

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, June 18, 2019

5:00 pm

Kalamazoo City Hall - Community Room

241 W. South St.

Kalamazoo, MI 49007

- 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.kalamazoo.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 Built: 1910
Zone: RM-36 Owned since: 05/13/2019
 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 Built: 1876
Zone: RM-36 Owned since: closing 6/21/2019
 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

Date	Street w #	HD	previous owner	current owner w address
5/24/10	VineW 807	SV	TWENTY FIRST CENTURY INVESTMENTS LLC 44411 BEECH DR PLYMOUTH, MI 48170	IDA, STEVE & JOHN 1332 TOWER HILL DR WOODRIDGE, IL 60517
5/17/19	ParkPI 430	SV	JULIEN, DALE 430 PARK PL KALAMAZOO, MI 49001	NAPPER, MICHAEL 420 ROUND LAKE DR CALEDONIA, MI 49316
5/17/19	WestS 1007	SV	JULIEN, DALE 430 PARK PL KALAMAZOO, MI 49001	NAPPER, MICHAEL 420 ROUND LAKE DR CALEDONIA, MI 49316
5/13/19	Bellevue 946, 942 LovellW 935, 941	SV	HORIZON PROPERTIES II, LLC 6951 W 300 SOUTH COLUMBUS, IN 47201	KIEWIET, MICHAEL 43137 CR 653 PAW PAW, MI 49079
5/9/19	Wheaton 613	SV	2 PATHS LLC 15704 RICHLANE HICKORY CORNERS, MI 49060	LANGLINAIS, GALE B 4224 OAKLAND DR KALAMAZOO, MI 49008
5/6/19	WestS 1012	SV	WOLVERINE PRODUCTIONS LTD 1012 S WESTNEDGE AVE KALAMAZOO, MI 49008	VINE WALNUT PROPERTIES, LLC 1914 CATLIN DR ROCHESTER HILLS, MI 48306
5/1/19	VineW 314	SV	TERHOFTER, TIMOTHY J & ELIZABETH E 2453 PORTSIDE AVE PORTAGE, MI 49002	314 W VINE HOLDINGS LLC 2552 OAKVIEW SE WYOMING, MI 49519
5/1/19	WalnutW 415	SV	TERHOFTER, TIMOTHY J & ELIZABETH E 2453 PORTSIDE AVE PORTAGE, MI 49002	415 W. WALNUT HOLDINGS LLC 2552 OAKVIEW SE WYOMING, MI 49519
4/30/19	NewellPI 1128 VineW 432 VineW 436	SV	HOPKINS ASSOCIATES LLC 8628 PLOVER DR KALAMAZOO, MI 49009	NAPPER, MICHAEL 420 S ROUND LAKE RD CALEDONIA, MI 49316
4/29/19	Oak 823	SV	KNHS, INC 1219 S PARK ST KALAMAZOO, MI 49001	HASTINGS, ADAM 823 OAK ST KALAMAZOO, MI 49006
4/17/19	ParkS 1006	SV	WALL STREET, LLC 1900 AVERILL RD GENEVA, IL 60134	WALL STREET, LLC 1900 AVERILL RD GENEVA, IL 60134

11 new owners of 16 houses

Historic District Commission FYI - June 18, 2019

REVIEWS: Historic District Commission:

Through June 11, 2019

2019	2019
○ 27 no fee	\$ 0
○ 18 bldg permit-\$35*	\$ 630
○ <u>11 HDC hearing</u> - \$85	<u>\$ 935</u>
56 TOTAL	\$ 1565

Through June 11, 2018

2018	2018 fees
45 no fee	\$ 0
15	\$ 525
<u>5</u>	<u>\$ 425</u>
65	\$ 940

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



OHOW

OLD HOUSE OWNERS WORKSHOPS

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.

AUG 3 | 9am-4pm

Masonry Maintenance \$25

The basics of mortar care and repair.

- Held at the **Sexton's Lodge**, Mountain Home Cemetery, 1402W. Main St., Kalamazoo ■ Class size limited
- Full day sessions include lunch
- No tools necessary
- Register at www.eventbrite.com



OLD HOUSE NETWORK
oldhousenetwork.org

OHOW made possible by the Kalamazoo Historic Preservation Commission and a grant from

The O'Connor Fund for Historic Preservation
at the



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



RECEIVED JUN 10 2019

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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 946 Bellevue
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Mike Kiewiet Owner: Same
Mailing Add. 43137 C.R. 653 Mailing add
City State & Zip: Paw Paw MI 49079 City, State Zip
Phone: 269-377-1511 Phone:
Email @ Email @

Contractor: Kiewiet Group Inc & Ass. Co
Greg Meyer

() Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets Demo Old Junk House
Bring new House By Dec. 2019.
Plans Attached 946 Bellevue
Bring new 6, Bed, 3 Bath House

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

Applicant's Signature: Date: 6/10/19
Owner's Signature: Date:
(if different)

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 19-0009 Date Received*: 6-10-19
Zoning RM 36 Year built 1910 Complete application 6-10-19
Owned since May 13, 2019

COMMISSION Meeting Date: 6-18-19 Hearing fee paid \$85 [X] BC
COMMENTS: Check #

PAID JUN 10 REC'D

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



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address	946 Bellevue	CASE #	PPZ 19-0009
Applicant	Michael Kiewiet	Year built:	1910
Owner	Michael Kiewiet	Owned since	May 13, 2019
Received	June 11, 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 house and build new

Observations:

This house was purchased, along with 942 Bellevue and 935 and 941 West Lovell, by Horizon Properties – a holding company for Circle K. The purchase also included 415 Oakland which is outside the historic district. Circle K planned to raze all four houses and 415 Oakland to install a new 10 pump gas station and convenience store. In 2014, MDOT began a study of traffic corridors from Howard along Stadium, West Michigan and all the way to the river, with a strong possibility of reconfiguring this intersection of Stadium, Oakland and Lovell. This change would have left a new gas station mid-block instead of on a corner. (See attached drawing #1)

Previous discussions by the commission with representatives from Circle K and Horizon considered the possibility of razing ONLY 946 Bellevue – this house – and the small non historic building at 415 Oakland to accommodate an 8 pump gas station and convenience store (See drawing #2) The plans were put on hold.

In 2016, the HDC made a determination of Demolition by Neglect for 942 and 946 Bellevue and required work to be done, including roof and porch repairs as well as painting. This work was completed and cleared within a year.

(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.

Applicable Criteria - Secretary of the Interior Standards for Rehabilitation

There are no applicable standards for demolition. Demolition violates all ten standards.

*Applicable Criteria – Requirements to issue a **Notice to Proceed***

Work within an historic district shall be permitted through the issuance of a notice to proceed by the Historic District Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Historic District Commission to be necessary to substantially improve or correct any of the following conditions:

- (1) The resource constitutes a hazard to the safety of the public or to the occupants.

The vacant house poses no danger to the public

- (2) The resource is a deterrent to a major improvement program which will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.

Removal of this house and the proposed new construction could open up shared parking for this end of Bellevue Place. While the house alone is not a project “of substantial benefit” the overall impact could improve the viability of the other tightly packed houses on Bellevue and West Lovell.

- (3) Retention of the resource would cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.

The deterioration was allowed by at least three previous owners and was not in this owners control.

- (4) Retaining the resource is not in the interest of the majority of the community.

Applicable

COMMISSION ACTIONS (Options):

1. Approve the demolition as meeting one or more of the required criteria to issue a Notice to Proceed. The commission approves a Notice to Proceed 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 meeting to comply with the 60 day rule.

3. The commission could deny the demolition citing the fact that none of the criteria required for issuing a Notice to Proceed have been met.

