

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, June 15, 2021

5:00 pm

VIRTUAL MEETING AGENDA

I. Call to Order:

II. Roll call and approval of absences:

Eric Stucky

Dana Underwood

John Mitchell

Dan Kastner – vice chair

Andrew Grayson

Jeremy Berg-EXCUSED

Karla Ragainis

For virtual meetings, during the roll call, each commissioner needs to state their name, and where they are currently located and attending from.

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 <https://www.kalamazoo.org/historicpreservation>

VII. HEARINGS - Old Business

a) 816 Normal Ct.

5:05pm

Owner: James Wise

Style - Bungalow

Built: 1930

Zone: RM-15

Owned since: 07/19/1999

a) Structural repairs to vacant house.

b) Approve in concept - applicant will return to review details of construction or delegate to coordinator as NON-CONTRIBUTING structure.

EN-15-3283 Demolition by Neglect Old Application

Public Comment then Commission Deliberation

VIII.

NEW BUSINESS:

b) 437 Stone Street

5:15pm

Owner: Mara Matison

Style - Craftsman Cottage

Applicant: Tichenor Inc

Zone: RM-15

Built: ca 1930, renovated ca 1955

Owned since: before 1998

This is a NON-CONTRIBUTING BUILDING.

1. Demolish garage
2. Reside house
3. Replace dormer window on south side

PPZ 21 - 0007

New Application

Public Comment then Commission Deliberation

IX. Approval of Minutes - May 18, 2021 (ITEM F)

X. Administrative approvals - May 11 to June 8, 2021

a) No building permit required - 3

Academy	707	New sign for historic house
ParkS	922	Handrails for front porch steps
Axtell	624	Kitchen exhaust vent - north/rear

b) Building permit required - 2

WalnutW	442	Repair front porch
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XI. Other Business

XII. Adjournment Question and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804.

A note on quorum and Historic District Commission decisions:

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states:

“A majority of the members of the Commission shall constitute a quorum. A majority of the appointed members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants may choose to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

GUIDELINES FOR PUBLIC PARTICIPATION AT HISTORIC DISTRICT COMMISSION MEETINGS

The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior 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* (No letters sent since May 11, 2021)

Historic District Commission FYI - June 15, 2021

REVIEWS: Historic District Commission:

Through June 8, 2021

✓ HDC cases to 06/08/2021 –35 total

2021

- 18 no fee
- 11 bldg permit-\$35*
- 6 HDC hearing - \$85
- 35 TOTAL

Through June 8, 2020

Fees total year to date, 2021 \$895

2021

\$ 0
\$ 385
\$ 510
\$ 895

2020

25 no fee
9
6
40

2020

\$ 0
\$ 315
\$ 510
\$ 825

**Report on Michigan Tax Credit - no changes
Update from SHPO at July meeting**





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: 816 normal ct

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

Applicant: James wise Owner: James wise

Mailing Add. PO box 684 Mailing add on box 684

City State & Zip: parchment, MI 49001 City, State Zip parchment, MI 49001

Phone: (269) 598-8063 cell Phone: (269) 598-8063 cell

Email _____ @ _____ Email _____ @ _____

Contractor:

() **Work to be done by owner**

Contractor open to recommendations

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

See attached sheets (please see drawings)

JW 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 Wise Date: 6-4-21

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

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

Drawings 11x17 or smaller with dimensions

[] Materials list

[] Site plan including north arrow – for additions or new construction

[] Other

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

-For Historic Preservation Coordinator's Use Only-

Case Number: EN-15-3283 Date Received*: 06/04/2021

Zoning RM-15 Year built 1930 Complete application 06/04/2021

Owned since July 17, 1999

COMMISSION

Meeting Date: 06/15/2021

COMMENTS: _____

Hearing fee paid \$85 NA

Check # _____

Approve in Concept Date: _____ Letter mailed _____

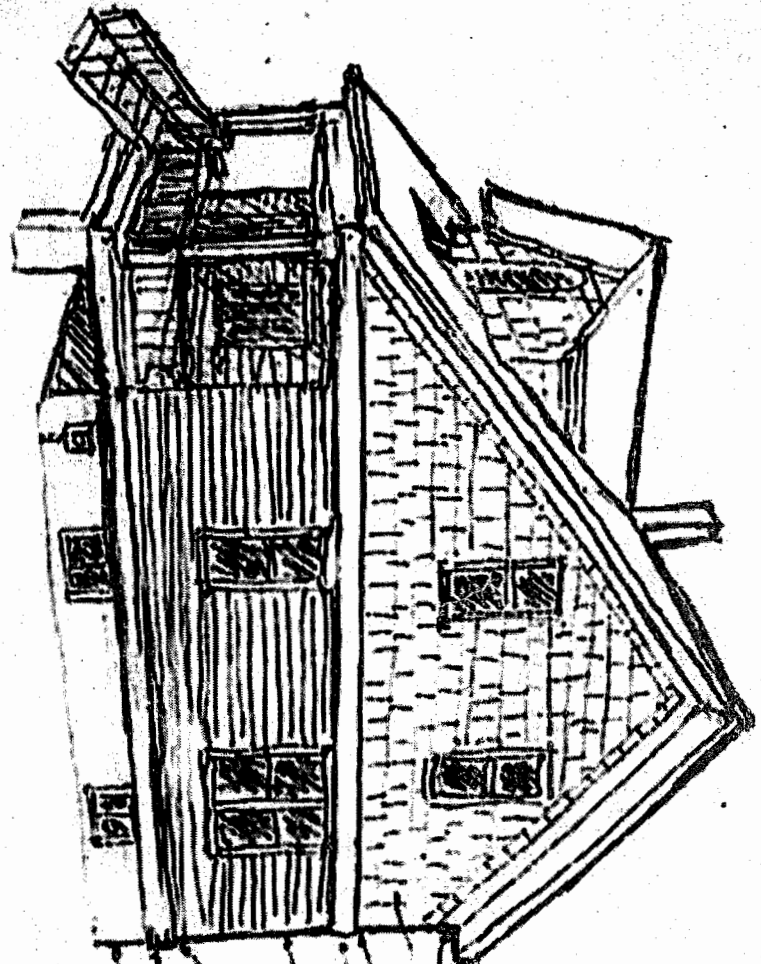
FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____



