

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, March 17, 2020

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 Planning and Economic Development Department located at 245 North Rose Street. 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) | 521 Elm and 523 Elm | 5:05pm | Owner: Bob Flannery (521)
Scott & Kirsten Smith (523) |
| | Style - (521) Vernacular
(523) Craftsman | | Built: 1900
ca: 1920 |
| | Zone: RD-19 | | Owned since: (521) 02/2020
(523) 06/24/2010 |
| | Raze garage
(PPZ 20-0003 for 521 and IHA 20-0010 for 523) | | New Application |
| | Public Comment then Commission Deliberation | | |

b) 618 Oak 5:20pm Owner: Robert Marmon
 Applicant: Lukeman Property Management
 Style - Colonial Revival Built: 1911
 Zone: RM-15 Owned since: 07/09/2010
 Replace north attic window with appropriately sized egress window
 (PPZ 20-0004) New Application
 Public Comment then Commission Deliberation

c) 207 West Vine 5:30pm Owner: Kacey Fitzpatrick & George Wright
 Applicant: same
 Style: Colonial Revival Built: 1907
 Zone: RM-36 Owned since: 06/28/2019

i) ALTERATIONS:

- (1) West 1st floor porch converted to half bath
- (2) Replace inappropriate 1st floor vinyl sliding window
- (3) Siding - textured cementitious siding installed on west side to cover chimney removal and rear deteriorated siding - query about possible vinyl siding
- (4) Add rear 1st and 2nd floor porch, egress

ii) REPAIRS

- (1) Foundation - south rear former entrance, west side
- (2) Porch, front repair
- (3) Deteriorated exterior wood

(PPZ 20-0005) New Application
 Public Comment then Commission Deliberation

IX. Approval of Minutes February 18, 2020 (ITEM X)

X. Administrative approvals - February 12 to March 10, 2020

a) No building permit required

WestnedgeS	816	Sign - 5'x8' Crows Nest
Oak	618	Roof - small flat at rear
Elm	532	2nd half of app t raze garage
Woodward	437	Replace rear door, add mailbox in wall.
KalW	603	Door - Replace rear broken door

b) Building permit required - 0

McCourtie	609	Roof
DuttonW	424	Roof
Woodward	610	Roof

XI. Other Business

- 1. Election of officers

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 to 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 March 5, 2020:

Yellow highlight is owner occupied and NEZ eligible

Date	Street w #	HD	previous owner	current owner w address
12/27/2019	LeeBarton 912	SV	TEED, DENNIS M & NEARY, RONALD J	SAGER, DANIEL 912 LEEBARTON PL KALAMAZOO, MI 49007
12/23/2019	Woodward 418	ST	EDGERLY, ROBERT & MARY W	MAJIDI, ZARRIN 31 HERRINGBONE IRVINE, CA 92620

Historic District Commission FYI - March 17, 2020

REVIEWS: Historic District Commission:

Through March 10, 2020

2020	2020 fees
o 12 no fee	\$ 0
o 4 bldg permit-\$35*	\$ 140
o <u>5 HDC hearing - \$85</u>	<u>\$ 425</u>
21 TOTAL	\$ 570

Through March 10, 2019

2019	2019 fees
7 no fee	\$ 0
5 \$35	\$ 175
<u>2</u>	<u>\$ 170</u>
14	\$ 245

Report on Michigan Tax Credit

Senate Bill 54: Google “Michigan senate bill 54 2019”

House Bill 4100: Google “Michigan house bill 4100 2019”



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
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: Shared garage at 521 & 523 Elm Street, Kalamazoo, MI 49007
Historic District: [] South/Vine [X] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Bob Flannery/ Scott & Kirsten Smith Owner: Bob Flannery / Scott & Kirsten Smith
Mailing add: 521 & 523 Elm Street Mailing add: 521 & 523 Elm Street
City, State & Zip: Kalamazoo, MI 49007 City, State & Zip: Kalamazoo, MI 49007
521 Elm - Bob: 616-550-0250 523 Elm - Scott: 269-348-6362 Kirsten: 269-359-2693
Email robert.p.flannery@gmail.com, scsmith82@live.com, kirstenasmith14@gmail.com

APPLICATION CHECKLIST:
Include all these items are in your submission. Incomplete applications will be held until the next review hearing.
[x] Drawings 11x17 or smaller with dimensions
[] Materials list
[] Site plan including north arrow - for additions or new construction
[] Other
[x] \$85 for HDC hearing & review fee - must be paid in advance to be placed on agenda - include WITH application - Check payable to: City of Kalamazoo

Contractor:
(X) Work to be done by owner
Contractor

Proposed Work: Use additional sheets to describe work if necessary We are in agreement that the shared garage at our properties needs to be removed to provide parking and resolve the single car-width shared driveway issue for our homes. 521 Elm was previously vacant for over 9 years. With no on-street parking we need a solution that allows for those living in both houses to come and go freely without having to disturb each other. (see attached letter).

(n/a) 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: 2/27/20
Owner's Signature: Date:

For Historic Preservation Coordinator's Use Only

Case Number: PPZ- 20-0003 & IHA 20-0010 Date Received*: 03/03/2020
Zoning Year built Complete application 03/03/2020
Owned since

COMMISSION Meeting Date: 03/17/2020 Hearing fee paid \$85 03/03/2020
Check # 1002
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

To the Historic District Commission,

Robert Flannery and Scott and Kirsten Smith, the owners of 521 and 523 Elm St, offer this joint statement regarding the application for demolition of the garage located between our two properties. We make this statement together in joint resolve and cooperation. As a pretext to our request, please know that if approved we will make a good faith effort to utilize a material salvage professional to remove historical-architectural elements prior to demolition of the remaining structure.

