

Agenda

Historic District Commission

City of Kalamazoo



Thursday, June 22, 2023

5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1.
 1. Kristi Breisach
 2. Andrew Grayson
 3. James Johnson
 4. Dan Kastner - Chair
 5. Eric Stucky
 6. Dana Underwood - Vice Chair
 7. *Vacant*

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 16 May 2023

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 111 Portage- Alteration (Install LED illuminated sign to SW face of building)
Year Built: 1924
Style: Commercial
Historic District: Haymarket
2. 606 Woodward- New Construction (Addition of 20'x20' garage)
Year Built: 1885
Style: Queen Anne
Historic District: Stuart
3. 930 W Kalamazoo - Alteration (Installation of vinyl siding to the home, covering up the existing wood siding) PPZ23-0017

Year Built: 1888
Style: Queen Anne
Historic District: Stuart

4. 728 Lovell - Demolition (Demolish garage)
Year Built: 1900
Style: Queen Anne
Historic District: South Street
5. 427 Stone - Alteration/Demolition (Demolition of chimney)
Year Built: 1885
Style: Queen Anne
Historic District: West Main Hill
6. 945 Osborne - Alteration (2 Replacement windows on south side, 1 replacement window on west side, removal of one window on south side, vinyl windows in east porch addition), Retroactive review
Year Built: Unknown
Style: Queen Anne
Historic District: South Street - Vine Area

F. COORDINATOR'S REPORT

1. Coordinator's Report

G. ADJOURNMENT

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 www.kalamazoocity.org/historicpreservation.

GUIDELINES FOR PUBLIC PARTICIPATION AT HDC 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.

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.

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, May 16th, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:01 PM

II. Roll Call & Approval of Absences:

Eric Stucky- Absent

Andrew Grayson- Present

Dana Underwood – Present

Kristi Breisach- Present

James Johnson- Present

Dan Kastner- Present

Motion made by Mr. Grayson to approve the absence of Mr. Kastner; all commissioners approve.

III. Approval of Agenda: No changes to the agenda

IV. Approval of Minutes: April 18, 2023.

No changes to the minutes. Motion made by Ms. Breisach to approve the minutes with a second by Mr. Grayson. All commissioners approve the minutes.

V. Public Comment on non-agenda items: None

Mr. Pena read disclaimer at 5:02 PM

VI. OLD BUSINESS: None

NEW BUSINESS:

**A) 516 Oak
Year Built: 1885**

5:05 PM

**Alteration/Demolition - Garage
Style: Queen Anne
Historic District: South Street- Vine**

Mr. Yan is the current owner of 516 Oak and it looking to demolish the garage which is in bad shape. Mr. Yan is also looking for remove a window which is in a shower and is not sealed property which is located on the second floor next to the door. The third item is removing two windows on the back of the home that go to nothing and are currently leaking. Mr. Pena does not feel that the second story window is original to the home. Mr. Pena also does not believe that the garage is original either. Mr. Kastner does not have any issues with removing any of the windows or the garage. Ms. Underwood agrees about the windows and feels that the windows and garage should be two different motions. Ms. Underwood makes motion to approve a Notice to Proceed for the work as described in the application for the garage with a second by Mr. Grayson. All commissioners approve. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application for the windows, the proposed work complies with the Secretary of the Interior standards 1, 2 and 5 with a second by Ms. Breisach. All commissioners approve.

B) 1207 Lovell
Year Built: 1911

5:17 PM

Alteration- Demo 2 story enclosed porch
Style: Colonial Revival
Historic District: West Main Hill

Ms. Strong is the current owner of 1207 W Lovell and is looking to demo a 2-story enclosed porch on the rear of the home and is also looking to add a deck afterwards. Ms. Strong has had contractors come out and assess the structure itself. The new deck will be like what is already at the home. The original portion of the home is stucco but is open to ideas for how to finish the exterior once the addition removed. The homeowner is hoping to use a couple of the windows from the current addition and put back into the main structure of the home. The homeowner is hoping to restore what original behind the addition. The commission would prefer not to use vinyl. Mr. Grayson did want to make note on record that he was a former tenant at this property. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application to demo the 2-story addition on the rear of the property as he proposed work complies with the Secretary of the Interior standards 1, 2 and 4 with a second from Ms. Breisach. All commissioners approve. Ms. Underwood makes motion for the applicant to return to the commission to review final details such as windows, door, clad and deck once formalized with a send by Mr. Johnson. All commissioners approve.

C) 200 Stuart
Year Built: 1877

5:35 PM

Alteration – Addition of 23 solar panels
Style: Italianate
Historic District: Stuart

The applicant was not present at the meeting. Looking to add 23 solar panels to the home. The panels are on all surfaces of the roof not just once side which is different from previous applications. The panels do not alter the structure and are removable. The panels should not be visible from the road. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application, the proposed work complies with the Secretary of the Interior standards 1, 2 and 10 with a second by Mr. Grayson. All commissioners approve.

XI. Coordinators Report May 2023: See report

1. Walking tour of architectural structures on May 18th starting at 4:00 pm with a talk afterwards at 5:00 pm at the library.

