

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, November 19, 2019

5:00 pm

Kalamazoo City Hall - Community Room

241 W. South St.

Kalamazoo, MI 49007

- I. Call to Order:
- II. Approval of Absences: John Mitchell
- III. Approval of Agenda:
- IV. Introduction of Guests:
 - a. Consultation about a potential house move from 427 S. Park to rear of 725 Academy (C Aardema)
- 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) 821 West Kalamazoo Ave 5:05pm Owner: David & Dennis Engerer
Applicant: same
Style: Craftsman Foursquare Built: 1910
Zone: RM-15 Owned since: 01/24/2019
Retroactive approval for removal of flat panel historic front door with no windows and replacement with a simulated wood door
(PPZ 19-0014 - EN 19-3512) Retroactive Application)
Public Comment then Commission Deliberation
- b) 846 Davis Street 5:15pm Owner: Todd Hendrix
Built: 1870
Style: Eastlake cottage Owned since: 03/30/2013
Zone: RM-36
Remove dormers and replace with low profile skylights
(PPZ 19-0015) New Application)
Public Comment then Commission Deliberation

IX. Approval of Minutes: August 20, 2019 (Item C)

X. Administrative approvals - August 13 to November 12, 2019

a) No building permit required

MainW	1315	Fence
MichiganE	246	Re-replace rear windows
WestnedgeS	814	Lights on West Side
Wheaton	808	Rail height waiver
Dutton Place	710	Replace porch deck w vert grain Doug Fir - T&G
KalamazooW	725	Soffit
SouthW	523	Remove secondary chimney, save brick
Newell Pl	1115	Storm windows
Academy	707	Lattice under porch
Wheaton	808	Guardrails
McCourtie	742	Roof - front and rear porch

b) Building permit required

Davis	846	Remove NH chimney at rear
VineW	207	Roof
VineW	603	Roof
Oak	809	Rebuild rear, exterior 2nd floor, stair
KalW	821	Roof
Stuart	324	Roof
Douglas	425	Deck over front entry - rebuild
WalnutW	515	Roof
VineW 224	228	Roof
Woodward	214	Roof - garages
Oak	716	Roof

XI. Other Business

1. Approve a letter supporting the grant application to the State Historic Preservation Office to fund an Intensive Level Historic Resources Survey
2. Recruiting a new member to replace BJ Shell

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 Sept 9, and Nov 4, 2019:
Yellow highlight is owner occupied and NEZ eligible

Date	Street w #	HD	previous owner	current owner w address
8/26/19	NorthW 920	ST	KAL COUNTY TREASURER 2019 COUNTY TAX FORECLOSURE 201 W KALAMAZOO AVE KALAMAZOO, MI 49007	WASHINGTON, ROBERT L 1301 ELKERTON AVE KALAMAZOO, MI 49048
8/23/19	Oak 1012	SV	ZOO MGMT LLC 721 W CENTRE AVE PORTAGE, MI 49024	DUNHAM, TRISHA 1012 OAK ST KALAMAZOO, MI 49008
8/23/19	Stuart 220	ST	KOENINGER, KELLY 220 STUART AVE KALAMAZOO, MI 49007	RENO, KARLA M 220 STUART AVE KALAMAZOO, MI 49007
8/19/19	Osborne 944	SV	SLOUP, PETER 944 OSBORNE ST KALAMAZOO, MI 49001	LORENZO, CONAN M 944 OSBORNE ST KALAMAZOO, MI 49001
8/19/19	Potter 524	SV	VERBEKE, DONALD C 1515 E VINE ST KALAMAZOO, MI 49001	BIERLEIN, JOEL 524 POTTER KALAMAZOO, MI 49007
8/19/19	WestnedgeS 1216	SV	JONES, DAVID D 932 WARREN PL KALAMAZOO, MI 49006	VIERE, CHELSEA 1216 S WESTNEDGE AVE KALAMAZOO, MI 49008
8/13/19	Forest 514	SV	GILLESPIE, GARNETT L REV TRST 4149 S 1ST ST KALAMAZOO, MI 49009	CRAISY 4 DAISY LLC 13309 WOODBRIDGE ST #302 SHERMAN OAKS, CA 91423
8/7/19	Wheaton 514	SV	VERBEKE, DONALD C 1515 E VINE ST KALAMAZOO, MI 49001	MSDM LLP 3309 WOODHAMS AVE PORTAGE, MI 49002
8/7/19	Sprague 409	SV	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079-9423	BARRERA-REGALADO, RODRIGO MATTSON, MEGHAN 412 MONROE ST KALAMAZOO, MI 49006
8/1/19	Davis 813	SV	MYERS, JASON 813 DAVIS ST KALAMAZOO, MI 49008	BAYLINK, MICHELLE CAMPIONE, FRANK 813 DAVIS ST KALAMAZOO, MI 49008
7/30/19	Pioneer 613	SV	MERVYN, RALPH LEROY 4545 ELLIS RD FOWLerville, MI 48855	BRADY, TOM 613 PIONEER ST KALAMAZOO, MI 49008
7/19/19	Forest 625	SV	TYLER, DANIEL M & KIMBERLY I PO BOX 225	ROBERTS-PERAZZA, RAMON 625 FOREST ST

