

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, June 16, 2020

5:00 pm

VIRTUAL MEETING

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) 220 Stuart 5:30pm Owner: Karla Reno and Jeff Lectka
 Applicant: same
 Style: Colonial Revival Built: 1890
 Zone: RM-36 Owned since: 08/23/2019
 (1) New deck at rear including star to 2nd floor door at rear, east facing southeast corner
 (PPZ 20-0006) New Application
 Public Comment then Commission Deliberation

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

X. Administrative approvals - February 12 to June 8, 2020

a) No building permit required

WestnedgeS	816	Sign - 5'x8' Crow's Nest
Oak	618	Roof - small flat at rear
Elm	523	2nd half of app to raze shared garage
Woodward	437	Replace rear door, add mailbox in wall.
KalW	603	Door - Replace rear broken door
DuttonW	423	Fence - back year, wooden privacy
Elm	601	Porch - repairs to NE cor after car accident
CedarW	722	fence on E prop line
VineW	207	repairs to porch, siding, glass block bsmt, new rear SE entry
Vine W	207	Finishing details on Wporch conversion to bathroom
Elm	528	Cover over fire damaged window - repairs
SouthW	833	Rail for BF ramp - NC building
Woodward	505	Fence - replace existing
MainW	1513	Fence in side yard in lot at SEcor of W Main & Prairie
DuttonW	417	Fence in back yard
DuttonW	413	Fence in back yard
Woodward	437	Partial re-roof of carriage barn
Stuart	443	Door - replace severely deteriorated basement door
Academy	1554	Gutters by John Crookston

b) Building permit required - 0

McCourtie	609	Roof
DuttonW	424	Roof
Woodward	610	Roof
Woodward	534	Roof
Elm	523	Roof
Osborne	1003	Roof
LovellW	936	Roof

XI. Other Business

- 1. Election of officers
- 2. Approval of new commissioners (applications) **ITEM E**
- 3. Report on fires at North street between Woodward and Staples (6/3/20) **ITEM F**

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, April 6, May 5 and June 1, 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
3/13/20	Normal Ct 809	SV	ROXY PROPERTY MGMT, LLC 19370 E BRANDYWINE RD GOBLES, MI 49055	DIEP, PETER 5083 146TH AVE HOLLAND, MI 49423
3/13/20	Stuart 418	ST	BADER, JOHATHAN 418 STUART AVE KALAMAZOO, MI 49007	ENGERER, DENNIS E ENGERER, DAVID R 418 STUART AVE KALAMAZOO, MI 49007
3/2/20	LovellW 924	SV	SNYDER, WILLIAM C	CORWIN, NOEL

			924 W LOVELL ST KALAMAZOO, MI 49007	924 W LOVELL ST KALAMAZOO, MI 49007
2/14/20	Forest 510	SV	BURTON, ERICK 510 FOREST ST KALAMAZOO, MI 49008	BURTON, ERICK MORRIS, JOY 510 FOREST ST KALAMAZOO, MI 49008
2/14/20	WalnutW 303	SV	PARSONS HEINE, THOMAS R 303 W WALNUT ST KALAMAZOO, MI 49007	KLOOSTERMAN, LAURA 303 W WALNUT ST KALAMAZOO, MI 49007
1/31/20	Woodward 439	ST	LEYS, KAREN S 437 WOODWARD AVE KALAMAZOO, MI 49007	BLACKSMITH, CYRUS 437 WOODWARD AVE KALAMAZOO, MI 49007
1/31/20	Elm 521	ST	MICHIGAN PROPERTY INVESTMENTS LLC 6845 ANNANDALE DR KALAMAZOO, MI 49009	FLANNERY, ROBERT 521 ELM ST KALAMAZOO, MI 49007
1/24/20	VineW 825	SV	WEBSTER, PATRICK M 2600 GRACY FARMS LN APT 1227 AUSTIN, TX 78758-2920	ANDRING, STEPHANIE VANDER BOR, STEVEN 825 W VINE ST KALAMAZOO, MI 49008
1/17/20	LovellW 709	SV	PRESTON, DANIEL A & BEAU D 719 HOMECREST AVE KALAMAZOO, MI 49001	ROSKAM, NICHOLAS B 1830 S MICHIGAN AVE UNIT A CHICAGO, IL 60616
05/20/20	MichW 1306	WMH	GILLESPIE, GARNETT L 4149 S 1ST ST KALAMAZOO, MI 49009	KIEWIET, MICHAEL 43137 CR 653 PAW PAW, MI 49079
05/15/20	WalnutW 815	SV	MORTON, MICHAEL F 1425 WAYNEDALE DR GARRETT, IN 46738	RIVER CITY HOMES LLC 1353 NOTTINGHILL CT GRAND RAPIDS, MI 49546
05/15/20	Old Orchard 210	ST	KRAISS, BRUCE J 218 N 26TH ST APT A KALAMAZOO, MI 49048	210 OLD ORCHARD LLC 20 5TH AVE, 9B NEW YORK, NY 10011
05/07/20	Woodward 428	ST	OBERHEU, WALTER F TRUST 25768 2ND AVE ALLEGAN, MI 49010	KIM, EDWIN 4753 BLACKBURN AVE PORTAGE, MI 49024
05/01/20	WestS 902	SV	GERNSBACK, GEOFFREY 5700 VINTAGE LN APT 129 KALAMAZOO, MI 49009-3312	LITTLE TREES LLC 902 S WESTNEDGE AVE KALAMAZOO, MI 49008
04/30/20	Bellevue 955	SV	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079	BARRERA-ZEBADUA, NESTOR M REGALADO LOBO, ALEJANDRA 7838 DOUBLETREE CT KALAMAZOO, MI 49009
04/30/20	Bellevue 947	SV	LINKLATER WAYMAN GROUP, LLC 1616 W WARREN BLVD CHICAGO, IL 60612-2611	BARRERA-REGALADO, RODRIGO MATTSON, MEGHAN 412 MONROE KALAMAZOO, MI 49006
04/24/20	Axtell 611	SV	FLORA, SUSAN B LIVING TRUST 2185 E LINCOLN RD	WELLS, ALEC- RODRIGUEZ, CAROLINE

			EAST TAWAS, MI 48730	611 AXTELL ST KALAMAZOO, MI 49008
04/21/20	Oakland 425	SV	WILSON, LAURIE 3002 WOODLAND DRIVE FORT GRATIOT, MI 48059	TROOP, TAYLOR BARRERA-REGALADO, NESTOR 425 OAKLAND DR KALAMAZOO, MI 49423
04/14/20	Locust 627	SV	4 POINT RENTALS, LLC 1403 S BURDICK ST KALAMAZOO, MI 49001	COBB IV, BAYLESS 627 LOCUST ST KALAMAZOO, MI 49007
04/14/20	Locust 631	SV	4 POINT RENTALS, LLC 1403 S BURDICK ST KALAMAZOO, MI 49001	COBB IV, BAYLESS 631 LOCUST ST KALAMAZOO, MI 49007
04/14/20	CedarW 605	SV	SIETSEMA, RYAN- KAMARAH 530 CREEKSIDE TRAIL HUDSONVILLE, MI 49426	PLUMMER, ELIZABETH MITCHELL, ARDEN 429 GRAND PRE AVE KALAMAZOO, MI 49006
03/31/20	VineW 431	SV	SAUER, PETER 727 FILLMORE ST SAN FRANCISCO, CA 94117	ASHWELL, JOSEPH- SARAH 1813 EMORY RD REISTERSTOWN, MD 21136
03/27/20	Bellevue 946	SV	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079-9423	REDDY, SUNDERRAM 51293 CHAMBERLIN NORTHVILLE, MI 48167
03/27/20	Oak 526	SV	VAN DEN AKKER, WILLIAM J 3674 LOUISIANA ST SAN DIEGO, CA 92104	MEINWAND, MICHAEL 7846 FIELD BAY AVE KALAMAZOO, MI 49009
03/20/20	Bellevue 942	SV	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079-9423	MASLANKA, DOUGLAS S 176 MONTAGUE DR PORTAGE, MI 49024
03/20/20	Bellevue 935	SV	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079-9423	MASLANKA, DOUGLAS S 176 MONTAGUE DR PORTAGE, MI 49024
03/20/20	LovellW 935	SV	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079-9423	MASLANKA, DOUGLAS S 176 MONTAGUE DR PORTAGE, MI 49024
03/17/20	Prairie 124	WMH	KLOMPARENS, RUTH TRUSTEE 124 PRAIRIE AVE KALAMAZOO, MI 49006	GRALEWSKI, WILLIAM A 124 PRARIE AVE KALAMAZOO, MI 49006
01/31/20	LovellW 816	SV	MAHALICK, JOSEPH 3311 W DICKENS AVE CHICAGO, IL 60647	WABASH LLC 3311 DICKENS AVE CHICAGO, IL 60647