XII. Adjournment

Meeting adjourned at 5:45 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: June 22, 2023

SUBJECT: 1. 111 Portage - Alteration (installation of sign on SW face of building) PPZ23-0015

PROPOSED WORK:

Description of Work Supplied by the Applicant: Install 33" x 144" x 5" deep LED illuminated sign to proposed elevation at 200 E Michigan facing portage st. Sign to be backlit with LEDs and mounted to wall with 2" standoffs.

EVALUATION:

Project Details

Installation of LED illuminated sign to SE face of building

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.
The addition of the sign will not alter the buildings ability to be used for the original purpose. Furthermore, the addition of the sign will not obscure defining characteristics.
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.
The installation of the sign will not constitute the alteration of features and spaces that characterize a property.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
The sign, if installed appropriately, will not destroy historic bricks that characterize the

property.

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.

Future removal of the sign would not alter the essential form or integrity of the building, and the environment would be unimpaired.

Local Historic District Standards and Guidelines:

Signs - All proposed exterior signs in a historic district are subject to approval by the Historic District Commission and the provisions of the sign ordinance of the City of Kalamazoo. Signs shall not be placed so as to conceal or disfigure any architectural feature of a building. The style and size of all signs shall be visually compatible with the buildings on which they are attached.

The proposed placement of the sign will not conceal or disfigure architectural features of the building.

Discussion

The installation of the sign will not detract from the historic character of the building, and, if the sign was removed in the future the building would be unimpaired.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10.

Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on July 18 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on July 11.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 9 and 10.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@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: 200 E Michigan Ave

Historic District: ☐ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☒ Haymarket

Applicant: Greg Gurney

Owner: Peregrine Peninsula LLC

Mailing Add: 7290 Division Ave S

Mailing Add: 336 S. Kalamazoo Mall 702

City State & Zip: Grand Rapids, MI 49548

City, State Zip: Kalamazoo 49007

Phone: 313-468-3822

Phone: 269 226 6336

Email: gregg @ bearsignco.com

Email: Natalie @ peregrinecompany.com

Contractor Eric Sheler

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Install 33" x 144" LED illuminated sign to proposed elevation at 200 E Mi

(NV) 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: 6/5/2023

Owner's Signature: Natalie Valentine Date: 6-2-23
(if different)

APPLICATION CHECKLIST:

Include all these items 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
- ☐ 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- 23-0015

Date Received*: 06/08/2023

Zoning CCBD Year built 1924

Complete application Yes

Owned since 12/08/2004

COMMISSION

Meeting Date 06/22/2023

Hearing fee paid \$85 _____

Check # _____

COMMENTS _____

Approve in Concept Date _____

Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____

Comments _____

Revised November 22, 2019

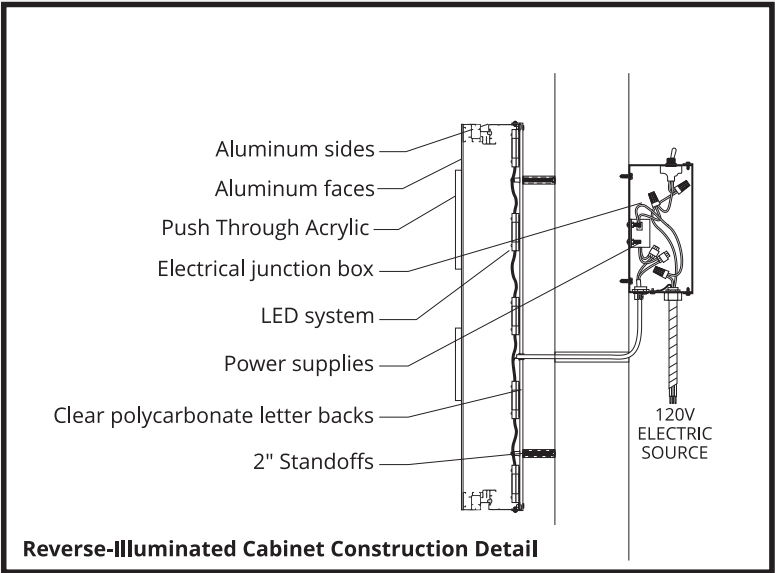
Sign 1: Illuminated Wall Sign



Specifications	
①	Custom fabricated 33" x 144" x 4.93" deep aluminum extrusion cabinet with internal White LED illumination backed with clear polycarbonate for reverse illumination.
②	Precision routed .090" aluminum faces with CNC cut 1/2" acrylic overlaid with digitally printed pressure sensitive vinyl.

Note: Customer electrician to furnish dedicated 120volt, 20amp circuit to location and make final connection to backside of sign location.

Note: Accessibility and electrical location needs to be confirmed.



Square Footage	
2'-9" x 12'-0"	= 33.00 Sq.Ft.



Color Specifications				
Orange	Light Blue	Gray	White	Black

Sign 1: Elevation View.