The purpose of our request is to resolve significant parking difficulties at our property. With two 3-bedroom homes next to each other and with a single lane driveway, there is only adequate parking for 3 vehicles total (sequentially). A 4th vehicle would overhang the sidewalk (a city code violation). Additionally, we are not permitted to park in our adjacent front yards (also a city code violation). We are also not allowed to park in the street between the hours of 2am and 6am. I, Robert Flannery have been paying \$20 every two weeks for a temporary parking permit while this process is ongoing. I would like to give credit and gratitude to Karen Rutherford of DPW for her assistance and professionalism during this time.

We agree that 3 parking spaces is not sufficient for the number of working adults and active students currently (or in the future). As a potential solution, you may suggest that we park in the garage itself (which could house 2 cars total). Our response would be that first, the garage is in an unsafe condition and storing vehicles in it would result in an unnecessary threat of damage to our vehicles - which we use to get to work and school daily. Secondly, and more importantly, the ability to park in the garage does not solve our "sequential parking" problem.

It is our joint opinion that it is unreasonable for two different families, living in two separate houses, with separate work and school schedules - to be forced to coordinate "sequential parking" every day and every night. The prospect of being late for work, school, family emergencies, or even medical emergencies simply because your vehicle was blocked in the driveway is unsafe and discouraging.

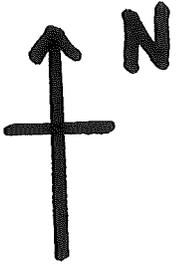
It is our joint opinion that, demolition of the garage (with the aforementioned preservation of architectural-historic elements) presents the best possible solution to our situation. With the garage removed, we would be allowed to park behind our homes. This is currently not possible with the position of the garage. There is adequate space for parking behind our homes, which would allow us to use the driveway as a clear access path, rather than a parking lot. Please see site dimensions provided. This solution also allows all members of the homes to park without being in violation of city ordinances.

Additionally, a decision by this committee in our favor would extend beyond its tangible effects. A result which satisfies both neighbors reinforces and improves the unwritten societal values of cooperation, good governance, and "being a good neighbor". I ask that you also consider the future effects of neighbor-citizens having a positive experience with the city, the HDC, and between each other. Thank you for your time.