(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 19-0009



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



HDC Mtg 06/18/2019



ITEM A

- (2) East foundation
- (4) Interior east foundation

A



Page 6 of 11

Case# PPZ 19-0009



(1) 946 Bellevue SW corner
(3) SW corner 1971



B

(2) SE corner basement – oil saturated floor and up wall
(4) Interior east foundation

- 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.



HDC Mtg 06/18/2019



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW – New construction
STAFF COMMENTS

Property address	946 Bellevue	CASE #	PPZ 19-0009
Applicant	Michael Kiewiet	Year built:	1910
Owner	Michael Kiewiet	Owned since	May 13, 2019
Received	June 11, 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
2. Build three-story house with six bedrooms. Proposed new house would face Bellevue.

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 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.

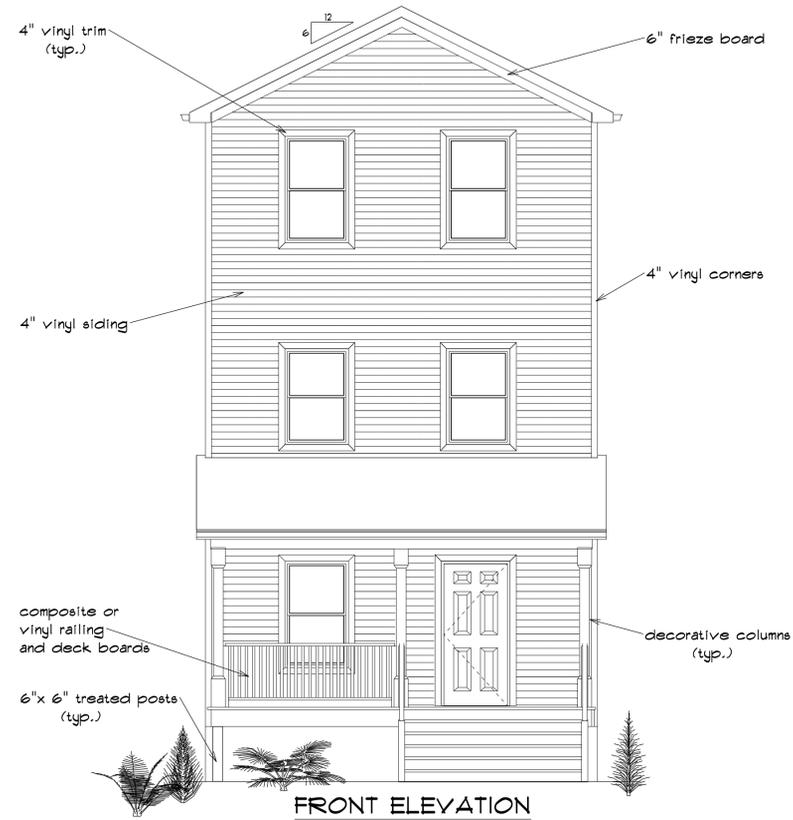
+++++

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.

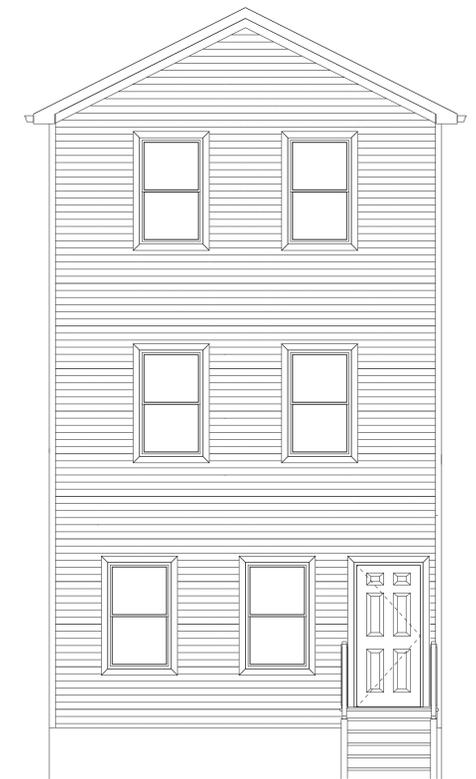
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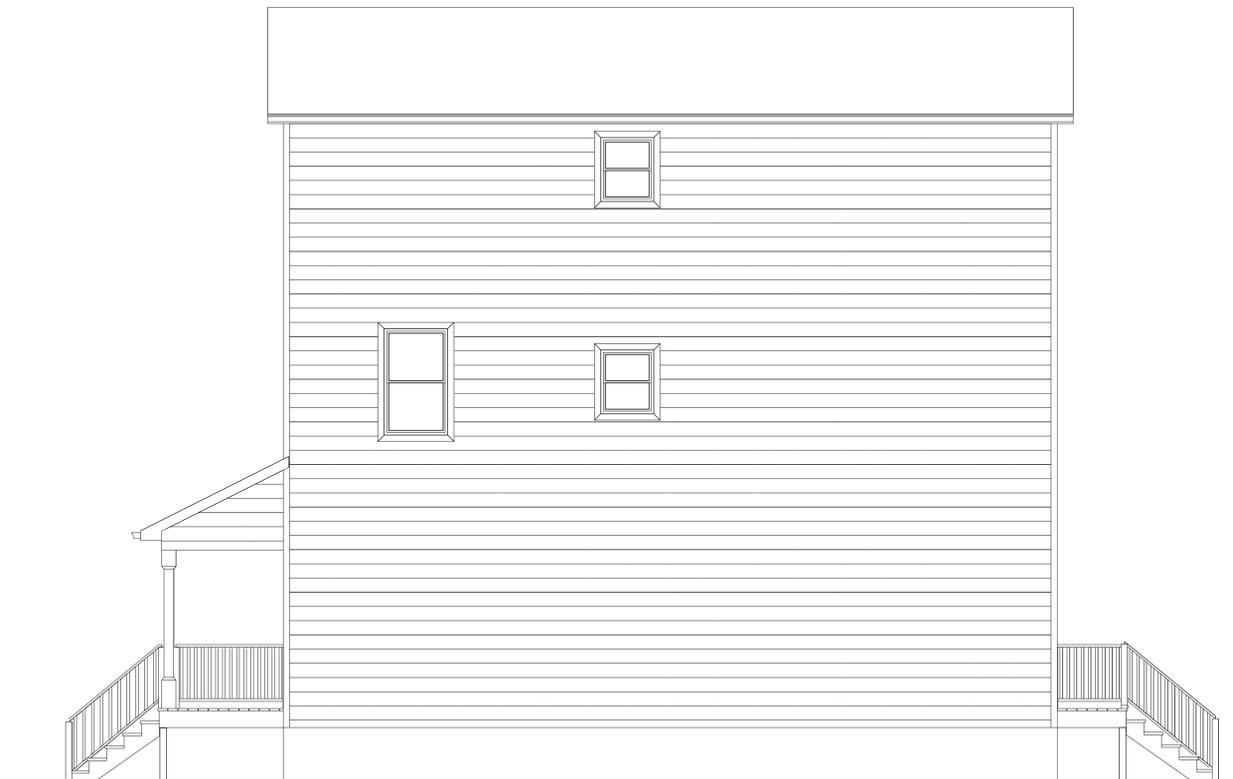
FRONT ELEVATION
946 Bellevue SOUTH



