

# KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, August 20, 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: none

VIII. NEW BUSINESS:

- a) 827 South Westnedge Ave 5:05pm Owner: Diane Kim  
Applicant: same  
Style: NON-HISTORIC Built: 1984  
Zone: RS-5 Owned since: 03/01/1990  
Retroactive approval for the design of a free standing internally illuminated sign on a parcel of non-contributing buildings.  
(PPZ 19-0012 - EN 19-2395) Retroactive Application)  
Public Comment then Commission Deliberation
- b) 1322 Merrill St. 5:15pm Owner: David & Margaret Wilson  
Applicant: Andy Van Lente  
Style: Bungalow Built: 1914  
Zone: RM-15 Owned since: 07/13/2018  
Addition at rear/west, 2<sup>nd</sup> floor.

**IX. Approval of Minutes: June 18, 2019 (Item E)****X. Administrative approvals - June 5 to July 9, 2019****a) No building permit required**

WalnutW	530	Storm windows
WestS	610	8' wood privacy fence in back yard
VineW	220	Steps - rebuild
Davis	926	Rail on east side of front porch/deck
VineW	523	Porch roof, 2 mill finish storms in window well
WestS	1305	Repairs to bulkhead under front window
Axtell	624	Vent for high efficiency furnace

**b) Building permit required**

Locust	621	Porch repairs
KalW	610	Rebuild east side 3rd floor egress stair
WestS	1008	Repair porch deck, steps and rail, replace front door
WestS	1410	Roof
Oak	909	Repairs to supports for rear 2nd floor entry
Woodward	418	Roof
Woodward	505	Rear steps
Douglas	417	Roof - black
Davis	846	Remove NH chimney at rear

**XI. Other Business****XII. 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 August 8, 2019:**  
**Yellow highlight is owner occupied and NEZ eligible**

Date	Street w #	HD	previous owner	current owner w address
7/8/19	Vine W 447	SV	JARVIE, EDWARD & KRISTEN 8164 COPPER OAKS ST PORTAGE, MI 49002	ANDERSON, CHRIS & STACY 19125 LAKE CHABOT RD CASTRO VALLEY, CA 94546
7/8/19	Elm 520	ST	ROTH, ANTHONY P WALKER, JOYCE R 520 ELM ST KALAMAZOO, MI 49007	SHAW, NICHOLAS & DAVID W 520 ELM ST KALAMAZOO, MI 49007
7/1/19	RoseS 726	SV	SHAW, NICHOLAS & DAVID 520 ELM ST KALAMAZOO, MI 49007	HARRINGTON, REMI 726 S ROSE ST KALAMAZOO, MI 49007
7/1/19	Axtell 709	SV	KNT PROPERTIES, LLC 1503 FOREST DR PORTAGE, MI 49002	COB, BAYLES E IV GSTT NONEXEMPT TRS 3033 5TH AVE STE 300 SAN DIEGO, CA 92103
6/28/19	Douglas 440	ST	AIZARANI-HALLAK, ANTOINE 14383 BLUE SAGE RD POWAY, CA 92064	MAHALICK, JOSEPH & BRITTANY 3311 DICKENS AVE CHICAGO, IL 60647
6/28/19	Oak 1003	SV	YOUNG, JOEL D 706 S ROSE ST, APT 2 KALAMAZOO, MI 49007	IDA, STEVE & JOHN 1332 TOWER HILL DR WOODRIDGE, IL 60517
6/25/19	DuttonW 417	SV	PECORA, ANN 417 W DUTTON ST KALAMAZOO, MI 49007	417 WD LLC 442 W DUTTON ST KALAMAZOO, MI 49007
6/7/19	Prospect 151	WMH	PANSE, JEFFREY & KARI 1731 BREEZY POINT LN KALAMAZOO, MI 49009	ROJAS, ROCHELLE E NIELSEN, MATTHEW R 151 PROSPECT ST KALAMAZOO, MI 49006
5/20/19	Ranney 413	SV	BARRETT, DUSTIN	ABBAS, MUHAMMAD MOHSIN 8348 E N AVE KALAMAZOO, MI 49048

## Historic District Commission FYI - August 20, 2019

### REVIEWS: Historic District Commission:

<u>Through August 13, 2019</u>		<u>Through August 13, 2018</u>	
<b>2019</b>	<b>2019</b>	<b>2018</b>	<b>2018 fees</b>
○ 45 no fee	\$ 0	56 no fee	\$ 0
○ 31 bldg permit-\$35*	\$ 1085	44	\$ 1540
○ <u>13 HDC hearing - \$85</u>	<u>\$ 1105</u>	<u>12</u>	<u>\$ 1020</u>
71 TOTAL	\$ 2190	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. Classes were held at the Sexton's Lodge on West Main in the Mountain Home Cemetery.

- July 20 – Building Assessment & General Maintenance (MHPN) – 20 people took part in this program taught by John Leegwater of Midtown Craftsmen in Grand Rapids.
- July 27 – Windows (local) – Marc Ferraro – The class was overfull with 13 attendees – Everyone learned putty removal with the heat guns, Speedheater and Speedheater Cobra. The windows were all reglazed.
- August 3 – Masonry (local) – Blair Bates of Building Restoration Inc – 11 students. Blair started with a presentation on how mortar works and how old masonry is put together. Then, after mixing a batch of mortar, students got a chance to repoint brick and stone in the basement of the lodge.



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

PPZ 19-0012

**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: 827 S. WESTNEDGE AVE.

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

Applicant: DIANE KIM Owner: DIANE KIM TRAIL

Mailing Add. 5709 BAY MEADOW TRAIL Mailing add 5709 BAY MEADOW

City State & Zip: PORTAGE 49024 City, State Zip PORTAGE 49024

Phone: 269-345-6355 Phone: 269-345-6355

Email DIANEKIM@JUNO.COM Email DIANEKIM@JUNO.COM

**Contractor:**

THE SIGN SHOP

( ) Work to be done by owner

**Contractor**

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

See attached sheets AN INTERNALLY LIT. SIGN WAS INSTALLED WITH A PERMIT # P 19-0056 03-06-19.