Proposed Elevation



Night View



Sign 1: Night View

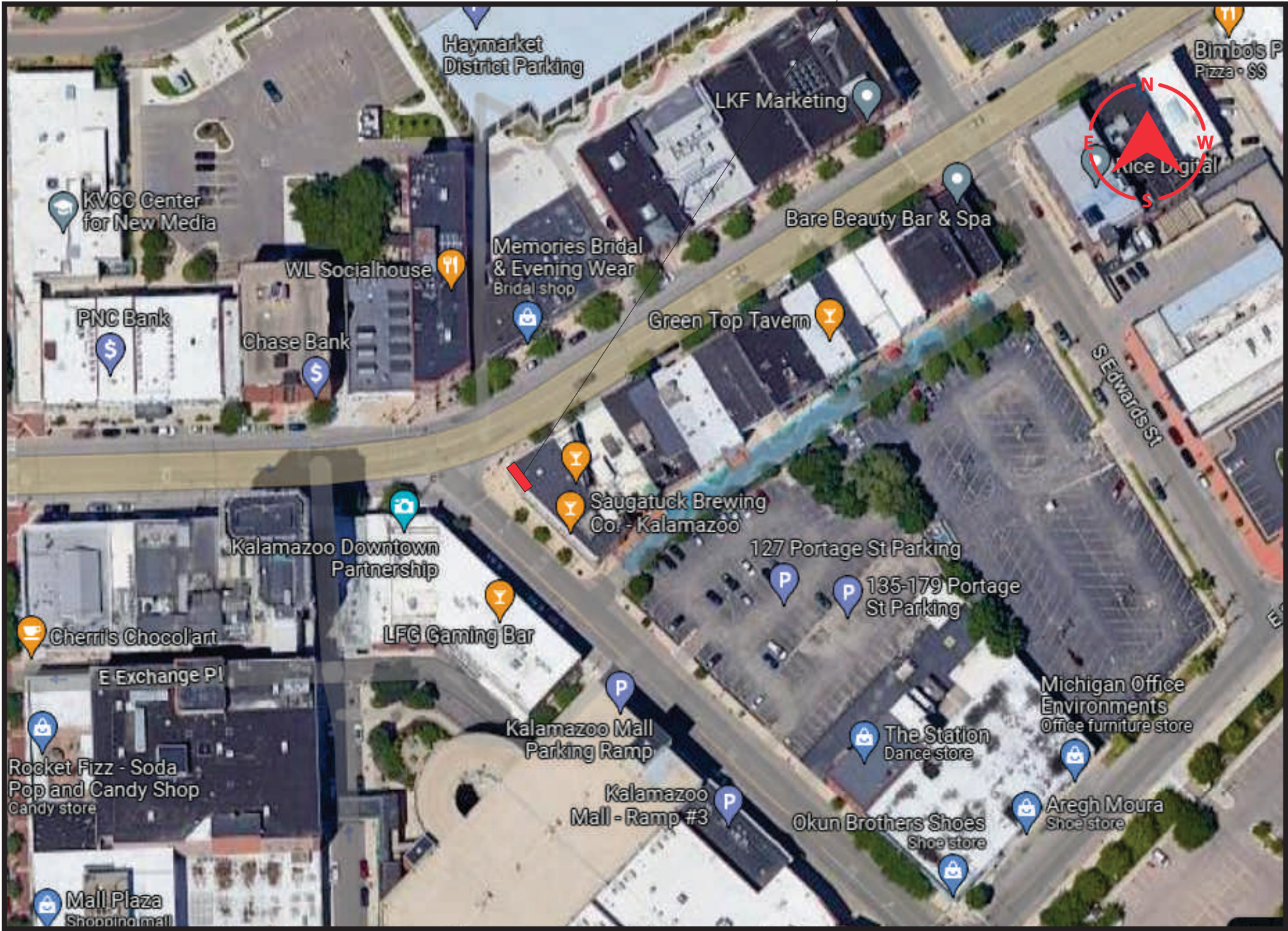


Night View



Site Plan

Proposed location of sign
facing Portage St.





(1) 111 Portage— (above) Looking East



(2) 516 Oak Looking south east, detail



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: June 22, 2023

SUBJECT: 2. 606 Woodward - New Construction (Construct new 20'x20' garage) PPZ23-0016

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: 20'x20' Garage.

EVALUATION:

Project Details

Construction of a 20'x20' garage at the end of the driveway set behind the rear wall of the home.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.
The proposed garage will not constitute a significant change to the defining characteristics of the building or change the use of the building.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
The construction of the garage will not destroy historic materials that characterize the property. Additionally, the proposed garage will be differentiated from the main structure through differences in siding materials. The size of the garage will be significantly smaller than the house and be compatible with the existing structure.

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.

If the proposed garage was removed in the future, the primary structure would be unimpaired.

Local Historic District Standards and Guidelines

Relationship to Street/Site

- The garage must be a fully detached structure.
- If the garage is to be built within the setback, approval must be gained from both the Historic District Commission and the Zoning Board of Appeals.
- The garage must be located behind the rear wall of the building or the side building line on a corner lot.

The garage will be fully detached and located behind the rear wall of the primary structure on the property.

Roof

- Shall match the pitch of the roof of the primary resource as closely as possible.
- If gabled, the gable end shall face the street.

There are two proposed roofs for the garages. One of the proposed roofs is oriented with the gable face towards the street.

Doors and windows

- Preferably overhead garage doors will be single doors. Double doors will be considered.
3. Wooden doors are preferred, but metal is acceptable. In all cases the doors must be paneled and not flat.
- Windows in the door may be acceptable.
- Any windows or “human doors” shall meet Commission standards.

The doors in both proposed designs are not flat. As the proposed garages are prefabricated, much of the design elements can not be changed.

The use of vinyl or synthetic siding will be considered for new construction as a way of differentiating it from the historic houses. Of course, it is the discretion of the new owner and the builder to propose a siding for their project.

