I. Call to Order:

II. Approval of Absences: Jeremy Berg

III. Approval of Agenda:

IV. Introduction of Guests:

V. Public Comment on non-agenda items

VI. Disclaimer

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

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

a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.

b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

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

VII. HEARINGS

OLD BUSINESS: none

NEW BUSINESS:

a) 946 Bellevue  5:05pm  
   Owner: Mike Kiewiet  
   Applicant: same  
   Style: Vernacular tri-gable  
   Zone: RM-36  

   1. Demolish existing house with failing foundation  
   2. Build new house on lot placed to allow access to a shared parking lot behind the houses  
   (PPZ 19-0009) New Application) Public Comment then Commission Deliberation

b) 417 W. Dutton  5:15pm  
   Owner: Eric, Tobi, Kristi Breisach  
   Applicant: owners  
   Style: Italianate  
   Zone: RM-36  

   1. Restore original eaves  
   2. Remove upper portion of chimney at rear above roof line.  
   3. Remove cedar shingle siding (ca 1910) to reveal original clapboards
4. Reconstruct front porch with period appropriate rails and columns to match pilasters – hoping for details on rails when siding is removed
5. Install two size appropriate double hung windows on rear/south wall of the house similar to those on the east and west side of the addition. Exact location will be proposed after the cedar shingles have been removed and damage issues have been addressed.

(PPZ 19-0010) New Application) Public Comment then Commission Deliberation

c) 610 McCourtie  5:30pm  Owner: Kal Nd Housing Services
Applicant: Matt Milcarek
Style: New  Built: vacant lot
Zone: RM-15  Owned since: 11/30/2015 (KCLB)
1. Build new house on vacant lot

(PPZ 19-0011) New Application) Public Comment then Commission Deliberation

VIII. Approval of Minutes: May 21, 2019 (Item D)
IX. Administrative approvals - May 14 to June 11, 2019
a) No building permit required
   Stuart  513  Replace wooden rear fence to match existing.
   MichE  214  Sign - Grand Traverse Distillery
   WalnutW  711  Demo collapsing garage
b) Building permit required
   ParkS  911  Roof
   CedarW  530  Roof
   Douglas  520  Roof
   Allen  206  Roof
   Dutton W  315  Roof
   WalnutW  521  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.

NEW OWNERS in Historic districts* Letters sent June 11, 2019:

Yellow highlight is owner occupied and NEZ eligible

<table>
<thead>
<tr>
<th>Date</th>
<th>Street w #</th>
<th>HD</th>
<th>previous owner</th>
<th>current owner w address</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/24/10</td>
<td>VineW 807</td>
<td>SV</td>
<td>TWENTY FIRST CENTURY INVESTMENTS LLC 44411 BEECH DR PLYMOUTH, MI 48170</td>
<td>IDA, STEVE &amp; JOHN 1332 TOWER HILL DR WOODRIDGE, IL 60517</td>
</tr>
<tr>
<td>5/17/19</td>
<td>ParkPl 430</td>
<td>SV</td>
<td>JULIEN, DALE 430 PARK PL KALAMAZOO, MI 49001</td>
<td>NAPPER, MICHAEL 420 ROUND LAKE DR CALEDONIA, MI 49316</td>
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<td>WestS 1007</td>
<td>SV</td>
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<td>5/13/19</td>
<td>Bellevue 946, 942</td>
<td>SV</td>
<td>HORIZON PROPERTIES II, LLC 6951 W 300 SOUTH COLUMBUS, IN 47201</td>
<td>KIEWIET, MICHAEL 43137 CR 653 PAW PAW, MI 49079</td>
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<tr>
<td>5/9/19</td>
<td>Wheaton 613</td>
<td>SV</td>
<td>2 PATHS LLC 15704 RICHLANE HICKORY CORNERS, MI 49060</td>
<td>LANGLINNAIS, GALE B 4224 OAKLAND DR KALAMAZOO, MI 49008</td>
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<tr>
<td>5/6/19</td>
<td>WestS 1012</td>
<td>SV</td>
<td>WOLVERINE PRODUCTIONS LTD 1012 S WESTNEDGE AVE KALAMAZOO, MI 49008</td>
<td>VINE WALNUT PROPERTIES, LLC 1914 CATLIN DR ROCHESTER HILLS, MI 48306</td>
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<td>5/1/19</td>
<td>VineW 314</td>
<td>SV</td>
<td>TERHOFTER, TIMOTHY J &amp; ELIZABETH E 2453 PORTSIDE AVE PORTAGE, MI 49002</td>
<td>314 W VINE HOLDINGS LLC 2552 OAKVIEW SE WYOMING, MI 49519</td>
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<td>5/1/19</td>
<td>WalnutW 415</td>
<td>SV</td>
<td>TERHOFTER, TIMOTHY J &amp; ELIZABETH E 2453 PORTSIDE AVE PORTAGE, MI 49002</td>
<td>415 W. WALNUT HOLDINGS LLC 2552 OAKVIEW SE WYOMING, MI 49519</td>
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<td>4/30/19</td>
<td>NewellPl 1128, VineW 432, VineW 436</td>
<td>SV</td>
<td>HOPKINS ASSOCIATES LLC 8628 PLOVER DR KALAMAZOO, MI 49009</td>
<td>NAPPER, MICHAEL 420 S ROUND LAKE RD CALEDONIA, MI 49316</td>
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<td>4/29/19</td>
<td>Oak 823</td>
<td>SV</td>
<td>KNHS, INC 1219 S PARK ST KALAMAZOO, MI 49001</td>
<td>HASTINGS, ADAM 823 OAK ST KALAMAZOO, MI 49006</td>
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<tr>
<td>4/17/19</td>
<td>ParkS 1006</td>
<td>SV</td>
<td>WALL STREET, LLC 1900 AVERILL RD GENEVA, IL 60134</td>
<td>WALL STREET, LLC 1900 AVERILL RD GENEVA, IL 60134</td>
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11 new owners of 16 houses
Historic District Commission FYI – June 18, 2019

REVIEWS: Historic District Commission:

<table>
<thead>
<tr>
<th>Through June 11, 2019</th>
<th>Through June 11, 2018</th>
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<tbody>
<tr>
<td>2019</td>
<td>2018</td>
</tr>
<tr>
<td>o 27 no fee</td>
<td>45 no fee</td>
</tr>
<tr>
<td>o 18 bldg permit–$35*</td>
<td>15</td>
</tr>
<tr>
<td>o 11 HDC hearing - $85</td>
<td>5</td>
</tr>
<tr>
<td>56 TOTAL</td>
<td>65</td>
</tr>
<tr>
<td>$0</td>
<td>$1565</td>
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</tbody>
</table>

Report on Michigan Tax Credit
Senate Bill 54: Google “Michigan senate bill 54 2019”
House Bill 4100: Google “Michigan house bill 4100 2019”

Report on the OLD HOUSE OWNERS WORKSHOPS (OHOW)
Sponsored by the Historic Preservation Commission, the O'Connor Fund for Historic Preservation in the City of Kalamazoo and the Old House Network. All classes will be held at the Sexton’s Lodge on West Main in the Mountain Home Cemetery. Cost is $15/half day and $25 full day. Offered first to people who own houses in the city of Kalamazoo.

- July 20 – Building Assessment & General Maintenance (MHPN) – half day 9:00-1:00 with coffee & donuts for early arrivals - $15/person
- July 27 – Windows (local) – Marc Ferraro – full day – hands on - 9:00-4:00 with coffee & donuts for early arrivals, and lunch - $25/person
- August 3 – Masonry (local) – Blair Bates – full day – hands on - 9:00-4:00 with coffee & donuts for early arrivals, and lunch - $25/person

Registration is on Eventbrite

POSTER attached
A series of workshops designed to teach you how to care for and repair your house

**July 20 | 9am-1pm**
Old House Conditions & Maintenance $15  
Own or looking for an Old House? Find & remedy common problems.