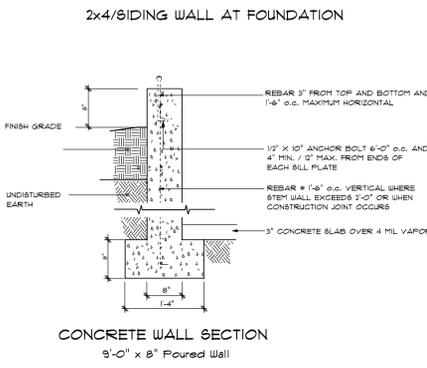
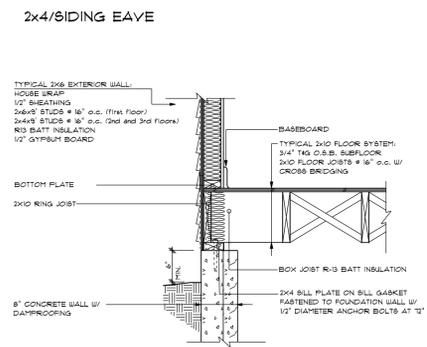
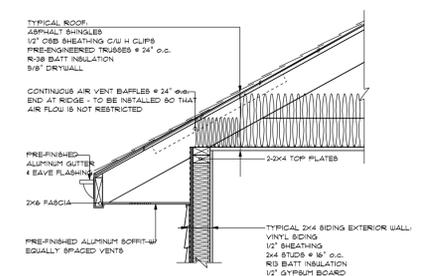
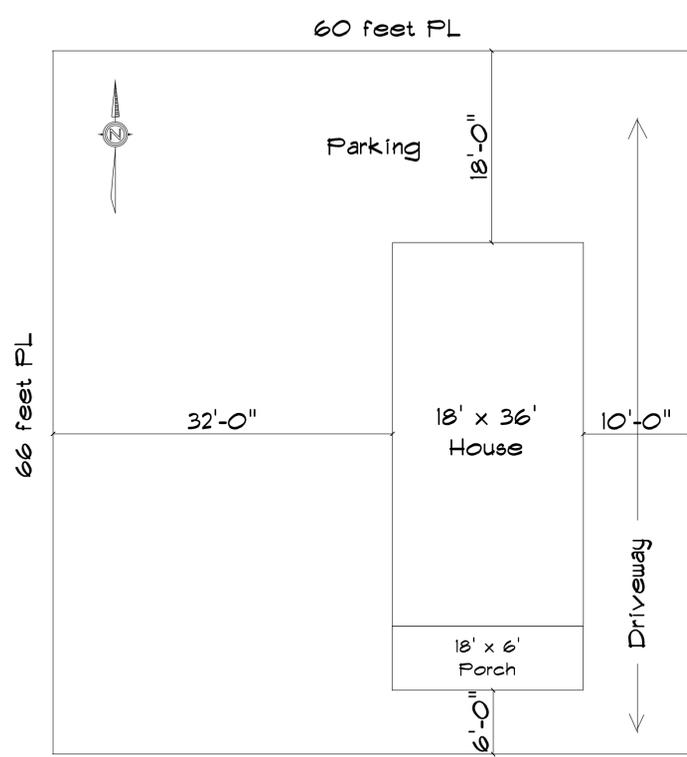
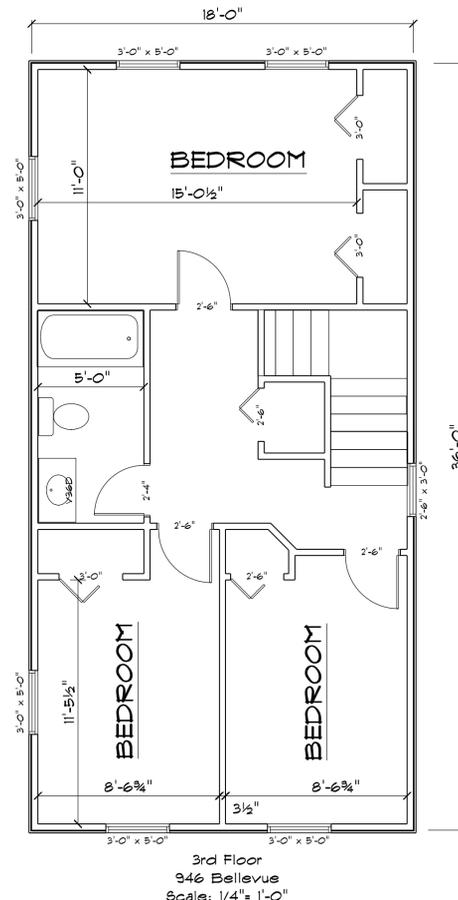
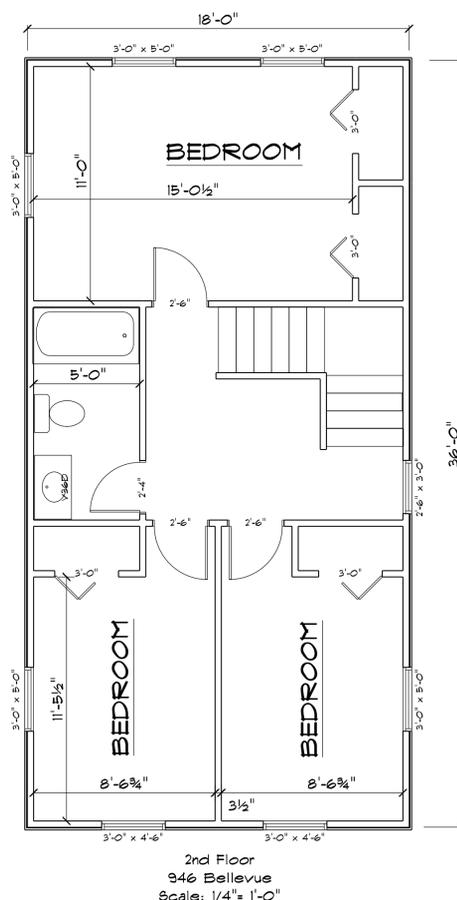
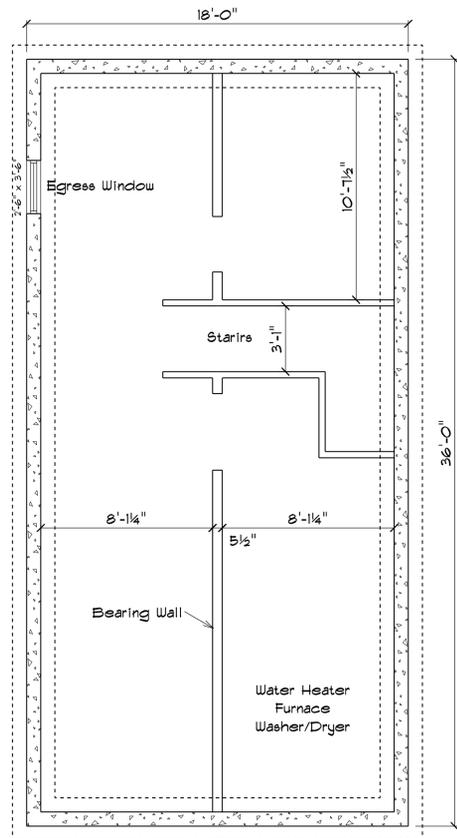
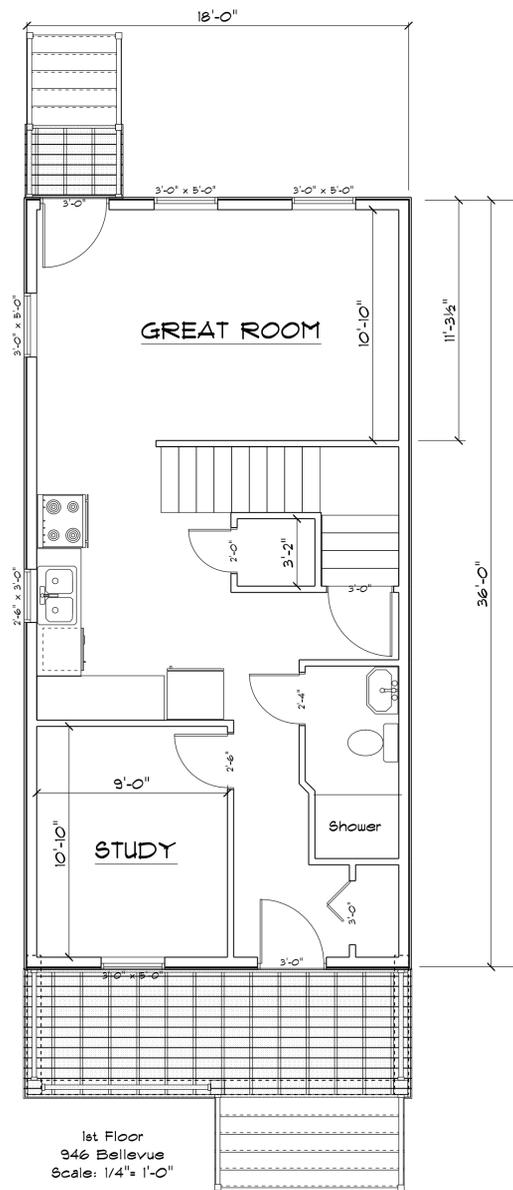
LEFT ELEVATION
946 Bellevue WEST



