

# KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, July 16, 2019

5:00 pm

## Kalamazoo City Hall - Community Room

241 W. South St.

Kalamazoo, MI 49007

I. Call to Order:

II. Approval of Absences:

III. Approval of Agenda:

IV. Introduction of Guests:

V. Public Comment on non-agenda items

VI. Disclaimer

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

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

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

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

VII. HEARINGS

**OLD BUSINESS:**

a) 615 West Kalamazoo

5:05pm

Owner: William Murphy

Style: NONE (vacant lot)

Built: NA

Gas station/body shop MCM

(1946)

Zone: M1

Owned since: Feb. 5, 2018

1) Final approval with completed site plan review, environmental study and zoning variance

2) Approved in concept on March 20, 2018

a. Build two new two three story mixed use buildings with offices on the ground floor and apartments on the upper floors (Motion #1)

b. Demolish gas station/body shop (Motion #2)

(PPZ 18-0006

Old Application - March 2018)

Public Comment then Commission Deliberation



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 July 8, 2019:**

**Yellow highlight is owner occupied and NEZ eligible**

Date	Street w #	HD	previous owner	current owner w address
6/21/19	Pioneer 514	SV	HALL, GREGORY C & VICKI L 14812 S HELMER RD BATTLE CREEK, MI 49015	SPIEGELBERG, DWIGHT & LEEANN 7786 E XY AVE VICKSBURG, MI 49097
6/14/19	Wheaton 808	SV	WHITMORE, JOSHUA 808 WHEATON AVE KALAMAZOO, MI 49008	ANDERSON, DAVID 808 WHEATON AVE KALAMAZOO, MI 49008
6/6/19	McCourtie 523	SV	LAUERMANN, EDWARD C 8607 ROUNDHILL CT SALINE, MI 48176	ROBINSON, BRITTNEE PO BOX 370002 MIAMI, FL 33137
5/1/19	KalamazooW 802	ST	VAN DEN AKKER, WILLIAM J	MACHADO, DARIUS 802 W KALAMAZOO AVE KALAMAZOO, MI 49007

Historic District Commission FYI - July 16, 2019

REVIEWS: Historic District Commission:

<u>Through July 9, 2019</u>		<u>Through July 9, 2018</u>	
<b>2019</b>	<b>2019</b>	<b>2018</b>	<b>2018 fees</b>
○ 38 no fee	\$ 0	51 no fee	\$ 0
○ 22 bldg permit-\$35*	\$ 770	44	\$ 1540
○ <u>11 HDC hearing</u> - \$85	<u>\$ 935</u>	<u>12</u>	<u>\$ 1020</u>
71 TOTAL	\$ 2605	40	\$ 2560

**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 11 seats filled – 19 available
  - July 27 – Windows (local) – Marc Ferraro – full day – hands on - 9:00-4:00 with coffee & donuts for early arrivals, and lunch - \$25/person – 7 seats filled – 5 available
  - August 3 – Masonry (local) – Blair Bates – full day – hands on - 9:00-4:00 with coffee & donuts for early arrivals, and lunch - \$25/person 10 seats filled 2 available
- Registration is on Eventbrite



Department of Community Planning and Development  
Kalamazoo Historic District Commission

415 E. Stockbridge - Kalamazoo, Michigan 49001  
Telephone (269) 337-8804 - FAX (269) 337-8429  
farragos@kalamazoo-city.org

Commission Hearing

2nd time. 1st was 1 yr ago.

APPLICATION FOR PROJECT REVIEW – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 615 W. Kalamazoo Avenue  
Historic District: [ ] South/Vine [X] Stuart [ ] West Main Hill [ ] Rose Place [ ] Haymarket  
Applicant: 615 Holdings LLC Owner: William K Murphy (member)  
Mailing Add. 119 N. Church St Mailing add 119 N. Church St  
City State & Zip: Kalamazoo 49007 City, State Zip Kalamazoo 49007  
Phone: 269 342-9900 Phone: 269 342-9900  
Email williamkmurphy@sbcglobal.net Email williamkmurphy@sbcglobal.net

Contractor: Triangle Construction; Bosh Eng.; Envirologic

( ) Work to be done by owner  
( ) Contractors name New Construction, Triangle is our Construction Manager

Proposed Work: Use additional sheets to describe work if necessary

Raze existing building; remove all contaminants; construct two (2) identical 3 story mixed use buildings with commercial and an ADA compliant apt. on 1st floor; upper two floors (4) apartments each.

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

This project will require a building permit with a \$35 administrative review fee.  
[ ] This project will not require a building permit. There are no fees for this project  
[ ] Referred to the Historic District Commission for review at a monthly hearing - \$83 hearing fee.

Applicant's Signature: William K Murphy Date: 6 / 26 / 19

Owner's Signature: William K Murphy (member) Date: 6 / 26 / 19  
(if different) 615 Holdings LLC

-For Historic Preservation Coordinator's Use Only-

Case Number: PP2-18-0006 Date Received: 6 / 28 / 19  
Zoning M-1 YEAR BUILT NA-nw Complete application 6 / 28 / 19  
Owned since 02-05-2018 Fee Paid \$35 NA

ADMINISTRATIVE

Staff Review Date: \_\_\_/\_\_\_/\_\_\_ [ ] Approve [ ] Site Visit [ ] Approve w/Conditions

COMMENTS \_\_\_\_\_

Certificate of Appropriateness Issued \_\_\_/\_\_\_/\_\_\_

Notice to Proceed \_\_\_/\_\_\_/\_\_\_ Comments \_\_\_\_\_

Referred to Historic District Commission for hearing\* 7 / 16 / 2019 \$83 fee  
Hearing date 07 / 16 / 2019