**July 27 | 9am-4pm**
Window Repair & Rehab $25  
Make your windows operable and weatherized.

**August 3 | 9am-4pm**
Masonry Maintenance $25  
The basics of mortar care and repair.

- Held at the Sexton's Lodge, Mountain Home Cemetery, 1402 W. Main St., Kalamazoo  
- Class size limited  
- Full day sessions include lunch  
- No tools necessary  
- Register at [www.eventbrite.com](http://www.eventbrite.com)

MORE INFO: ohowkzoo@gmail.com • (269) 337-8804

OHOW made possible by the Kalamazoo Historic Preservation Commission and a grant from The O'Connor Fund for Historic Preservation at the Kalamazoo Community Foundation.
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: 946 Bellevue
Historic District: [ ] South/Vine [ ] Stuart [ ] West Main Hill [ ] Rose Place [ ] Haymarket
Applicant: Mike Kiewiet
Mailing Addr. 43137 CR 653
City State & Zip: Pew Paw MI 49079
Phone: 269-377-1511
Email @
Contractor: Greg Meeuwer
( ) Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary
See attached sheets Demo Old Junk House
Build New House By Dec. 2019
Build New 6 Bed 3 Bath House
(______) This property has at least one working smoke detector for each dwelling unit.

Applicant’s Signature: __________________________ Date: 6/19
Owner’s Signature: __________________________ Date: __________
(if different)

Case Number: PPZ 19-0009
Zoning RM 36 Year built 1910
Owned since May 13, 2019

COMMISSION
Meeting Date: 6-18-19
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

HDC Mtg 06/18/2019
(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.
(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.
415 is not HD

Raze + New

Rehab

Rehab

Possible new duplex

West Lovell

Bellevue Place
(1) **946 Bellevue** SW corner
(3) Interior NE corner of foundation – protruding lip is > 2”

(2) East foundation
(4) Interior east foundation
(1) **946 Bellevue** SW corner
(3) SW corner 1971

<table>
<thead>
<tr>
<th>B</th>
<th>(2) SE corner basement – oil saturated floor and up wall</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(4) Interior east foundation</td>
</tr>
</tbody>
</table>

- Most of the interior trim is gone. Each window retains only the original sill – the rest of the frame is 1960s era.
- No original doors remain
- Floors are sagging in several places, despite several molly columns in the basement
- There is a large and very odorous oil stain in the southeast corner where the oil tank was located.
APPLICATION FOR PROJECT REVIEW – New construction

STAFF COMMENTS

Property address  946 Bellevue
Applicant    Michael Kiewiet
Owner      Michael Kiewiet
Received  June 11, 2019

CASE # PPZ 19-0009
Year built: 1910
Owned since May 13, 2019
Meeting date: June 18, 2019

Previous reviews (HDC = commission meeting; Admin = administrative approval):
1999 – Plastic gutters installed then removed (Violation)
2004 – Rebuild steps in front of front door (Admin)
2003 – Reinstall spindles at east end of porch, add grip rail on west wall (Admin)
2016 – Demolition by neglect – resolved with porch roof repairs, paint, remove vines (HDC)

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

Additional Permits required – Demolition
Rental History: Removed from Rental Housing 05/07-2010

Proposed Work:
1. Raze deteriorated two story house

OBSERVATIONS

1) Secretary of the Interior Standards for Rehabilitation:
(Standards 1-8 do not apply to new construction)
#9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
#10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- The proposed new house is differentiated from the nearby historic houses by materials and design.
- The new building does not abut or join the existing historic houses or any other historic resource in the area.
- The proposed setback matches the rest of Bellevue.

(2) Local Design Guidelines: Kalamazoo Historic District Commission Standards and Guidelines (pages 50 and 51) state:

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.
Infill construction within a historic district should complement the other structures in the neighborhood in scale and design. Placement on the lot is very important in maintaining the rhythm of the streetscape.

- The new house complements the other houses on Bellevue with a front gabled roof like the homes on the south side of Bellevue (traditional 2-story, gable front wood frame) and a full width front porch. The overall design and placement on the lot complies with the HDC Standards and Guidelines for new construction.