Historic District Commission FYI - June 9, 2020

REVIEWS: Historic District Commission:

Through June 9, 2020

Through June 9, 2019

2020	2020 fees	2019	2019 fees
○ 26 no fee	\$ 0	28 no fee	\$ 0
○ 9 bldg permit-\$35*	\$ 315	18 \$35	\$ 630
○ <u>6 HDC hearing</u> - \$85	<u>\$ 510</u>	<u>11</u>	<u>\$ 935</u>
41 TOTAL	\$ 825	14	\$ 1565

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: _____

(if different) _____ 2/27/2020 _____ 2/27/20

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 Hearing fee paid \$85 03/03/2020
Meeting Date: 03/17/2020 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.

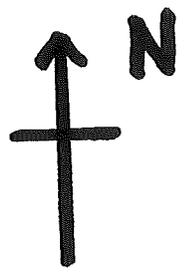
It is our joint opinion that, demolition of the garage (with the aforementioned preservation of architectural-historic elements) presents the best possible solution to our situation. With the garage removed, we would be allowed to park behind our homes. This is currently not possible with the position 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

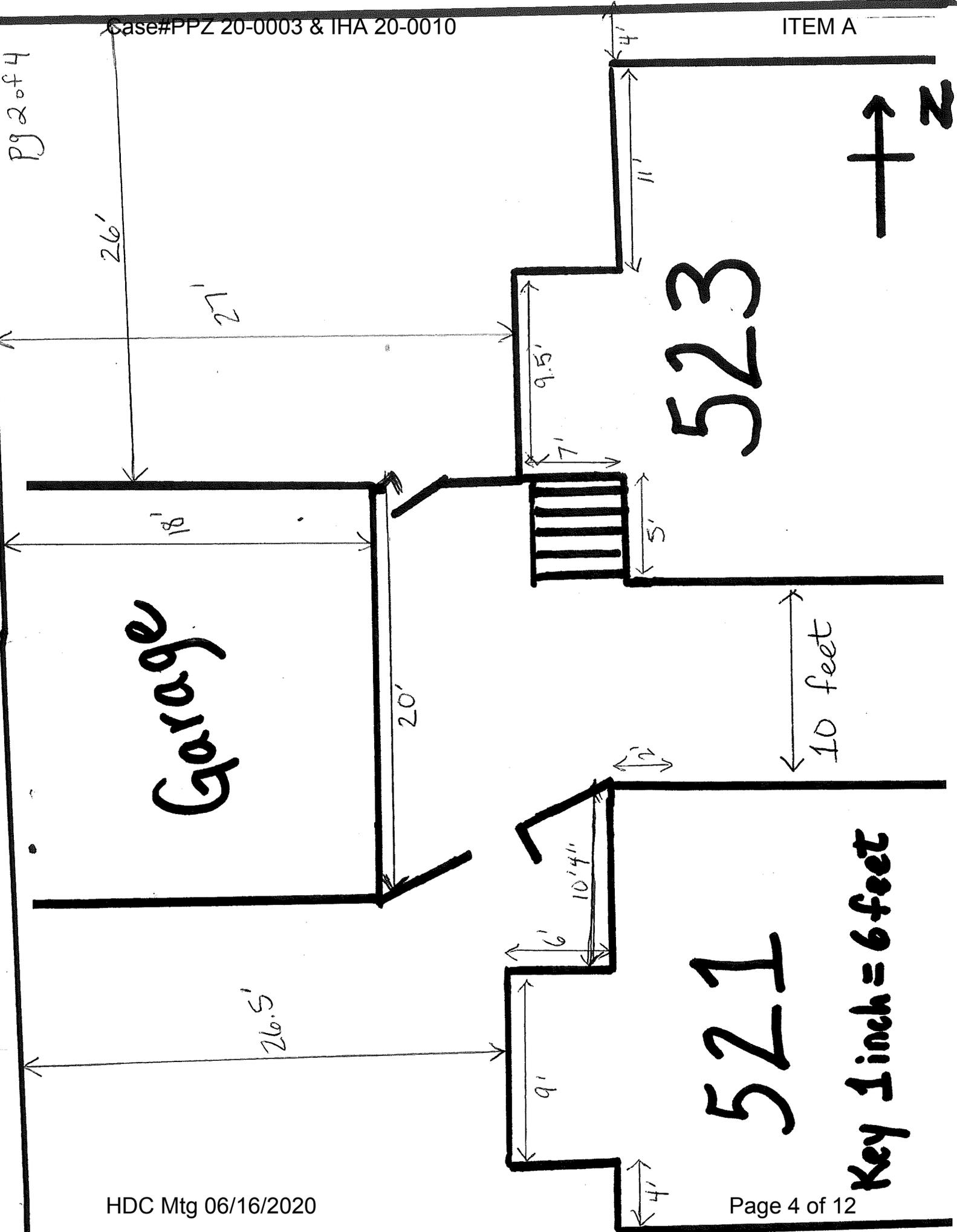


10 feet

521

Key 1 inch = 6 feet

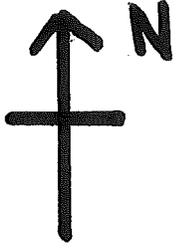
Pg 2 of 4



Key 1 inch = 6 feet

Pg 3 of 4

523

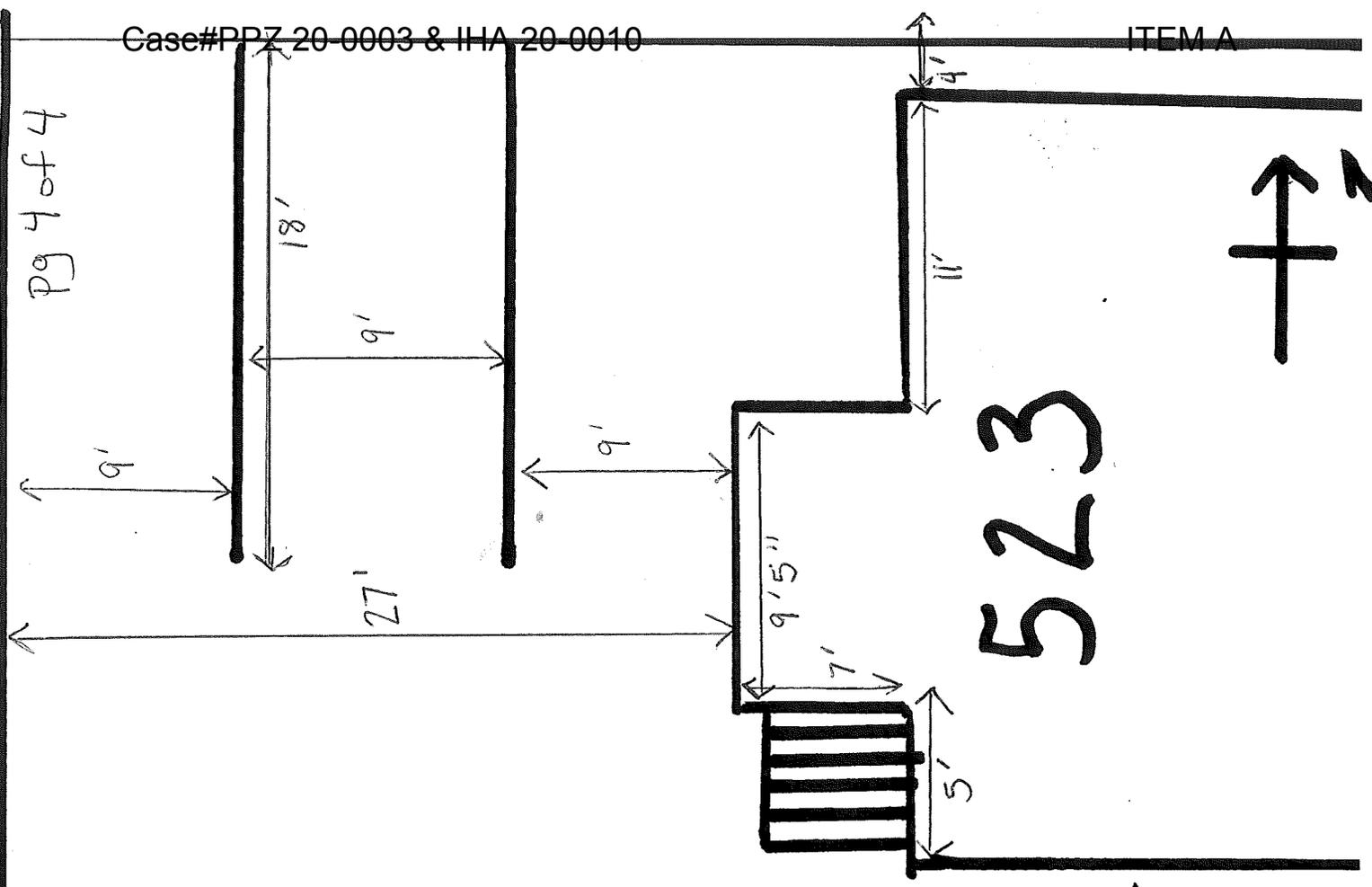


10 feet

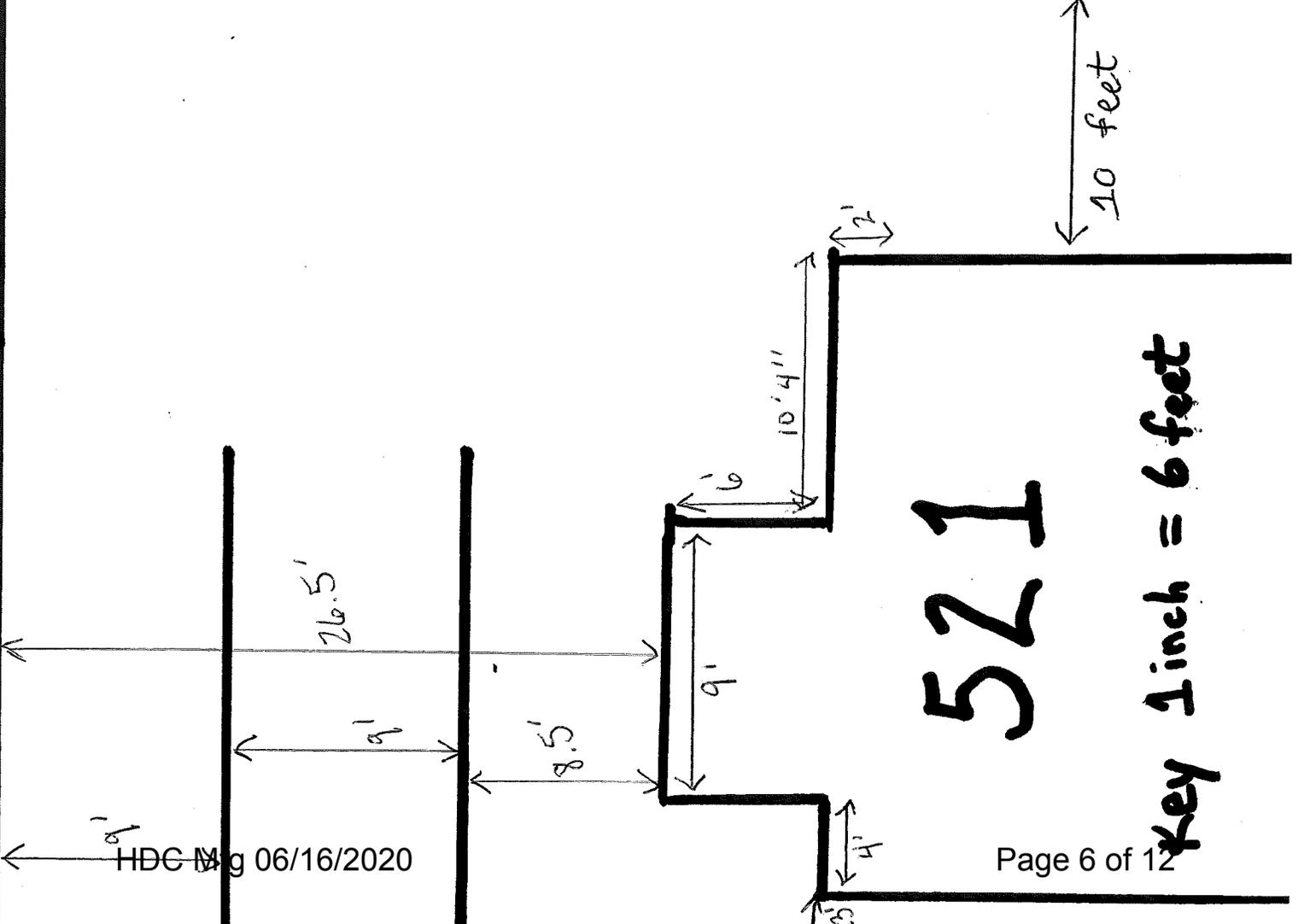
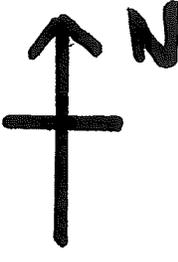
521

key 1 inch = 6 feet

Pg 4 of 4



523



521

Key 1 inch = 6 feet

10 feet

~~*~~
~~*~~
2000 year Down Garage Plus Dumpster