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

Applicant's Signature: Diane Kim Date: 7-11-19

Owner's Signature: \_\_\_\_\_ Date: 7-11-19

(if different)

**-For Historic Preservation Coordinator's Use Only-**

Case Number: PPZ EN 19-2395

Date Received\*: 7-15-19

Zoning \_\_\_\_\_ Year built \_\_\_\_\_

Complete application 7-15-19

Owned since \_\_\_\_\_

**COMMISSION**

Meeting Date: 8-20-2019

Hearing fee paid \$85

Check # 4187

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 \_\_\_\_\_

**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

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



Community Planning and Development  
 Historic District Commission  
 415 E. Stockbridge  
 Kalamazoo, MI 49001  
 Telephone: (269) 337-8804; FAX (269) 337-8513  
[ferraros@kalamazoo.org](mailto:ferraros@kalamazoo.org)

**HISTORIC DISTRICT  
 Unapproved Work Violation  
 PROPERTY ADDRESS: 827 S WESTNEDGE AVE**

CASE #:EN19-2395

**PLEASE let us know if you no longer own this property. (337-8804)**

**OWNER:  
 KIM, DIANE S/JULIA/ANDREW/SUSIE  
 5709 BAY MEADOW TRL  
 PORTAGE, MI 49024**

**Responsible Party (If different than owner): same**

Dear: KIM, DIANE  
 S/JULIA/ANDREW/SUSIE

Work done on the exterior of buildings located within the boundaries of the local historic district must be reviewed and approved before work begins. It has been reported to the Community Development Inspection Services Division of the City of Kalamazoo and the Historic Preservation Coordinator that unpermitted and/or unapproved work has been done on the property at 827 S WESTNEDGE AVE including but not limited to:

- 1) Installation of a large internally illuminated sign at the northwest corner of the building without Historic District Commission review. See next page for recommendation

Kalamazoo Historic District Commission Standards and Guidelines for Rehabilitation require that an Application for Project Review should be submitted to the coordinator before work begins. *(80% of the applications are approved administratively by the coordinator in less than one business day)*

**PROPOSED REMEDY**

1) An Application for Project Review is enclosed and must be submitted within Thirty (30) days of this notice. Once the **retroactive** application has been received, reviewed and approved, work must be completed within 30 days or a plan of work must be agreed with the coordinator. **Failure to submit the application is a code violation and an enforcement letter will be issued which generates an automatic charge of \$74.00.** This project *may* be referred to the Historic District Commission for review at their regular meeting on the third Tuesday of each month.

PROPOSED WORK TO REMEDY VIOLATION:



**RECOMMEND – Apply for retroactive approval of the sign as installed. An Application for Project Review is included with this letter.**

2) Once the proposed work is approved the work must be complete **within 60 days of the approval date**. Work performed on the exterior of any structure located within the boundaries of the historic districts is subject to review and approval of the Kalamazoo Historic District Commission as specified in Chapter 16 of the City of Kalamazoo Code of Ordinances. An application for Project Review is to be completed and submitted to the Historic Preservation Coordinators Office **in advance of the commencement of work or purchase of materials**. Once the application has been reviewed by the coordinator or the full commission at its regularly scheduled monthly meeting, a Certificate of Appropriateness will be issued if the proposed work meets the Historic District Standards and Guidelines. At this point, a building permit application may be made, if necessary. *Please call me at 337-8804 if you have any further questions or for assistance in completing the application.*

Historic District Commission review at a regularly scheduled monthly meeting will be required for this project which generates a \$85 hearing fee.

A separate building permit is required – there will be an additional administrative review fee of \$34 in addition to the building permit fee. Work should not begin until the building permit is issued and the fees are paid.

*A copy of this letter has also been sent to the tax payer of record and the agent of record if applicable.*

**IMPORTANT:** Historic District Commission approval does NOT constitute a blanket approval to begin work. It is the owner's responsibility to obtain all necessary Building Permits, site plan review or Housing (rental inspections) approval for the proposed work. It is HIGHLY RECOMMENDED that the owner or applicant call 337-8026 to inquire about building permits, or, if this is a rental property, contact your inspector.

I look forward to hearing from you soon.

Sincerely,

cc: property file



enclosed:

Sharon R. Ferraro  
Historic Preservation Coordinator

Project Review - App & Instructions  
Historic District Info sheet  
applicable standards

Phone (269) 337-8804 FAX (269) 337-8429 email: [ferraros@kalamazoo.org](mailto:ferraros@kalamazoo.org)

BA PAY SGN

Community Planning & Development  
415 Stockbridge Ave.  
Kalamazoo, MI 49001  
(269) 337-8026 • FAX (269) 337-8513

**APPLICATION  
for  
SIGN PERMIT**

PERMIT #: PS19-0056  
CCN:

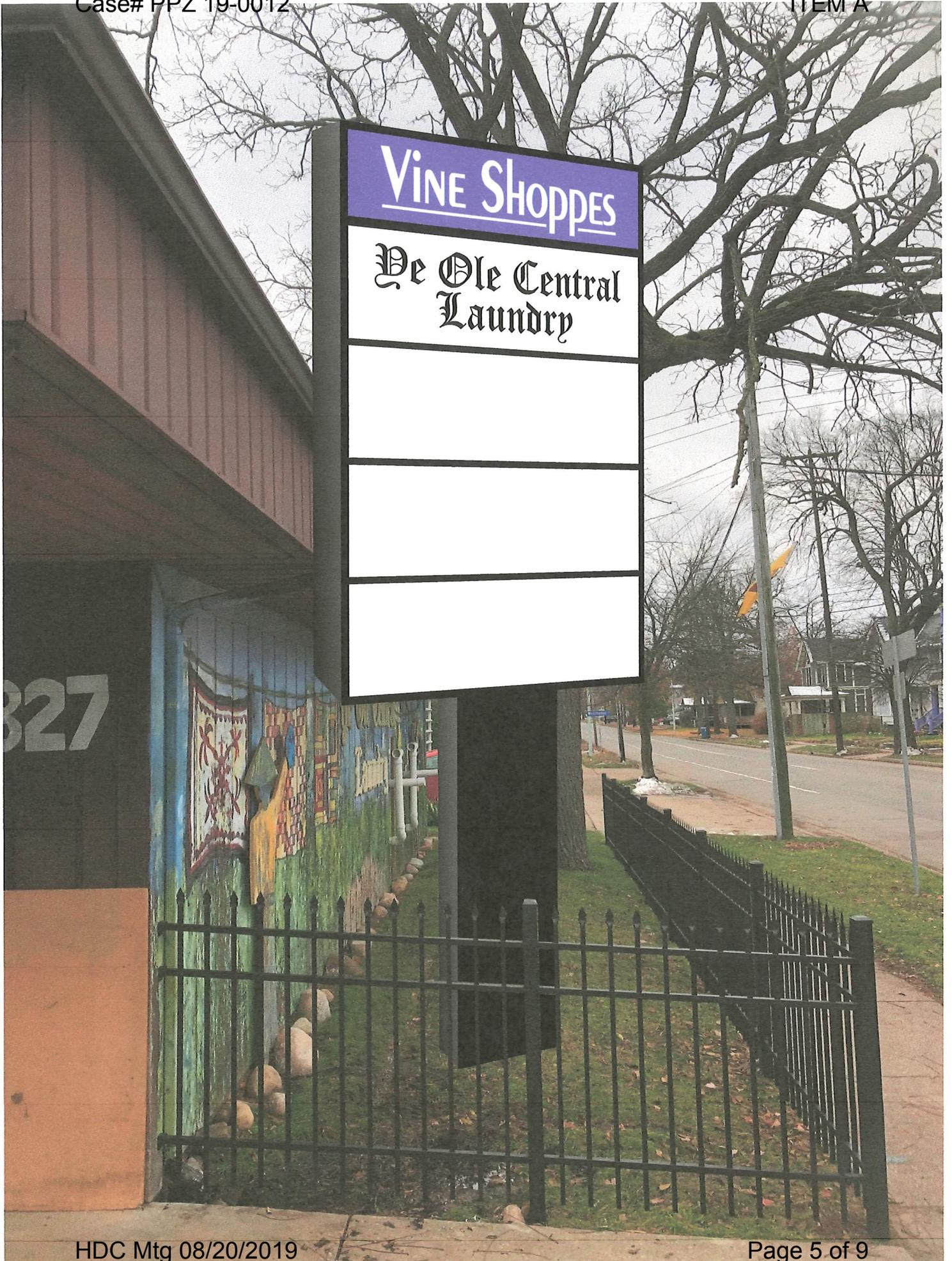
<b>PROJECT</b>	PROJECT ADDRESS: <u>827 + 825</u> LEGAL ADDRESS: <u>827 S. Westnedge Ave</u>														
	OWNER NAME: <u>Diane Kim</u> PHONE#: <u>269-345-6355</u>														
<b>APPLICANT</b>	OWNER ADDRESS: <u>5709 Bagmeadow Trail</u> CITY/ZIP: <u>Portage 49024</u>														
	DESCRIPTION OF WORK: <u>Install New Pylon Sign</u>														
	NAME (please print): <u>Troy Shields</u> PHONE #: <u>269-345-7744</u>														
	FIRM NAME (if applicable): <u>The Sign Shop</u>														
	ADDRESS OF FIRM: <u>4302 S. Westnedge</u>														
	EMAIL ADDRESS: <u>the sign shop @ Ameritech.net</u>														
SIGNATURE OF APPLICANT: X <u>Troy Shields</u> DATE: <u>2-26-19</u>															
<b>A Separate Permit is Required For Each Sign!</b>															
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Special Events (per week - 4 weeks max) .....</td> <td style="width: 50%;">\$45</td> </tr> <tr> <td>Grand Opening (2 weeks) .....</td> <td>\$55</td> </tr> <tr> <td>Sign Repair .....</td> <td>\$55</td> </tr> <tr> <td>Permanent (1-50 square feet) .....</td> <td>\$72</td> </tr> <tr> <td>(51-100 square feet) .....</td> <td>\$83</td> </tr> <tr> <td>(100+ square feet) .....</td> <td>\$94</td> </tr> <tr> <td>Barber Pole, Clock, Ornamental .....</td> <td>\$55</td> </tr> </table>		Special Events (per week - 4 weeks max) .....	\$45	Grand Opening (2 weeks) .....	\$55	Sign Repair .....	\$55	Permanent (1-50 square feet) .....	\$72	(51-100 square feet) .....	\$83	(100+ square feet) .....	\$94	Barber Pole, Clock, Ornamental .....	\$55
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Barber Pole, Clock, Ornamental .....	\$55														
ZONE: <u>CN-1</u> HDC: _____ DDRC: _____															