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

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

(5) The design of the three-story house has a compatible exterior design for a historic district including location on the site, arrangement of the features, texture of the exterior cladding and materials proposed to be used are compatible with the surrounding historic district;

(6) Any other factor, including aesthetic, which it deems to be pertinent.

COMMISSION ACTIONS (Options):

1. Approve as complying with Secretary of the Interior Standards 9 & 10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be 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:
   a. ___________________________________________
   b. ___________________________________________

   If the applicant does not consent to a postponement, the commission must make a decision at the July 16th, 2019 HDC meeting to comply with the 60 day rule.

3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

++++++Secretary of the Interior's Standards for Rehabilitation++++++

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

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

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

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

Applicant: Kristi Breisach

Mail: 442 W Dutton St.

Owner: Estate of Ann Pecora

City, State Zip: Kalamazoo, MI 49007

Phone: 269-377-3676

Email: kbreisach@gmail.com

(email)

Contractor: Owners will do much work with help on specialty work

(X) Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets. See Attached

( ) This property has at least one working smoke detector for each dwelling unit.

(Owner or applicant’s initials) (Required) * see back (upon occupancy)

Applicant’s Signature:

Owner’s Signature: (if different)

Date:

Date:

-For Historic Preservation Coordinator’s Use Only-

Case Number: _PPZ

Zoning ___________Year built___________

Owned since ___________

COMMISSION

Meeting Date: _______________

COMMENTS:

Hearing fee paid $85

Check # 7718


Revised April 26, 2017
We have the house under contract for purchase and intend to undertake a complete restoration. The exterior work would include:

1. Restore original eave line to sides and front of house (to match original eave line on rear of house).

2. Remove at least the upper portion of the rear chimney (not visible from the street) above the roofline. The top of the chimney is unstable and needs to be entirely rebuilt and is causing substantial water damage to interior and structure of house.

3. Removing cedar shingle siding which will expose the original clapboard siding.

4. Rebuild front porch (not structurally sound due to rot) replicating turned posts on front house wall, rebuild and create spindled porch railing. Exact profile of spindles and skirting subject to administrative approval.

5. Install two size-appropriate double hung windows in rear of house (a later addition) on the second floor. Size and exact location subject to administrative approval (until we strip the walls down to the studs and assess rot and other issues, we won’t know precise locations).
Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION  

APPLICATION FOR PROJECT REVIEW  
STAFF COMMENTS

Property address   417 W. Dutton  
Applicant   Eric, Tobi, Kristi Breisach  
Owner   Ann Pecora Estate  
Received  6/11/2019  

CASE # PPZ 19-0010  
Year built: 1870*  
Owned since close this week  
Meeting date: 6/18/2019

Previous reviews (HDC = commission meeting; Admin = administrative approval):  
2008 – Add screen doors, front & rear, grip rails (Admin)  
2010 – Rebuild front steps (Admin)

Historic District   South Street – Vine Area  
Zoning   RM-36  
Additional Permits required – Building  
Rental History: NA

Proposed Work:  
1. Restore the depths of the original eaves – sample on south, next to the chimney  
2. Remove upper portion of chimney at rear above roof line.  
3. Remove cedar shingle siding with lead paint (ca 1910) to reveal original clapboards  
4. Reconstruct front porch with period appropriate rails and columns to match pilasters – hoping for details on rails when siding is removed.  
5. Install two appropriate sized double hung windows on rear/south wall of the house, second floor similar to those on the east and west side of the addition. Exact location will be proposed after the cedar shingles have been removed and damage issues have been addressed.

Observations:  
• Cedar shingles are not original to the house  
• The house may have been moved, or the foundation replaced.  
• *House may be older than 1870. There is a house on this lot on an 1860 map.

Applicable Criteria  
(1) Secretary of the Interior Standards for Rehabilitation 1 through 6

COMMISSION ACTIONS (Motions):  
1. Approve work as proposed. 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.

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

HDC Mtg 06/18/2019  
Page 3 of 5
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:
   a. ____________________________________________
   
   b. ____________________________________________

   If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the July 16 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.