7000 or 8000 New roof on Garage ~~Plus Dumpster~~
~~*~~

10 yard house ~~*~~
30 yard house + garage

install railing + drywall \$1,000

[]



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



(2) East Front (2020)
(4) Interior – hole in roof (06/08/20)

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 South wall – sill is in good condition (6/08/2020)
(3) 521 Elm – parking in front yard



(2) INTERIOR “sistered” joist (02/13/2020)
(4) 521 – front of house

C





**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:	June 16, 2020*

*Meeting delayed due to coronavirus restrictions

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

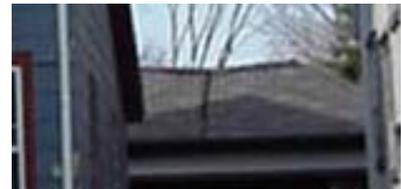
521 – NONE

523

1999 – Temporary barrier free ramp (Admin)

2005 – Roof of house (Admin)

2002 >



Historic District Stuart Area

2013>

Zoning RD-19 (Residential, Duplex)

Additional Permits required – Demolition

Rental History: Owner occupied – both houses

Proposed Work:

1. Raze stucco clad garage with hollow tile west wall

Observations:

- Overnight on street parking is not allowed on Elm Street.
- 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.
- Rear yards are very small

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.
The garage has not been used for parking for a long time.
- (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.
May be 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.