NA  
old business

8/15/2017

615 W Kalamazoo Ave - Google Maps

Google Maps 615 W Kalamazoo Ave



Imagery ©2017 Google, Map data ©2017 Google United States 20 ft



615 W Kalamazoo Ave  
Kalamazoo, MI 49007





615 W Kalamazoo  
Kalamazoo, Michigan 49007

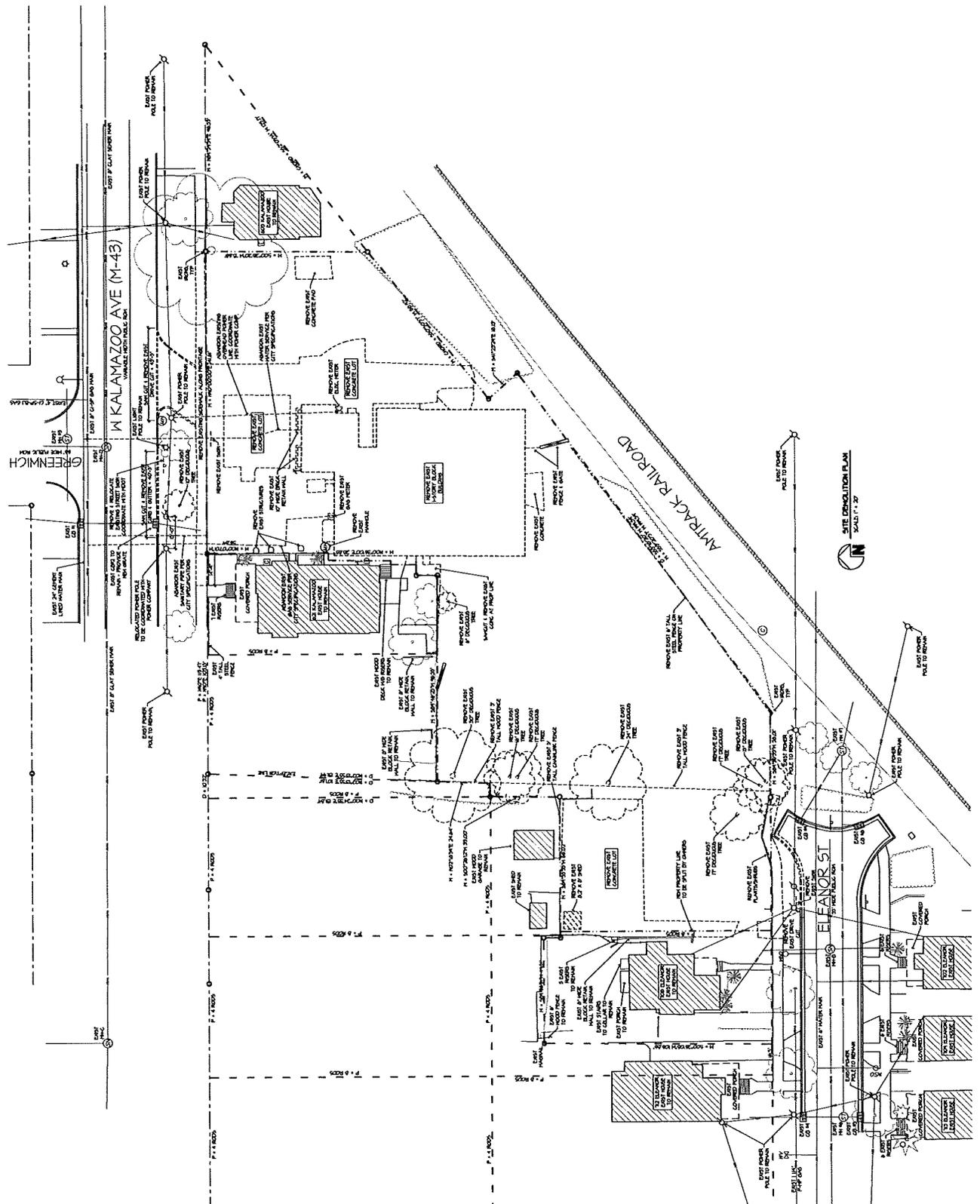
RELIABLE  
CONSTRUCTION  
8/17/19

DATE	
DESCRIPTION	
BY	
CHECKED	
DATE	

**bosch**  
ARCHITECTURE  
INTERIOR DESIGN  
1000 Westpark Parkway  
Kalamazoo, MI 49001-3133  
TEL: 268.2421  
WWW.BOSCHARCHITECTURE.COM

**ITEM A**  
CD001  
1803.00001.dwg

- SITE DEMOLITION NOTES**
- DEMOLITION OF EXISTING BUILDING, STRUCTURES AND LAND SHALL BE AS SHOWN ON THIS PLAN. ALL UTILITIES AND SERVICES SHALL BE REMOVED AND NOT REINSTATED UNLESS SPECIFICALLY NOTED OTHERWISE IN THE PROJECT.
  - DEMOLITION OF ALL UTILITIES TO BE REMOVED SHALL BE VERIFIED BY THE GENERAL CONTRACTOR.
  - DEMOLITION OF MATERIAL REMOVED SHALL BE AS SHOWN ON THIS PLAN.



615 W Kalamazoo  
Kalamazoo, Michigan 49007

**SITE INFORMATION**

1. PARCEL NUMBER: 615 W KALAMAZOO LOT 100
2. OWNER: [Name]
3. ARCHITECT: [Name]
4. ENGINEER: [Name]
5. SURVEYOR: [Name]
6. PROPOSED LAND USE: [Type]
7. SITE AREA: [Value]
8. LAND USE PRECEDENT: [Type]
9. ZONING: [Type]
10. PLANNING BOARD: [Name]
11. CITY COUNCIL: [Name]
12. CITY OF KALAMAZOO: [Name]

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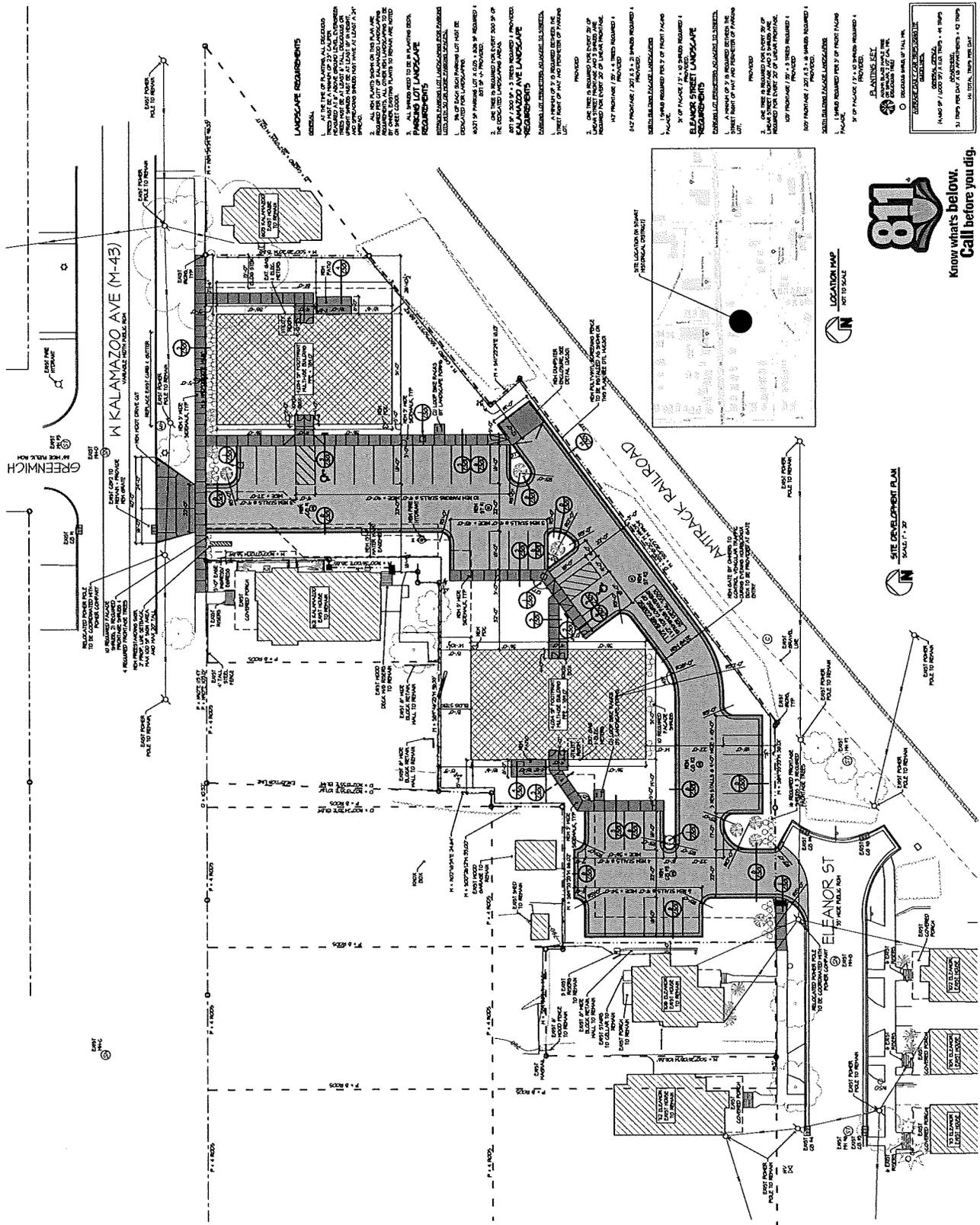
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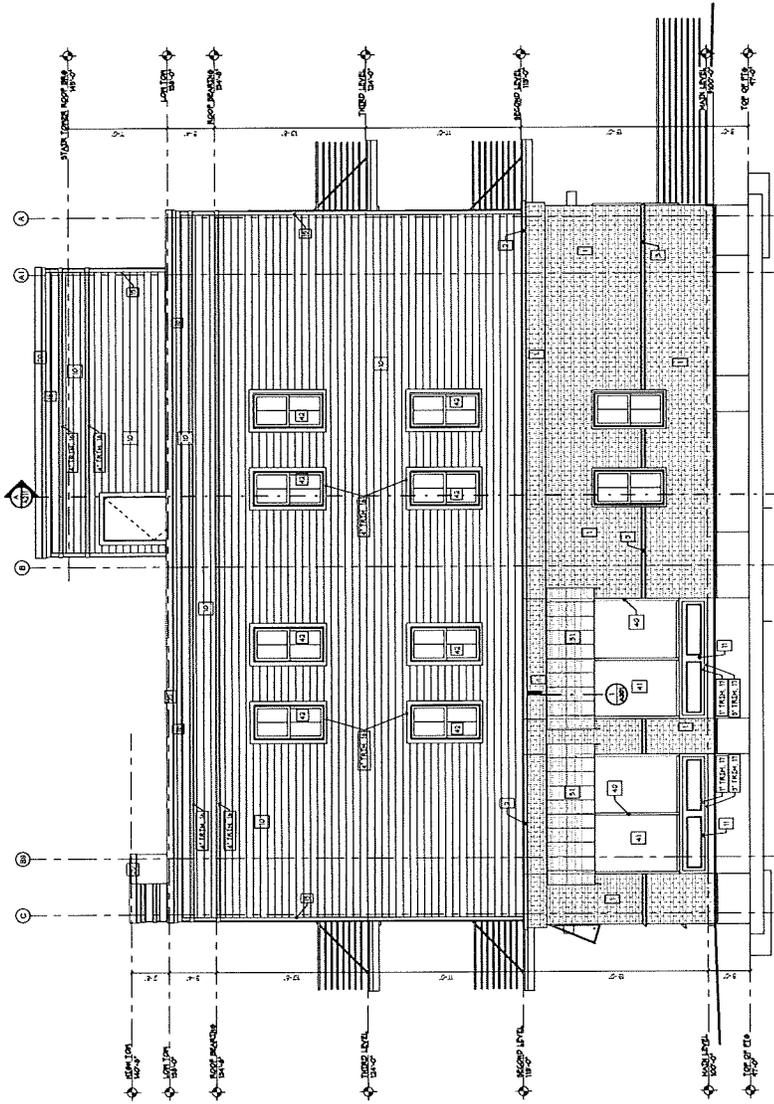
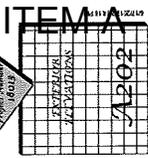
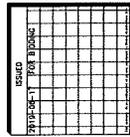
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615 Kalamazoo Ave, Kalamazoo Michigan