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.
ITEM B

(1) 417 West Dutton
(3) Pilaster (one of two)

(2) South - rear
(4) Only original eaves, chimney to be removed above roofline
APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the $83 hearing fee must be received by 4:30 pm on the 2nd Tuesday of the month—the meeting is on the 3rd Tuesday of the month. (PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 10 Mi Court

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

Applicant: Kalamazoo Neighborhood H.S. Owner:

Mailing Add: 1249 S. Pack St. Mailing add

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

Phone: 269-334-2538 Phone: ___________________________

Email mohm_@knhso.org Email: _______________________

Contractor: ( ) Work to be done by owner

Contractor To be Selected

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets: construct new single family home.

( ) 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: 6/6/19

Owner’s Signature: ___________________________ Date: ____________

(If different)

______________________________________________________________

-For Historic Preservation Coordinator’s Use Only-

Case Number: PPZ 19-0011

Zoning RM-15 Year built vacant lot

Owned since ______/_____/_____

Meeting Date: 6/18/2019

COMMISSION

Hearing fee paid $83 06/11/2019

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 2/2016

HDC Mtg 06/18/2019
### GENERAL NOTES

1) All work shall be performed with all applicable local, state, and national codes and ordinances and all authorities having jurisdiction.

2) The contractor shall examine the project drawings and shall notify the designer of any discrepancies found before proceeding with the work.

3) All dimensions to stud partitions are to the face of stud unless noted otherwise.

4) Structural stability of building during construction.

5) Slope all concrete walks away from exterior doors a maximum of 2% to prevent water from running or being blown under doorways and to prevent standing water from accumulating in front of doors.

6) Provide fire blocking and draft stopping in spaces created by chases, furring, etc. in accordance with the applicable codes.

7) Provide smoke alarms in accordance with the applicable codes.

8) Window design intended to be in compliance with applicable codes in regards to egress and safety glass. All window sizes and requirements to be verified by contractor with manufacturer to ensure compliance with applicable codes.

### ABBREVIATIONS

- **ADJ** Adjustable
- **ASH** Asphalt
- **BEA** Basement
- **BTM** Bottom
- **BTT** Between
- **CJ** Control Joint
- **CEC** Ceramic
- **CHW** Chimney
- **CO** Cased Opening
- **COM** Combination
- **CPL** Concrete
- **CSD** Cased
- **CPT** Carpet
- **GV** Gypsum
- **G&N** Glued & Nailed
- **GALV** Galvanized
- **GMB** Glues & Screws
- **MAR** Marble
- **MAX** Maximum
- **MIC** Microwave
- **MIS** Miscellaneous
- **MIS** Masonry Opening
- **MTS** Not to Scale
- **OC** On Center
- **OHD** Overhead Door
- **OPG** Opening
- **P** Pull Chain
- **POL** Polythylene
- **PRO** Projection
- **RAD** Radius
- **RAF** Rafters
- **RAF** Rafters
- **DBL** Double
- **DET** Detail
- **DIA** Diameter
- **DR** Door
- **DSD** Dry Stack
- **DVR** Dryer
- **G** Garbage
- **HDJ** Hood
- **HDL** Header
- **HWR** Hardware
- **INS** Installation
- **INV** Inventory
- **LRN** Laminate veneer lumber
- **LIV** Living
- **MBR** Master Bedroom
- **MC** Medicine Cabinet
- **MC** Medical Cabinet
- **MRD** Waxed Waxed Base Mesh
- **MRD** Master Bedroom
- **MRD** Double Nipple
- **MRD** Unfinished
- **NEX** Non-Existent
- **SLG** Siding
- **UD** Unfinished
- **VAC** Vacuum
- **VAC** Vacuum Cleaner
- **VIS** Ventilation
- **WDP** Washer
- **WD** Wood
- **WH** Water Heater
- **WIP** Wood Panel
- **WRE** Wreath
- **WWR** Welded Wire Mesh

### DETAILS

1) All windows shall be applied in accordance with the applicable codes.

2) No specific size is shown, the framing or construction shall be identical or similar to that indicated for like cases of construction on the project.