pg 1 of 4

Garage

523

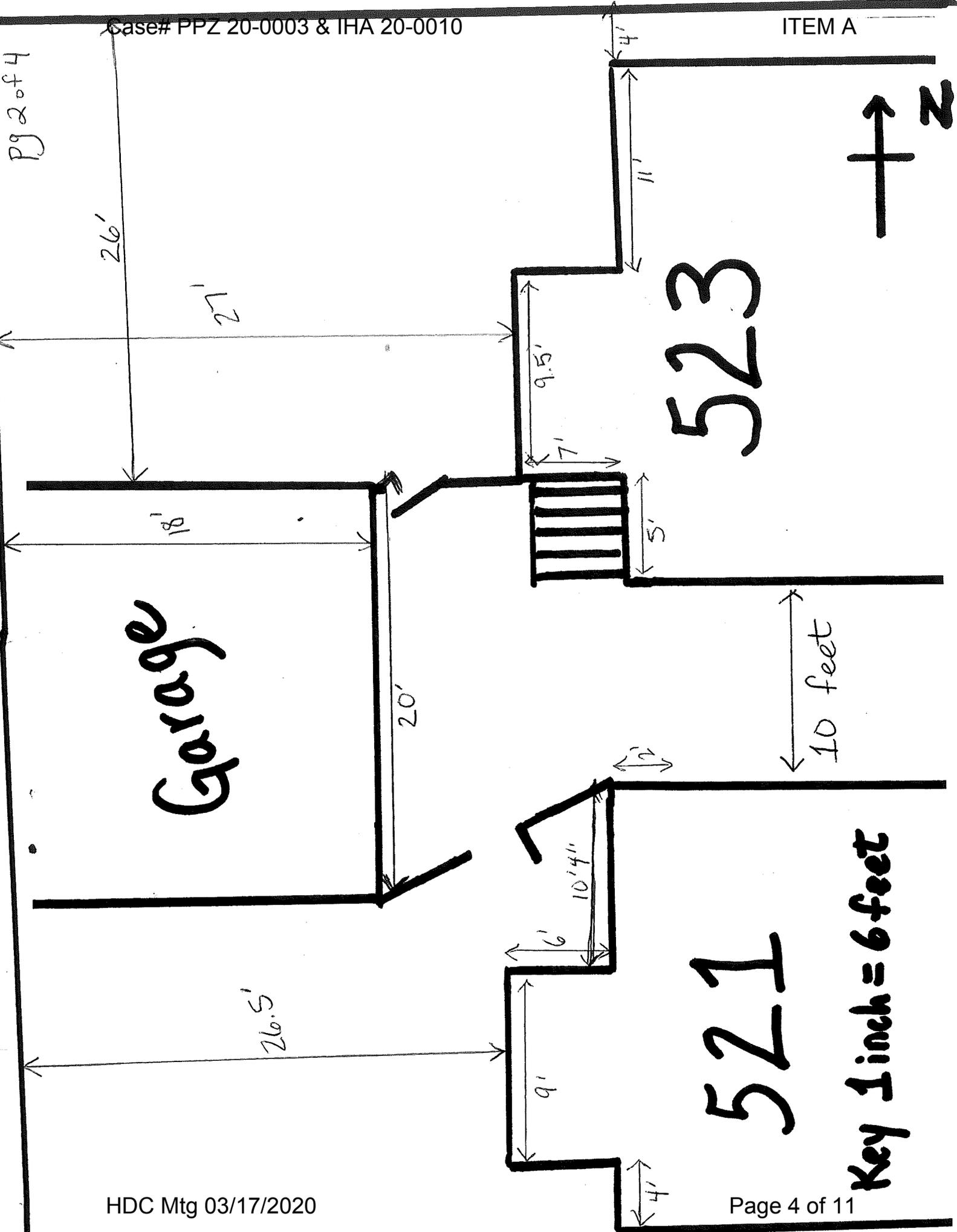


10 feet

521

Key 1 inch = 6 feet

Pg 2 of 4



Garage

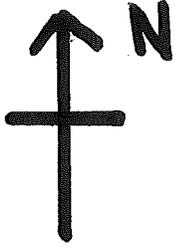
523

521

Key 1 inch = 6 feet

Pg 3 of 4

523

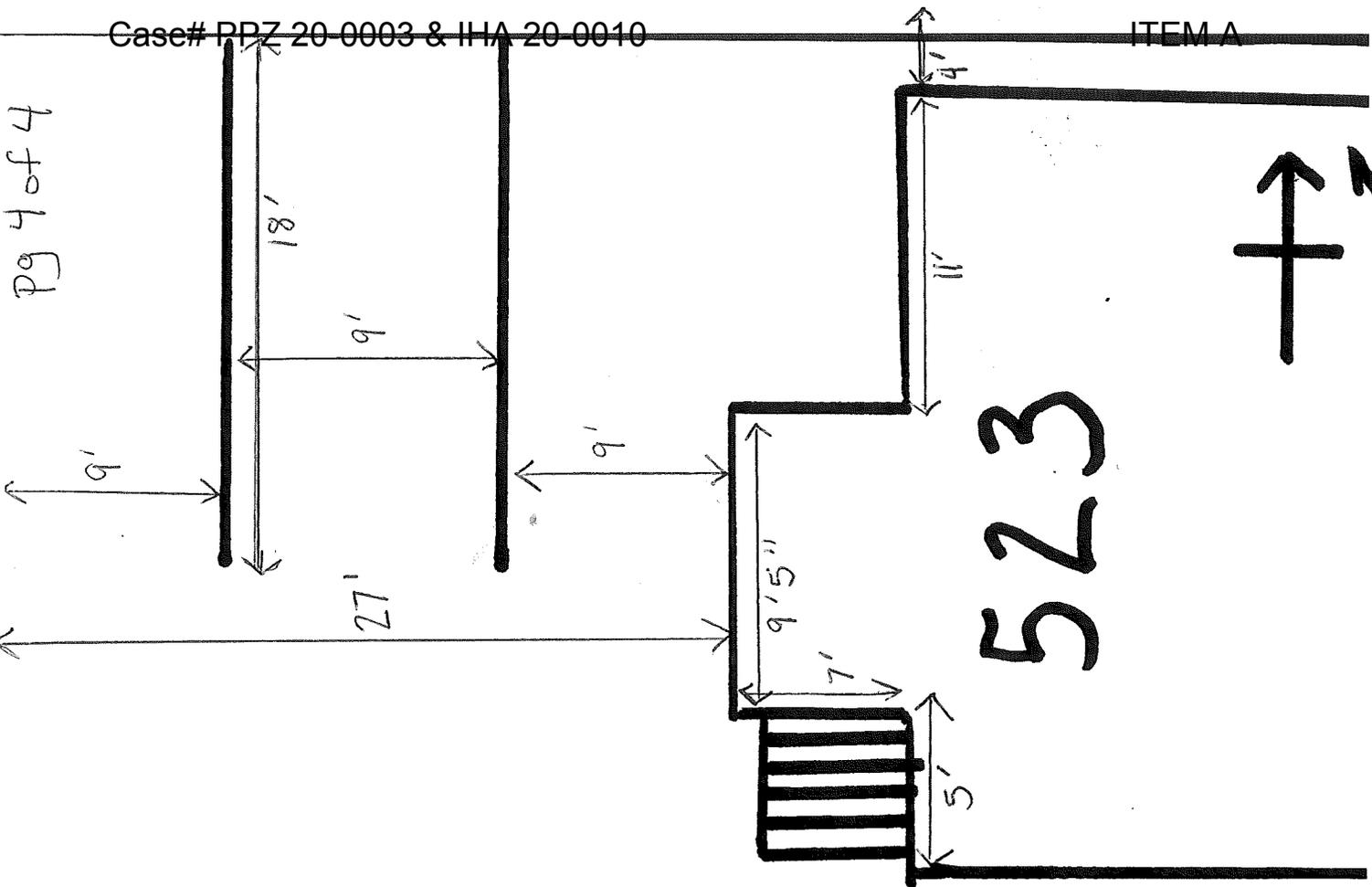


10 feet

521

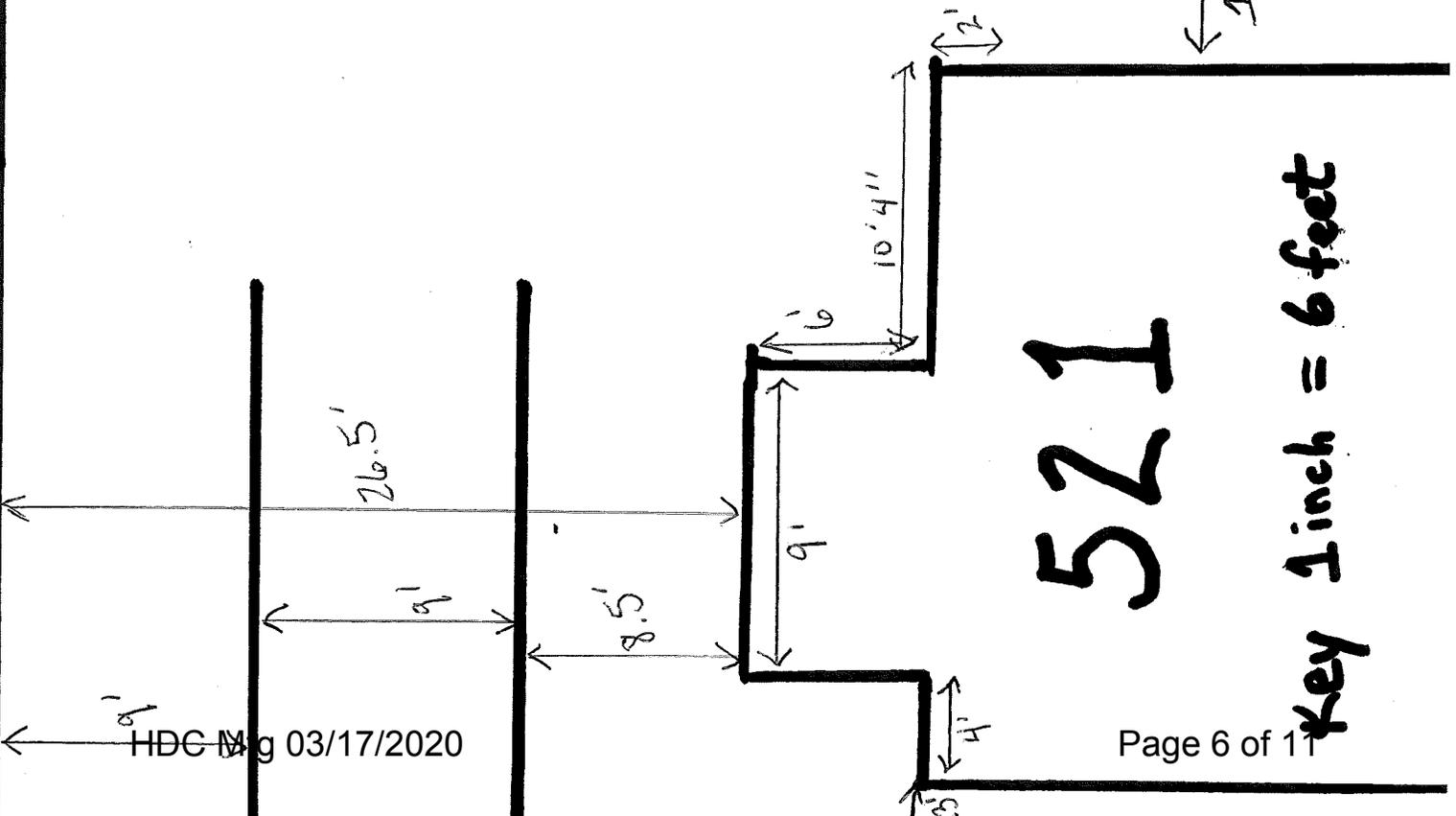
key 1 inch = 6 feet

Pg 4 of 4



523

10 feet



521

Key 1 inch = 6 feet



**Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address	521 & 523 Elm	CASE	PPZ 20-0003 for 521 and IHA 20-0010 for 523
Applicant	Bob Flannery (521) Scott & Kirsten Smith (523)	Year built:	521 – ca 1900 523 – ca 1920
Owner	Same as applicants	Owned since	521 February 2020 523 06/24/2010
Received	March 4, 2020	Meeting date:	March 17, 2020

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

521 – NONE

523

1999 – Temporary barrier free ramp (Admin)
2005 – Roof of house (Admin)
2010 – Repair garage roof (Admin)

2002 >

2013>



Historic District Stuart Area
Zoning RD-19 (Residential, Duplex)
Additional Permits required – Demolition
Rental History: Owner occupied

Proposed Work:

1. Raze stucco clad garage with hollow tile west wall

Observations:

- Overnight on street parking is not allowed on Elm Street.
- Repairs to the garage roof were approved in 2010 when the current owners of 523 Elm purchased their home.
- The hipped roof has a flat portion at the peak. (Photo page A, photo 3)
- The east/front edge of the flat area has failed with a broken ridge.
- The west/rear edge of the flat area appears sound (Photo Page B, photo 3).
- The driveway is VERY narrow.

Applicable Criteria - Secretary of the Interior Standards for Rehabilitation

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

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

Applicable Criteria – Requirements to issue a Notice to Proceed

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

- (1) The resource constitutes a hazard to the safety of the public or to the occupants.
The vacant garage is open to casual entry – the doors are not secured.
There is no public right of way nearby.
The building is unoccupied and has been used only for storage.
- (2) The resource is a deterrent to a major improvement program which will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.
Not applicable
- (3) Retention of the resource would cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.
Not applicable
- (4) Retaining the resource is not in the interest of the majority of the community.
Not applicable

COMMISSION ACTIONS (Motions):

1. Approve the demolition as meeting one or more of the required criteria to issue a Notice to Proceed. The commission approves a Notice to Proceed for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. The commission could postpone with the 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 the demolition citing the fact that none of the criteria required for issuing a Notice to Proceed have been met.