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.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

dotloop verified 03/06/20 8:08 AM PST 9V14-WBSS-JZ4Z-353P

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

-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

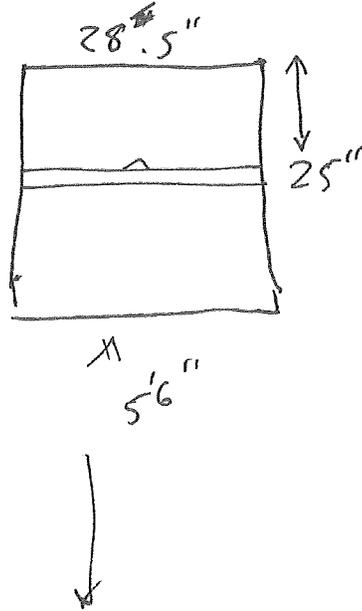
Notice of Denial with appeals information

Notice to Proceed Comments

Revised November 22, 2019

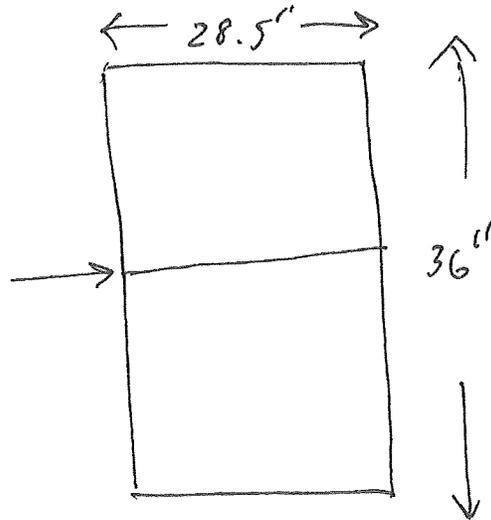
618 OAK North Peak

CURRENT WINDOW



PROPOSED

CASEMENT w/
FALSE MULLION



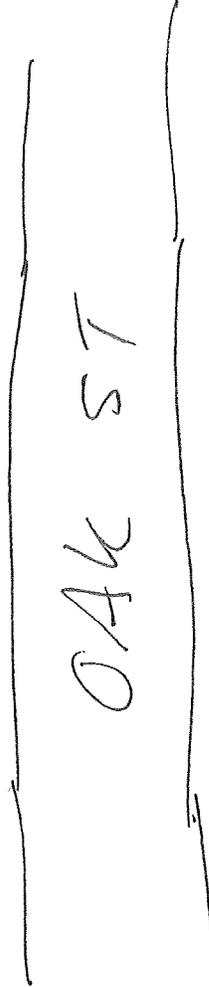
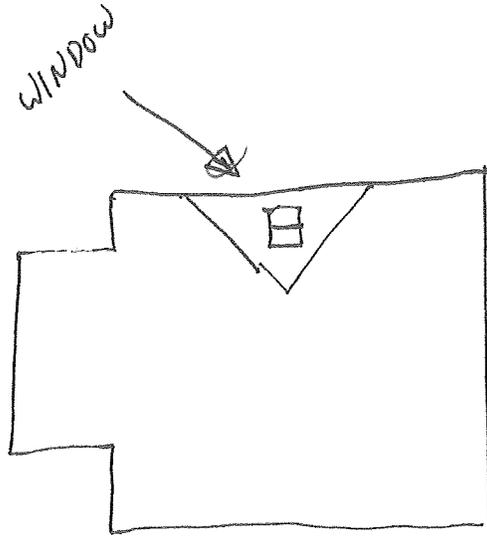
* SAME WIDTH -

- Increase of HEIGHT BY 12 inches proportional

Above and below current top/bottom openings.

N

W



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
KALAMAZOO, MI 49002
USA

Line Item
Frame Size

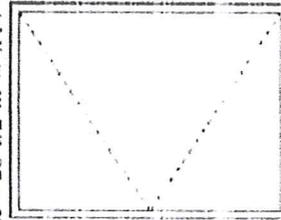
Product Code
Description

Unit Price Quantity Total Price

Wood- pine

0001

Size = 28 1/2-in W x 37-in H

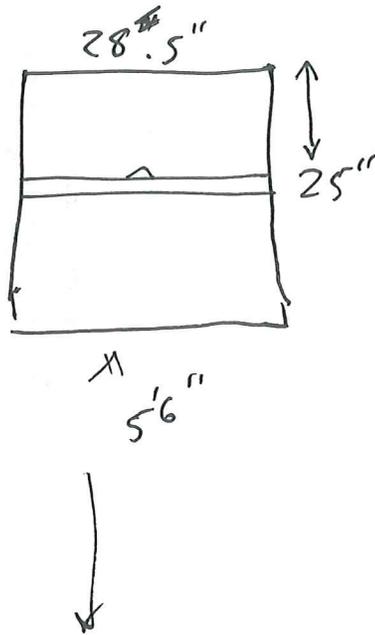


Manufacturer: Pella (R) 850 Series PSE
 Casement NFRC: 0
 Casement DP50: Size Tested 29-in x 59-in
 Division: Millwork
 Product: Windows
 Type: Casements
 Manufacturer: Pella (R) 850 Series PSE
 Energy Star (R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).
 Energy Star (R) Zone: Northern
 Product Family: Renovation
 Style Collection: Traditional
 Room Location: ~~Basement~~

\$578.90	1	\$578.90
----------	---	----------

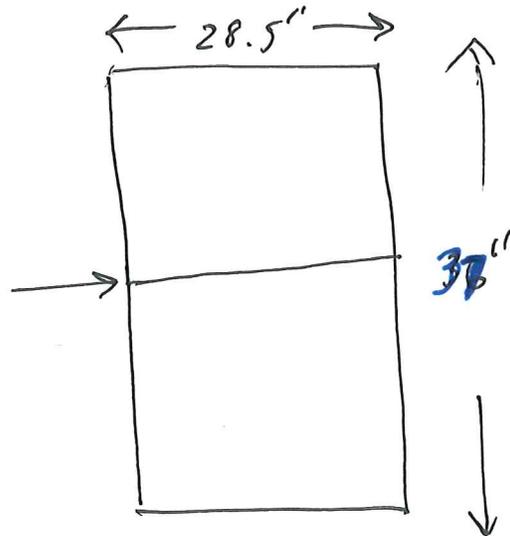
618 OAK North Peak

CURRENT WINDOW



PROPOSED

CASEMENT w/
FALSE MULLION



* SAME WIDTH -

= Increase of HEIGHT BY 12 inches proportional

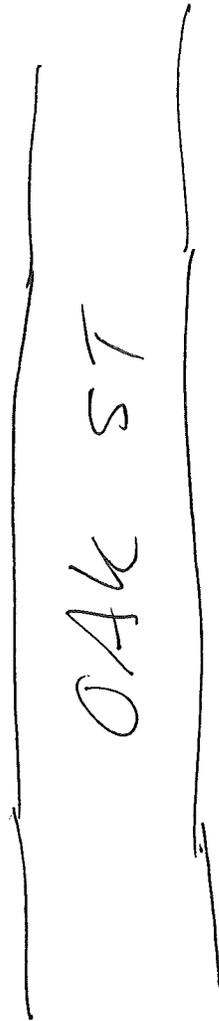
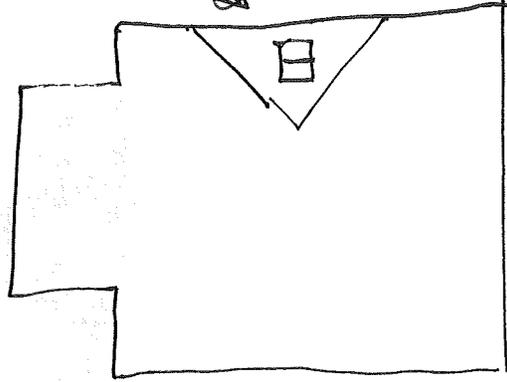
HDC Mtg March 17, 2020 and below current top/bottom openings.

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.
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.