			BYRON CENTER, MI 49315-0225	KALAMAZOO, MI 49008
7/19/19	Grand 1553	WMH	THROM, TIMOTHY J & LAURA WASEK 1553 GRAND AVE KALAMAZOO, MI 49006	JULE, AUSTIN M & KERRI 1553 GRAND AVE KALAMAZOO, MI 49006
6/28/19	VineW 207	SV	NEIGHBORHOOD BUILDERS LLC PO BOX 50541 KALAMAZOO, MI 49005	FITZPATRICK, KACEY A 207 W VINE ST KALAMAZOO, MI 49001
10/04/19	Oak 917	SV	ELSADR, MALEEHA 917 OAK ST KALAMAZOO, MI 49008	DOWNTOWN DIGS LLC 1914 CATLIN DR ROCHESTER, MI 48306
10/4/19	Village 613	SV	HERMAN, TIMOTHY W & JOSEPHINE A 1217 KENSINGTON AVE FLINT, MI 48503	HOWARD, MYKL 613 VILLAGE ST KALAMAZOO, MI 49008
10/4/19	Vine Pl 826	SV	OLD HOUSE NETWORK 1014 DAVIS KALAMAZOO MI 49008	NDOMB, JEAN-FRANCOIS 2451 AVALON WOODS PORTAGE, MI 49024
10/2/19	Stuart 234	ST	RODRIQUEZ, HECTOR 234 STUART AVE KALAMAZOO, MI 49007	COONEY, JOHN 234 STUART AVE KALAMAZOO, MI 49007
10/1/19	Bellevue 422	SV	ROXY PROP MGMT LLC 2915 102ND AVE ALLEGAN, MI 49010-9736	EDWARDS LEASING LLC 3216 BEATRICE MIDDLEVILLE, MI 49333
9/30/19	WestnedgeS 824	SV	TROFF PROPERTIES, LLC 522 1/2 S BURDICK ST KALAMAZOO, MI 49007	B HERMIZ PROPS LLC 824 S WESTNEDGE AVE KALAMAZOO, MI 49008
9/26/19	Monroe 420	WMH	CRONE, ZACH 420 MONROE ST KALAMAZOO, MI 49006	WALDOFSKY, T. & I. 420 MONROE ST KALAMAZOO, MI 49006
9/20/19	Bellevue 935	SV	PRYTANEUM EPSILON, LLC 730 UNIVERSITY ST HEALDSBURG, CA 95448-3747	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079
9/19/19	Elm 533	ST	AIZARANI-HALLAK, ANTOINE 14383 BLUE SAGE RD POWAY, CA 92064	BRADSHAW, BIRGITTE 865 ELDORADO DR ESCONDIDO, CA 92025
9/18/19	WillardW 712	ST	DEXTER, DONALD P 712 W WILLARD ST KALAMAZOO, MI 49007	CLARK, ANTHONY S KIM, ALICE S 6950 US HWY 31 BERRIEN SPRINGS, MI 49013
9/13/19	Newell Pl 1115	SV	BOGREN, JESSICA 1115 NEWELL PL KALAMAZOO, MI 49001	SARLE, TOBIN A 1115 NEWELL PL KALAMAZOO, MI 49001
9/13/19	Oak 1209	SV	MARSHALL, V & G 450 S WOODLANDS DR CLARK LAKE, MI 49234-9757	IRONS, CHARLES 1209 OAK ST KALAMAZOO, MI 49008
9/12/19	SouthW 917	SV	CASE, BARRY L & JOANN 329 FAIRWAY DR COLDWATER, MI 49036	WITTENBERG, KIRK B CASE, CHRISTY J 11381 ELIZABETH DR THREE RIVERS, MI 49093