Discussion

The proposed garage at 606 Woodward will be placed behind the primary structure on the property. Additionally, the garage will be smaller than the primary structure and will not detract from or obscure the historic character of the primary structure. While contemporary or synthetic

materials may be used on the garage, this will differentiate the garage from original structures on the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 18 July 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 July 2023.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 9 and 10.**



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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: 606 Woodward Ave 49007

Historic District: ☐ South/Vine ☒ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Gwendolyn Hedley Owner: Wanda Robinson

Mailing Add: 606 Woodward Mailing Add: 606 Woodward

City State & Zip: Wal. MI 49007 City, State Zip: 49007

Phone: 269/216 8278 Phone: 269-207-4830

Email: planningpart@gmail.com Email: Wanda.R@hotmail.com

Contractor PBD 43 201

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

20x20 Garage

APPLICATION CHECKLIST:

Include all these items 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
- ☐ 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

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

Applicant's Signature: [Signature] Date: 5/29/23

Owner's Signature: [Signature] Date: 5/29/23
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0016

Date Received*: 06/08/2023

Zoning RD-19 Year built 1900

Complete application Yes

Owned since 01/20/2022

COMMISSION

Meeting Date 06/22/2023

Hearing fee paid \$85 yes

Check # _____

COMMENTS Awaiting more materials from applicant.

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

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. Incomplete applications will be postponed until the next meeting.

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property where the work will be done

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

Historic district: Stuart, South Street/Vine Area, Haymarket, West Main Hill or Rose Place

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

Name of the contractor if this project requires a building permit Or indicate ☐ work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"

Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear."

Example #2: Instead of "New front door"

Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

***() This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.**

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at Penal@kalamazoo.org









(1) **606 Woodward– (above) Looking North East**



(2) 606 Woodward looking east driveway detail



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: June 22, 2023

SUBJECT: 3. 930 W Kalamazoo - Alteration (Vinyl siding) PPZ23-0017

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: I am requesting permission to have my house vinyl sided using the best possible siding and siding installer. The reason for this is that I cannot find a way to get paint to hold on the existing [original] siding.

EVALUATION:

Project Details

Installing vinyl siding over the original and existing wood siding on the property.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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. *While the installation of vinyl siding would not change the buildings ability to be used for its historic purpose, covering the original siding of the house would constitute more than a minimal change to the defining characteristics of the building. The wood siding on the building is a character defining feature of the building.*

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. *Covering the wood siding on the property would constitute the alteration of a feature that characterizes the property.*

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. *The wood siding on the property is a distinctive feature and an example of craftsmanship that*

characterizes the property. Areas in the gables of the property especially display features that characterize the property.

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.

The deteriorated wood should be repaired rather than replaced. As the home has not been fully painted since 1997 (per the application), it is expected that the paint will begin to fail eventually, as it is the sacrificial material. The vinyl that would be used may resemble the siding below the gables, but the decorative features in the gable would not be faithfully recreated.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The addition of vinyl siding over the wood siding would obscure the wood siding. Through hanging the vinyl siding, a number of holes would be left in the wood siding from nails.

Local Historic District Standards and Guidelines

The Kalamazoo Historic District Commission does NOT endorse the residing of structures within the historic districts. It is the Commission policy that the original fabric of the building should be repaired or replaced when necessary. If the original siding material will not hold paint, an investigation to determine the source of the problem should be undertaken. If the source is not addressed, a moisture problem will continue to cause damage to the structure when covered by new siding.

In rare instances where it can be demonstrated that more than 50% of the original materials will no longer hold paint or are so badly deteriorated that they can no longer be reasonably repaired, or when the current siding is considered hazardous (as in the case of cement asbestos siding).

1. All existing deterioration shall be made structurally sound and its causes, as much as possible, shall be corrected prior to the installation of residing materials or trim cladding.

2. Any installation of residing materials shall simulate the appearance of the original building material that it is intended to cover. This simulation shall take into account the size, shape or profile, texture, color and linear direction of the original building material.

(a) The residing material shall be similar in appearance and dimension to the original siding. The exposure to the weather of the new siding shall range within one inch of the nominal dimension of the original siding. The Historic District Commission shall have the authority to waive this requirement in the event that they believe a different design or dimension siding would be more appropriate to the architectural character of the Historic District.

(c) Generally, the Commission does not approve wood grain textures. Smooth surfaced siding is much more likely to be approved on review. However, the appropriateness of a specific siding texture shall be determined on an individual case basis.

(d) Corner boards of the siding should match corner boards on the original siding. For example, a 4" original corner board should be covered with a 4" corner piece of siding.

3. Any installation of trim cladding shall adhere to the following guidelines for the treatment for architectural trim elements.

(a) Existing cornice or building trim elements shall not be covered or replaced without Commission approval. Commission approval will depend upon how closely the trim cladding or new trim elements duplicate the appearance of the existing building trim elements. The application should be as detailed as possible.

(b) The wall siding material shall not extend over the existing trim members such as window casings, sills, fascias, soffits, frieze members, brackets, aprons, corner boards or any other characteristic moldings.

(c) If the above-mentioned trim members are to be clad, they shall be covered with custom formed cladding which shall closely approximate the shapes and contours of the existing moldings or trim. Distinctive or unusual trim elements shall not be clad without prior consideration and Commission approval.

(d) No building trim elements are to be removed or altered to facilitate the installation of the new siding or trim cladding without approval of the Historic District Commission.