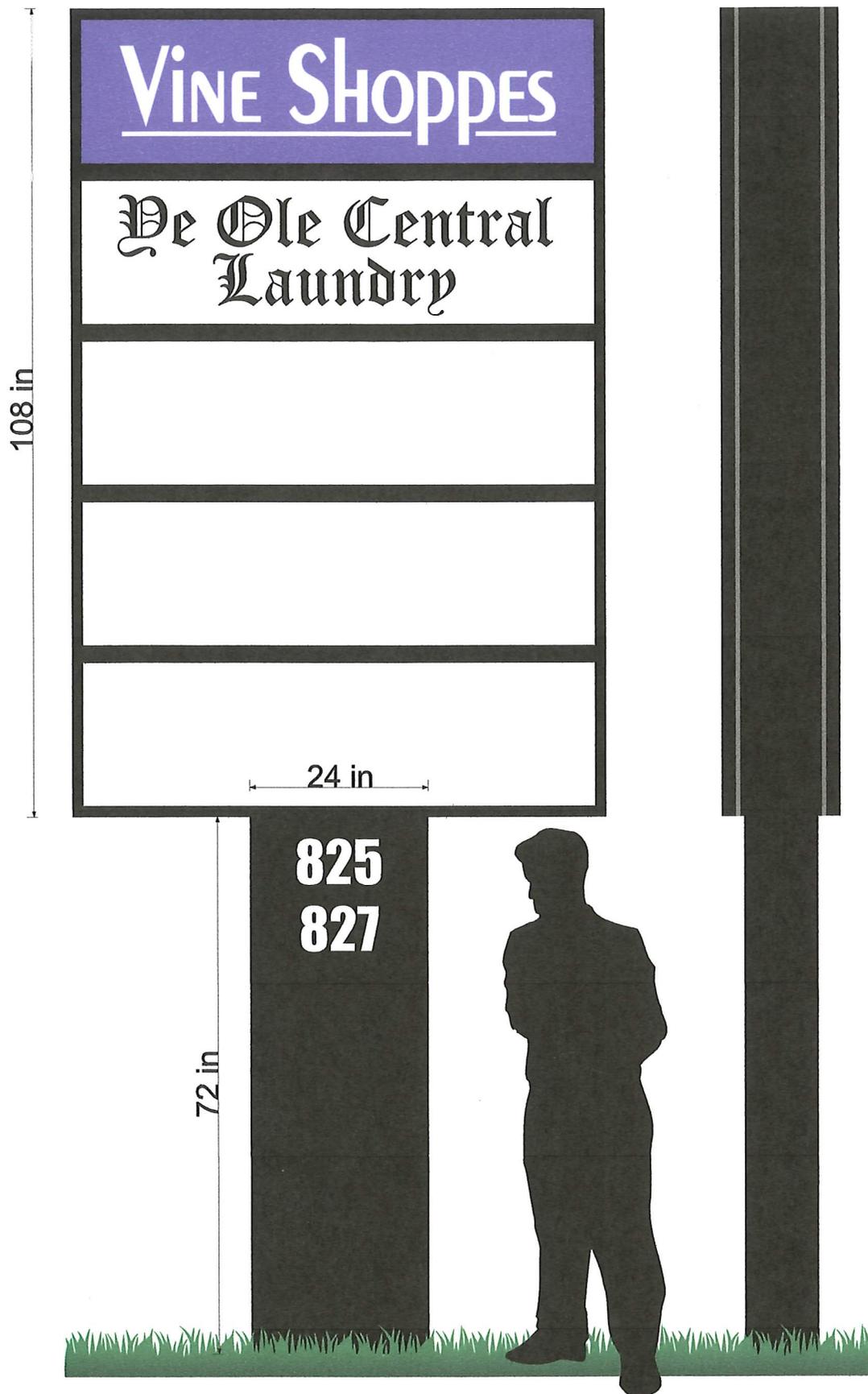
APPROVED FOR ISSUE BY: Jared A. Mumford DATE: 3/1/19 INSPECTOR: JC  
(note: it is permit holder's responsibility to request all inspections a minimum of 24 hours in advance.)

<b>WALL SIGN</b> <small>(includes: projecting and awning signs)</small>	Linear Feet of Wall Space _____	<b>MATERIALS</b>
	Total Square Footage of Existing Wall Sign(s) _____	
	Size of Proposed Wall Sign(s) ( _____ x _____ ) = _____	
	Method of Anchorage _____	
<b>FREESTANDING SIGN</b>	Linear Feet of Street Frontage <u>143'</u>	Wood .....
	Total Square Footage of Existing Freestanding Sign <u>0</u>	Metal .....
	Size of Proposed Freestanding Sign ( <u>6'</u> x <u>9'</u> ) = <u>54 SQ FT</u>	Plastic .....
	Height From Ground to Top of Sign Structure <u>15'</u>	Other .....
	Size of Column(s) <u>6"</u> Type & Depth of Footings <u>24" Round 48" Deep</u>	
Distance From Property Line to Closest Part of Sign <u>2'</u>		
<b>OTHER</b>	Type of Sign(s) _____	
	Date(s) From _____ To _____ From _____ To _____	
	From _____ To _____ From _____ To _____	
	Special Event Size ( _____ x _____ ) = _____ Height _____	
Grand Opening _____		

TOTAL FEES: 83<sup>00</sup>  
IF WORK IS STARTED BEFORE PERMIT IS ISSUED, AN INVESTIGATIVE FEE WILL BE CHARGED.

3/6 e/m





Please carefully proof the wording, spelling, layout and size before signing.  
Your approval will hold you financially responsible for the order.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
 NOT Approved - Please make the following changes.



(1) 827 South Westnedge - from NW looking south down Westnedge  
(3) Sign close



(2) NW corner of laundromat with sign (photos 2019-08-14)  
(4) South face of new building





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

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

**Property address** 8278 South Westnedve Ave.      **CASE #** IHV 19-0012 (EN 19-2395)  
**Applicant** Diane Kim      **Year built:** 1984  
**Owner** same      **Owned since** 03-01-1990  
**Received** 07/15/2019      **Meeting date:** August 20, 2019

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

1. 2016 – New building (HDC)
2. 2017 – New building (HDC)

**Historic District** South Street – Vine Area  
**Zoning** CN-1 Commercial, (Local) Neighborhood  
**Additional Permits required** – sign permit already issued  
**Rental History:** NA

**Proposed Work (Retroactive):**

1. Install new free-standing sign – 54 square feet for up to four businesses, internally illuminated box (72" x 108"), 15' tall

**Observations:**

- This non-contributing building was completed in 1984, six years before the historic district was established. Other than the new building on the same site completed late in 2018, this is the youngest commercial building in the South Street – Vine Area historic district.
- This sign would be inappropriate on an historic building site.
- On this site the adjacent historic buildings to the south are hidden by the laundromat which predates the historic district.
- The rear of the sign, which faces the historic buildings is not illuminated.

**Applicable Criteria**

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

#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 new sign has no effect on historic resources. The new sign is compatible with the existing non-contributing building in massing, size and scale. If the sign is removed the historic resources 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.