(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.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

(if different) dotloop verified 03/06/20 8:08 AM PST 9V14-WBSS-JZ4Z-353P

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

=====

-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: 06/6/2020

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

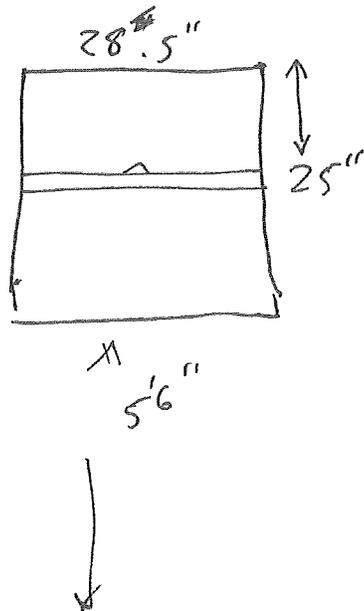
Notice of Denial with appeals information

Notice to Proceed Comments

Revised November 22, 2019

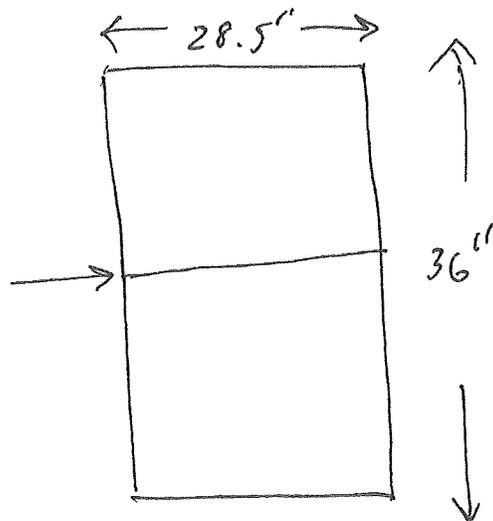
618 OAK North Peak

CURRENT WINDOW



PROPOSED

CASEMENT w/
FALSE MULLION



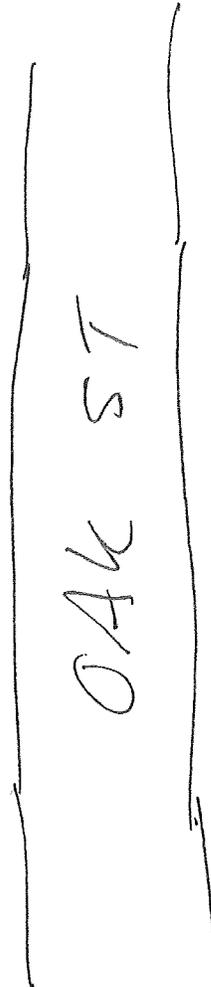
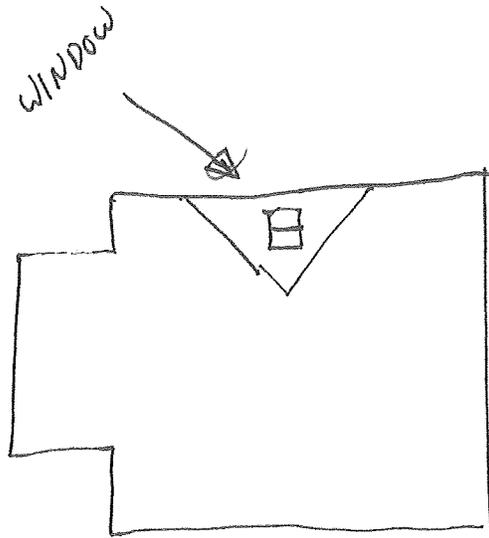
* SAME WIDTH -

- INCREASE OF HEIGHT BY 12 inches proportional

Above and below current top/bottom openings.

N

W



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
KALAMAZOO, MI 49002
USA

Line Item
Frame Size

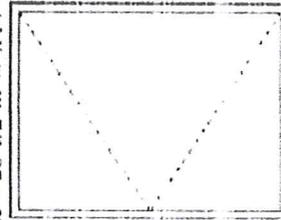
Product Code
Description

Unit Price Quantity Total Price

Wood- pine

0001

Size = 28 1/2-in W x 37-in H

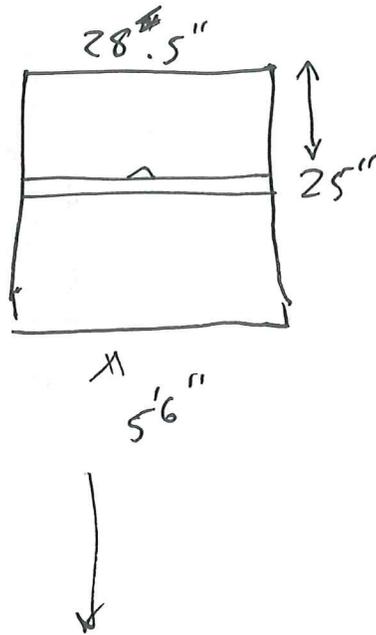


Manufacturer: Pella (R) 850 Series PSE
 Casement NFRC: 0
 Casement DP50: Size Tested 29-in x 59-in
 Division: Millwork
 Product: Windows
 Type: Casements
 Manufacturer: Pella (R) 850 Series PSE
 Energy Star (R) Qualified Products Only: Yes - I would like to view only the units that are qualified for Energy Star (R).
 Energy Star (R) Zone: Northern
 Product Family: Renovation
 Style Collection: Traditional
 Room Location: ~~Basement~~

\$578.90 1 \$578.90

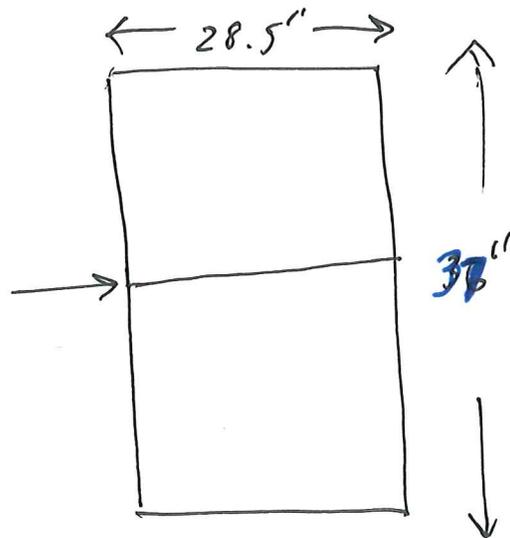
618 OAK North Peak

CURRENT WINDOW



PROPOSED

CASEMENT w/
FALSE MULLION



* SAME WIDTH -

= Increase of HEIGHT BY 12 inches proportional

HDC Mtg 06/16/2020

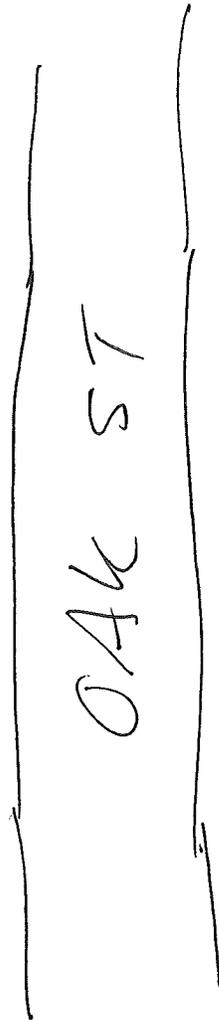
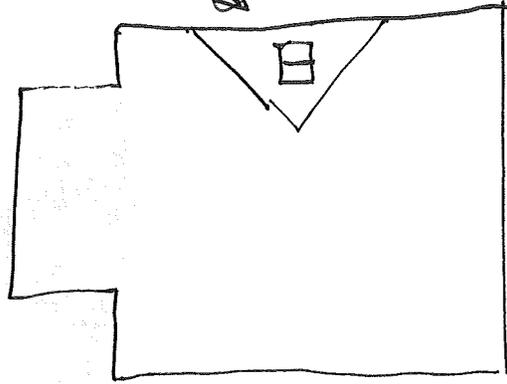
and below current top/bottom openings.

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 06/16/2020

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.
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.



(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



This page left blank for packets.



