asked if Commissioners would like the homeowner to present the project at a regular HDC meeting, or if she could make an administrative decision on the matter. Ms. Ferraro advised that she intended to speak with the homeowner further to discuss other means of achieving the same desired ends, but with a simpler plan and footprint. The general consensus from the Commission was that if the project extended beyond the height of the deck railing, the owner will need to bring it back before the Commission.

XI. ADJOURNMENT

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

The meeting adjourned at 5:44 p.m.

Submitted by: _____ Date: _____
Recording Secretary

Reviewed by: _____ Date: _____
Preservation Coordinator

Approved by: _____ Date: _____
HDC Chair