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

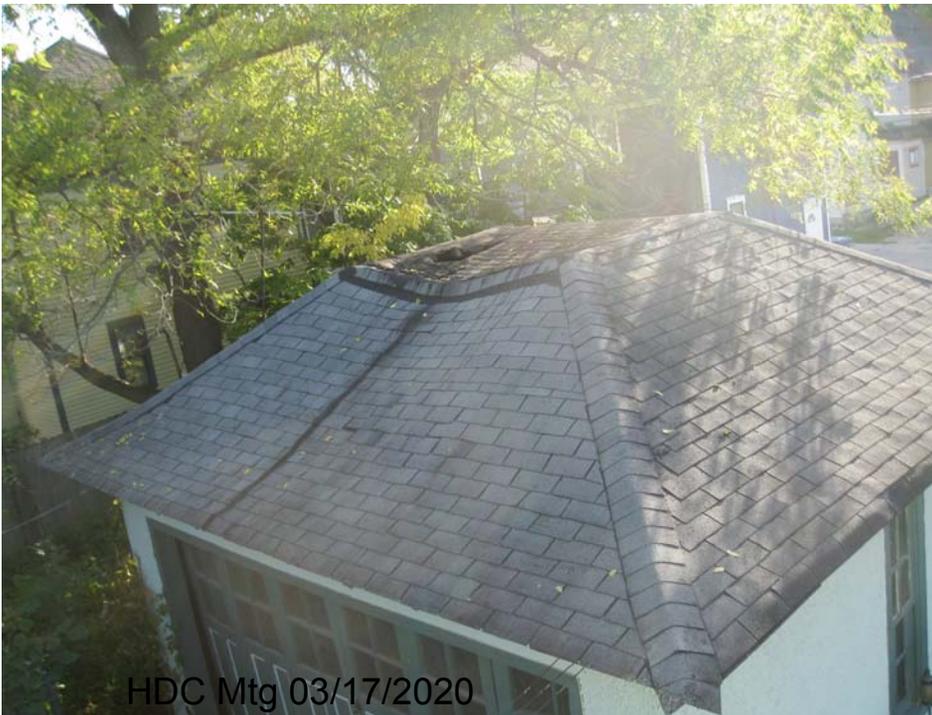


(1) 521 and 523 Elm (03/06/2020)
(3) Garage roof 2014



(2) East Front (2020)
(4) Interior – hole in roof (2/13/2020)

A





(1) 521 ELM looking into backyard past garage & fence (03/06/2020)
(3) Rear/west wall exterior



B

(2) 523 ELM looking into backyard past garage & fence (03/06/2020)
(4) Rear/west wall interior





(1) INTERIOR Southwest corner (02/13/2020)
(3) INTERIOR Northeast corner (nearest 523)



(2) INTERIOR "sistered" joist (02/13/2020)
(4) INTERIOR Southeast corner (nearest 521)

C





Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
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: 618 OAK STREET Kalamazoo

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

Applicant: Lukeman Property Mgmt Owner: Robert Marmion

Mailing Add. 426 S Westridge Unit B Mailing add 30197 Titan Way

City State & Zip: Kalamazoo, MI 49007 City, State Zip Coarsegold, CA 93614

Phone: 269-598-6567 Phone: 559-977-9317

Email jlukeman@comcast.net Email robertmarmion@hotmail.com

Contractor: Scott Shepard

() Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets Enlarge window opening 12" to accommodate new casement window to allow proper legal egress on North 3rd floor peak from being established Bedroom area. False mullion added

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

Applicant's Signature: Joseph A. Lukeman Date: 3/5/20

Owner's Signature: Robert Marmion Date: 03/06/2020

APPLICATION CHECKLIST: Include all these items in your submission. Incomplete applications will be held until the next review hearing. [X] Drawings 11x17 or smaller with dimensions [] Materials list [] Site plan including north arrow - for additions or new construction [] Other [X] \$85 for HDC hearing & review fee - must be paid in advance to be placed on agenda - include WITH application - Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- PPZ 20-0004 Date Received*: 03/10/2020

Zoning Year built Complete application 03/10/2020

Owned since

COMMISSION

Meeting Date: 03/17/2020

Hearing fee paid \$85 03/10/2020

Check # 1278

COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION

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

ACTION DATE

Certificate of Appropriateness Issued

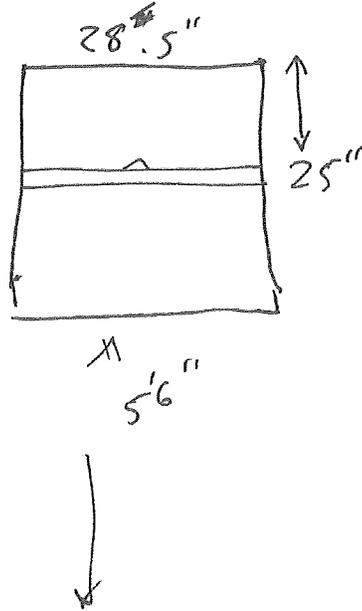
Notice of Denial with appeals information

Notice to Proceed Comments

Revised November 22, 2019

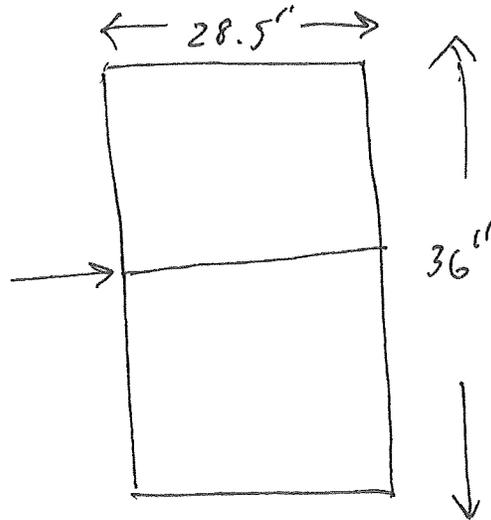
618 OAK North Peak

CURRENT WINDOW



PROPOSED

CASEMENT w/
FALSE MULLION



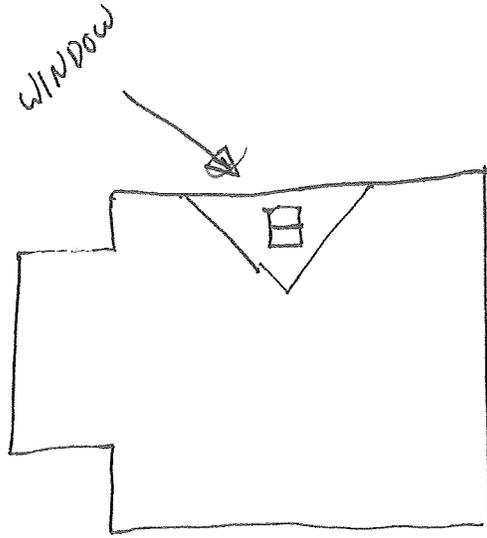
* SAME WIDTH -

- Increase of HEIGHT BY 12 inches proportional

Above and below current top/bottom openings.