Case# PPZ 20-0006 June 9th 5pm

MAILED w check 5-28

ITEM 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.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: 220 Stuart Avenue
Historic District: [] South/Vine [X] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Karla Reno Owner: Karla Reno
Mailing Add. 220 Stuart Ave Mailing add
City State & Zip: Kalamazoo MI 49007 City, State Zip SAME
Phone: 269.760.7356 Phone:
Email KarlaReno@4e.com Email @

APPLICATION CHECKLIST:
Include all these items are in your submission. Incomplete applications will be held until the next review hearing.
[] Drawings 11x17 or smaller with dimensions
[X] Materials list used
[] 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: Pure Michigan Builders
() Work to be done by owner

Contractor
Proposed Work: Use additional sheets to describe work if necessary
See attached sheets Install 2-level Deck onto the back of the house. Build will comply with the published Commission requirements - Plans Attached
Material will be treated lumber

(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: 5.21.2020
Owner's Signature: Date: 5.27.2020
(if different)

For Historic Preservation Coordinator's Use Only

Case Number: PPZ- 20-0006 Date Received*: 06/08/20
Zoning RM-15 Year built 1890 Complete application 06/08/20
Owned since 08/23/2019

COMMISSION Meeting Date: 06/16/2020 Hearing fee paid \$85 06/08/20
Check # 9830
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

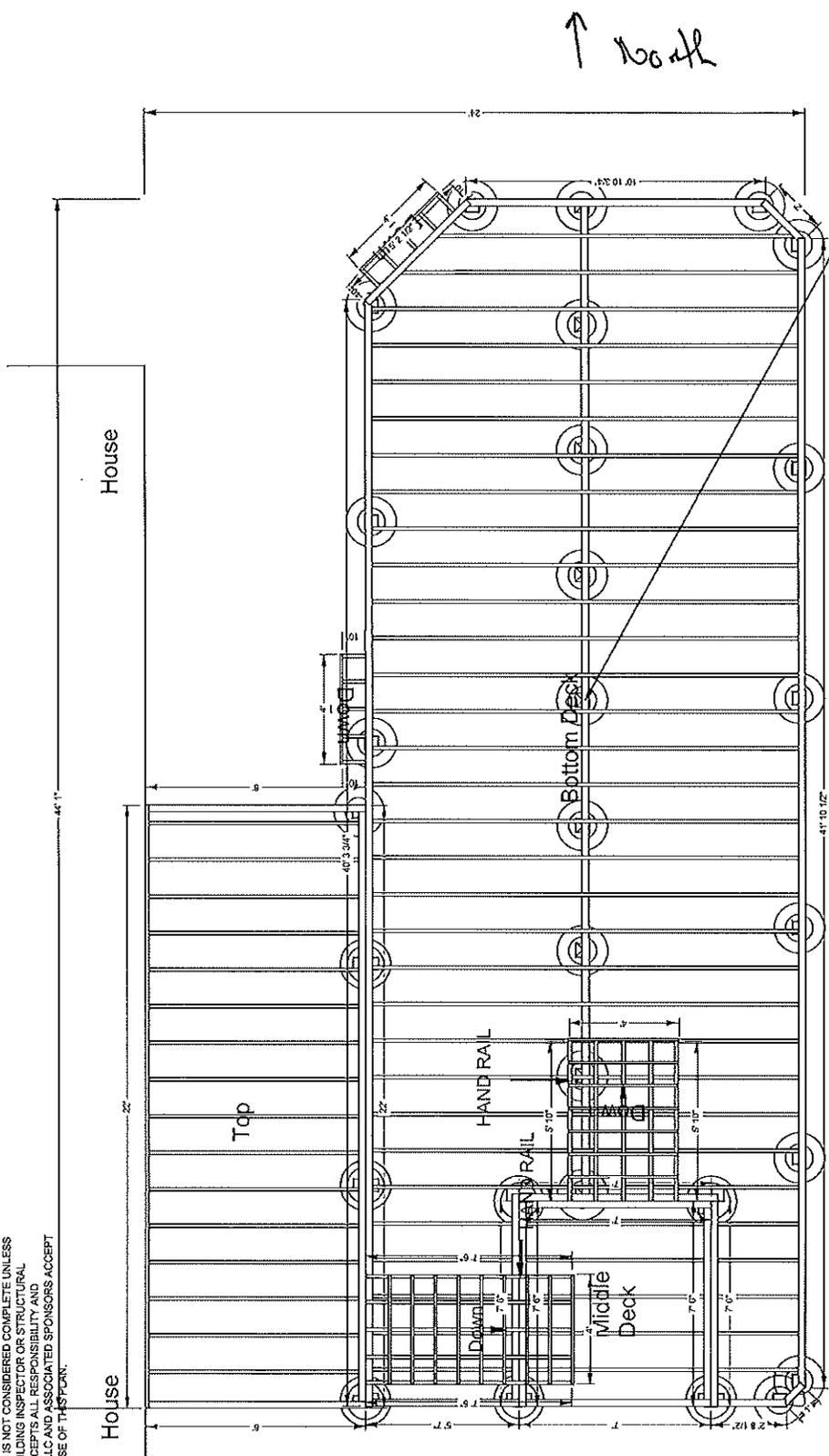
All hardware to be corrosion resistant and installed per manufacturers' instructions.
 Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
 Stairs to be built max rise 7-3/4" min tse 4" in run 10" per IRC code. (See stair construction guide)
 Guard Rails to be 35" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
 Beams to be 2-2x10 pressure treated southern yellow pine nailed.
 Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
 2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

	Total Depth: 48 Base Diameter: 22 Pier Diameter: 12
	Total Depth: 48 Base Diameter: 22 Pier Diameter: 16

Footings to be installed to 48" depth as required by your local building ordinance. Footings to be cast on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed dry soil). See footing detail in deck construction guide.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC

All hardware to be corrosion resistant and installed per manufacturers' instructions.
Decking to be 6/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair construction guide)
Guard Rails to be 35" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Beams to be 2x10 pressure treated southern yellow pine nailed.
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
deck construction guide)
2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in

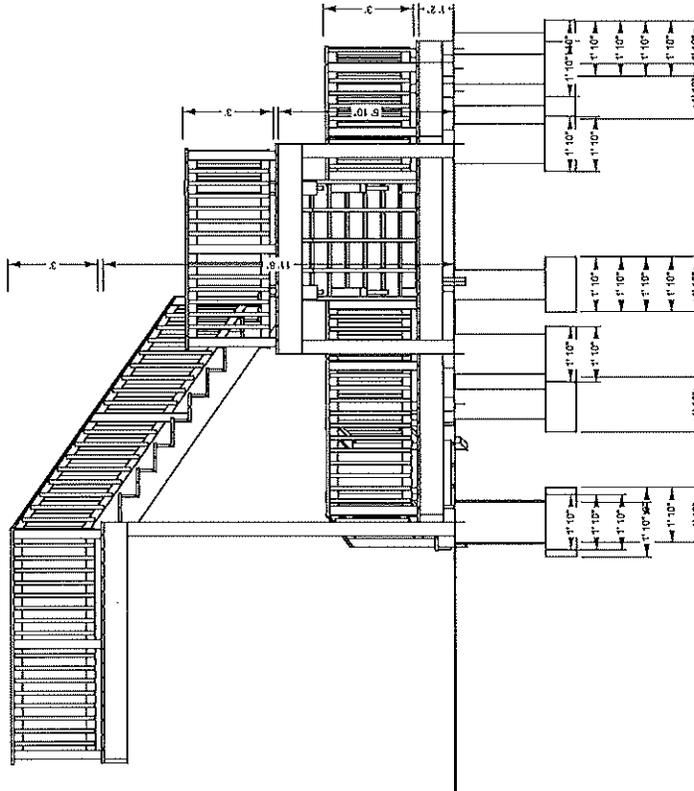


STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC

All hardware to be corrosion resistant and installed per manufacturers' instructions.
Decking to be 5/4x8 Pressure Treated Pine. (Follow manufacturers' installation instructions)
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)
Beams to be 2x10 pressure treated southern yellow pine nailed.
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center.
2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)