3) Follow all manufacturer’s recommended specifications and installation procedures.

4) Provide adequate anchorage, blocking, and framing for light fixtures, electrical units, HVAC equipment, etc.

5) Build and install all concrete walks away from exterior doors a maximum of 2% to prevent water from running or being blown under doorways and to prevent standing water from accumulating in front of doors.

6) Provide fire blocking and draft stopping in spaces created by chases, furring, etc. in accordance with the applicable codes.

7) Smoke alarms shall be installed in accordance with the applicable codes.

8) Window design intended to be in compliance with applicable codes in regards to egress and safety glass. All window sizes and requirements to be verified by contractor with manufacturer to ensure compliance with applicable codes.

### SHEET INDEX

- **A1** - Cover Page
- **A2** - Elevations
- **A3** - Foundation and Roof Plan
- **A4** - First and Second Floor Plan
- **A5** - Cabinet Layout
- **A6** - A
- **A7** - A
- **A8** - A
- **A9** - A
- **A10** - A
- **A11** - A
- **A12** - A

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Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW – New construction

STAFF COMMENTS

Property address 610 McCourtie
Applicant KNHS
Owner (lot) KalCo Land Bank
Received June 11, 2019

CASE # PPZ 19-0011
Year built: vacant lot
Owned since May 13, 2019
Meeting date: June 18, 2019

Previous reviews (HDC = commission meeting; Admin = administrative approval): The house on this lot burned down in July, 2012. Notice to Proceed with demolition approved on 10/5/2012. Work completed in February 2013.

Historic District South Street – Vine Area
Zoning RM-36 (Residential, Multi-Dwelling)
Additional Permits required – Demolition
Rental History: Removed from Rental Housing 05/07-2010

Proposed Work:
1. Build new two-story house with four bedrooms. Proposed new house would face McCourtie.

OBSERVATIONS

1) Secretary of the Interior Standards for Rehabilitation:
   (Standards 1-8 do not apply to new construction)

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

   #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

   • The proposed new house is differentiated from the nearby historic houses by materials and design.
   • The new building does not abut or join the existing historic houses or any other historic resource in the area.
   • The proposed setback matches the rest of McCourtie.

(2) Local Design Guidelines: Kalamazoo Historic District Commission Standards and Guidelines (pages 50 and 51) state:

Infill construction within a historic district should complement the other structures in the neighborhood in scale and design. Placement on the lot is very important in maintaining the rhythm of the streetscape.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.
The new house complements the other houses on McCourtie with a front gabled roof like the homes on the and a full width front porch. The overall design and placement on the lot complies with the HDC Standards and Guidelines for new construction.

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

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

(5) The design of the three-story house has a compatible exterior design for a historic district including location on the site, arrangement of the features, texture of the exterior cladding and materials proposed to be used are compatible with the surrounding historic district;

(6) Any other factor, including aesthetic, which it deems to be pertinent.

COMMISSION ACTIONS (Options):
1. Approve as complying with Secretary of the Interior Standards 9 & 10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be 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:
   a. ___________________________________________
   b. ___________________________________________

   If the applicant does not consent to a postponement, the commission must make a decision at the July 16th, 2019 HDC meeting to comply with the 60 day rule.
3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

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

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

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider): 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.
(1) 610 McCourtie – burned in 2012
(3) 614 McCourtie

(2) South – front – all 3 houses – center house destroyed
(4) 608 McCourtie
Members Present: Grant Fletcher, John Mitchell, Daniel Kastner, Dana Underwood, Jeremy Berg and Andrew Grayson
Members Absent: BJ Shell
City Staff: Sharon Ferraro, Historic Preservation Coordinator
Guests: None

I. CALL TO ORDER
Mr. Fletcher Called the meeting to order at 5:00 PM

II. APPROVAL OF ABSENCES
Mr. Fletcher, supported by Mr. Kastner, made a motion to approve absences. With a unanimous vote, the motion carried.

III. APPROVAL OF AGENDA
Mr. Grayson, supported by Mr. Kastner, made a motion for approval of the agenda as presented for the May 21, 2019 Historic District Commission Meeting. With a unanimous vote, the motion carried.