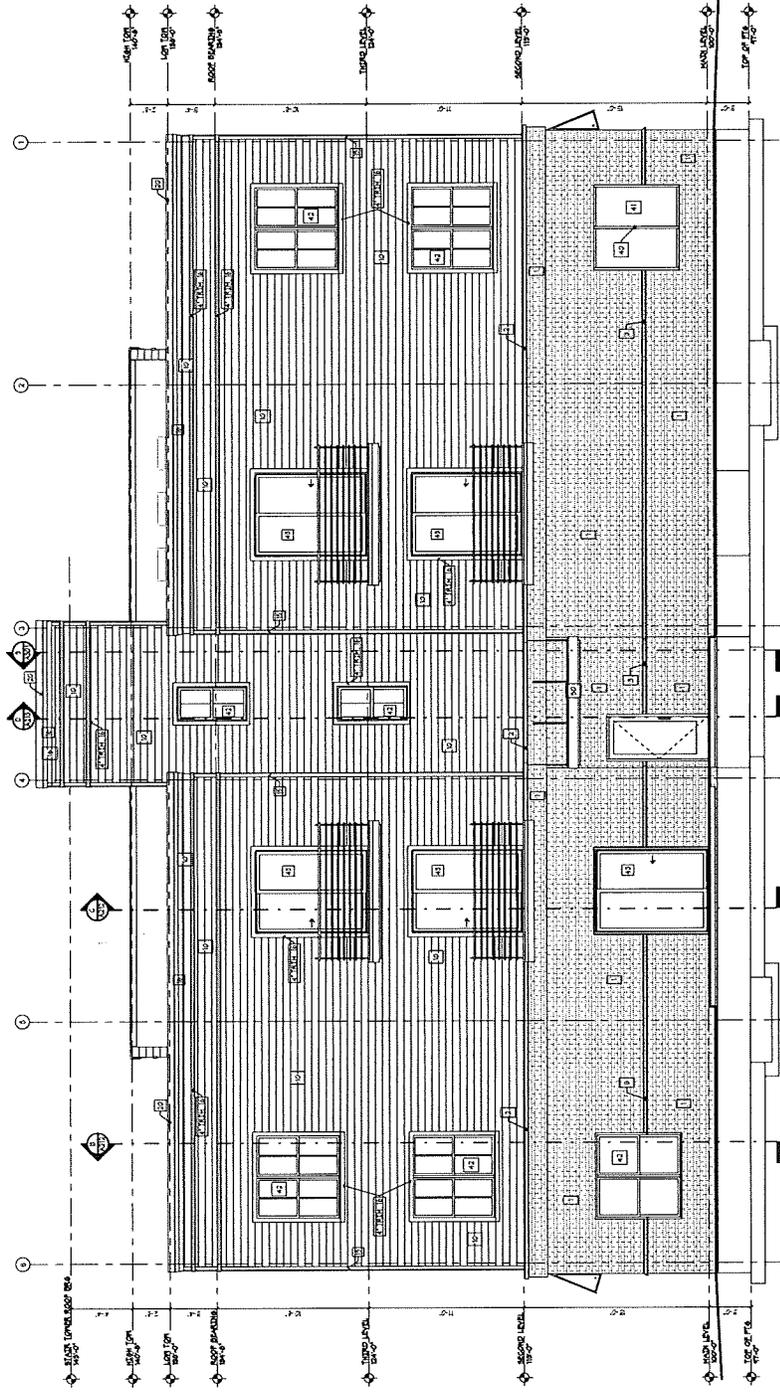
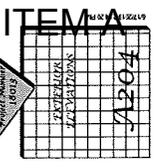
LEFT ELEVATION  
SCALE 1/4" = 1'-0"

COLOR KEY - CONT.				REMARKS
TAG #	MATERIAL	MANIFESTYLE	DESCRIPTION	
20	METAL COPING	HOLLOW METAL	WHITE BLACK	
21	ADDITIONAL FINISHES	TRIPLE MASS	BLACK ANOXIDIZED	SEE COMMENTS FOR MORE INFORMATION (20-40)
40	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
41	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
42	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
43	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
44	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
45	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
46	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
47	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
48	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
49	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
50	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)
51	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	SEE COMMENTS FOR MORE INFORMATION (40-42)

COLOR KEY				REMARKS
TAG #	MATERIAL	MANIFESTYLE	DESCRIPTION	
1	BRICK	BRICK	BRICK	
2	CONCRETE	CONCRETE	CONCRETE	
3	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
4	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
5	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
6	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
7	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
8	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
9	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
10	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
11	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
12	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
13	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
14	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
15	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
16	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	
17	PAINTED MASONRY	TRIPLE MASS	TRIPLE MASS	