The Kalamazoo Historic District Commission Standards and Guidelines specify (page 44):  
Not permitted in the historic district are:

- Plastic, fiberglass, and internally lit signs.
- Portable or roof signs, signs attached to natural growth.
- Signs which are not expressly permitted by this policy or which violate the provisions thereof.
- Engraved signs.
- Revolving or moving signs.
- Scrolling, message trailing or ticker tape type signs.

**COMMISSION ACTIONS (Options):**

1. The commission approves a retroactive Certificate of Appropriateness for the sign as installed. Approval of any final details to be delegated to the historic preservation coordinator. Any additional signage beyond adding the names of tenant businesses to the existing sign will require HDC review.
2. The commission could postpone with the applicant's consent, to ask for more details or to prepare a revised plan. The revised plan should include the following changes:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_

If the applicant does not consent to a postponement, the commission must make a decision at this meeting to comply with the 60-day rule.

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.

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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: 1322 MERRILL ST.

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

Applicant: ANDY VAN LENTE Owner: DAVID WILSON

Mailing Add. 915 GRANT ST. Mailing add 1322 MERRILL

City State & Zip: KALAMAZOO 49008 City, State Zip KALAMAZOO 49008

Phone: 269.598.1270 Phone: 734.657.8746

Email andy@vlrestore.com Email DAVE WILSON 13@gmail.com

Contractor: ANDY VAN LENTE - VAN LENTE RESTORATION

( ) Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets CONSTRUCT A SECOND FLOOR ADDITION TO THE EXISTING SINGLE STORY PORTION OF THE HOME AT THE REAR. THE EXTERIOR WILL UTILIZE WOOD TRIM AND SHAKESIDING WITH AN ARCHITECTURAL STYLE ASPHALT ROOF.

(AV) 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: 8/13/19

Owner's Signature: [Signature] Date: / /

Application Checklist: (Incomplete applications will be held until the next review hearing.) [x] Drawings 11x17 or smaller with dimensions [x] 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

-For Historic Preservation Coordinator's Use Only-

Case Number: ~~PPZ 19-0013~~ PPZ 19-0013 Date Received\*: 8 / 13 / 2019
Zoning RS-5 Year built 1914 Complete application 08/13 / 2019
Owned since 07/13 / 2018

COMMISSION

Meeting Date: 08 / 20 / 2019

Hearing fee paid \$83 08/13 / 2019

COMMENTS:

Approve in Concept Date: / / Letter mailed / /

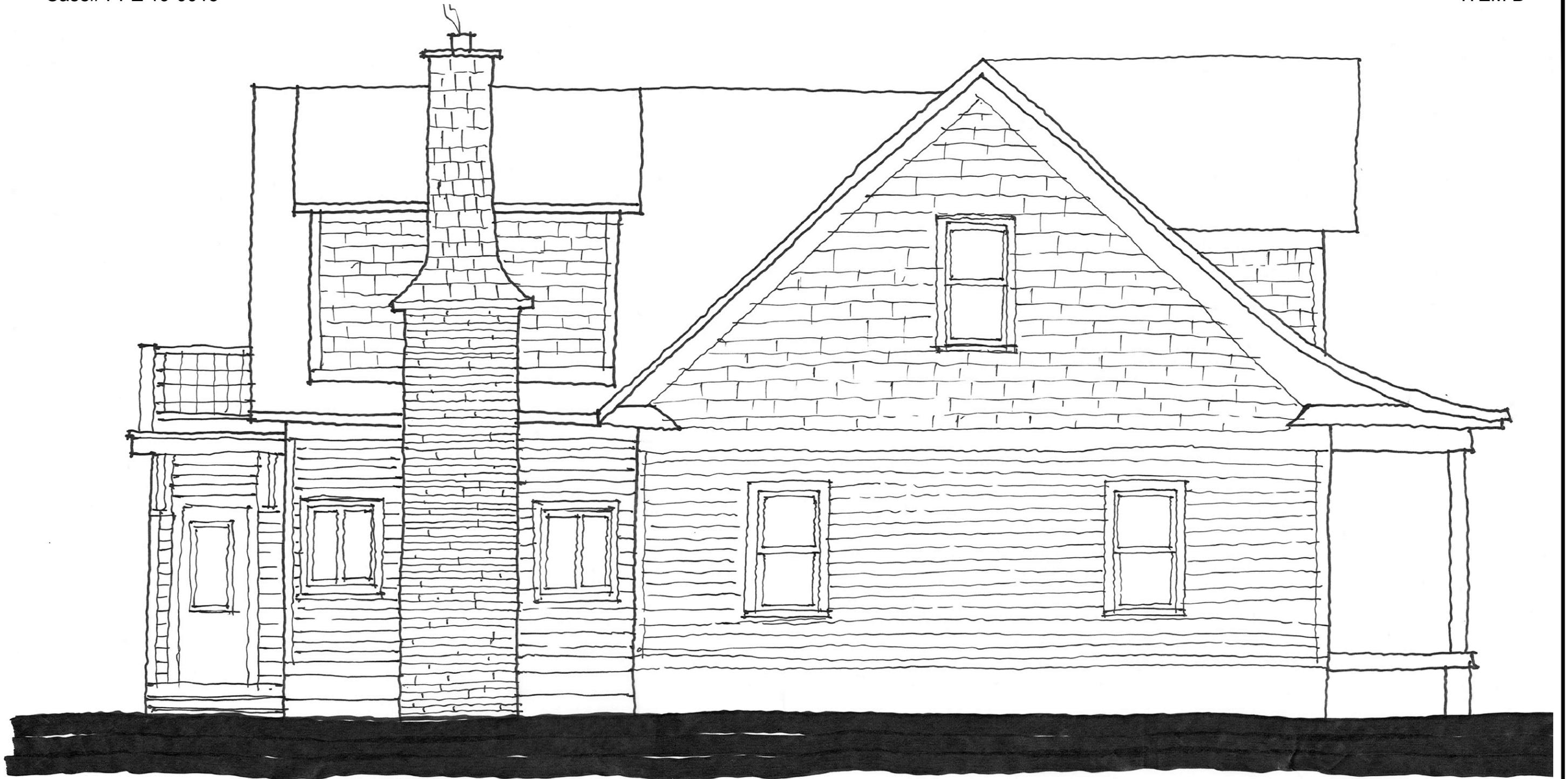
FINAL ACTION

[ ] 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



SOUTH ELEVATION

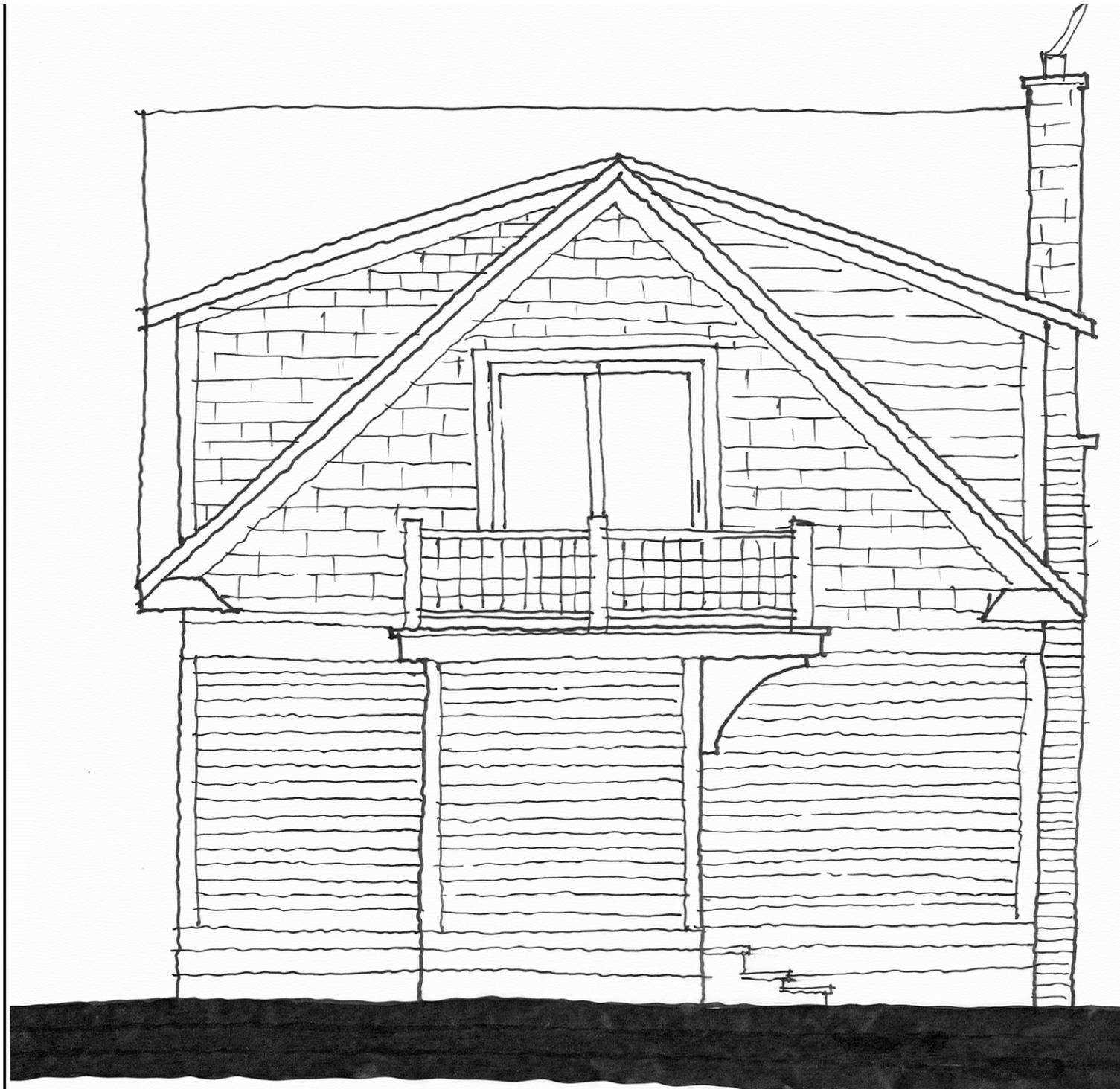
SCALE: 1/4"=1'-0"

WILSON RESIDENCE

SOUTH ELEVATION  
SCALE: 1/4"=1'-0"  
13 AUGUST 2019

VAN LENTE  
RESTORATION

"CRAFTING LIVABILITY"