REAR ELEVATION
946 Bellevue NORTH



RIGHT ELEVATION
946 Bellevue EAST





RECEIVED JUN 11 2019

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: 417 W Dutton St.
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Kristi Breisach Owner: Estate of Ann Pecora
Mailing Add. 442 W Dutton St. Mailing add _____ City _____
State & Zip: Kalamazoo, MI 49007 City, State Zip _____
Phone: 269-377-3676 Phone: _____
Email kbreisach@gmail.com Email _____@_____

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

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 _____

(JB) 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: [Signature] Date: 6/11/19
Owner's Signature: _____ Date: _____
(if different)

-For Historic Preservation Coordinator's Use Only-

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

COMMISSION

Meeting Date: _____

COMMENTS: _____

Hearing fee paid \$85 6/11/2019

Check # 7718

PAID JUN 11 2019 BC

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 _____

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.

- 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.

(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 19-0010



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

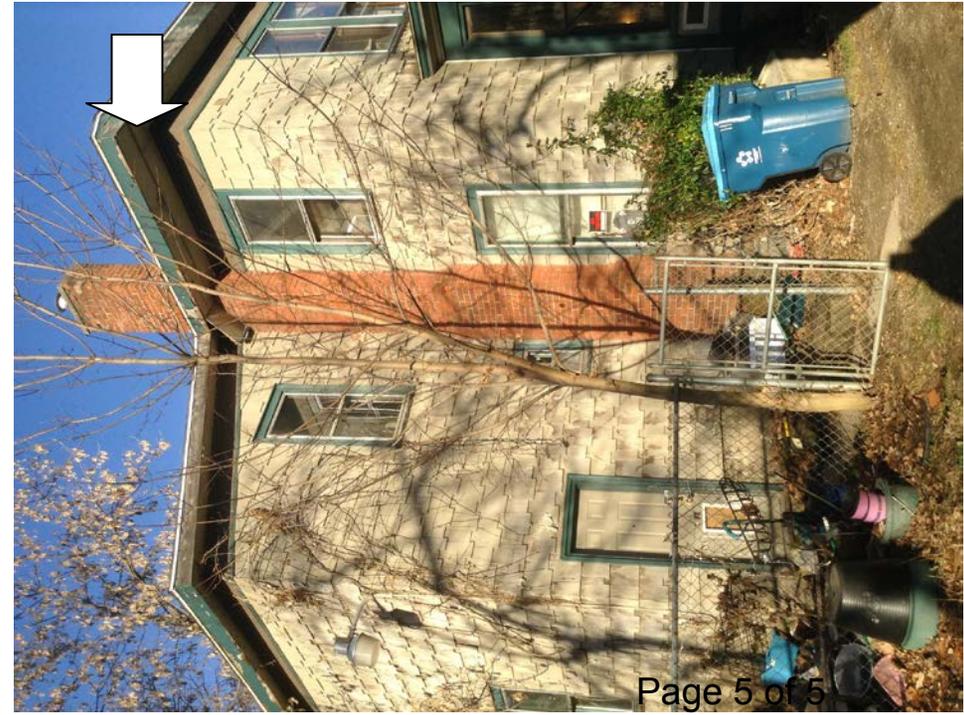
ITEM B



(2) South - rear
(4) Only original eaves, chimney to be removed above roofline



HDC Mtg 06/18/2019



Page 5 of 5



Department of Community Planning and Development
Kalamazoo Historic District Commission
415 E. Stockbridge - Kalamazoo, Michigan 49001
Telephone (269) 337-8804 - FAX (269) 337-8429
ferraros@kalamazoo.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$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: 610 McCourtie

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

Applicant: Kalamazoo Neighborhood H.S. Owner: _____

Mailing Add. 1214 S. Park St. Mailing add _____

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

Phone: 269-364-2538 Phone: _____

Email mattm@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.

Application Checklist:
(Incomplete applications will be held until the next review hearing.)
[] Drawings 11x17 or smaller with dimensions
[] Materials list
[] Site plan including north arrow
[] Other
[] \$83 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application

() 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: 6/6/19

Owner's Signature: _____ Date: __/__/__
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 19-0011 Date Received*: 06/11/2019

Zoning RM-15 Year built vacant lot Complete application 06/11/2019

Owned since ____/____/____

COMMISSION

Hearing fee paid \$83 06/11/2019

Meeting Date: 06/18/2019

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 _____

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) THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- 4) EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK INDICATED AS SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS, UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE BETWEEN CONTRACTOR AND CUSTOMER.
- 5) MATERIALS AS SPECIFIED ON DRAWINGS AND CONTRACTUAL DOCUMENTS SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DETAILING AND COORDINATION IN CONJUNCTION WITH SUBSTITUTIONS MADE TO SPECIFIED MATERIALS.
- 6) BUILDING DREAMS CONSTRUCTION LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. ALL PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AS PART OF THEIR INSTALLATION LAYOUT.
- 7) CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND/OR SHARING TO ENSURE
- 8) STRUCTURAL STABILITY OF BUILDING DURING CONSTRUCTION.
- 9) ALL MATERIAL FINISHES AND STYLES INCLUDING BUT NOT LIMITED TO EXTERIOR SIDING, WINDOWS, EXTERIOR TRIM, AND INTERIOR AND EXTERIOR MILLWORK, ETC. SHALL BE APPROVED BY CUSTOMER.
- 10) DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 11) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND/OR DISCREPANCIES IN PLAN AND REPORT ERRORS TO BUILDING DREAMS CONSTRUCTION LLC PRIOR TO COMMENCEMENT OF THE WORK, AND TO BE RESPONSIBLE FOR SAME.
- 12) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE REQUIRED DESIGN LOADS WITH GOVERNING CODES AND SITE CONDITIONS. VERIFY WITH THE LOCAL BUILDING AGENCIES THE WIND, SEISMIC, SNOW, AND OTHER SPECIAL LOADING CONDITIONS. BUILDING DREAMS CONSTRUCTION LLC SHALL BE NOTIFIED OF ALL DISCREPANCIES.

DIMENSIONS

- 1) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWINGS.
- 2) ALL DIMENSIONS TO OPENINGS ARE ROUGH FRAMING UNLESS NOTED OTHERWISE.
- 3) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FACE OF STUD UNLESS NOTED OTHERWISE.
- 4) CEILING HEIGHT DIMENSIONS ARE FROM FLOOR SHEATHING TO UNDERSIDE OF ROOF TRUSS OR FLOOR JOIST.