615 Kalamazoo Ave  
615 Kalamazoo Ave, Kalamazoo Michigan



REAR ELEVATION  
SCALE 1/4" = 1'-0"

**COLOR KEY - CONT.**

TAG #	MATERIAL	MANUFACTURE	DESCRIPTION	REMARKS
20	METAL SHEET	WALSH METAL	WHITE BRUSH	
22	METAL SHEET	WALSH METAL	WHITE BRUSH	
23	METAL SHEET	WALSH METAL	WHITE BRUSH	
24	METAL SHEET	WALSH METAL	WHITE BRUSH	
25	METAL SHEET	WALSH METAL	WHITE BRUSH	
26	METAL SHEET	WALSH METAL	WHITE BRUSH	
27	METAL SHEET	WALSH METAL	WHITE BRUSH	
28	METAL SHEET	WALSH METAL	WHITE BRUSH	
29	METAL SHEET	WALSH METAL	WHITE BRUSH	
30	METAL SHEET	WALSH METAL	WHITE BRUSH	
31	METAL SHEET	WALSH METAL	WHITE BRUSH	

EXAMPLE OF TAG # INDICATED ON ELEVATIONS IN SQUARES

**COLOR KEY**

TAG #	MATERIAL	MANUFACTURE	DESCRIPTION	REMARKS
1	BRICK	BRICK	PEREGO BRICK (HORIZONTAL)	
2	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
3	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
4	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
5	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
6	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
7	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
8	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
9	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
10	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
11	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
12	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
13	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
14	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
15	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
16	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
17	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
18	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
19	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
20	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
21	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
22	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
23	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
24	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
25	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
26	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
27	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
28	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
29	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
30	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	
31	GLAZED TILE	GLAZED TILE	PEREGO BRICK (HORIZONTAL)	

EXAMPLE OF TAG # INDICATED ON ELEVATIONS IN SQUARES



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 \$85 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: 527 W. South Street

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

Applicant: Diekema Hamann Arch. Owner: W.E. Upjohn Institute

Mailing Add. 612 S Park St W, Mailing add 300 S Westnedge Ave,
City State & Kalamazoo, MI 49007 City, State Kalamazoo, MI 49007

Phone: (269) 251-9096 Phone: (269) 385-0439

Email kpotts @ dhae.com Email Edgerly @ upjohn.org

Contractor: Diekema Hamann Architecture

( ) Work to be done by owner

Contractor May Construction (7.8.19 application)

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets

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

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

[ ] \$85 for HDC hearing & review fee -

Old business - sloped sidewalk

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

Applicant's Signature: [Signature] Date: 2/12/19
Owner's Signature: [Signature] Date: 2/12/19
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 19-0001 Date Received\*: 07/09/2019
Zoning Year built Complete application 07/09/2019
Owned since

COMMISSION

Hearing fee paid \$83 February/

Meeting Date: 07/16/2019

COMMENTS: Eliminate handicapped lift, add barrier free ramp

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

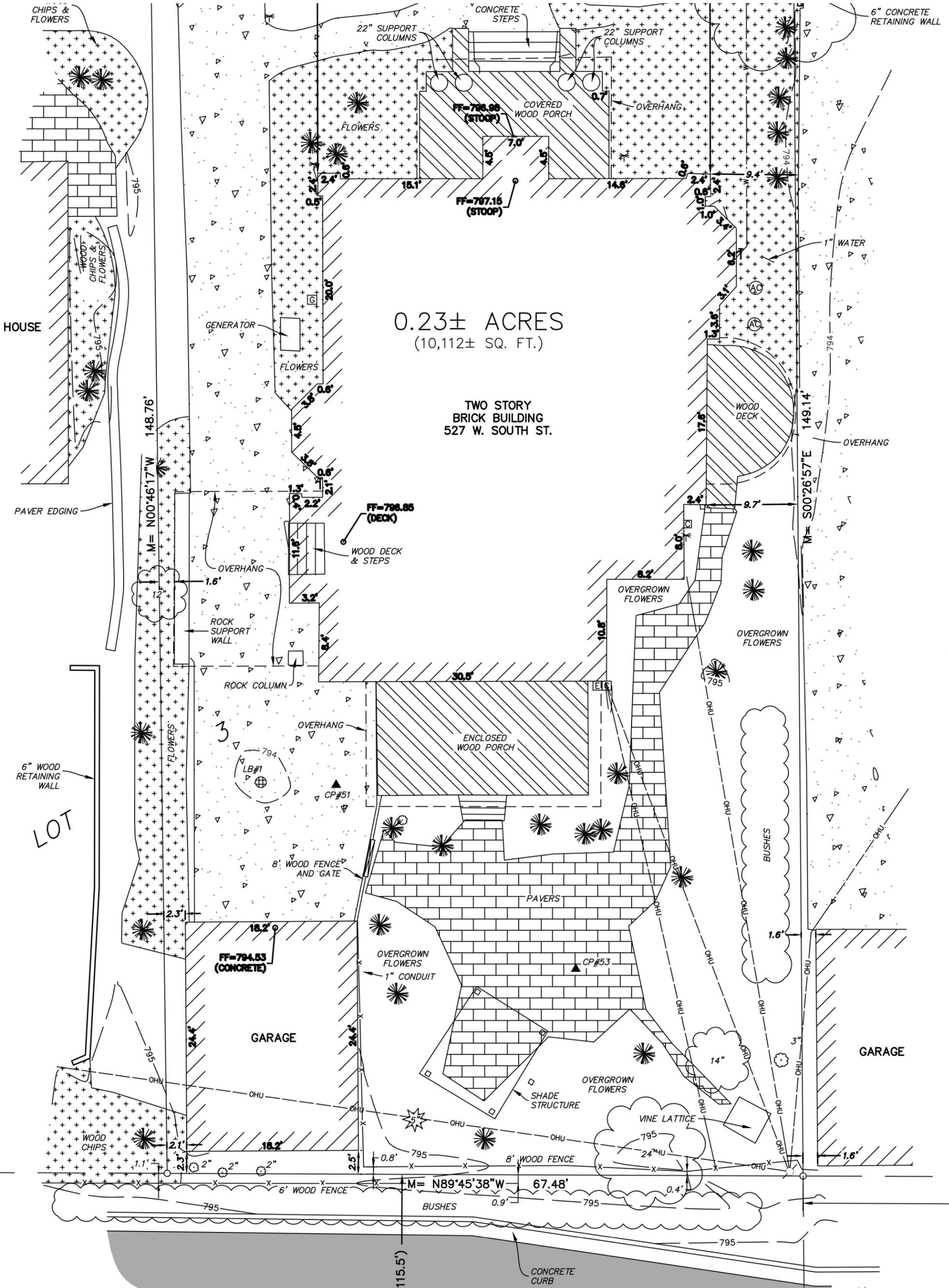
Case #PPZ 19-0001  
PROPOSED - SITE PERSPECTIVES

UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION  
07.09.2019



Case #PPZ 19-0001  
**EXISTING - SITE PLAN**

UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION  
 07.09.2019



0.23± ACRES  
 (10,112± SQ. FT.)