(e) In most cases the soffit cladding material shall run parallel and not perpendicular to the plane of the wall.

Some of the particular details regarding the design aspects of the siding such as texture, size, and pattern.

Discussion

Covering wood siding with vinyl siding would obscure the character-defining features found in the wood siding of the home. Additionally, as the home has not been painted for 26 years, the existing paint may be failing due to natural causes and aging. Particulars regarding the texture, size and patterns of the proposed siding have not been presented.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 5, 6 and 9.

Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 18 July 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 July 2023.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 5, 6 and 9.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
PenaL@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: 930 W Kalamazoo Avenue

Historic District: ☐ South/Vine ☒ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Jeanne DeLiefde

Owner: Jeanne DeLiefde

Mailing Add: 13598 Via Varra; Unit 214

Mailing Add: 13598 Via Varra, Unit 214

City State & Zip: Broomfield, CO 80020

City, State Zip: Broomfield, CO 80020

Phone: 248-830-1619

Phone: 248-830-1619

Email: jdeliefde@fulcrumgroup.org

Email: jdeliefde@fulcrumgroup.org

Contractor To be determined; Am currently discussing with David Stickney, Excellent Exteriors (GR)

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Please see attached addendum

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

Applicant's Signature: Jeanne DeLiefde Date: 6/11/2023

Owner's Signature: Jeanne DeLiefde Date: 6/11/2023
(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
- ☐ 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- 23-0017

Date Received*: 06-12-2023

Zoning RM-15 Year built 1888

Complete application Yes

Owned since 11-24-1993

COMMISSION

Meeting Date 06-22-2023

Hearing fee paid \$85 Yes

Check #

COMMENTS

Approve in Concept Date

Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed Comments

Revised November 22, 2019

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. Incomplete applications will be postponed until the next meeting.

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property
where the work will be done

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

Historic district: Stuart, South Street/Vine Area,
Haymarket, West Main Hill or Rose Place

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

Name of the contractor if this project requires a building permit Or indicate ☐ work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"

Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear."

Example #2: Instead of "New front door"

Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

*(JD) This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazoo-city.org

Summary of House Painting 1992-2023
930 W Kalamazoo Avenue
Kalamazoo, Michigan 49007

Summary

I am requesting permission to have my house vinyl sided using the best possible siding and siding installer. The reason for this is that I cannot find a way to get paint to hold on the existing [original] siding. I have paid to have the house professionally repainted twice in the last 20 years and both times, the paint started “popping” off within one to two years of painting. Last summer (2022), I hired a third painting company to repaint my house. They power washed it; let it dry for three weeks; scraped it; and then walked off the job when I asked them to do a better job of scraping before they continued to prime. Just a few weeks ago, I walked outside and saw that the paint in an area of smooth paint which appeared to not need scraping had started “popping” off.

I recently requested two exceptional paint companies – Van Tuinen and PMV Custom Finishes – to provide me with a quote to scrape, sand and repaint the house. I chose those companies because of their reputation for quality, their 5-year guarantee, and the professionalism of their companies. Van Tuinen refused to bid on the house – said that they could not guarantee it and they do not bid on houses they can’t guarantee. PMV provided a \$64,275 bid which includes intensive scraping (by hand and mechanical) and sanding but the owner told me they could not provide their normal 5-year guarantee because they are not confident the paint will hold.

Based on the last 25 years of paint not sticking to the house combined with the bleak evaluations by Van Tuinen and PMV, I am now looking at the possibility of high-quality vinyl siding that perfectly matches the original look of the house. I am currently talking with a siding contractor in Grand Rapids who has extensive experience installing vinyl siding on historic homes in Grand Rapids. However, I will definitely get at least one more proposal from another company experienced in siding historic homes. It’s likely that the project could not start until next spring.

Chronological History of Painting My House

1992	The previous owner (Dwight Kelter) had the house painted in preparation for selling. He used discontinued automobile paint. The painter he hired advised Dwight not to use auto paint but the Dwight had already purchased 5-gallon drums at a greatly discounted rate.
1993	My husband and I bought the house.
1996	By 1996, there was extensive paint cracking and peeling all over the house. I met with Jim Van Tuinen (Van Tuinen Painting) to discuss options for restoring the exterior paint so that it would be smooth and look like new. Mr. Van Tuinen suggested that, if that was my goal, I should consider hiring an individual