ABBREVIATIONS

ADJ ADJUSTABLE	DBL DOUBLE	LIN LINEN
ASPH ASPHALT	DET DETAIL	LIV LIVING
BSMT BASEMENT	DIA DIAMETER	MBR MASTER BEDROOM
BTM BOTTOM	DN DOWN	MC MEDICINE CABINET
BTW BETWEEN	DRY DRYER	WWM WELDED WIRE MESH
CANT CANTILEVER	DW DISHWASHER	UL UNDERLAYMENT
CJ CONTROL JOINT	EA EACH	UNEX UNEXCAVATED
CLG CEILING	ELEV ELEVATION	WASH WASHER
CER CERAMIC	ENT ENTERTAINMENT	WD WOOD
CHIM CHIMNEY	EXP EXPOSURE	WF WIDE FLANGE
CO CASED OPENING	FC FLOOR CHANGE	1SH 1 SHELF
COMB COMBINATION	FG FLOOR CHANGE	5SH 5 SHELVES
COMP COMPACT	FIN FINISHED	PAN PANTRY
CONC CONCRETE	FIXT FIXTURE	SH/R SHELF AND ROD
CSD CASED	FLR FLOOR	
CPT CARPET	FLOUR FLUORESCENT	
CT CERAMIC TILE	FJ FLOOR JOIST	WINDOWS
GALV GALVANIZED	FTG FOOTING	AW AWNING
G&N GLUED & NAILED	REF REFRIGERATOR	CS CASEMENT
G&S GLUES & SCREWED	RM ROOM	DH DOUBLE HUNG
MAR MARBLE	RO ROUGH OPENING	FX FIXED
MAX MAXIMUM	SHWR SHOWER	PAW PICTURE OVER
MICRO MICROWAVE	SL SIDE LITE	AWNING
MIL .001 INCH	STA STATIONARY	PIC PICTURE
MIN MINIMUM	STD STANDARD	SH SINGLE HUNG
MISC MISCELLANEOUS	STL STEEL	SL SLIDER
MO MASONRY OPENING	STRUCT STRUCTURAL	TRAP TRAPEZOID
NO NUMBER	TC TRASH COMPACTOR	HR HALF ROUND
NTS NOT TO SCALE	T&G TONGUE & GROOVED	CIRC FULL CIRCLE
OC ON CENTER	WH WATER HEATER	OCT OCTAGON
OHD OVERHEAD DOOR	HDR HEADER	
OPG OPENING	INSUL INSULATION	CABINETS
PC PULL CHAIN	JST JOIST	B BASE CABINET
PICT PICTURE	LVL LAMINATED VENEER LUMBER	W WALL CABINET
POLY POLYETHYLENE		L LEFT HINGE
PROJ PROJECTION		R RIGHT HINGE
RAD RADIUS		BD BASE DRAWER
RAFTS RAFTERS		VSB VANITY SINK BASE
		VD VANITY DRAWER
		VLC VANITY LINEN CABINET
		UC UTILITY CABINET
		PC PANTRY CABINET
		OC OVEN CABINET
		SB SINK BASE
		BWBT BASE WASTE BASKET

DETAILS

- 1) DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS NOTED OTHERWISE.
- 2) WHERE NO SPECIFIC DETAIL 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 UNLESS OTHERWISE DIRECTED.
- 4) PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, ETC.
- 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) 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** -
- A7** -
- A8** -
- A9** -
- A10** -
- A11** -
- A12** -



Building Dreams Construction LLC
5462 Gull Road, Suite 1
Kalamazoo, MI
517.402.3342
kalamazoo-east@wauzahomes.com

Custom Lake Home
Final Set

Kalamazoo MI



DATE:
6/3/2019

DRAWN BY:
WHK : JLK

SHEET:
A-1

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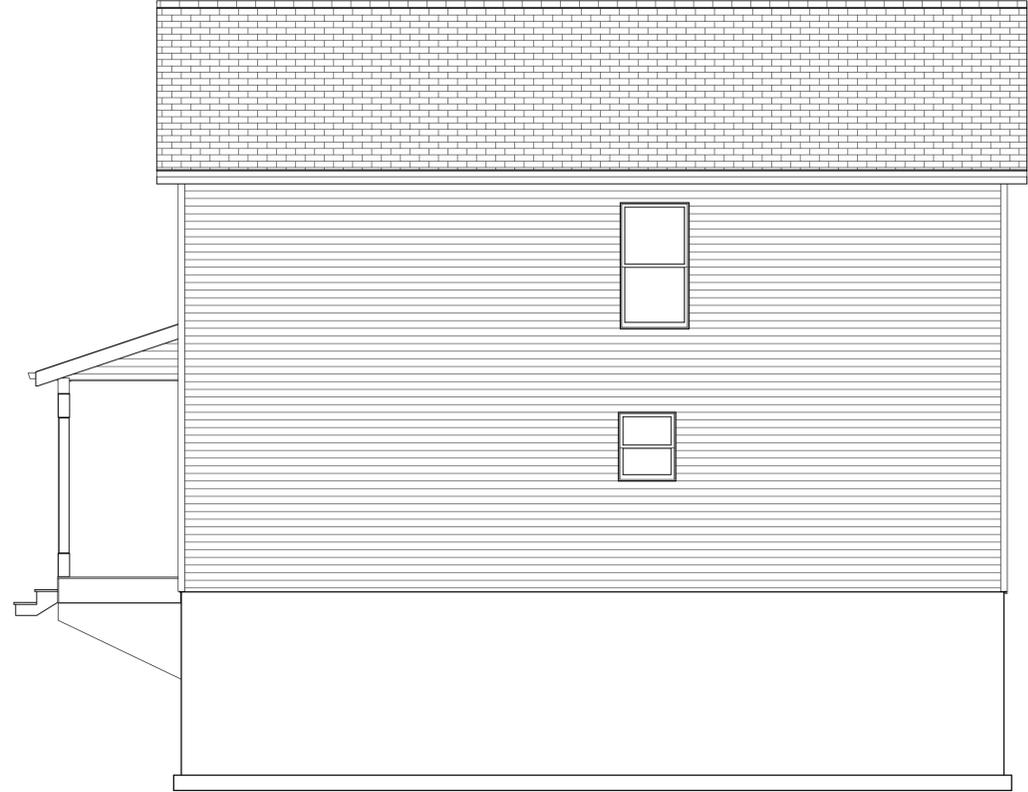
FRONT ELEVATION