N

W



OAK ST

E

S

[Back to Quote](#)



Date: 03/09/2020

LOWE'S HOME CENTERS, LLC #1110
5108 SOUTH WESTNEDGE AVENUE
PORTAGE, MI 49002-0403
USA
(269) 276-0215



Project #: 613960359 Description: casement wood/clad pella850

Customer Name: JOE LUKEMAN

Customer Phone: (269) 598-6567

Customer Address: 618 OAK ST
KALAMIAZOO, MI 49002
USA

Line Item
Frame Size

Product Code
Description

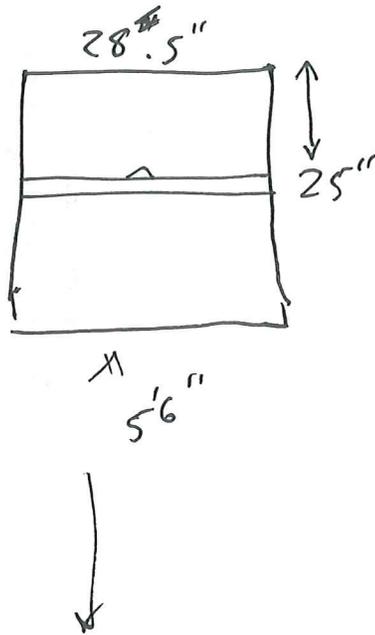
Unit Price Quantity Total Price

0001	Size = 28 1/2-in W x 37-in H			
<p>Manufacturer: Pella (R) 850 Series PSE Casement NFRC: 0 Casement DP50: Size Tested 29-in x 59-in Division: Millwork Product: Windows Type: Casements Manufacturer: Pella (R) 850 Series PSE Energy Star (R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R). Energy Star (R) Zone: Northern Product Family: Renovation Style Collection: Traditional Room Location: Basement</p>				
		\$578.90	1	\$578.90

Wood- pine

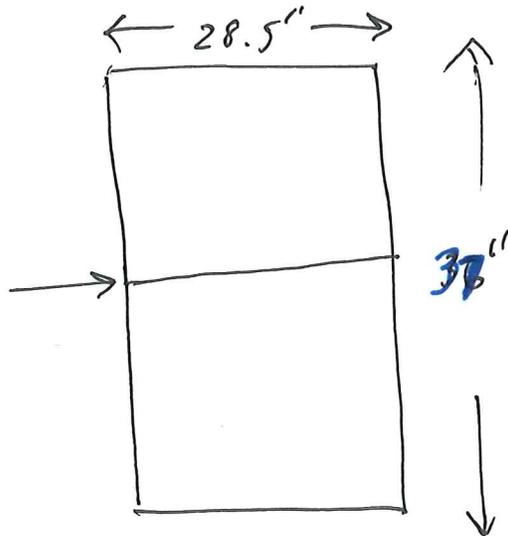
618 OAK North Peak

CURRENT WINDOW



PROPOSED

CASEMENT w/
FALSE MULLION



* SAME WIDTH -

= Increase of HEIGHT BY 12 inches proportional

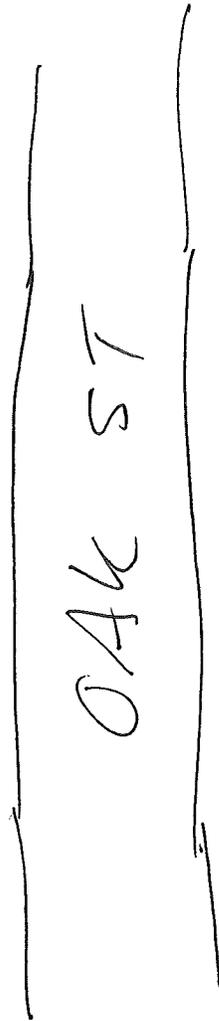
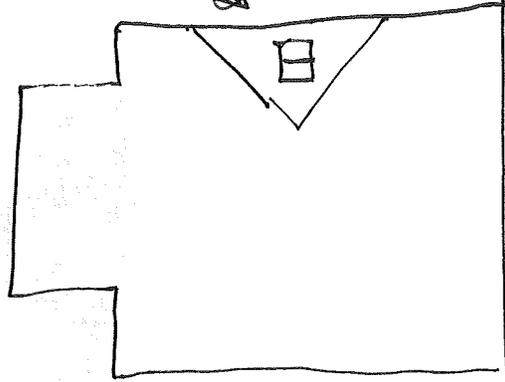
HDC Mtg March 17, 2020 and below current top/bottom openings.

such as 6" ↑ and 6" ↓

N

W

Window



E

S



North

East
(street)



838 DAVIS
(Example of a previous Replacement
w/ false written)



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address	618 Oak	CASE #	PPZ 19-0004
Applicant	Lukeman Prop Mgmt	Year built:	1905
Owner	Robert Marmon	Owned since	06/08/2011
Received	03/09/2020	Meeting date:	3/17/2020

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

2001 – Add new handrails, restore front porch under roof (Admin)

2001 – Roof (Admin)

2010 – Add grip rail to top of existing front porch handrail, interior rail height waiver (Admin)

Historic District South Street – Vine Area

Zoning RM-15

Additional Permits required – building

Rental History: Last inspection on 1/6/20, next inspection 3/12/20

Proposed Work:

Replace north attic window with appropriately sized egress window

Observations:

- Rental Housing Inspection on 01/06/2020:
 - AREA: ATTIC
 - EGRESS 702.1: A SAFE, CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL SHALL BE PROVIDED FROM ANY POINT IN A BUILDING OR STRUCTURE TO THE PUBLIC WAY. MEANS OF EGRESS SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE.
 - **INSPECTOR COMMENTS: THIRD FLOOR, CURRENTLY USED AS BEDROOM, NO CODE COMPLIANT EGRESS WINDOW OR SECONDARY MEANS OF EGRESS, SHOULD NOT BE USED AS BEDROOM**

Applicable Criteria

(1) *Secretary of the Interior Standards for Rehabilitation - #1 and #2*

#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.