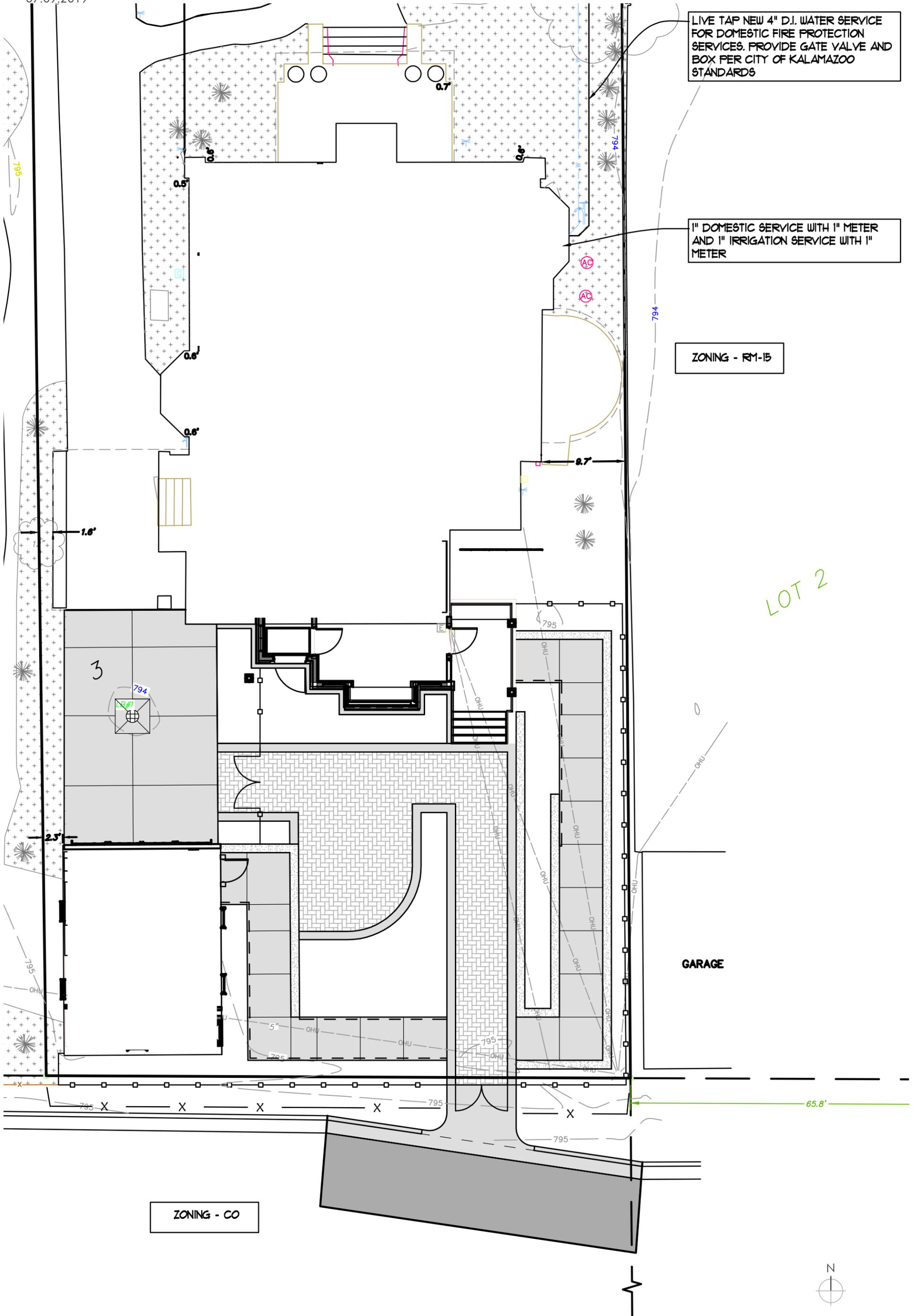
TWO STORY  
 BRICK BUILDING  
 527 W. SOUTH ST.

- D = 7 RODS (115.5')

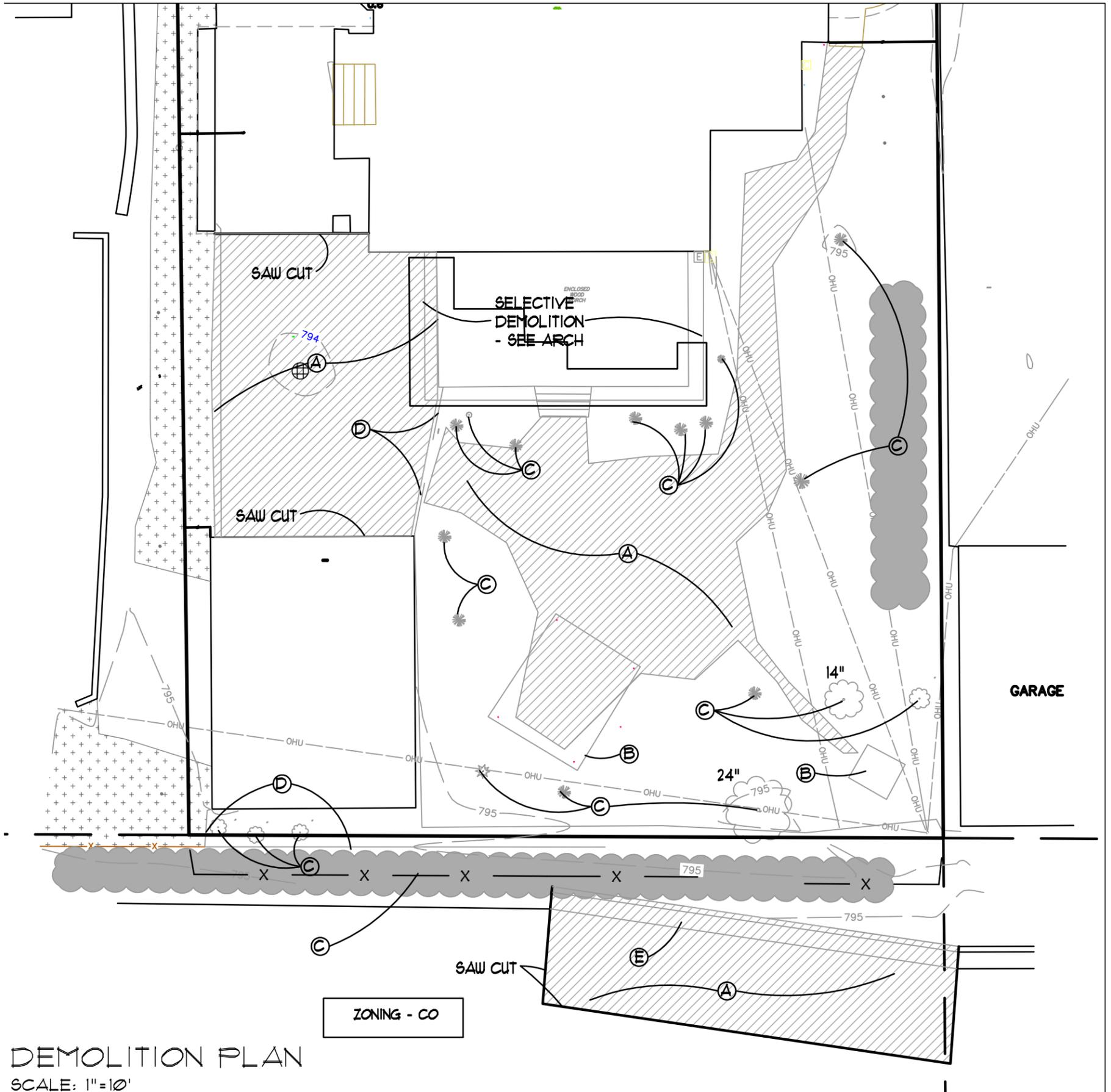
Case #PPZ 19-0001  
PROPOSED - SITE PLAN

UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION

07.09.2019



UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION  
 07.09.2019



**DEMOLITION PLAN**  
 SCALE: 1"=10'

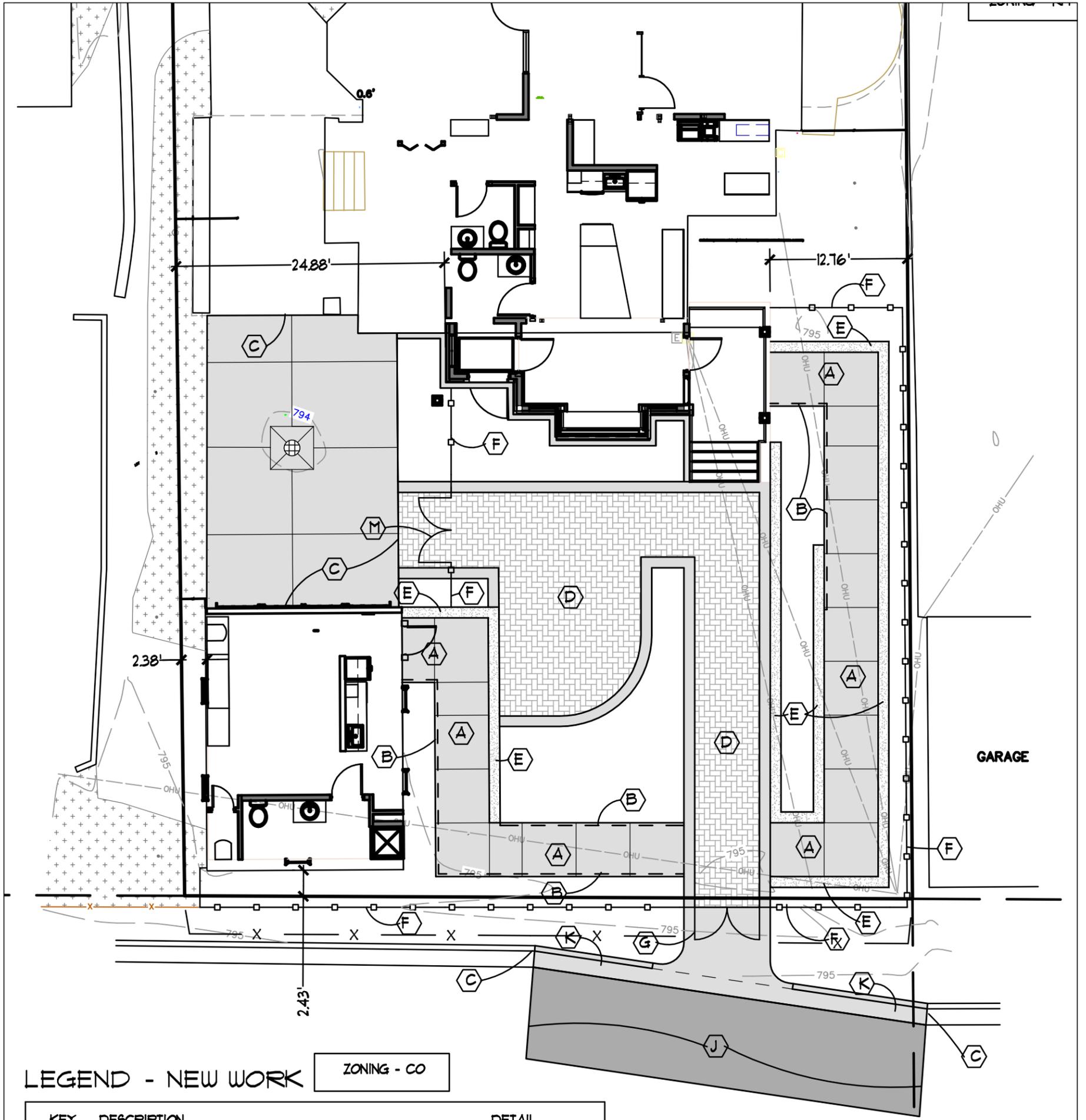
**DEMOLITION LEGEND**

(A)	REMOVE PAVING COMPLETELY - SAWCUT CONCRETE
(B)	REMOVE STRUCTURE COMPLETELY INCLUDING FOUNDATIONS
(C)	REMOVE LANDSCAPING INCLUDING ROOT MASS
(D)	REMOVE FENCING INCLUDING FOUNDATIONS
(E)	REMOVE CURB AND GUTTER