9/12/19	Douglas 214	ST	CASE, BARRY L & JOANN 329 FAIRWAY DR COLDWATER, MI 49036	WITTENBERG, KIRK B CASE, CHRISTY J 11381 ELIZABETH DR THREE RIVERS, MI 49093
9/6/19	Academy 725	SV	ACADEMY 717 PROPERTIES, LLC 711 S ROSE ST KALAMAZOO, MI 49007	KIEWIET, MICHAEL H 43137 CR 65 PAW PAW, MI 49079
8/30/19	Davis 800	SV	LANE PROPERTY MANAGEMENT, LLC 25545 PRAIRIE VIEW AVE MATTAWAN, MI 49071	MSDM LLP 3309 WOODHAMS PORTAGE, MI 49002
8/26/19	NorthW 902	ST	KALAMAZOO COUNTY TREASURER	LOCKETT, TWALA Y 537 COOPER AVE KALAMAZOO, MI 49048
8/26/19	Elmwood Ct 517	ST	KALAMAZOO COUNTY TREASURER	BERRY, CHASE G MONROE, EVAN G 823 PIONEER ST APT 1 KALAMAZOO, MI 49008
8/8/19	Wheaton 617	SV	PARKS, JONATHAN	CORNELL, ERIC 8809 B AVE OTSEGO, MI 49078

Historic District Commission FYI - November 19, 2019

REVIEWS: Historic District Commission:

Through November 12, 2019

2019	2019
o 56 no fee	\$ 0
o 41 bldg permit-\$35*	\$ 1435
o <u>14 HDC hearing - \$85</u>	<u>\$ 1190</u>
111 TOTAL	\$ 2625

Through Nov. 12, 2018

2018	2018 fees
76 no fee	\$ 0
41	\$ 1435
<u>17</u>	<u>\$ 1445</u>
119	\$ 2870

Report on Michigan Tax Credit

Senate Bill 54: Google "Michigan senate bill 54 2019"

House Bill 4100: Google "Michigan house bill 4100 2019"

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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) 337-8513
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: 821 W KALAMAZOO AVE 49007

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

Applicant: DEANUS ENGEREN Owner: SAMS

Mailing Address: 821 W. KALAMAZOO AVE Mailing add: 821 W. KALAMAZOO

City State & Zip: KALAMAZOO AVE City, State Zip: KALAMAZOO, AVE

Phone: 248 921 7161 Phone: 248 921-7161

Email: NorthvillePT@gmail.com Email: NorthvillePT@gmail.com

Contractor:

Work to be done by owner

Contractor _____

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

See attached sheets REMOVES & REPLACES

FRONT ENTRY DOOR - WITH

SIMULATED WOOD DOOR.

() 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: 09/07/19

Owner's Signature: _____ Date: _____

(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 19-0014 and EN 19-3512 Date Received*: 09/07/19