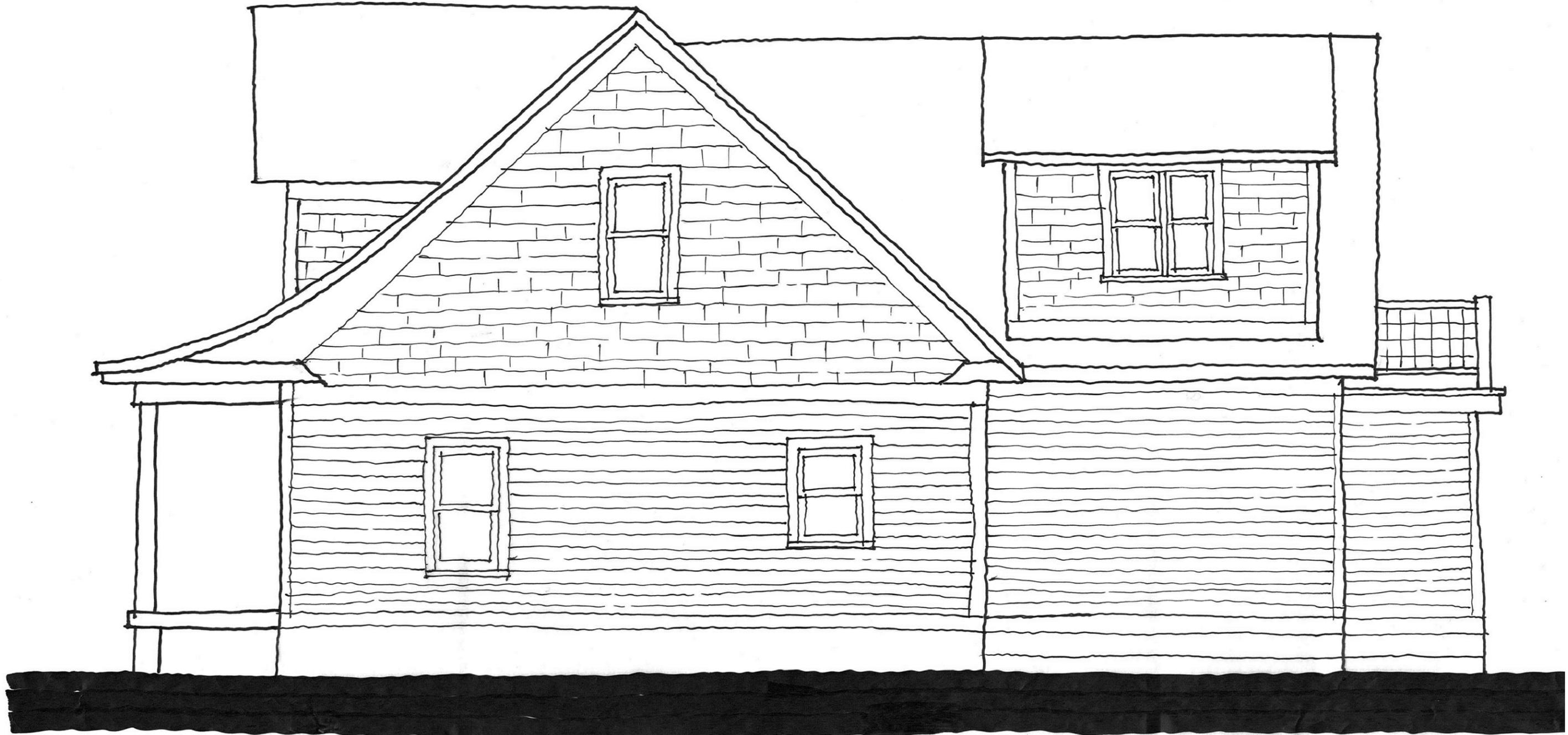
WEST ELEVATION

SCALE: 1/4"=1'-0"

**WILSON RESIDENCE**

WEST ELEVATION  
SCALE: 1/4"=1'-0"  
13 AUGUST 2019

**V**AN LENTE  
**R**ESTORATION  
"CRAFTING LIVABILITY"



**NORTH ELEVATION**

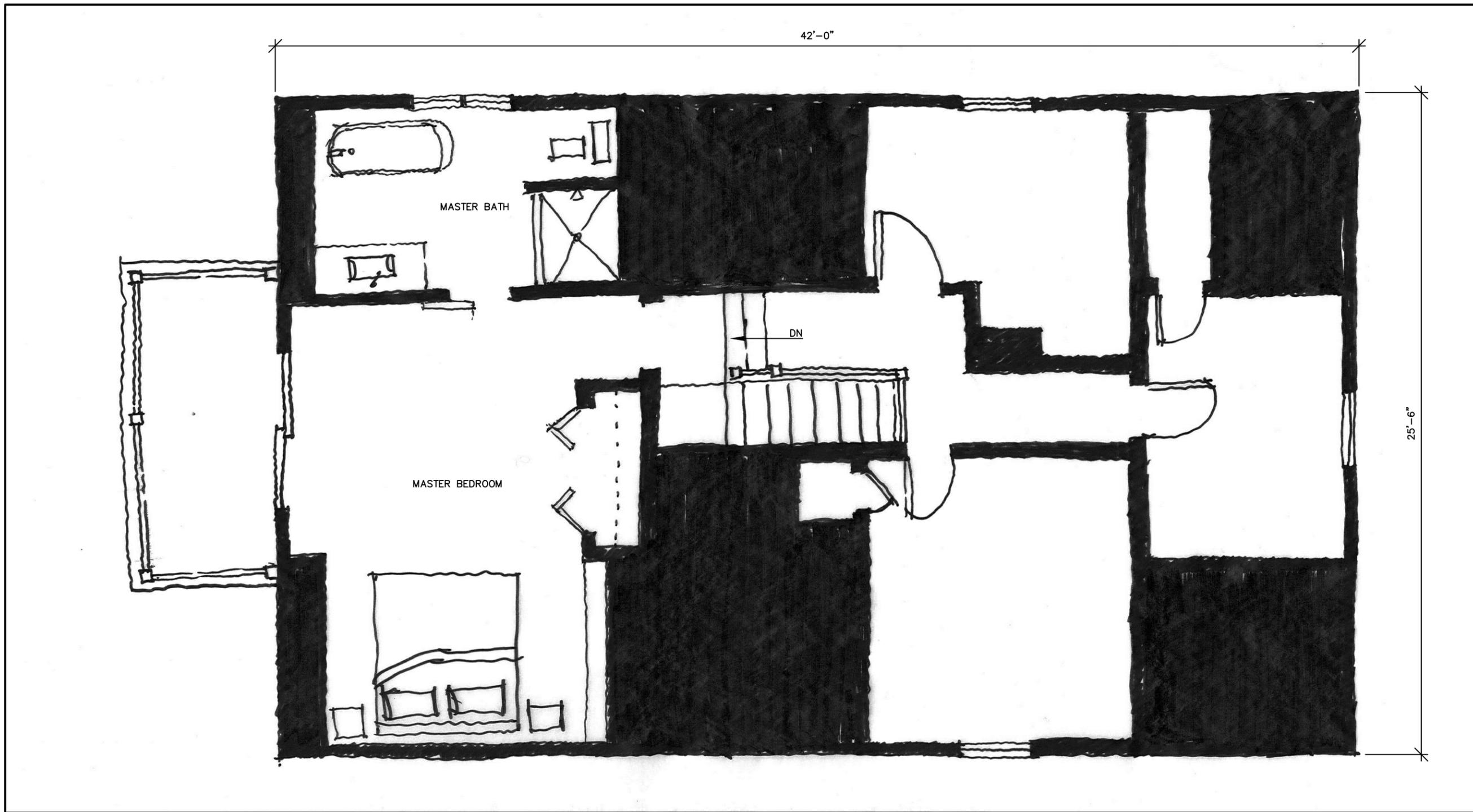
SCALE: 1/4"=1'-0"