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



RIGHT ELEVATION

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



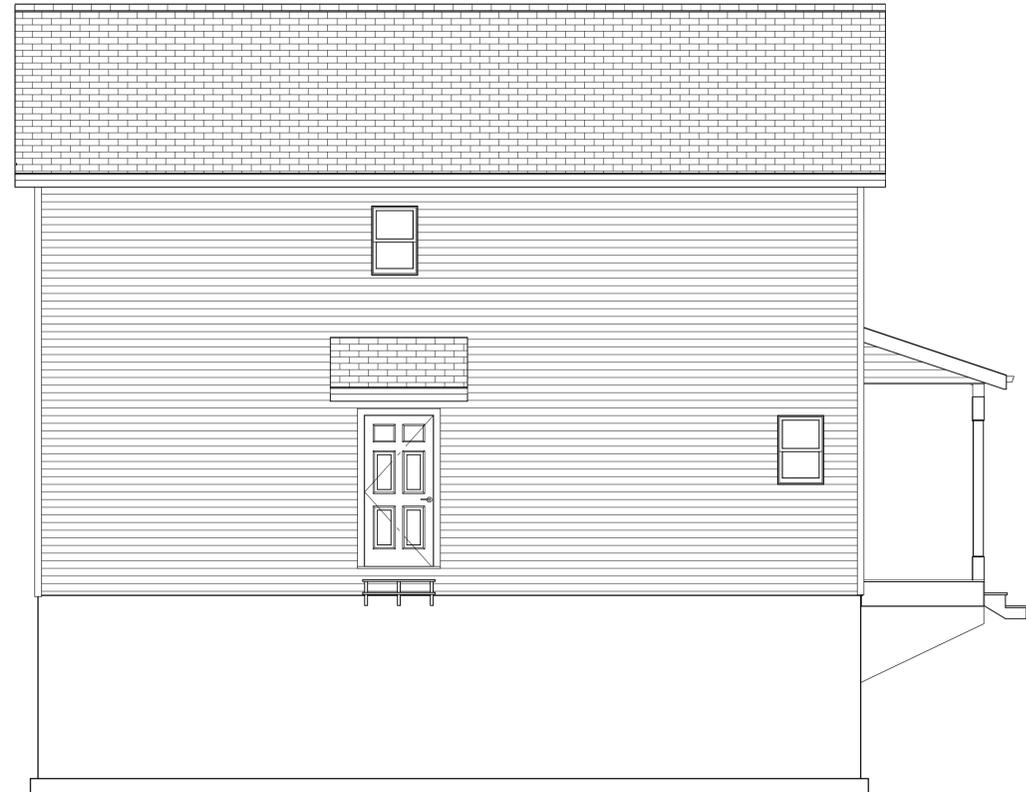
BACK ELEVATION

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



LEFT ELEVATION

1/4" = 1'-0" (22x34)
1/8" = 1'-0" (11x17)



Custom Lake Home
Final Set

HBA Affordable 2 Story

Kalamazoo MI

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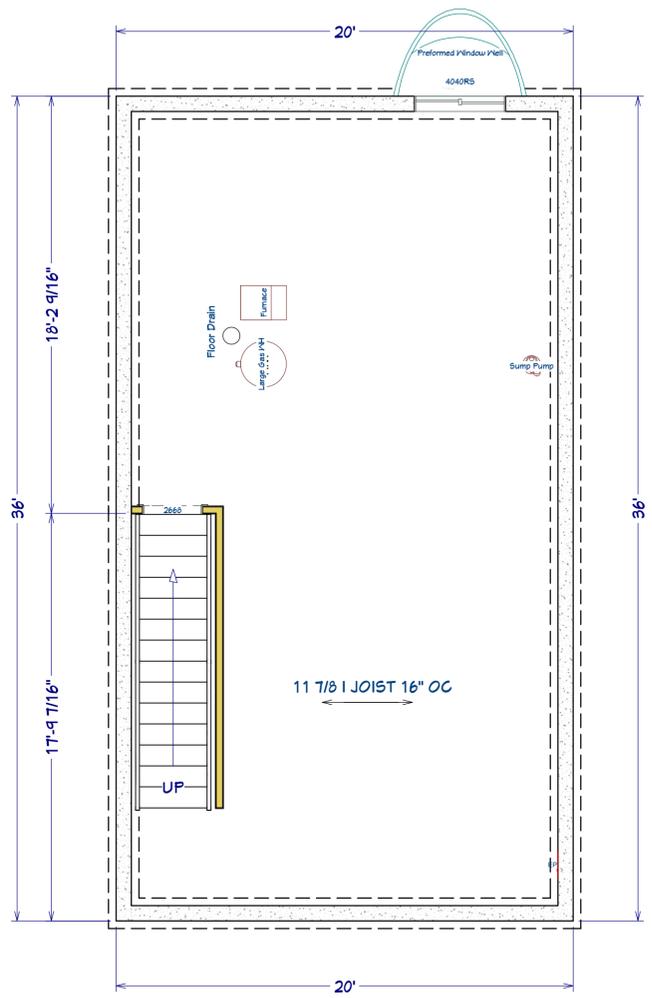
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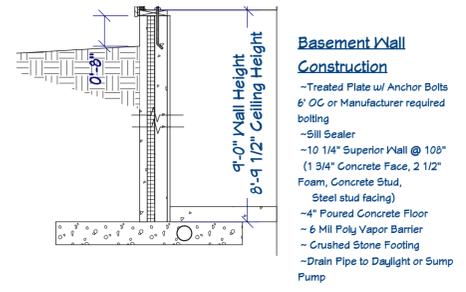
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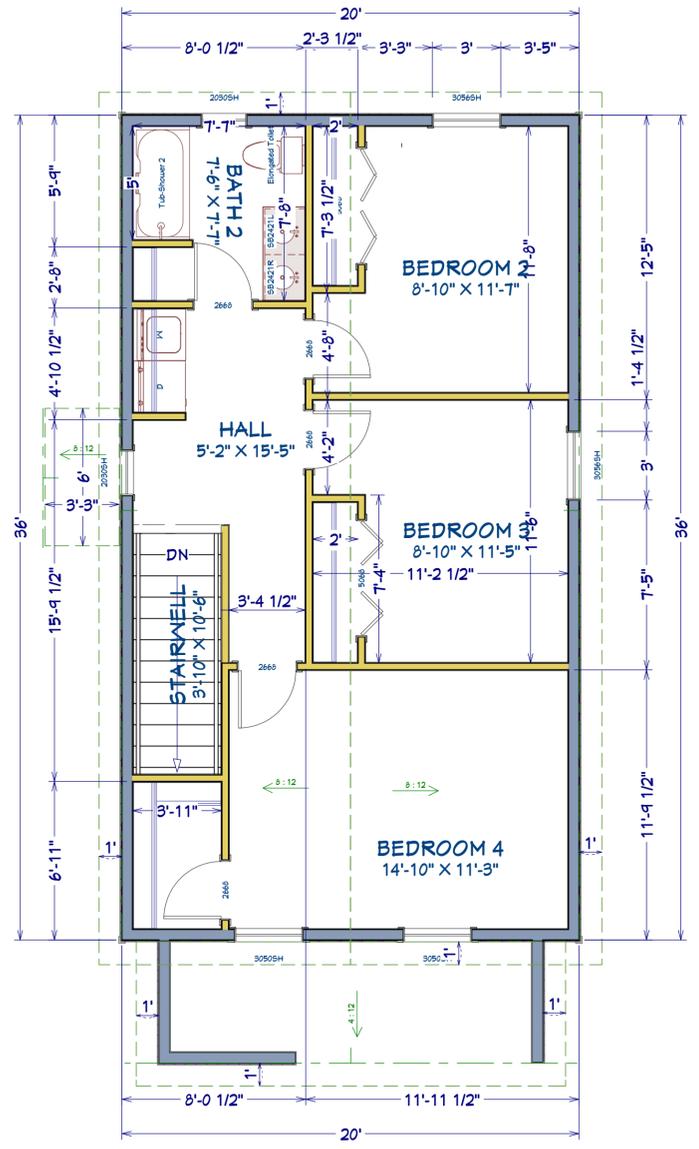
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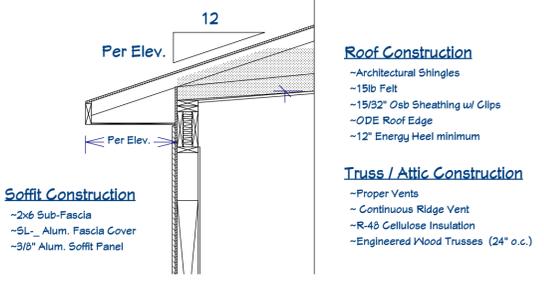
FOUNDATION / LOWER LEVEL PLAN
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)
 Square Footage: 740
 10 1/4" SUPERIOR WALL FOUNDATION
 9'-0" FOUNDATION WALL HEIGHT
 Dimensions are Framing to Framing
 Headers or Beams sized by Supplier



Basement Wall Construction
 -Treated Plate w/ Anchor Bolts 6' OC or Manufacturer required bolting
 -Sill Sealer
 -10 1/4" Superior Wall @ 108" (1 3/4" Concrete Face, 2 1/2" Foam, Concrete Stud, Steel stud facing)
 -4" Poured Concrete Floor
 -6 Mil Poly Vapor Barrier
 -Crushed Stone Footing
 -Drain Pipe to Daylight or Sump Pump



ROOF LAYOUT
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)
NOTES
 12" EAVE OVERHANGS TYPICAL
 12" GABLE OVERHANGS TYPICAL (unless noted otherwise)
 HEEL HEIGHTS AS NOTED
 FASCIA TO ALIGN AS NOTED
 8' 1-1/8" TOP OF WALL
 12" HEEL HEIGHT ON 8/12 PITCH



Roof Construction
 -Architectural Shingles
 -15lb Felt
 -15/32" Osb Sheathing w/ Clips
 -ODE Roof Edge
 -12" Energy Heel minimum

Truss / Attic Construction
 -Proper Vents
 -Continuous Ridge Vent
 -R-40 Cellulose Insulation
 -Engineered Wood Trusses (24" o.c.)