1x8 WD TRIM
 CEDAR SHINGLES
 FLASHING
 1x12 WD TRIM
 4" WD SIDING
 FLASHING
 1x12 TRIM
 MASONRY
 FOUNDATION

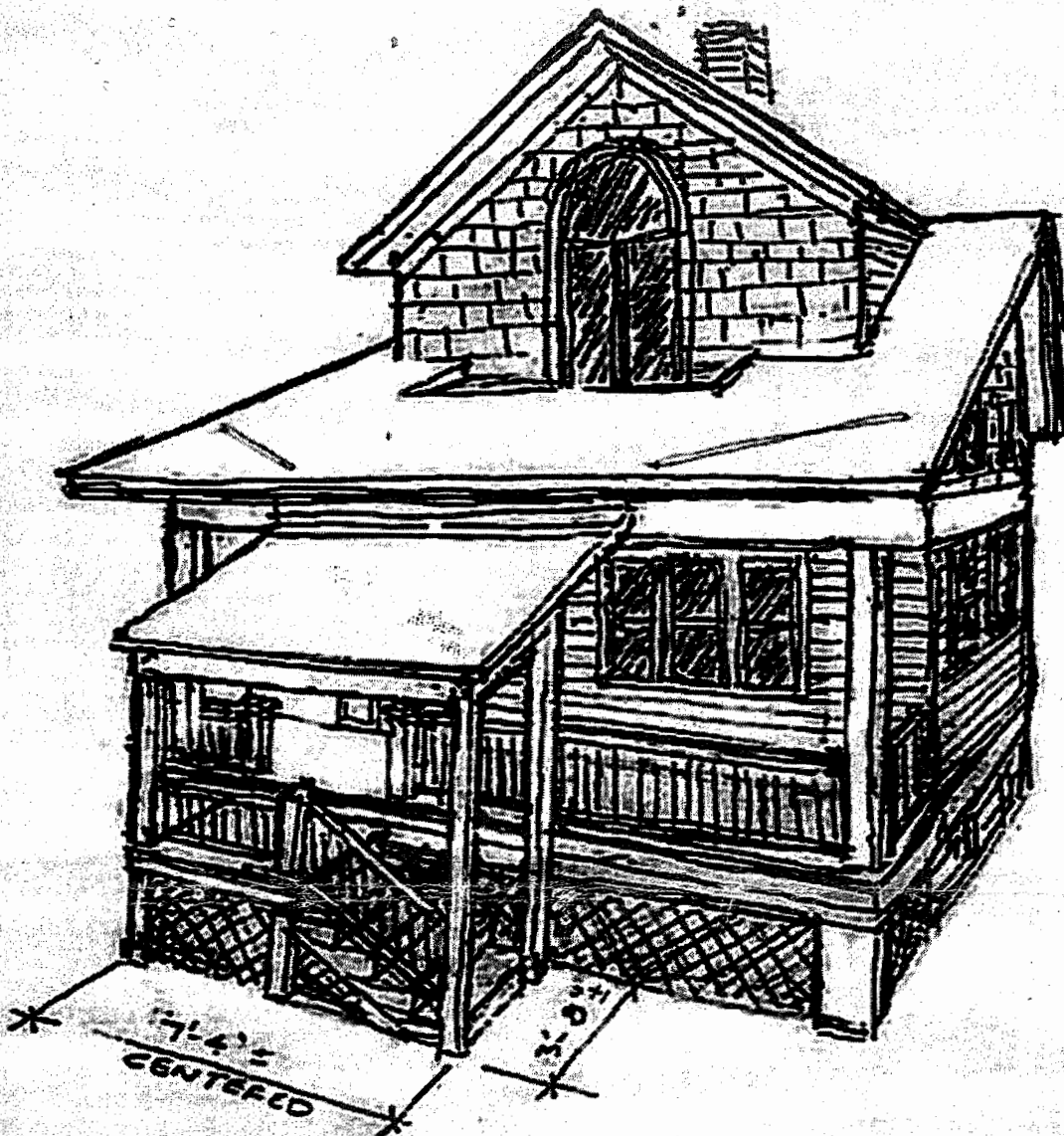
PERSPECTIVE VIEW SHOWING EAST ELEVATION

Review Copy

NO SCALE

Design for the Remodeling of James Wise Residence
618 Normal Court
Kalamazoo, MI 49007