	painter who could spend the entire summer removing the old paint and then repainting. So that's what I did.
1996	We hired an individual painter who suggested that he could eliminate the "alligator" look of the siding by using exterior caulk to smooth out all of the edges where paint had peeled away. This seemed like a good idea so the painter spent the entire summer scraping away all the loose paint; caulking virtually every board to eliminate the alligator look; and then sanding the caulk to create a perfectly smooth surface. He painted the house with Benjamin Moore oil primer and topped it with Benjamin Moore latex paint. We also had a restoration company replicate the original design of the front porch and produce all new porch posts and spindles (the original wood had extensive rotting). The end result was beautiful!
1997	By the following summer, a number of spots on the newly painted siding started to "pop" and/or peel. By the summer after that, it was so bad that painters started stopping by to drop off their business cards and offer their services to repaint our house. We ended up hiring Richard Modras (Signature Painters) to scrape and repaint the house. They did a nice job. Richard said that many of the spots they scraped had a white gooey substance underneath. I guessed it must be the caulk.
1998	By the following summer, the newly painted siding was, once again, popping and peeling. At that point, we did not know what to do so we decided to just wait it out, hoping that the spots that were going to peel would peel off and then we could start all over again. Every year, more painted areas popped open. In 2008, my husband and I divorced and I took sole ownership of the house.
2007-08	I had three major traumas in 2007-2008. My business did not survive the recession, my husband and I divorced, and my father came to live with me because he needed 24/7 care.
unsure	I invited Sharon Ferraro over to look at my house and see if she could come up with any solution to the paint problem and if there was any grant funding to help. She put out a mass request to her colleagues in the restoration field to see if anyone had any ideas. She was not able to come up with a viable option that could be relied upon to solve the problem. Consequently, I was no longer in a position to pay for a full restoration of the painting – even if a solution were found (which it wasn't).
2021	After my father passed away in 2016, I started a one-guest B&B; then returned to my career in 2020. In the spring of 2021, I solicited bids from multiple painting companies to repaint the house. I ended up selecting Steve Doud of A-Plus Painting because he assured me that he would attend to every detail and do an exceptional job. His internet reviews were all good. To prepare, I hired a

	carpenter who repaired and replaced all of the broken or rotted wood. Like every other painting company I contacted, A-Plus was not able to paint my house until the following summer (2022) due to COVID and the shortage of workers. Consequently, I had to wait another year.
2022	A-Plus started on my house in early spring of 2022. They power washed it and then let it sit to dry for 3-4 weeks. Then they came back to scrape and prep. I was working in Colorado at the time, frequently flying back to check on the house. After the prep was done, I flew home to check, only to find that they had started spraying primer on the house (without my permission) right on top of unfinished scraping and no sanding whatsoever. I called the owner (Steve Doud) immediately to ask if he planned to scrape and sand after the priming. He became irate, told me I had no right to tell him how to do his job; then said he was coming over to pick up his equipment – refusing to return \$8000 of my deposit and leaving the house in worse condition than before they started. I contacted the other painters I had received bids from but no one could do the job until the following summer (2023). I asked Luis Pena to come over so that he could assess the situation and the additional damage done by A-Plus Painting.
2023	After the first of this year, I started contacting painters to repaint the house this summer (2023). By this point, I was only willing to work with a well-established, reputable and insured company who provided a minimum 5-year guarantee. That search resulted in two companies – Van Tuinen and PMV Custom Finishes. Nick at Van Tuinen Painting said they would not bid on the job because they could not guarantee it and they do not do jobs they can't guarantee. Phil, the owner of PMV, provided a bid (\$64,275) which included removal of all the loosening paint, sanding, and repair of all the rough spots – but he will not guarantee the job due to the history of previous paint jobs failing.
5/2023	Last month, I contacted a siding company in Kalamazoo and their representative came out to look at the house along with Luis Pena to assess the situation. At that time, Luis explained the process for requesting permission for an exception from the Historic Commission. Shortly after their visit, I saw that another area of the painted siding had popped out. This “pop” just happened several weeks ago and is a continuation of what has been happening since 1994.
6/2023	I have been researching siding companies and was referred to one well-established company in Grand Rapids that has sided a number of historic homes throughout Grand Rapids. I have spoken with the company owner and he assured me that my house can be sided in a manner that looks just like the original wood siding. It will be a complex and expensive job but after 30 years of external disrepair, the house will finally look as it should look.















*Popping paint - new
since last summer*





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: June 22, 2023

SUBJECT: 4. 728 W Lovell - Demolition (Demolition of garage) PPZ23-0018

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Proposing to the city of Kalamazoo to tear down the existing unattached four-car garage located on the north side property line of 728 West Lovell St. Current owners are in assisted living and no longer live on the premises. A real estate agent has been contacted to put the property up for sale.

EVALUATION:

Project Details

Demolition of four car garage behind rear wall on the property. A 1908 Sanborn map shows a garage existed behind the primary building. The garage is of an undetermined age.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

Demolition of property does not align with any of the Secretary of the Interior's Standards for Rehabilitation.

Local Historic District Standards and Guidelines

Demolition:

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

(a) The resource constitutes a hazard to the safety of the public or the structure's occupants.

N/A

(b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all the necessary planning and zoning approvals, financing and environmental clearances.

N/A

(c) Retaining the resource will cause undue financial hardship to the owner when a government 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.

N/A

(d) Retaining the resource is not in the best interest of the majority of the community.

The property is not character defining and retaining the resource is not in the interest of the community.

Discussion

The garage on the property is of an undeterminate age and may not be original to the property. After visiting the property with a building inspector from the city of Kalamazoo, it was determined that the garage could be salvaged and that the garage is not in imminent danger of collapse. The garage, however, is not a character defining feature of the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the notice to proceed criterion d. **Motion to approve a Notice to Proceed for the work as described in the application per criteria d.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 18 July 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 July 2023.**
3. Denial of the application. **Action: Motion to deny the application based on notice to proceed criterion d.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@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: 728 W. Lovell

Historic District: ☒ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: James Schafer

Owner: William & Beverley Wissman

Mailing Add: 11321 Ullrey Dr

Mailing Add: PO Box 20401

City State & Zip: Vicksburg, MI 49097

City, State Zip: Kalamazoo, MI 49019

Phone: 269-377-8529

Phone: 269-372-0534

Email: jschafer6503@gmail.com

Email: @

Contractor

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

See doc.