**TREE INVENTORY**

24" MAPLE - FAIR CONDITION - REMOVE
14" MAPLE - FAIR CONDITION - REMOVE





**LEGEND - NEW WORK**

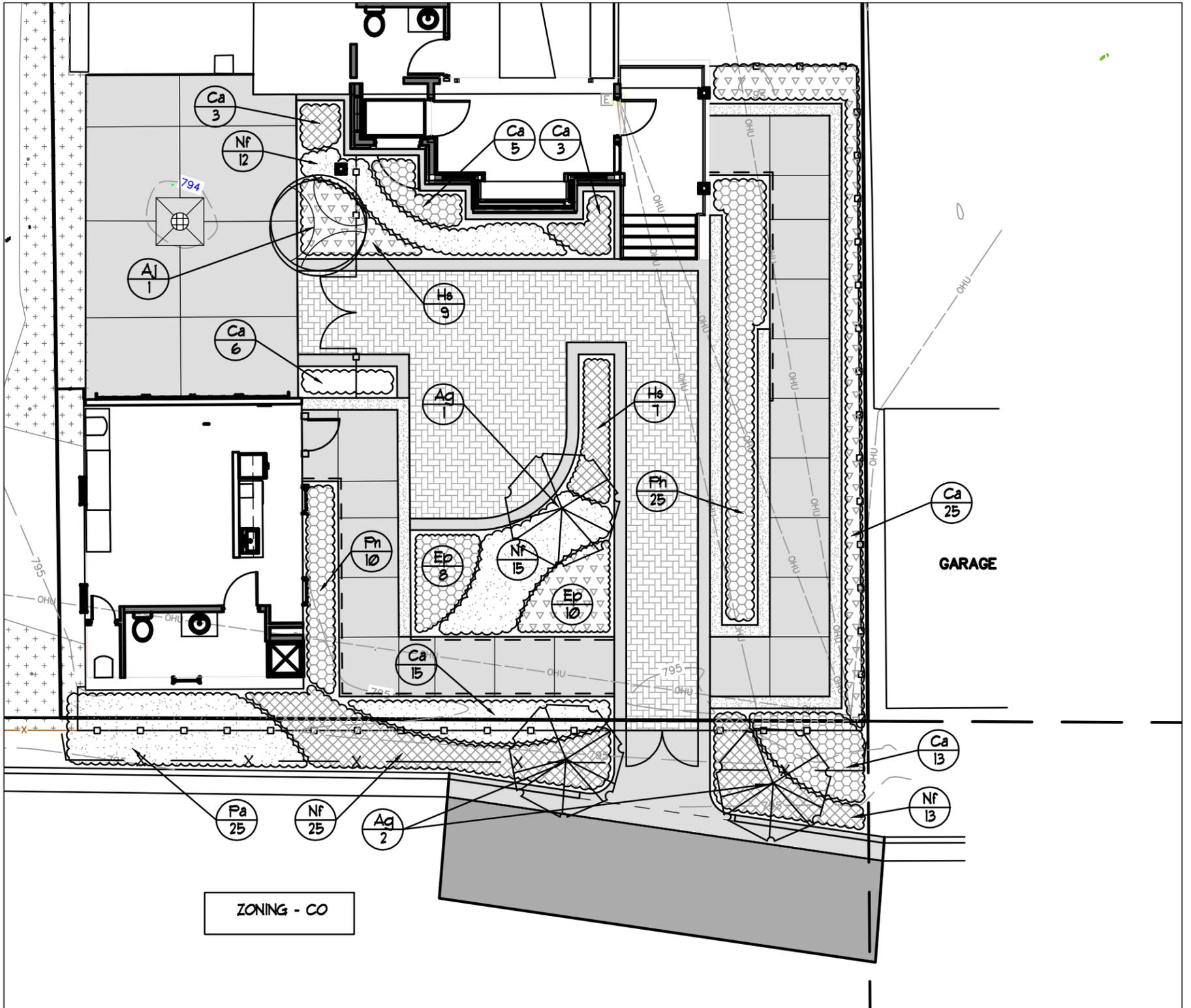
ZONING - CO

KEY	DESCRIPTION	DETAIL
(A)	CONCRETE WALK	2 / C2.0
(B)	INTEGRAL CONC. CURB	1 / C2.0
(C)	MATCH EXISTING CONCRETE, PROVIDE EXP JOINT AND 12" LONG EPOXY COATED DOWELS AT 24" O.C.	
(D)	UNIT PAVERS	3 / C2.0
(E)	WALL	1 / C2.0
(F)	4' ORNAMENTAL FENCE	SEE SPEC
(G)	6' DOUBLE LEAF ORNAMENTAL SWING GATE WITH PANIC BAR	SEE SPECS
(M)	8' DOUBLE LEAF ORNAMENTAL SWING GATE WITH PANIC BAR	SEE SPECS
(J)	ASPHALT PAVING	5 / C2.0
(K)	CURB AND GUTTER	6 / C2.0

LAYOUT PLAN  
 SCALE: 1"=10'



UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION  
 07.09.2019



**LANDSCAPE PLAN**

SCALE: 1"=10'

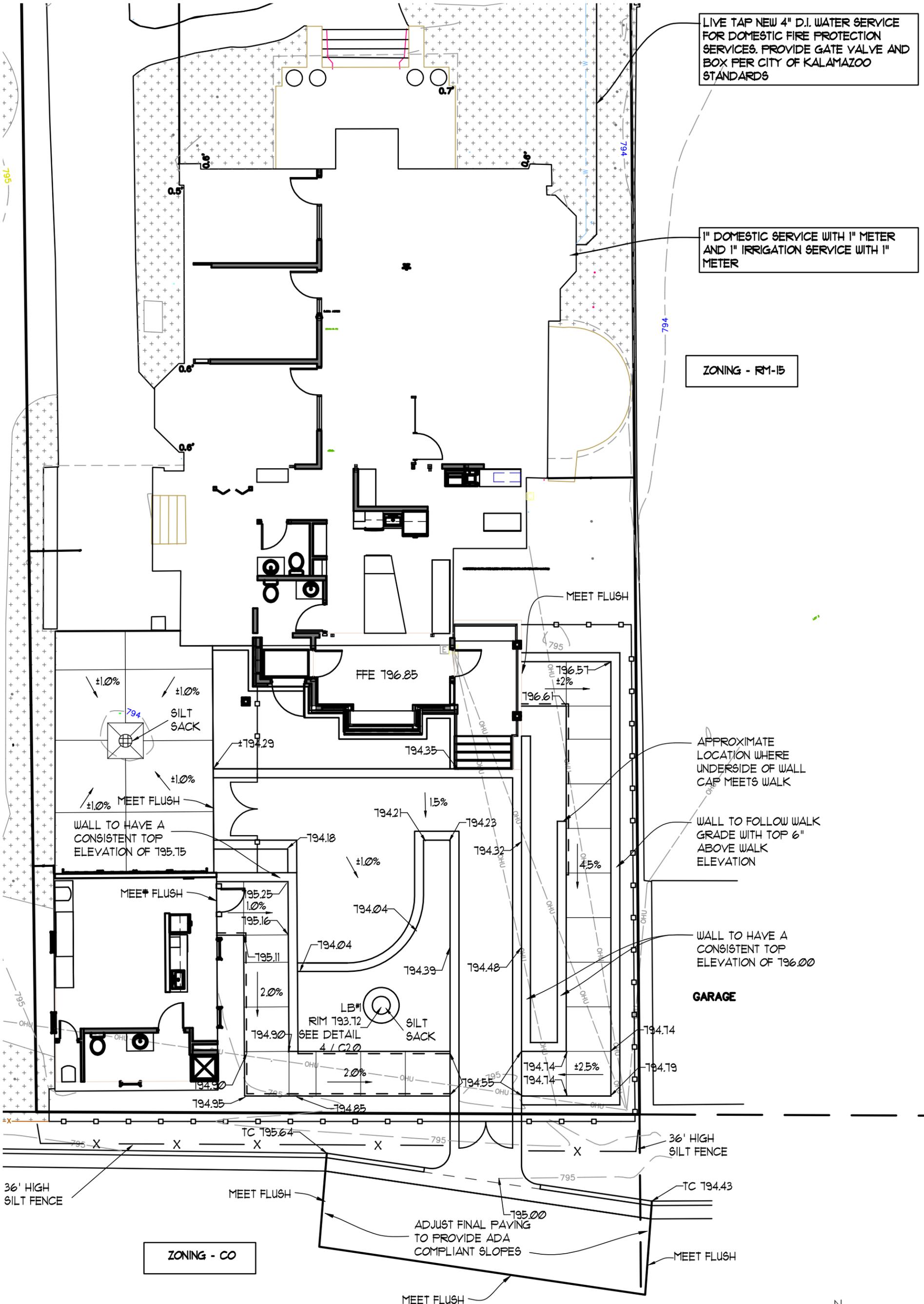
**LANDSCAPE LEGEND:**

	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QUANTITY
ORNAMENTAL TREES	Ag	<i>Acer griseum</i>	Paperbark Maple	8-10' Ht.	B&B	3
	AJ	<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	112-12' Ht.	B&B	1
PERENNIALS ORN. GRASSES & GROUND COVERS	Ca	<i>Calamagrostis acutiflora</i> Karl Foerster	Karl Foerster Feather Reed Grass	1 Gal.	Cont.	70
	Ep	<i>Echinacea purpurea</i>	Purple Coneflower			18
	He	<i>Hemerocallis 'Stella de Oro'</i>	Stella de Oro Daylily			16
	Nf	<i>Nepeta faassenii 'Walker's Low'</i>	Walker's Low Catmint			65
	Ph	<i>Penisetum alopecuroides 'Hamel'</i>	Hamel Dwarf Fountain Grass			35



Case #PPZ 19-0001  
**PROPOSED - SITE GRADING**

UPJOHN INSTITUTE 527 W. SOUTH STREET RENOVATION  
 07.09.2019



**GRADING AND DRAINAGE PLAN**

SCALE: 1"=10'  
 HDC Mtg 07/16/2019





**Historic Preservation Coordinator**  
**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW**  
**STAFF COMMENTS**

**Property address** 527 West South  
**Applicant** Diekema Hamann  
**Owner** Upjohn Institute  
**Received** 07/08/2019

**CASE #** PPZ 19-0001  
**Year built:** 1866, remodeled 1910  
**Owned since** 10/12/2018  
**Meeting date:** 07/16/2019

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

- 1986 – roof (HDC)
- 1989 – handrails for front steps, garage door (HDC)
- 1992 – sign (HDC)
- 1996 – repair and modify front porch bolsters (HDC)
- 1996 – reroof garage, remove non-functioning chimney (admin)
- 1999 – Barrier free lift at rear, storms on rear porch (HDC)
- 2000 – Three storm doors (HDC)
- 2005 – exterior storm windows (Admin)
- 2006 – re-deck & reroof, repair exterior woodwork, garage windows (Admin)
- 2007 – Storm windows (Admin)
- 2011 – small rear roof, re-deck front porch (Admin)
- 2019 – approve rear addition, convert garage to guest cottage. (HDC)