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 kalamazoo-east@wausaughomes.com

Custom Lake Home
 Final Set

HBA Affordable 2 Story
 Kalamazoo MI

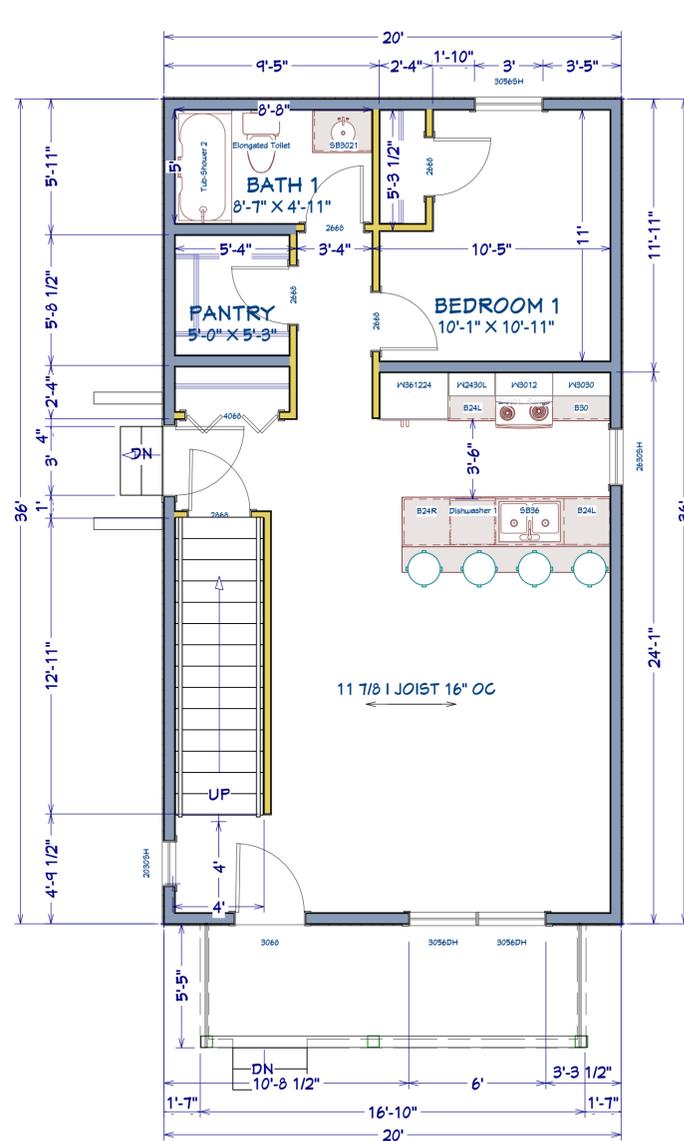
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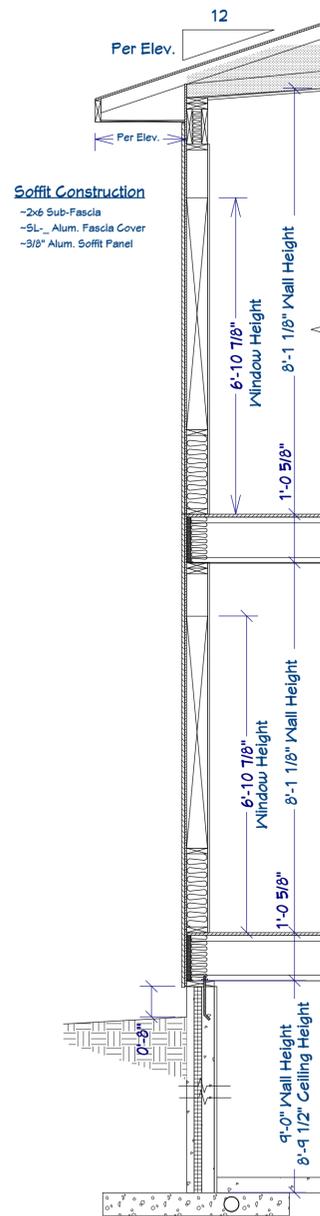
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1ST FLOOR LEVEL PLAN
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)
 Square Footage: 720
10 1/4" SUPERIOR WALL FOUNDATION
8'-1 1/8" WALL HEIGHT
82-7/8" HEADER HEIGHT
 Dimensions are Framing to Framing
 Headers or Beams sized by Supplier



TYPICAL WALL SECTION
 1/2" = 1'-0" (22x34)
 1/4" = 1'-0" (11x17)

Roof Construction
 -Architectural Shingles
 -15lb Felt
 -15/32" Osb Sheathing w/ Clips
 -ODE Roof Edge
 -12" Energy Heel minimum

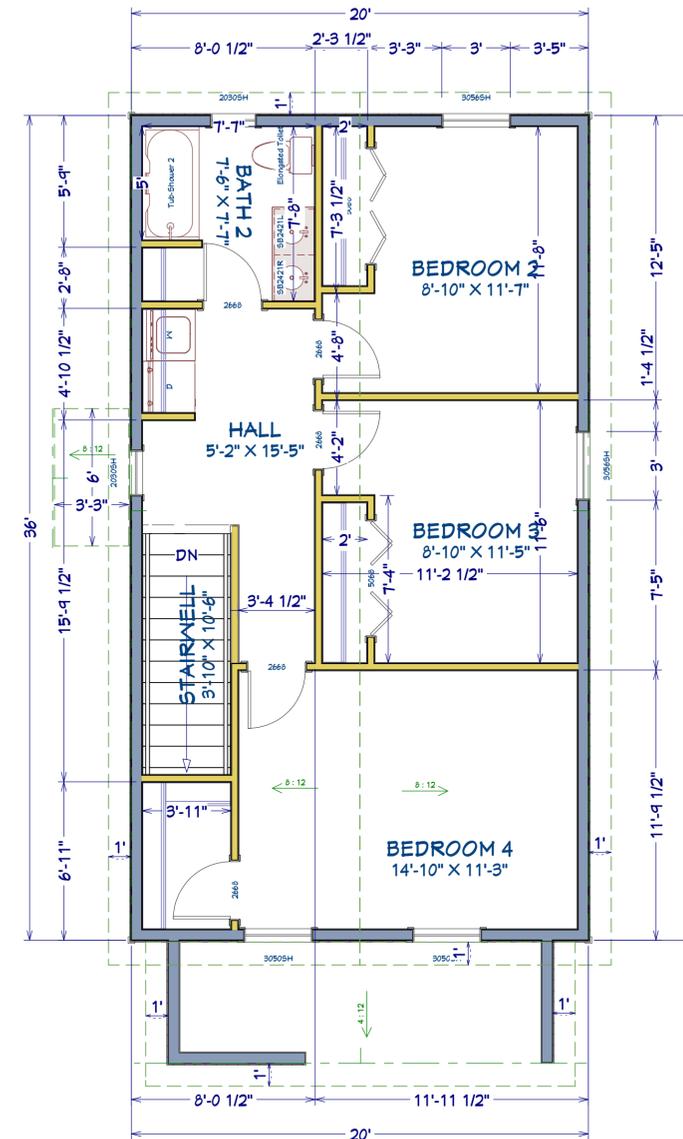
Truss / Attic Construction
 -Proper Vents
 -Continuous Ridge Vent
 -R-48 Cellulose insulation
 -Engineered Wood Trusses (24" o.c.)