Zoning RM-15 Year built 1910 Complete application 09/07/19

Owned since 01/24/2019

COMMISSION

Meeting Date: October 15, 2019

Hearing fee paid \$85 Yes

Check # _____ Ch # 1624

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

\$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



PPZ 19-0014 and EN 19-3512

HDC Mtg 11/19/2019



PPZ 19-0014 and EN 19-3512



821 West Kalamazoo – April 24, 2013 ^^ NW corner
New door - installed early September 2019



ITEM A

^^^ Previous Front door
vvv Latch plate seems to be from original door

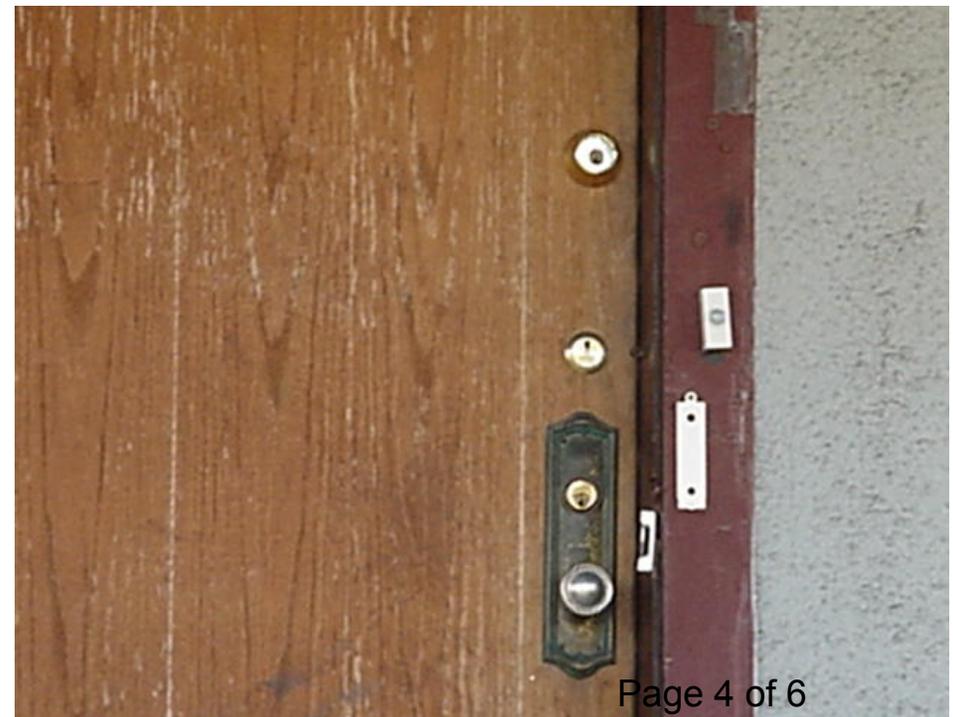


Owner retained and rewired original front door light fixtures.

The rear door was also a solid flat panel without windows.

Owner has repaired the deteriorating wingwalls, put on a new roof and gutters and caught up on a lot of deferred maintenance. The home is owner occupied.

HDC Mtg 11/19/2019





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address 821 West Kalamazoo
Applicant Dave Engerer
Owner same
Received 09/07/2019

CASE # IHV 10-0017
Year built: 1910
Owned since 01-24-2019
Meeting date: Nov. 19, 2019

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

1. 1993 – roof (Admin) (*previous owner*)
2. 2000 – Fence – back yard (Admin) (*previous owner*)
3. 2002 – Storm windows (admin) (*previous owner*)
4. 2003 – roof, replace cap on wingwall (Admin) (*previous owner*)
5. 2004 – replace rear porch rails to match roof (Admin) (*previous owner*)
6. 2005 – rail height waiver roof (Admin) (*previous owner*)
7. 2007 - Handrails/guardrails for rear porch steps. (Admin) (*previous owner*)
8. 2012 – Partial roof (Admin) (*previous owner*)
9. 2019 – Gutters, repair stucco wingwalls and caps (Admin)

Historic District Stuart Area
Zoning RM-15 (Residential, Multi-Dwelling)
Additional Permits required – none
Rental History: Owner Occupied

Proposed Work (Retroactive):

1. Replace historic flat wood door with no windows (violation) with an appropriate fiberglass door to fit the existing opening

Observations:

- The existing front door in place when these owners bought the house was most likely a historic door. The rear door on the house was the same design.
- The flat door was deteriorating with the veneer lifting in several places, hanging unevenly on the hinges and difficult to open.
- The newly installed door is an appropriate design for the age of the house, however the material is modern.