IV. INTRODUCTION OF GUESTS
None

V. PUBLIC COMMENT ON NON-AGENDA ITEMS
None

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

VII. HEARINGS

OLD BUSINESS
None

NEW BUSINESS
a) 520 Douglas
Owner: David Zinn
Applicant: MDHHS-Healthy Homes
Style: Colonial Revival Foursquare
Built: 1905
Zone: RM-15
Owned since: 07/19/2007
1. Replace most windows
2. Make decorative windows fixed
3. Repair porch deck, cover with ½” exterior plywood and indoor/outdoor carpet (PPZ 19-0005) New Application) Public Comment then Commission Deliberation
Ms. Ferraro reviewed the DHHS letter to explain the funding for this project. Mr. Zinn was present to represent the project. Mr. Mitchell asked if lead paint found on the porch, under the carpet, Ms. Ferraro replied that everything proposed to change in the home has tested positive for lead. Mr. Mitchell asked if the proposed windows were fixed, and whether existing divided lights will be replaced. Mr. Kastner asked how the house is heated and cooled. Mr. Zinn explained he has a furnace and a fan in the attic that helps to clear the home of heat. Mr. Zinn also said that he would never open any double hung windows put into the home, but acknowledged that subsequent owners may use them. Mr. Kastner asked about encapsulating the porch rather than replacing it. Ms. Ferraro suggested replacing the entire porch deck as an alternative with tongue and groove vertical grain Douglas fir.

Mr. Mitchell moved to approve, installation of all the windows as specified EXCEPT
i. 1st floor dining room, south side D with leaded glass upper sash – replace lower sash ONLY
ii. 2nd floor, storage closet, side B with multi pane divided lite upper sash – replace lower sash ONLY.

Mr. Grayson seconded the motion. The plan substantially complies with Secretary of the Interior Standards #6. The commission approved a Certificate of Appropriateness for this project. With a roll call vote the motion passed unanimously.

Mr. Mitchell moved to deny, the installation of plywood over the existing front porch deck with indoor-outdoor carpet on top. Mr. Grayson seconded the motion. The plan does not comply with Secretary of the Interior Standards #2, #5 and #6. The commission issues a denial for this project for this project. With a roll call vote the motion passed unanimously.

b) 242-4 East Michigan
Owner: Union Bag & Barrel
Applicant: Marty Spaulding
Style: Italianate
Built: 1869
Zone: CCBD
Owned since: 05/11/2017
1. Add balcony to rear/south side to match the other half of the building
2. Window on the right will become a door to match the other bay.

Ms. Ferraro represented the applicant. Mr. Kastner asked what materials would be used in the project. Ms. Ferraro answered metal and wood. Mr. Berg asked how close the support beams would be to the building, Ms. Ferraro answered 5-6 feet. Nelson Nave asked that the new components match the existing components. Mr. Kastner asked if the garage was for cars.

Mr. Grayson moved to approve, the installation of 2nd floor balcony, on the rear or south façade of the building Standards. The plan substantially complies with Secretary of the Interior Standards #1, #9 and #10. Mr. Kasnter seconded the motion. With a roll call vote, the motion passed unanimously.
c) 222 Douglas

Owner: Karagap
Applicant: Hickory Management
Built: 1875
Owned since: 10/02/2006

Style: Queen Anne
Zone: RM-15

1. Fill in under rear exterior stair to form a covered protected entry to the basement to replace the existing bulkhead for access to the laundry room