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

Applicant's Signature: James Schafer POA Date: 6-6-23

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

☐ 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- 23-0018

Date Received*: 06-06-2023

Zoning RM-36 Year built 1900

Complete application Yes

Owned since 08/24/2000

COMMISSION

Meeting Date 06-22-2023

Hearing fee paid \$85 Yes

Check #

COMMENTS

Approve in Concept Date

Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed

Comments

Revised November 22, 2019

Jun 6, 2023

Proposing to the city of Kalamazoo to tear down the existing unattached four car garage located on the north side property line of 728 West Lovell St.

Current owners are in assisted living and no longer live on the premises. A real estate agent has been contacted to put the property up for sale.

A handwritten signature in black ink, appearing to read 'James A. Schafer III', written in a cursive style.

James A Schafer III
POA for William & Beverley Wissman



(1) 728 W. Lovell-- (above) Looking northwest
(3) 728 W. Lovell Garage – looking north



(2) 728 W. Lovell -- Looking due north
(4) 728 W. Lovell Garage – looking north





(1) **728 W. Lovell Garage-Looking North**
 (3) 728 W. Lovell Garage-Looking North



(2) 728 W. Lovell Garage-Looking North
 (4) 728 W. Lovell Garage-Looking North





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: June 22, 2023

SUBJECT: 5. 427 Stone - Alteration (Demolition of Chimney) PPZ23-0019

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: During our city rental inspection Christopher Ruohonen asked for someone to inspect the chimney. We have had multiple contractors out state it has been banded multiple times and needs to be torn down. Due to the age of the home, the safest option is to tear down completely and replace the current furnace with a high efficiency.

EVALUATION:

Project Details

Demolition of chimney on the south side of the property.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.
Demolition of the chimney would not change the use of the property. Demolition of the chimney would, however, constitute the removal of a character defining feature.
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.
The removal of the chimney would constitute the removal of historic materials and a feature of the building.
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.

The deterioration of the chimney could be repaired rather than replaced with a new means of exhaust, unless the severity of deterioration threatens other to further damage the property or poses a health threat.

Local Historic District Standards and Guidelines

Chimneys

Often when re-roofing, there is a question of a stub or a partially removed chimney. The Historic District Commission must review any alterations to chimneys including demolition.

Discussion

The chimney in question is highly visible from the street and character defining to the property. It appears that some improper repairs have been made that could contribute to the deterioration of the chimney.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 6. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 18 July 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 July 2023.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 6.**



Community Planning and Economic Development
Historic District Commission
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Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoocity.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: 427 Stone St
Historic District: ☐ South/Vine ☐ Stuart ☒ West Main Hill ☐ Rose Place ☐ Haymarket
Applicant: String Rentals LLC Owner: _____
Mailing Add: 417 Forest St # 516 Mailing Add: _____
City State & Zip: Kalamazoo, MI 49001 City, State Zip: same
Phone: 269-352-6696 Phone: _____
Email: lauralee219@hotmail.com Email: _____@_____
Contractor TBD

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

During our city rental inspection, Christopher Ruohonen asked for someone to inspect the chimney - we have had multiple contractors out stating it has been band aided multiple times & needs to be torn down. Due to the age of the home, the safest option is to tear down completely & replace the current furnace with a high efficiency. @hazz

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

Applicant's Signature: [Signature] Date: 6/12/23
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
- ☐ 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- 23-0019 Date Received*: 06-12-2023
Zoning RM-15C Year built 1885 Complete application Yes
Owned since 08-01-2016

COMMISSION

Meeting Date 06-22-2023

Hearing fee paid \$85 Yes

Check # _____

COMMENTS

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

Google Earth



Actual photos





Information from our city inspection report:

AREA:EXTERIOR 304.11: ALL CHIMNEYS, COOLING TOWERS, SMOKE STACKS, ETC. SHALL BE MAINTAINED STRUCTURALLY SAFE AND SOUND, AND IN GOOD REPAIR. AS REQUIRED, ALL EXPOSED SURFACES SHALL BE PROTECTED FROM THE ELEMENTS AND FROM DECAY OR RUST. INSPECTOR COMMENTS: CHIMNEY ABOVE ROOF LINE LEANING TOWARDS DRIVEWAY. CHIMNEY HAS DETERIORATED AND MAY BE A SAFETY HAZARD. OWNER/LANDLORD TO HAVE A LICENSED CONTRACTOR WHO SPECIALIZES IN CHIMNEYS MAKE REPAIRS. PROVIDE A REPORT TO THE INSPECTOR FROM THE CONTRACTOR OR AN ENGINEER STATING THE CHIMNEY IS STRUCTURALLY SOUND.

Information showing non structurally sound:

Message x Mail - La x Joist - Vi x Interview x Mail - Jo x Ice Stron x Sign in t x google x Google x +

client.joistapp.com/estimates/1775ca4a77663b6c231ffb83

TO DO Forever Home Business Finances-Health Miscellaneous Things To Do - Vaca... Secret Shoppers Google Images Home of Glenn Bea... Text messages for...

JOIST
DETAIL, DESIGN AND MORE FOR YOUR BUSINESS OF HOUSING.