Applicable Criteria

The Secretary of the Interior's Standards for Rehabilitation

#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.

Standard #6 allows a new feature to be appropriate in design, color texture and other visual qualities – and where possible, be made of modern materials.

(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.

#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.

Standard #9 –replacing an existing known historic feature calls for the new exterior alteration to be compatible in design and that the new feature **will not detract** from the historic character of the property.

COMMISSION ACTIONS (Options):

1. The commission approves a retroactive Certificate of Appropriateness for the door replacement. Approval of any additional final details to be delegated to the historic preservation coordinator.
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 #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.
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.



RECEIVED NOV 12 2019

Department of Community Planning and Development
Kalamazoo Historic District Commission
415 E. Stockbridge - Kalamazoo, Michigan 49001
Telephone (269) 3378804 - FAX (269) 3378513
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: 846 DAVIS ST.
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: TODD HENDRIX Owner: yes
Mailing Add. Mailing add
City State & Zip: City, State Zip
Phone: 269-343-3586 Phone:
Email thendrix@gmx.com Email @

Contractor:

(X) Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets see attachment/enclosure

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

(Owner or applicant's initials) (Required) * see back

Applicant's Signature: Date: 11/11/19

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.
[] 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 Kalamazoo

For Historic Preservation Coordinator's Use Only

Case Number: PPZ 19-0015 Date Received*: November 12, 2019
Zoning RM 36 Year built 1870 Complete application November 12, 2019
Owned since 03/20/2013

COMMISSION

Meeting Date: November 19, 2019

Hearing fee paid \$85
Check #

COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION

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

ACTION DATE
Certificate of Appropriateness Issued

846 Davis Street
Kalamazoo, MI 49008

12 November 2019

PROPOSED PROJECT REVIEW - For The Historic District Commissions's (HDC) Review

Dear HDC:

I hope you will consider the improvements I want to make on my home. I've enclosed photos of the north and south dormers (1), an illustration showing the placement of new skylights (2) and a photo of the skylight (3.)

Please note that illustration (2) shows a very "close" approximation of my roof. I used "Floorplanner" to create this 3-D image for your convenience. I hope you will find it helpful more so than a hand sketch.

Phase 2 is very basic. Replace all the old roof rafters to allow for better insulation and add 2 skylights (see 2).

1. Phase 1

Remove 2 existing dormers—south facing dormer approx. 10' wide, north facing dormer approx 11.5' wide. (see attachment—1)

Materials:

Install 4 roof rafters south, 5 roof rafters north (southern yellow pine 2x6.) Rafters 24" on center

Install Decking and felt as needed

Install a total of 7 skylights. 3 skylights* north and 4 skylights* south (see attachment/enclosure)

Install flashing kit for each skylight

Add necessary replacement shingles, felt, nails, caulking as required surrounding skylights.

Finished/stop

2. Phase 2

Remove existing roof and rafters on rear addition of house

Materials:

Install new rafters 2x8 #2

Install new decking

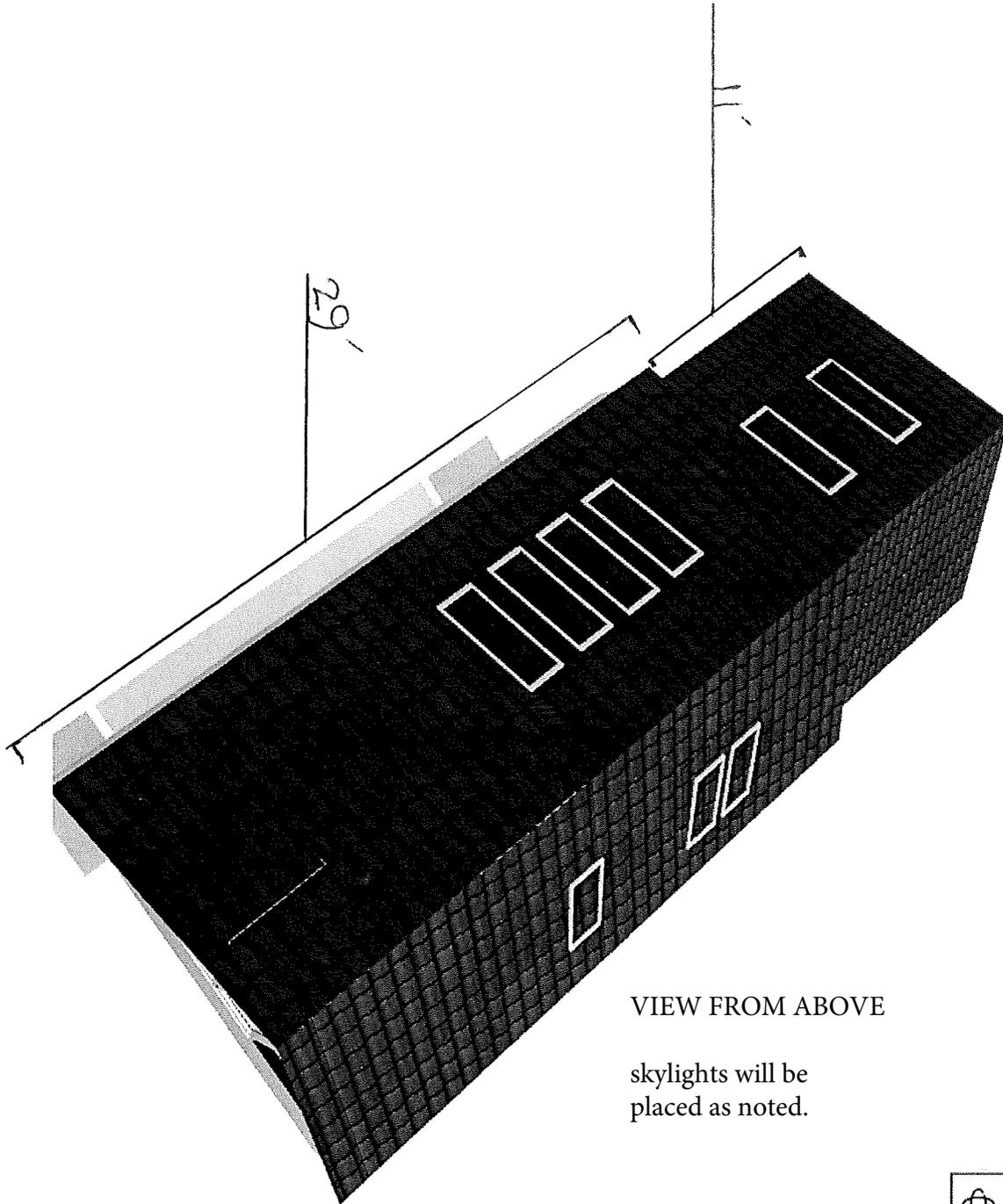
Install 2 sky lights south (see attachment/enclosure)

Install shingles, felt, nails, caulking and other required roofing materials

PS If the HDC cannot approve one of the two phases then I sincerely hope that decision will not influence the other. I hope the HDC will allow me to continue my plans to make the approved improvement and avoid having to resubmit. Thank for this timely manner.







VIEW FROM ABOVE

skylights will be placed as noted.

Davis Street - front of house



camera 1



2D

3D

export 3D image





www.lowes.com/pd/VELUX-Fixed-Laminated-Skylight-Actual-24-in-x-48-75-in



Shop Ideas Savings

skylights

clear

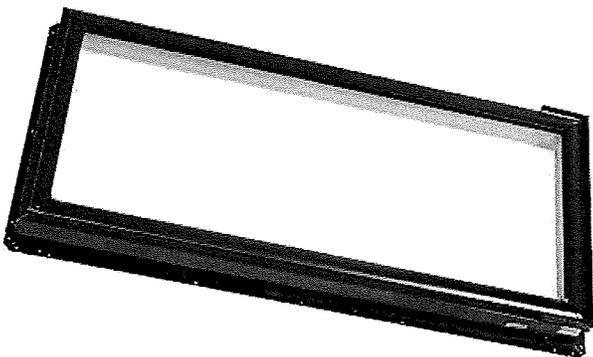
VELUX Fixed Laminated Skylight (Actual: 24-in x 48.75-in)