(PPZ 19-0007) New Application Public Comment then Commission Deliberation

Mr. Fleckenstein, representing the owners, was present. He proposed adding a sheltered basement entrance to the property in question. The purpose of the entrance was to add safety to tenants who access the basement (whether it be for an emergency, or to access proposed laundry facilities). Mr. Fleckenstein explained that the proposed structure would have board and batten siding. He also noted that the house is stucco. According to Mr. Fleckenstein, the existing basement doors would be removed. Additionally, Mr. Fleckenstein stated that the side walls are sturdy, as they had been repaired in years prior. He also stated the siding would be T1-11. Discussion of a window in the door ensued. Ms. Ferraro stated that a window in the proposed door would contribute to the safety of the addition. Mr. Fleckenstein suggested that he would be putting a peep hole in the door. Next, the roof of the structure was discussed. Fleckenstein stated the roof would be corrugated fiberglass, but that the corrugation would not be visible. Mr. Berg asked about the deck above the proposed entrance. Mr. Fleckenstein explained that the entrance would fit under the existing deck. Ms. Ferraro also stated that the deck was an addition. Mr. Berg did not feel that he will know what the entrance will look like when completed. Additionally, Mr. Berg also wondered about a landing for the stairs. Mr. Fleckenstein stated the sidewalk would be the landing. Mr. Kastner asked about weather proofing, Mr. Fleckenstein said that nothing will be added for weather proofing. Mr. Fletcher asked if this project would need a building permit. Ms. Ferraro answered maybe, she then said that if the project is significantly altered, the applicants will need to come back to the Historic District Commission.

Mr. Kastner moved to approve, the construction of the shelter under the rear non-historic basement steps as specified. Ms. Underwood seconded the motion. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. With a roll call vote, the motion passed in a 5 to 1 vote. Mr. Berg voted against the motion.

d) 738 Minor

Owner: Mike Gillen
Applicant: Same
Built: 1883
 Owned since: 05/03/2016

Style: Vernacular
Zone: RM-15

2. Add dormer for height to west face of roof.

(PPZ 19-0008) New Application Public Comment then Commission Deliberation
Mr. Gillen represented the project, the addition of a dormer on the structure. Mr. Grayson noted that the proposed dormer did not have a window. Mr. Berg asked about drawings, stating that the building department would also require drawings before the issuance of a permit. Mr. Berg felt that he needed more detail. Ms. Ferraro suggested approval of concept. Discussion of suggested motions ensued. Mr. Fletcher stated that he agreed with approval of concept.

Mr. Grayson moved to approve, the construction of the dormer on the west roof IN CONCEPT ONLY. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. Mr. Kastner second. With a roll call vote, the motion passed unanimously.

CONSULTATION – NO DECISION

e) 725 Academy
   Owner: Steinagel Properties
   Applicant: Wilthold Steinagel
   Style: Vernacular
   Built: 1868, Moved 1888
   Zone: CN-1
   Owned since: 1990
   Discussion of rehab and addition plans – no decision

Nelson Nave and Mr. Steinagel were present to represent the project. This home had a fire on April 4. Nave would like to get a roof on the home and fix the rear wall to ensure the structure is weather tight. Then, Nave and Steinagel would like to build another addition. Nave stated that he would like to put a 5/12 hip roof, similar to homes in the South Street area. Also, nave would like to put brackets back on the home. Perhaps the new roof would also run over the addition, instead of having two separate roofs. Ms. Ferraro asked if the house was still solid, Nave said the attic floor is not even scorched. Steinagel talked about repairing all the south wall timbers. The east, west and north faces of the building are ok.

VIII. APPROVAL OF MINUTES
A motion was made by Mr. Mitchell, supported by Mr. Berg, to approve the minutes for the March 19, 2019 Historic District Commission meeting. The motion passed unanimously.

IX. ADMINISTRATIVE APPROVALS
a) No building permit required

X. OTHER BUSINESS
Discussion of the Michigan Historic Preservation Income Tax Credit. A vote was needed for the commission to sign a resolution in support of the tax credit.

Mr. Berg moved to support the Approve a resolution in support of the reinstatement of the Michigan Historic Preservation Income Tax Credit, Ms. Underwood seconded. With a roll call vote, the motion passed unanimously.
XI. ADJOURNMENT

The meeting was adjourned at 6:10 p.m.

Submitted by: _________________________________ Date: _______________________
Recording Secretary – Sharon Ferraro

Reviewed by: _________________________________ Date: _______________________
Preservation Coordinator – Sharon Ferraro

Approved by: _________________________________ Date: _______________________
HDC Chair – Grant Fletcher