Diamond Masonry
630 Arthur Ave.
Kalamazoo, Michigan 49048
Phone: (269) 251-8846
Secondary: (269) 873-0328
Email: diamond1masonry@gmail.com

Estimate # 212
Date 05/25/2023

Description	Total
Chimney Inspection	\$0.00
Chimney is NOT structurally sound Chimney has noticeable deterioration Chimney straps indicate structural issues Foundation under chimney is giving away, needs to be tore down to pour new footing below frost line.	

57°F Mostly cloudy Search 8:49 PM 6/12/2023



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: June 22, 2023

SUBJECT: 6. 945 Osborne - Alteration (2 Replacement windows on south side, 1 replacement window on west side, removal of one window on south side, vinyl windows in east porch addition) PPZ23-0020

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Replaced windows on south driveway side of house and window on front porch to fit original openings and to trim them with original trim.

Removed one south side window and replaced it with cedar lap siding to match the original siding. The new windows are wood and very similar to the original.

When purchased in 2020, the existing rear porch addition had plexiglass windows which were never secured, and the structure was not sided.

Replaced windows on south and east side with vinyl windows

Waiting to complete T-11 siding.

EVALUATION:

Project Details

Removal of one south side window on primary structure, the resultant opening was sided over with cedarsiding to match the rest of the structure. Replacement of three windows (2 on south side, one on west side). Replacement of non-original windows on the non-original porch with vinyl windows. This is a retroactive review.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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. *The property can still be used for its historic purpose even with the proposed changes. The removal of the window on the south side would constitute the change of a defining characteristic of the house, but as the window is on the side of the house, it is not visible from all angles. The*

proposed replacement windows on the primary structure would be wood, and largely resemble the existing windows on the property. The windows on the rear would not change character defining features of the property.

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. *The removal and replacement of historic windows on the primary structure would constitute the removal of character defining features.*

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. *The proposed window replacements largely resemble the original windows on the main portion of the property.*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed vinyl windows in the rear of the property do not effect a historic portion of the property (or a character defining portion of the property). Additionally, the windows and proposed siding in the rear porch will differentiate it from the historic primary structure.

Local Historic District Standards and Guidelines: Guidelines for Replacement

If replacing the entire window becomes necessary, the following conditions shall be applied:

- The dimension of the original window must be retained.
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
- New windowsills must be extended to receive the nominal 4" wide vertical exterior casing.
- Metal windows may be considered for some applications, such as basement windows if they match the dimensions of the original windows.
- Decorative materials such as Palladian, oriel, bay, Gothic, round or segmental top cannot be removed.

The proposed replacement windows on the primary structure will match the dimensions and material of the existing windows. As noted above, the proposed windows on the rear porch will replace non-original, non-character-defining windows.

Discussion

The proposed window replacements on the primary structure largely resemble the existing windows on the property in size, design and material. The proposed removal of the window on the Southside of the primary structure does constitute the removal of a historic feature, but not

one that is highly visible. Residing the opening from the removed window would be historically appropriate.

The alterations on the non-original rear porch would not have adverse effect on the historic character of the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 6 and 9.

Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 18 July 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 July 2023.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 6 and 9.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@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: 945 Osborne St.

Historic District: ☒ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Richard L. Steffen Owner: Same

Mailing Add: 3504 Par 4 Circle Mailing Add: Kalamazoo 49008

City State & Zip: Kalamazoo MI 49008 City, State Zip: _____

Phone: 269 312 3428 Phone: _____

Email: rls@att.net Email: _____@_____

Contractor

☒ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

see attached

APPLICATION CHECKLIST:

Include all these items 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
- ☐ 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

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

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

Applicant's Signature: Richard L. Steffen Date: 6-12-23

Owner's Signature: _____ Date: _____
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0020
Zoning RM-36 Year built Unknown
Owned since 05-21-2020

Date Received*: 06-12-2023
Complete application Yes

COMMISSION

Meeting Date 06-22-2023

COMMENTS Retroactive Review

Hearing fee paid \$ 85 yes

Check # _____

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

Replaced windows on south driveway side of house and window on front porch to fit original openings and to trim them with original trim.

Removed one south side window and replaced it with cedar lap siding to match the original siding.

New windows are wood and very similar to original.

When purchased in 2020, the existing rear porch addition had plexiglass windows which were never secured, and the structure was not sided.

Replaced windows on south and east side with vinyl windows.

Waiting to complete with T-11 siding.



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Street view of 945 Osborne





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Historic Preservation Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: 16 June 2023

SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative, no permit	\$0	15	\$0
Administrative, permit	\$35	19	\$665
Hearing	\$85	15	\$1275
		49	\$1,940

Administrative Reviews

1. 730 Forest – Step Repair
2. 734 Forest – Deck Repair
3. 733 Forest – Porch Repair
4. 1211 Merrill – Step Repair
5. 510 Forest - Fence
6. 707 Forest - Fence
7. 807 W Vine – Exterior trim repair, gutters, bay window shingles
8. 611 Stuart - Roof
9. 611 W South – Exterior trim replacement
10. 507 Stuart – Step repair
11. 432 W Dutton - Roof
12. 1616 Grand – Retaining wall
13. 315 Oakland - Steps
14. 748 Wheaton – Roof
15. 1010 Newton - Roof
16. 218 W Vine - Roof
17. 1220 Merrill – Porch Repair