224 Ratings
4.8 Average

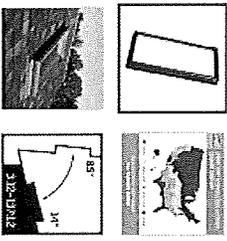


VELUX

VELUX Fixed Laminated Skylight (Actual: 24-in x 48.75-in)



224 Ratings
4.8 Average



+

-

✕

SAVE

RE

Have a question? We can help.

TO CART



(1) 846 Davis St. (photo 2010) View from north
(3) Photo 2014 – NE corner with dormer



(2) Photo 2014 – SW corner - south dormer
(4) South side of the house w/ rear wing





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address 846 Davis St.
Applicant Todd Hendrix
Owner Todd Hendrix
Received 11/12/2019

CASE # PPZ 19-0015
Year built: 1870
Owned since 03/20/2013
Meeting date: 11/19/2019

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

2004 – New front door without COA (Admin - violation)

2006 – Front steps and handrails (Admin)

2007 – Rail waiver (Admin)

2008 – Replace deteriorated concrete front steps (Admin)

2014 – Repair front gable ornament to match existing (Admin)

2018 – Replace porch trim with cypress; replace cracked front limestone steps with matching material and configuration (Admin)

2019 – roof, remove NH rear chimney (Admin)

Historic District South Street – Vine Area

Zoning RM-36

Additional Permits required – Building

Rental History: NA

Proposed Work:

Phase 1 – Remove north and south gables and replace with skylights

Phase 2 – add skylights to roof of rear (west) addition

Observations:

The dormers are not original to the house.

Removing the dormers will visually restore the historic appearance of the roofline from the street. The adjacent house to the south at 850 Davis, on the corner of Grand, is a twin house without the dormers.

Applicable Criteria

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

COMMISSION ACTIONS (Motions):

1. Approve the plan as presented. Phase 1 to include removal of the non-historic north and south dormers and the installation of skylights. Phase 2 to approve the installation of skylights on the non-historic rear (west) addition. The proposed work substantially complies with Secretary of the

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

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.

- 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 April 16 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.

- 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.

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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

Ms. Underwood, supported by Mr. Grayson, made a motion for the approval of the absences for the July 16, 2019 Historic District Commission. With a unanimous voice vote, the motion to approve the absence carried.

II. Approval of Agenda: Mr. Mitchell, supported by Mr. Shell, made a motion for the approval of agenda as presented for the July 16 Historic District Commission meeting. With a unanimous voice vote, the motion to approve the absence carried.

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 Mr. Mitchell and seconded by Ms. Underwood 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. With a unanimous roll call vote, the motion was adopted.

Demolition Motion-

Mr. Mitchell, supported by Mr. Shell, 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

Built: 1876

Owned since: closing 6/21/2019

Style: Italianate

Zone: RM-36

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

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

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 roll call 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):

Ms. Underwood 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 Mr. Grayson. 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. With a unanimous roll call vote, the motion was adopted.

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

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: Mr. Berg called the meeting to order at 5:01 p.m.

II. Approval of Absences: Grant Fletcher and Dan Kastner **Mr. Mitchell moved to approve the absence of Mr. Kastner and Mr. Fletcher with a second from Ms. Underwood. Motion passed by unanimous voice vote.**

III. Approval of Agenda: Motion approved by Underwood and Shell.

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

VIII. NEW BUSINESS:

a) **827 South Westnedge Ave 5:01pm Owner: Diane Kim**
Architect: Nelson Nave
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)

Ms. Kim stated she was unaware that she had to have HDC permission to install a sign at this location.

Nelson Nave stated that a sign permit was applied for by the sign company. Mr. Berg and Ms. Ferraro stated that at the time the new zoning inspector was unaware that approval was needed for the historic district. The sign company is now aware of the HDC addresses and the need for advance review and approval.