Adding sleeping space in the attic – historically an unfinished space – necessitates the alteration of the window to comply with the building code.

#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.

(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 proposed new window will permanently remove an original feature altering the spatial relationship of the window to the gable*
- *The larger window in the gable will be similar, in proportion, to the relationship of the front-facing east attic window. The new window will nearly touch all the gable frieze boards.*

COMMISSION ACTIONS (Motions):

1. Approve the replacement window as specified. 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 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.
3. The commission could deny, based on Secretary of the Interior Standards #1 & #2.

+++++

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

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



(1) **618 Oak** (03/06/2020) southeast corner
 (3) East/front attic window – smaller than north – 9 row fishscale



(2) East Front (2020) northeast corner
 (4) North/side attic window – 11 row fishscale





Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
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: 207 W Vine
Historic District: [x] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: George & Kacey Wright Owner: George & Kacey Wright
Mailing Add: 121 Inkster Ave Mailing add
City State & Zip: Kalamazoo, MI 49001 City, State Zip
Phone: Kacey : 269-998-2485 Phone: George : 269-599-0214
Email fitzpatrickkacey@yahoo.com

Contractor: Tyrone Jones

() Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary: Foundation repair including enclosure of rear entrance to basement, west porch converted to half bath, possible rear deck (1st/2nd floor), repair of front porches, replace rear vinyl kitchen window, new wood siding where deteriorated material is present, other deteriorated exterior wood repair

() This property has at least one working smoke detector for each dwelling unit. (Owner or applicant's initials) (Required) * see back *NO ELECTRIC IN PROPERTY, will install once completed*

Applicant's Signature: Kacey Wright Date: 3/2/20
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- 20-0005 Date Received*: 03/10/2020
Zoning RM-36 Year built 1907 Complete application 03/10/2020
Owned since 06/28/2019

COMMISSION Meeting Date: 03/17/2020 Hearing fee paid \$85 03/10/2020
Check # 1096

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

Foundation:

- Wooden egress window, concrete bricks, and/or square glass blocks
- Repoint several places with new Type N mortar
- Enclose rear door to basement with concrete bricks

West porch converted to half bath:

- Enclosure for under porch to allow insulation of plumbing

Possible rear deck:

- Rear decks (if budget allows)
- Swap 1st floor door/window on rear of house, use existing door once repaired and reinstalled

Front porches:

- Repair stone piers
- Rebuild guardrails (about 30" tall or less per code) & handrails
- Spindles less than 4" apart
- Bottom rail a little less than 4" above deck
- Porch decking repaired

Kitchen Window:

- Replace vinyl window that previous contractor installed with wood window

Siding:

- All deteriorated material to be replaced with wood siding
- Can we be approved for vinyl siding? Helps with budget!

Other deteriorated exterior wood repair:

- Holes in eaves repaired and painted













Sent from my iPhone









Sent from my iPhone

Case# PPZ 20-0005



(1) 207 W. Vine (photos 2017)
(3) West side – porch behind tree

ITEM C



(2) West side (photos 2017)
(4) rear porches – now completely removed



HDC Mtg 03/17/2020



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Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW STAFF COMMENTS

Property address	207 West Vine	CASE #	PPZ 19-0005
Applicant	Kacey Fitzpatrick & George Wright	Year built:	1907
Owner	Kacey Fitzpatrick & George Wright	Owned since	06/28/2019
Received	3/10/2020	Meeting date:	3/17/2020

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

2011– Repair porch deck and steps (Admin)

2013 – Dangerous Buildings Board decision: *“The owner is ordered to obtain new permits and commence either demolition or exterior and structural repairs by October 10, 2013 and complete all exterior and structural repairs or demolition by November 10, 2013.”*

2014 – removal of hazardous chimney (Admin – emergency)

2017 – Approve demolition of house after foreclosure – Notice to Proceed issued (HDC)

2019 – New roof, interior work (Admin)

Historic District South Street – Vine Area

Zoning RM-36

Additional Permits required – building

Rental History: NA

Proposed Work:

i) ALTERATIONS:

- (1) West 1st floor porch - convert to half bath
- (2) Replace inappropriate 1st floor vinyl sliding window
- (3) Siding – textured cementitious siding installed on west side to cover chimney removal and rear deteriorated siding – query about possible vinyl siding
- (4) Add rear 1st and 2nd floor porch, egress

ii) REPAIRS

- (1) Foundation – south rear former basement entrance, west side where chimney was removed
- (2) Porch, front repair
- (3) Deteriorated exterior wood

Observations:

- 2019 – New roof, interior work (porch to bathroom and siding NOT approved) – the permit issued was for interior work and the roof.
- Some work has already been done to convert the west porch to a half bath.

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*Applicable Criteria**(1) Secretary of the Interior Standards for Rehabilitation - #9 and #10 (see next page)***COMMISSION ACTIONS (Motions):**

1. Approve in concept and ask applicants to return with more specific plans at the April 21st HDC meeting as specified below. Additional information on:

ALTERATIONS

- a. West 1st floor porch - convert to half bath – leave post in place as a reminder that this was once a porch, enclosure under porch to be insulated should mimic the appearance of a porch skirt. A w
- b. Replace inappropriate 1st floor vinyl sliding window
 - i. Specific proposal for replacement – suggested double casement or awning window that opens out.
- c. Siding – textured cementitious siding installed on west side to cover chimney removal and rear deteriorated siding – query about possible vinyl siding
 - i. Remove cementitious siding and replace with matching wooden clapboard.
 - ii. OR consider application of smooth finished vinyl siding.
- d. Add rear 1st and 2nd floor porch, egress
 - i. Submit design for new porch(es) including rails and doors and steps if the structure will serve as egress.

REPAIRS

- e. Foundation – south rear former entrance, west side
 - i. Details on closing former basement entrance. (Window at the top?)
- f. Porch, front repair
 - i. Design for rail, repairs to match existing materials and design
- g. Deteriorated exterior wood
 - i. Repair to match, paint

If the applicant does not consent to a postponement in order to provide additional information, the commission must make a decision at this meeting or the April 21 meeting to comply with the 60-day rule.