**Historic District** South Street – Vine Area  
**Zoning** RM-15 (Residential, Multi-Dwelling)  
**Additional Permits required** – building  
**Rental History:** NA

**Proposed Work:**

1. Eliminate lift as approved on left side of addition
2. Build new barrier free ramp from gate in adjacent parking lot on West Lovell to serve both the guest cottage and the entry to the rear of the house

**Observations:**

*The new ramp begins at the gate to the Upjohn Institute parking lot on West Lovell and serves both the new east entrance near the rear/southeast corner of the addition and the entrance to the garage turned guest cottage.*

*Applicable Criteria*

*(1) Secretary of the Interior Standards for Rehabilitation - #1 through #6 (see next page), #9 and #10.*

**COMMISSION ACTIONS (Motions):**

1. Approve the **installation of a barrier free ramp** as specified. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
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 next meeting to comply with the 60 day rule.
3. The commission could deny, based on Secretary of the Interior Standards #1 through #6.

+++++

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

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

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

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**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**Minutes - TUESDAY, June 18, 2019**

**5:00 pm**

**Kalamazoo City Hall - Community Room**

241 W. South St.

Kalamazoo, MI 49007

**Call to Order:** Mr. Fletcher called the meeting to order at 5:00pm

**I. Approval of Absences: Jeremy Berg**

Underwood, supported by Shell, made a motion for the approval of the absences for the June 18, 2019 Historic District Commission. With a unanimous vote, the motion to approve the absence carried.

**II. Approval of Agenda:** Underwood, supported by Kastner, made a motion for the approval of agenda as presented for the June 18 Historic District Commission.

**III. Introduction of Guests:**

None

**IV. Public Comment on non-agenda items**

None

**V. Disclaimer - Ms. Ferraro read the disclaimer into the record.**

**VI. 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

Mr. Kiewiet was present, with his contractor Mejeur. Ferraro gave some background on the property, explaining that Circle K and Horizon properties used to own the property. Ferraro discussed plans introduced in the past to build a gas station, while also touching upon MDOT's scrapped plans for Stadium.

It was explained that Kiewiet owns five properties on Bellevue and West Lovell, including the small office building at Oakland Drive and Bellevue.

Kiewiet says that he enjoys working on old houses. Currently, Kiewiet is working on 942 Bellevue and 935 West Lovell. After brining engineers to the house in question, however, Kiewiet feels that he will need to raze the home and build a new one in its place. Among the issues present in the house, Kiewiet spoke of the sagging floors, lack of original historic features,

prominent crack in the foundation, and a prominent stench of oil from a leaking oil tank in the basement.

Mitchell wondered if the tank was on feet, or buried underground. Kiewiet stated that the tank sat above ground. Ferraro said to remove the smell, concrete from the floor and part of the foundation at the southeast corner would need to be removed. Kiewiet also stated that while in the property in question, asbestos specialists stated that the oil could seep into the basement walls.

Fletcher asked if the existing house for 946 Bellevue is three stories. Ferraro answered that it is not, 946 is two stories with an attic. Ferraro added that if the proposed home is three stories, the height will be close to that of 942, the Foursquare immediately to the east. Kiewiet said that he reached out to the other landlords on Bellevue and discussed helping with parking accommodations, specifically a wider drive between 942 and 946. He also wishes to make parking easier by utilizing the land currently occupied by the aforementioned small office building.

Ferraro then referenced comments submitted by Nelson Nave, former HDC commissioner and historic architect. See attached comments. Ferraro stated if gutters were to go on the house, she would prefer half round. Kiewiet then began going over some of the specifications for his proposed build. The house would be 31- 32 feet tall from the top of foundation to the roof peak. Kastner and Shell asked if there would be a basement. Kiewiet said there would be a basement, with indoor access. Kiewiet went on to say that the entire house would be one unit.

Fletcher also asked about siding on the house. Ferraro stated that the siding would most likely be vinyl. Underwood asked if the existing house presents any danger to the general public, Kiewiet said yes it does, the house is dangerous and filled with asbestos. Underwood then asked if there would be shared parking. Kiewiet said yes, stating that even though no formal paperwork had been drafted, he agreed to share parking with the other landlords on Bellevue, and the agreement was sealed with a handshake. Mitchell asked if a design consideration was for parking, to which Kiewiet answered, kind of.

Kastner then asked if the proposed home was designed to be student housing. Kiewiet answered yes. Kastner then commented that the houses look like row-houses and asked Kiewiet if there were future plans to build more buildings of this design on Bellevue, Kiewiet answered maybe.

Kastner asked Ferraro if she knew anything of the house's historical significance. Ferraro answered that she knew about the house, but felt that much of the historical character has been lost. It was stated that the house in question has been a rental home for a long time probably as much as a century. Kiewiet then said he was under the impression that the home was uninhabited since 2010. Because the house was unused for so long, new water lines would need to be run to connect the house. Mitchell then stated that generally, for projects of this size he likes to do site



Kristi and Eric Breisach were present to represent the project. According to Mr. Breisach, the project is not financially responsible. Mr. Breisach explained that his daughter, Kristi, is looking for investment properties. After an inspector did a walkthrough of the home, 30 major deficiencies were identified. The representatives then began detailing some of the work they planned on doing, which included: repairing rafters, restoring the full depth of the eaves, taking off the shingle siding and exposing the original clapboard, rebuilding the porch and preserving the porch details. In the back, double hung windows are proposed on the south façade of the second floor. The house will need to be almost completely redone, everything will be taken to the studs and replaced, save the electricity.

Mr. Breisach explained that he has spoken with the Kalamazoo Department of Public Safety concerning some of the teardown in the house. Kastner asked who would be doing the shingle remediation. Eric stated that his family would be doing this work.

**Public Comment:** Dan Barnes, Texas Township Resident, Barnes asked what the chimney on the house is used for. Breisach explained that the chimney is for the water heater and furnace, explaining that there is no fireplace.

**Commissioner Comment:** None

**Mr. Shell, with the support of Mr. Kastner, motioned to approve the project. With a unanimous vote, the motion was adopted.**

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

Matt Milcarek and Dan Barnes were present as representatives for the project. Matt talked generally about infill construction. Next, he talked about how the proposed house would be smaller than the house that was there previous. The proposed house, however, is close to the size of the homes adjacent. Ferraro showed some aerials of the lot and explained that the previous house burned down. Kastner asked the square footage, to which Milcarek responded 1,600 square feet. Shell asked if there would be a basement, and if it would have appropriate egress. The representatives stated the house would have both. Kastner asked about who the home would be marketed and sold to, to which Milcarek responded owner occupied, with a low income priority. Milcarek also said the project could begin this summer, if possible. Ferraro noted that the proposed house had a similar side entrance to the one that existed before. KNHS has partnered with the Home Builders Association of Greater Kalamazoo for this project.

**Mr. Mitchell, with the support of Ms. Underwood, motioned to approve. With a unanimous roll call vote, the motion was adopted.**

**VIII. Approval of Minutes: May 21, 2019 (Item D)**

Mr. Fletcher noted that in the previous minutes it was stated that he made a motion. As he is unable to do so, this was noted.

**Mr. Kastner, with the support of Mr. Shell, motioned to approve the minutes as amended.**

**With a unanimous roll call vote, the motion was adopted.**

**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**

**Mr. Mitchell, Supported by Mr. Fletcher, motioned to adjourn.**

**With a unanimous roll call vote, the motion was adopted.**

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