Mr. Mitchell states that we should proceed in good faith to prevent from getting jammed up. Ms. Ferraro stated this is the youngest building in this area and that this sign is an appropriate design for this type of building. It was also noted that if or when Westnedge goes to a two-way street the owners may want to consider a change after that. It was stated that if the owner wanted to add to an additional sign on the new building at the corner of Ranney and Westnedge the sign or signs would need a new permit and approval.

Mr. Mitchell made a motion to approve the sign as it is installed. Mr. Shell did second the motion. The motion passed with a unanimous roll call vote.

b) 1322 Merrill St. 5:10 PM Owner: David & Margaret Wilson
Applicant: Mr. Van Lente
Style: Bungalow Built: 1914
Zone: RM-15 Owned since: 07/13/2018
Addition at rear/west, 2nd floor.

The owner, David Wilson wants to add a master suite on the rear of the house. Addition would be to the upper floor. Mr. VanLente stated the addition would overlook the woods/sandpit with a bedroom and bathroom with a small deck. Mr. VanLente wanted to clarify that the three windows will remain on the rear of the house. Current addition was stated from 1951 and is covered with vertical board and batten. Mr. VanLente also changing siding back to horizontal clapboard to match the rest of the house and extending the chimney up to meet code.

Mr. Berg was concerned about what the plan was for the railing. Mr. VanLente stated that he was hoping to add a current day flair, something like a hog fence with a grid type style. Ms. Ferraro was concerned with children being able to climb this style. Mr. VanLente stated they are still in design phase for the railing.

The homeowner stated that they will be adding a sliding door to the rear of the addition onto the balcony. Ms. Ferraro mentioned that if it was on the front of the building the HDC would want it to be a French door.

Mr. Berg addressed Mr. VanLente about what his plans were for the windows for the addition. Mr. VanLente stated that he was looking into either Anderson or Pella and would be a double hung style window.

Mr. Berg requested that they have a material list even if it's a preliminary list. Wants to make sure things aren't approved incorrectly.

Mr. Mitchel stated that it would be wood beveled siding and cedar shingles per what was noted on the submitted paperwork and no vinyl rail on the deck. The cedar shingles may need to be replaced according to Mr. VanLente.

Public Note: Mr. Nelson suggested that they require a more historic door and railing even on the back of the house. French door with one side fixed and one open. The owner stated that having a door that opens in would take up more room in the already small bedroom and the sliding doesn't take up as much floor space.

Additional Comments: It was stated that no neighbors are located behind the property that no one will see this but the owner.

Ms. Underwood stated that she thinks it is a nice balance to allow the slider even though it is not a historic door, that the house will have a more complete historic look with the exterior of the siding being taken back to the more traditional siding.

Ms. Underwood moved to approve the plans as presented. Mr. Berg seconded the motion. The motion passed with a unanimous roll call vote.

IX. Approval of Minutes: June 18, 2019 minutes not approved, Ms. Ferraro unsure of who made the motions. She will refer to notes and submit to the September HDC meeting for approval.

X. Administrative approvals - June 5 to July 9, 2019

a) No building permit required

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

b) Building permit required

Locust	621	Porch repairs
Kal W	610	Rebuild east side 3rd floor egress stair
West S	1008	Repair porch deck, steps and rail, replace front door
West S	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

No other business to discuss. Mr. Berg and Ms. Ferraro did comment about the demolition of the First Church of Christ, Scientist on Bronson Park and few of the historic items being saved. Mr. Berg commented that he was disappointed the church wasn't being remodeled instead.

XI. ADJOURNMENT

Mr. Shell, supported by Ms. Underwood, motioned to adjourn. With a unanimous voice vote, the motion was adopted.

The meeting was adjourned at 5:35 p.m.

Submitted by: _____ Date: _____
Recording Secretary – Casey Boekhoven

Reviewed by: _____ Date: _____
Preservation Coordinator – Sharon Ferraro

Approved by: _____ Date: _____
HDC Chair – Jeremy Berg



(1) 423 S. Park front/west
(3) 423 S. Park front/southwest corner



(2) 423 S. Park front/west
(4) 725 Academy St. – NW corner after fire