1. Move to deny as presented, based on Secretary of the Interior Standards #1 through #10.

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+++++

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.
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KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, February 18, 2020

5:00 pm

Kalamazoo City Hall - Community Room

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Fletcher called the meeting to order at 4:57 PM

II. Approval of Absences: Dana Underwood.

- a. Motion to approve the absence made by Mitchell and second by Berg. Passed unanimously by voice vote.

III. Approval of Agenda: Motion to approve by Kastner and seconded by Berg Passed unanimously by voice vote.

IV. Introduction of Guests: Carla Ragainis and Eric Stucky – applicants for vacant positions on the HDC

V. Public Comment on non-agenda items: None

VI. Disclaimer: Ms. Ferraro read the disclaimer into the record. 4:58 PM

VII. HEARINGS

OLD BUSINESS: none

VIII. NEW BUSINESS:

- | | | | |
|----|----------------------------|----------------|--|
| a) | 504 South Westnedge | 5:00 PM | Owner: Trinity Lutheran Church |
| | Style: Gothic | | Built: 1925 |
| | Zone: RM-15 | | Owned by: Trinity Lutheran Church |

Entry addition off parking lot on west side of building (PPZ 20-0002)

Mary Whitaker Duncan who is an architect with In-Form Architecture and Rodney Freudenberg who is long time church member and is managing this project for the church. Several years ago, they worked to develop a master plan. Phase 1 includes the exterior west side facing the parking lot. The proposal is to add a new foyer that will lead to a new elevator that will open up to a renovated interior which will serve as a gathering area with better access to the sanctuary. Currently the rear entrance is featureless flat doors, which leads to confusion of where the main entrance is located and is difficult for wheelchairs. The design echoes the original church building including matching the pitch of the roof and matching the color of the brick and matching shingles. Mr. Fletcher addressed the candidate to verify that they will be using brick to close two windows.

Mr. Fletcher addresses if any further questions or comments. Karla in the audiences addresses that she is excited for the addition but has no further comments.

Mr. Mitchell made a motion to approve the addition as presented and issue a Certificate of Appropriateness based Secretary of the Interior Standards #9 and #10 for new construction with a second from Mr. Berg. No further discussion and with a roll call vote all approve.

IX. Approval of Minutes: January 21, 2020 - approved by Mr. Berg and second by Mr. Shell. With a unanimous voice vote the minutes were approved.

X. Administrative approvals - January 14 to February 11, 2020 – No Action Needed- typical amount for this time of year.

a) No building permit required – 6 approvals

b) Building permit required - 0

XI. Other Business

1. Review and approve 2019 annual report (ITEM C) -

Kastner motioned to approve the Annual Report as written with a second from Berg. Roll call with unanimous support.

2. Application for new commissioner (ITEM D) Stucky, Ragainis, Locke

Eric Stucky was born and raised in Battle Creek and moved away for a couple years but returned for family. Has been back in Kalamazoo for about 6 years. Currently working for KPEP as a building trades supervisor helping under privileged learn the trade. Mr. Stucky is very interested in what is happening in the downtown area. Mr. Mitchell is curious on what KPEP has going on. Mr. Stucky states they are in partner with the Kalamazoo Land Bank currently and will be working to refurbish homes. Working on taking properties and getting them fixed up with the current individuals he works with and teaching them to read measuring tapes and other general knowledge. Mr. Stucky is a big advocate for the community but has never served on a historic board before.

Karla Ragainis has lived in Kalamazoo her entire life and grew up in the Edison neighborhood. Was previously a dental hygienist and now has two late in life children with one being disabled and is now a stay at home mom. Karla has always had a love of the old architecture especially downtown. She likes to know the history of the buildings and what was there previously.

Ms. Ferraro states that the meetings are normally from 5-7pm. They will also be having training in April to go over what is required by all members.

Mr. Stucky wants to know what we would look for from him and how he can contribute?

Ms. Ferraro states that they would like someone who has interest in preservation and they also like to have one architect and a builder. Wants someone who has an interest and wants to help apply the rules and in Mr. Stucky case bring in his knowledge of construction. Mr. Kastner says having his construction knowledge could be very helpful when looking at peoples plans.

Currently only have one opening available to replace Grant Fletcher.

Mr. Grayson was concerned about the 3rd candidate for the commission replacement and Ms. Ferraro feels he would be a better fit for preservation committee. Mr. Berg volunteered to resign early to make the decision easier. He currently only has a year remaining and states that they are both great candidates. Mr. Kastner is concerned about who would be chairperson, but Mr. Berg and Mr. Mitchell have been on the board for four years. Ms. Ferraro states they would have an election next month to determine who would be the chairperson.

Berg made a motion to accept both candidates and recommend their appointment to Mayor Anderson with a second from Kastner. With a voice vote, the motion passed unanimously.

Ms. Ferraro wanted to quickly discuss a garage located at 521 Elm St that is a shared garage for two properties. The garage currently has a hole in the roof and deteriorated or broken rafters. Ms. Ferraro states that the problem is the amount of parking for the two properties. Ms. Ferraro told the owners they would need to fill out an application for either taking down the structure or trying to repair. Mr. Mitchell would like to see the structure in person before deciding if should be fixed or torn down. The homeowners are just interested in having additional parking since the driveway is shared by two properties. The one home was empty for many years and both homes are not owned by the same person. Ms. Ferraro states that the garage structure is very intact other than the peak roof. The rear (west) wall is entirely fireproof hollow tile. Ms. Ferraro would like them to get a quote for repairing and a quote for taking the structure down and compare the cost.

XII. Adjournment

Berg made a motion to adjourn meeting with a second from Mr. Fletcher. With a voice vote, the motion passed unanimously.