Ceiling Construction
 -5/8" Sheetrock or 1/2" No-Sag Sheetrock

Wall Construction
 -1/2" Sheetrock
 -R-21 Blown in Cellulose Insulation
 -2x6 Studs 16" o.c.
 -7/16" Osb Exterior Sheathing
 -House Wrap
 -Siding

Floor Construction
 -15/32" Osb T&G Sheathing
 -11-7/8" Joists 16" o.c.
 -3" Spray Foam Sill Insulation
 -1/2" Sheetrock (not required)

Basement Wall Construction
 -Treated Plate w/ Anchor Bolts 6' OC or Manufacturer required bolting
 -Sill Sealer
 -10 1/4" Superior Wall @ 108" (1 3/4" Concrete Face, 2 1/2" Foam, Concrete Stud, Steel stud facing)
 -4" Poured Concrete Floor
 -6 Mil Poly Vapor Barrier
 -Crushed Stone Footing
 -Drain Pipe to Daylight or Sump Pump



2ND FLOOR LEVEL PLAN
 1/4" = 1'-0" (22x34)
 1/8" = 1'-0" (11x17)
 Square Footage: 720
8'-1 1/8" WALL HEIGHT
82-7/8" HEADER HEIGHT
 Dimensions are Framing to Framing
 Headers or Beams sized by Supplier

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Custom Lake Home
 Final Set

HBA Affordable 2 Story
 Kalamazoo MI

DATE:
6/3/2019

DRAWN BY:
WHK : JLK

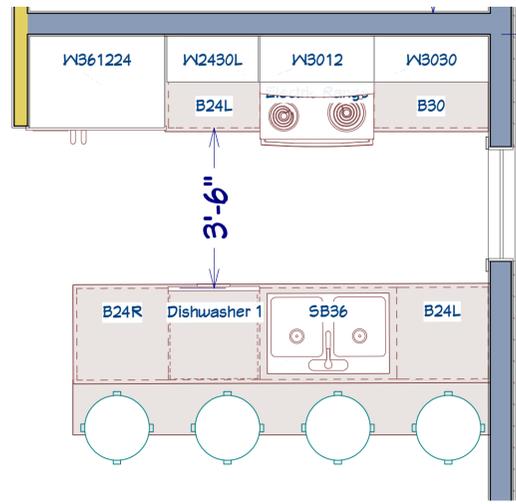
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A-4

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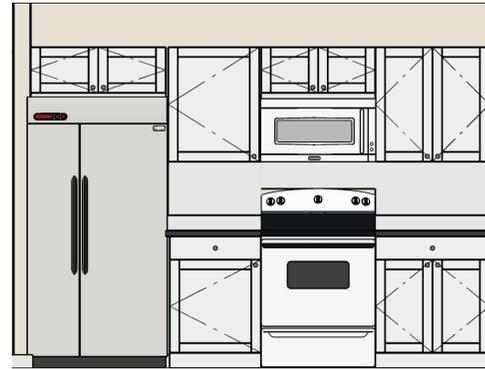
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6/3/2019

HDC Mtg 06/18/2019

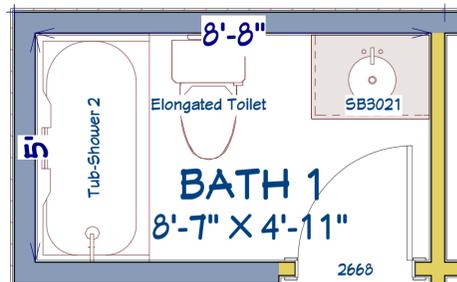
Page 5 of 10



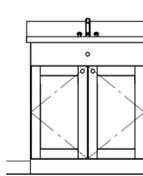
KITCHEN PLAN
 1/2" = 1'-0" (22x34)
 1/4" = 1'-0" (11x17)



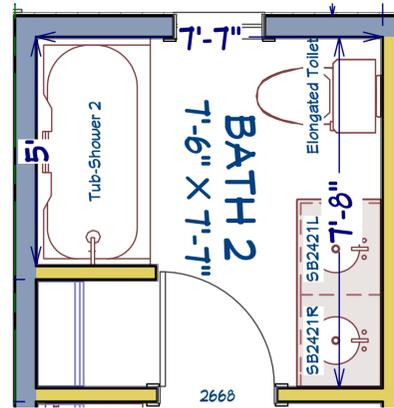
KITCHEN ELEVATION
 1/2" = 1'-0" (22x34)
 1/4" = 1'-0" (11x17)



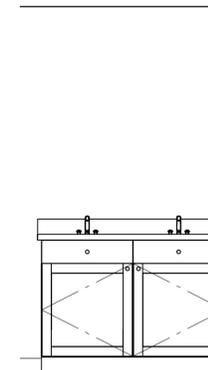
BATH 1 PLAN
 1/2" = 1'-0" (22x34)
 1/4" = 1'-0" (11x17)



BATH 1 ELEVATION
 1/2" = 1'-0" (22x34)
 1/4" = 1'-0" (11x17)



BATH 2 PLAN
 1/2" = 1'-0" (22x34)
 1/4" = 1'-0" (11x17)



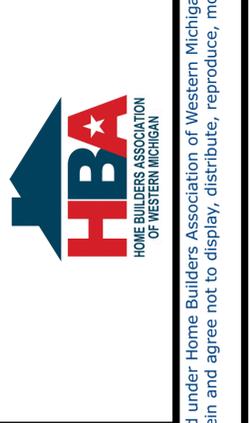
BATH 2 ELEVATION
 1/2" = 1'-0" (22x34)
 1/4" = 1'-0" (11x17)

Custom Lake Home
 Final Set

HBA Affordable 2 Story

Kalamazoo MI

Building Dreams Construction LLC
 5462 Gull Road, Suite 1
 Kalamazoo, MI
 517.402.3342
 kalamazoo-east@wausaughomes.com



DATE:
 6/3/2019
DRAWN BY:
 WHK : JLK
SHEET:
A-5

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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 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.

Case#PPZ 19-0011



(1) 610 McCourtie – burned in 2012
(3) 614 McCourtie



HDC Mtg 06/18/2019

ITEM C



(2) South – front – all 3 houses – center house destroyed
(4) 608 McCourtie



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City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
May 21, 2019 - DRAFT

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

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**

Style: Colonial Revival Foursquare

Zone: RM-15

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

Owner: David Zinn

Applicant: MDHHS-Healthy Homes

Built: 1905

Owned since: 07/19/2007

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

Built: 1869

Owned since: 05/11/2017

Style: Italianate

Zone: CCBD

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**

Style: Queen Anne

Zone: RM-15

Owner: Karagap

Applicant: Hickory Management

Built: 1875

Owned since: 10/02/2006

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**

Style: Vernacular

Zone: RM-15

Owner: Mike Gillen

Applicant: Same

Built: 1883

Owned since: 05/03/2016

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**

Style: Vernacular

Zone: CN-1

Discussion of rehab and addition plans – no decision

Owner: Steinagel Properties

Applicant: Wilthold Steinagel

Built: 1868, Moved 1888

Owned since: 1990

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 unianimously.

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