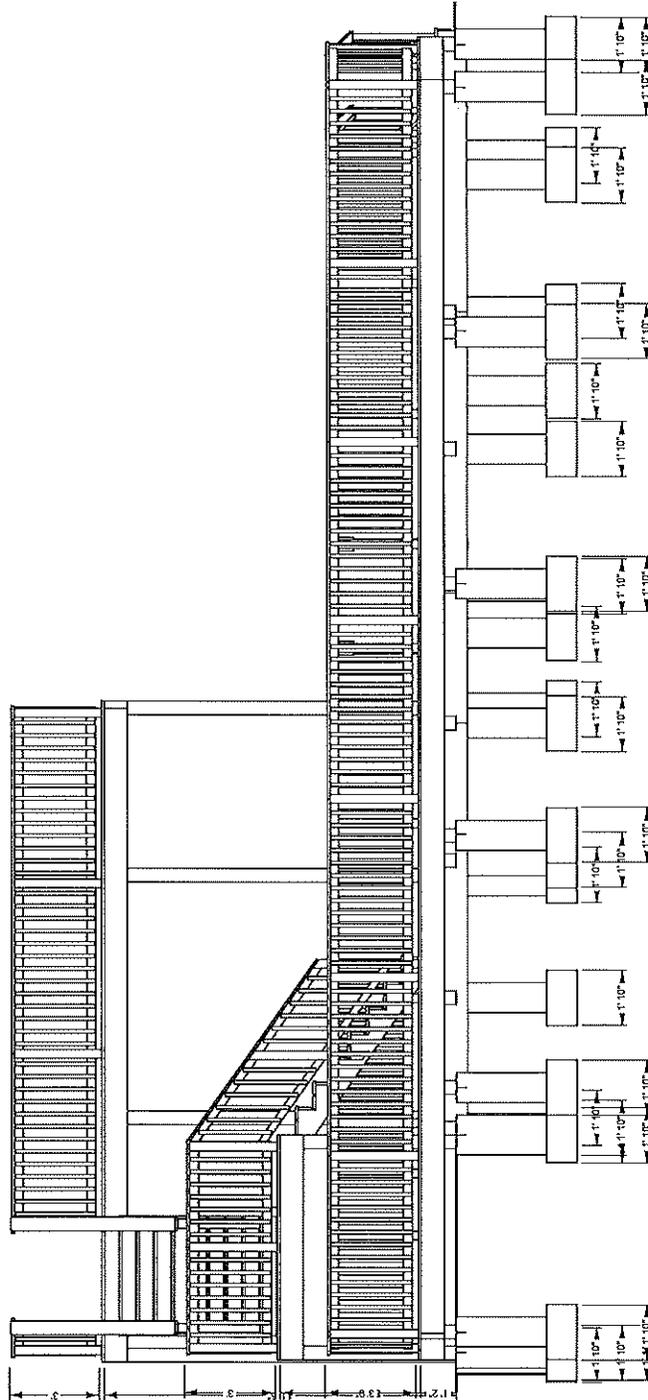


STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



DISCLAIMER: ONLY USE PG 08 BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

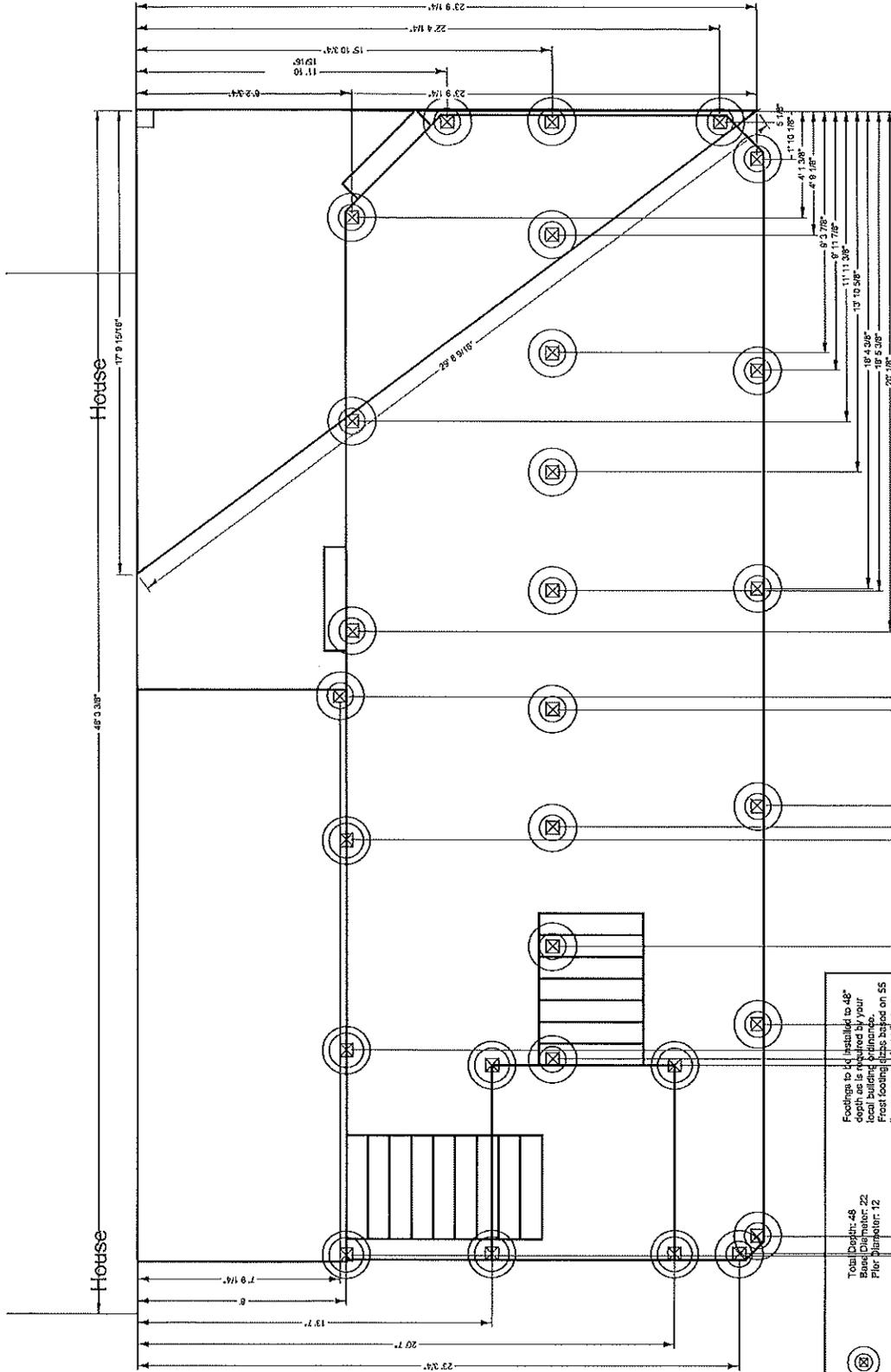
DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC

Footings to be installed to 48" depth as is required by your local building ordinance. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). See footing detail in deck construction guide.

STAIR FOOTING REQUIREMENTS
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL BEAR ON FOOTINGS

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER



Footings to be installed to 48" depth as is required by your local building ordinance. Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). See footing detail in deck construction guide.