**WILSON RESIDENCE**

NORTH ELEVATION  
SCALE: 1/4"=1'-0"  
13 AUGUST 2019


**VAN LENTE**  
**RESTORATION**

"CRAFTING LIVABILITY"



**FLOOR PLAN**

SCALE: 1/4"=1'-0"

**WILSON RESIDENCE**

FLOOR PLAN  
SCALE: 1/4"=1'-0"  
13 AUGUST 2019



"CRAFTING LIVABILITY"

Case# PPZ 19-0013



(1) 1322 Merrill – Northeast corner (all photos 2019-08-14)  
(3) SWcorner rear addition

ITEM B



(2) South Side  
(4) NW corner



HDC Mtg 08/20/19



Page 6 of 8



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

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

**Property address** 1322 Merrill  
**Applicant** Andrew Van Lente  
**Owner** David & Margaret Wilson  
**Received** 08/13/2019

**CASE #** PPZ 19-0013  
**Year built:** 1914  
**Owned since** 07/13/2018  
**Meeting date:** 08/20/2019

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

2002 – Roof (HDC)

2003 – Repair porch (Admin)

2009 – Fence in front yard (Admin) (COA expired – work not done)

**Historic District** South Street – Vine Area

**Zoning** RS-5

**Additional Permits required** – building

**Rental History:** NA

**Proposed Work:**

1. Second floor addition over existing rear addition with small balcony – the design removes the existing rear facing dormer.
2. Eliminate two windows facing west on the first floor of the non-historic addition
3. Install weatherboard siding over the board and batten siding on the non-historic addition.
4. A double (sliding or French?) door leading from the new bedroom to the new balcony.

**Observations:**

*Applicable Criteria*

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

#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.

*The proposed addition removes the existing rear-facing second floor dormer. The addition is compatible in massing, size, scale and architectural features to the architectural character of the bungalow.*

#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.

Kalamazoo Historic District Commission Standards and Guidelines for Additions – page 48

Size of Resource

- Height should generally be lower than the primary building.
- The addition should generally be narrower than the primary structure.

Relationship to Street

- The addition should be located behind the rear wall of the building or the side building line on a corner lot (see sketch on reverse).

Roof Forms

- Shall be consistent with the pitch of the roof of the primary resource as closely as possible or be appropriate to the style. For example a front gable house could have a shed roofed or hipped addition if the roof pitch was correct.

Proportion of Openings

- Both the size of new openings and their position and frequency on the building addition should relate to the primary structure.
- Ratio of window area to solid wall for the facade as a whole.

Materials

- While materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered, especially when the addition is removed from the public right of way.

**COMMISSION ACTIONS (Motions):**

1. Approve the second-floor addition and modification of the first-floor non-historic addition as presented. 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 additional final details to be delegated to the historic preservation coordinator.
1. The commission could postpone with the applicant’s 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 September 17th meeting to comply with the 60-day rule.

2. 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.*

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**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**Minutes – TUESDAY, July 16, 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**

XXXXXX, supported by XXXX, made a motion for the approval of the absences for the July 16, 2019 Historic District Commission. With a unanimous vote, the motion to approve the absence carried.

II. **Approval of Agenda:** XXXXX, supported by XXXXX, made a motion for the approval of agenda as presented for the July 16 Historic District Commission meeting.

**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) **615 West Kalamazoo**

**Style: NONE (vacant lot)**

**Gas station/body shop MCM**

**Zone: M1**

**Owner: William Murphy**

**Built: NA**

**(1946)**

**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)

The motion was made by XXXXXXXXXXXXXXX and seconded by XXXXXXXXXXXXXXXXXXXX to approve the plan as presented as complying with Secretary of the Interior Standards 9 & 10 and having completed Site Plan Review and all Zoning and Planning variances. The Commission approves a Certificate of Appropriateness for this project. Approval of final minor details is delegated to the historic preservation coordinator.

***Demolition Motion-***

**XXXXXXXXXX, supported by XXXXXXXXXXXXXXX, motioned to approve the demolition.**

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

a) **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

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.**

**527 West South**

**Style: Colonial Revival**  
**Zone: RM-15**

Addition at rear/south, remove porch – approved in February.

Add barrier free ramp winding around rear yard to serve both the cottage (garage) and the house (PPZ 19-0001)

Public Comment then Commission Deliberation

**Owner: Upjohn Institute**  
**Applicant: Diekema-Hamann Architects**  
**Built: 1866, remodeled ca 1910**  
**Owned since: 10/12/2018**

Old Application – plan change)

**COMMISSION ACTIONS (Motions):**

1. XXXXXXXX moved to approve the construction of a barrier free ramp extending from the fence and gate on the south property line to serve the guest cottage and new two-story entry bay as specified. The motion was seconded by XXXXXXXXXXXX. 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.

**VIII. Approval of Minutes: June 18, 2019 (Item D)**

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

**IX. Administrative approvals - June 12 to July 9, 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**

Ferraro made a short presentation on progress on 614 Forest (rehab), 417 West Dutton (first phase – stripping off old siding), 614 Oak Court – rehab complete, the HDC had approved demolition.

Kalamazoo Historic District Commission  
July 16, 2019

**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 5:40 p.m.

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Recording Secretary – Sharon Ferraro

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Preservation Coordinator – Sharon Ferraro

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
HDC Chair – Grant Fletcher