Total Depth: 48"
Base Diameter: 22"
Pier Diameter: 12"

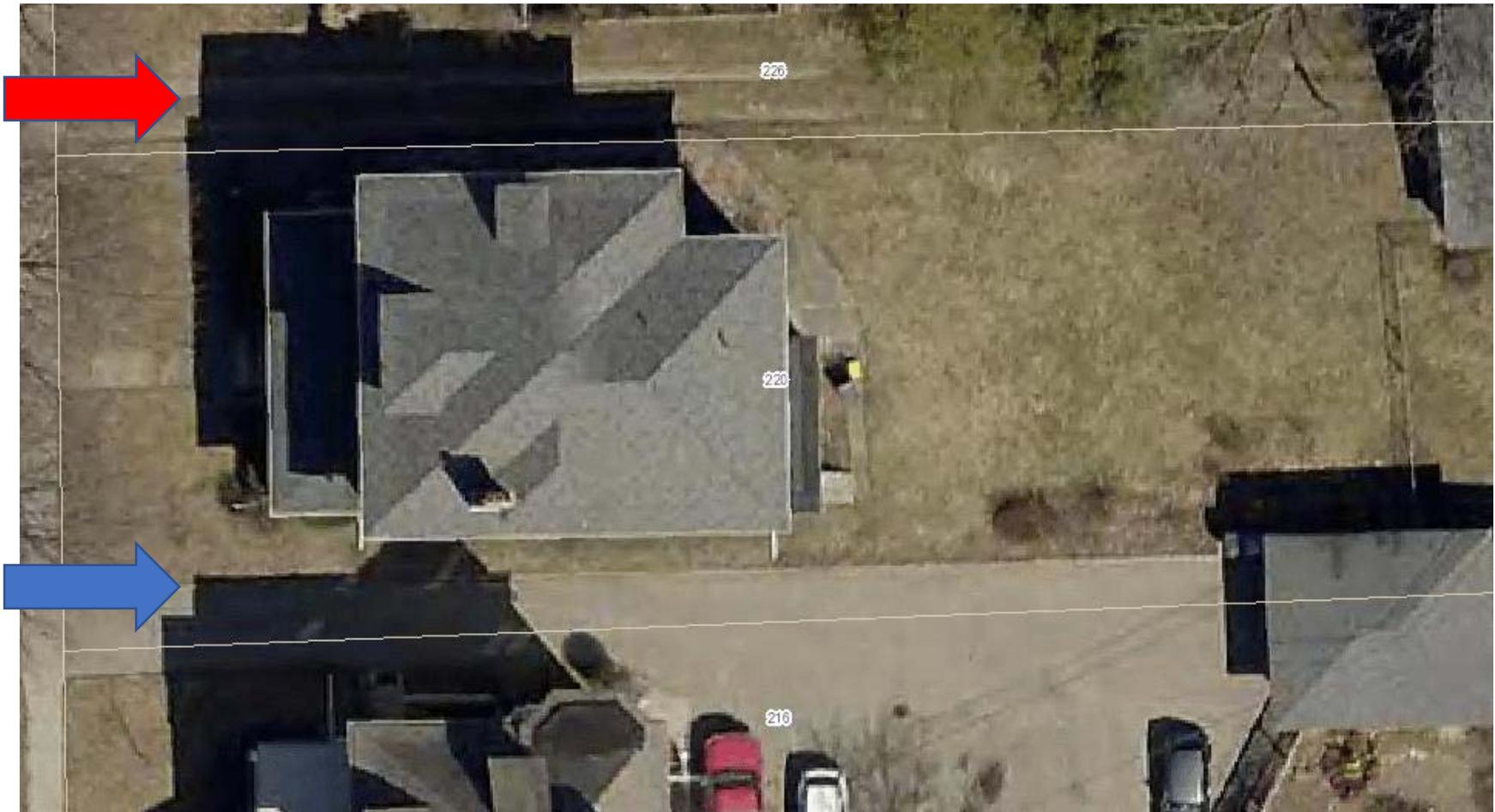
Total Depth: 48"
Base Diameter: 22"
Pier Diameter: 16"

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FOOTING FOUNDATIONS.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN. © DECKS.COM LLC

220 Stuart – site map

<<<<< WEST/front



IMPORTANT note – property lines are offset from aerial flyover – Red arrow is north property line, blue is south property line

Case# PPZ 20-0006



(1) **220 Stuart** – June 8, 2020 – west front looking east up driveway
(3) Northeast corner looking southwest



ITEM C

(2) Northeast corner – looking south from driveway
(4) East/rear looking west



HDC Mtg 06/16/2020



Page 7 of 10



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 220 Stuart
Applicant Karla Reno & Jeff Lectka
Owner Karla Reno & Jeff Lectka
Received 06/08/2020

CASE # PPZ 20-0006
Year built: 1890
Owned since 08/28/2019
Meeting date: 06/16/2020

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2006 – guardrail around 2nd floor rear deck (Admin)
2018 – Fence (Admin)

Historic District Stuart Area
Zoning RM-15
Additional Permits required – building
Rental History: NA

Proposed Work:

Deck at rear of house including a staircase to serve the existing second floor rear balcony

Observations:

- The proposed deck is entirely in the back yard and will be minimally visible from the public right-of-way.

Applicable Criteria

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

COMMISSION ACTIONS (Motions):

1. Approve the new deck at the rear of the house as proposed 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.
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 July 21st meeting to comply with the 60 day rule.
2. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

++++
(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.

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.

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.

The meeting was adjourned at 6:10 p.m.

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

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

Approved by: _____ Date: _____
 HDC Chair – Grant Fletcher



Board and Commission Application

Eric Todd Stucky

Application created: 01/17/2020

I would like to serve on the following board(s) or commission(s):

- 1 **Kalamazoo Historic District Commission**

Education and Experience

Occupation	Carpenter
Company name	Kalamazoo Probationary Enhancement Program
Position	Building Trades Instructor
Availability details	Immediately
Education and Experience	

BS in Elementary education

Science major

I have been working as a tradesman for over 30 years.

President of Cedar Creek Eight Conservation Corporation

Managing 150 acres of land

Selective harvest of timber

Creating, improving and protecting habitat for endangered plant and animal wild life

Vine Neighborhood Housing Committee

Building bridges between city and residents

Connecting neighbors with resources and training

Building Trades Vocational Supervisor and Instructor for KPEP

Class room and on site instruction

Renovating vacant homes in the community

Connecting employers with qualified people

Owner of 150 year old home in Vine Neighborhood

Qualifications

Must be a City Resident (General Requirement, Multiple Boards)

Applicant: I am a city resident who is actively volunteering time within El Sol Elementary and the Vine Neighborhood. I currently serve on the Vine Neighborhood Housing subcommittee. I am looking forward to the opportunity to work with the Historic District Commission protecting an important part of Kalamazoo's charm and valuable history. I hope my input will be of interest and use in building a great community, making Kalamazoo a great place to live.

Contact Information

Email Eastucky101@gmail.com

Cell (808) 457-6626

Address 317 West Cedar St
Kalamazoo MI, 49007

Diversity Information

{LIST Applicant.Details}

Current Appointments to City of Kalamazoo Boards/Commissions

Attachments

[Eric Stucky Resume](#)



Board and Commission Application

Karla Ragainis

Application created: 01/02/2020

I would like to serve on the following board(s) or commission(s):

- 1 **Kalamazoo Historic District Commission**

Education and Experience

Occupation	Stay at home Mom
Availability details	Immediate
Education and Experience	

I was born in the City of Kalamazoo and have lived in the Edison neighborhood for most of my life. I currently live in the Edison neighborhood near my childhood home and I have a deep love for Kalamazoo and the history of the city.

Qualifications

Must be a City Resident (General Requirement, Multiple Boards)

Applicant: I am a resident of the City of Kalamazoo.

Contact Information

Email	kmwerner26@yahoo.com
Cell	(269) 501-0500
Address	2235 Cameron St, 2235 Cameron St Kalamazoo MI, 49001

Diversity Information

{LIST Applicant.Details}

Current Appointments to City of Kalamazoo Boards/Commissions

Kalamazoo Historic District Commission

Attachments



(1) 902 W. North – 2016 – SE corner looking southwest
(2) West side from Staples - June 3, 2020 about 11am



(2) SE corner – June 3, 2020 about 11am
(4) SW corner – June 8, 2020





(1) 912 W. North – 2018 – South-front
(2) 920 W. North – West side 2012



(2) S-front – June 3, 2020 about 11am
(4) SW corner – June 8, 2020 about 11:30am