Frank Lucatelli, Architectural Consultant
Frank@Lucatelli.org 269.344.0708



OPTIONAL CONCEPT FOR FRONT STEPS

NO SCALE

Optional Front Steps

3 March 2020

Frank Lucatelli, Architecture Consultant

924 Roseland Ave.; Kalamazoo, MI 49001

269.344.0708; Frank@Lucatelli.org

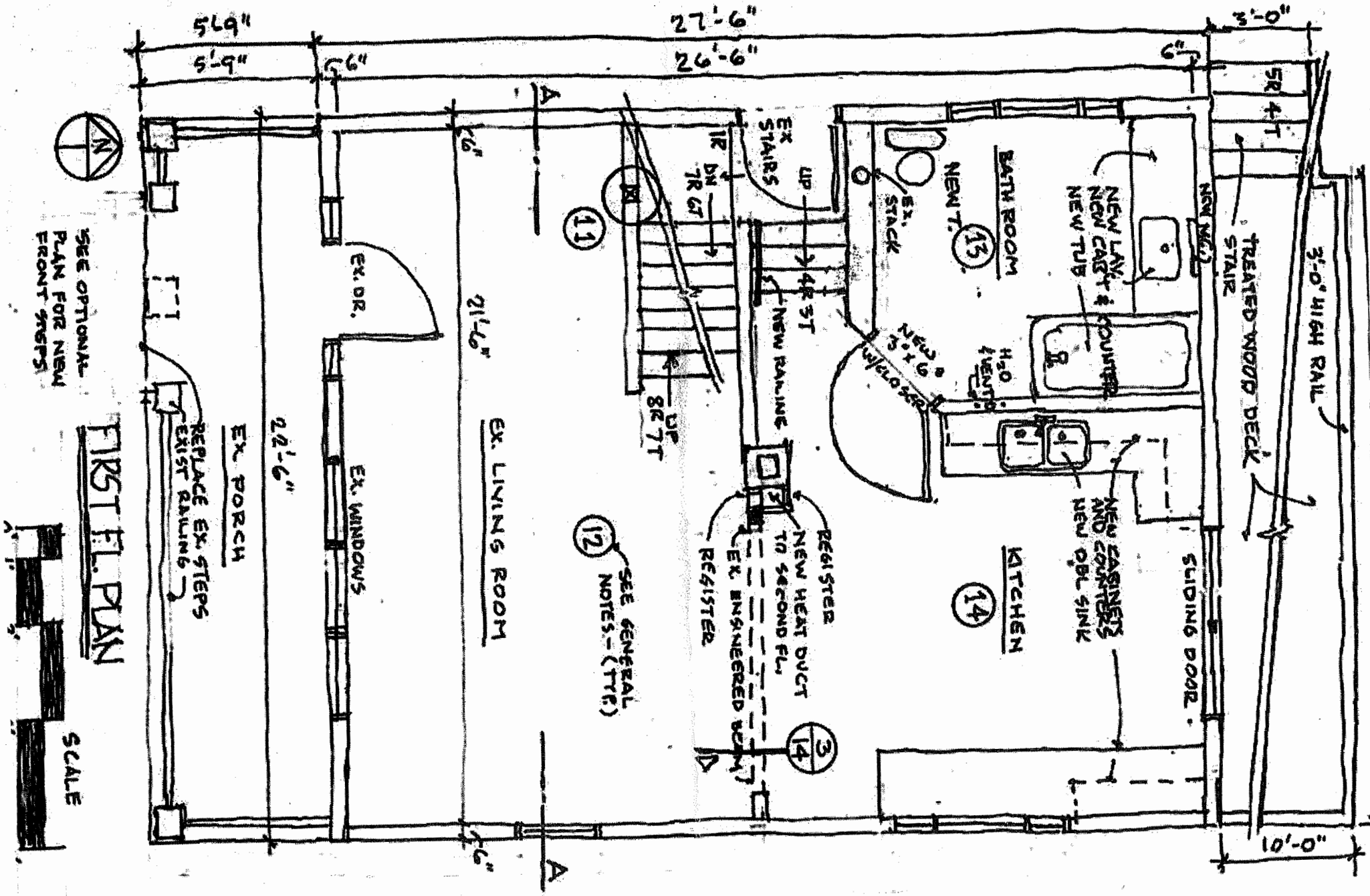
James Wise Residence

816 Normal Court, Kalamazoo, MI 49007

269.598.8063

Design for the Remodeling of James Wise Residence
618 Normal Court
Kalamazoo, MI 49007

Frank Lucatelli, Architectural Consultant
Frank@Lucatelli.org 269.344.0708

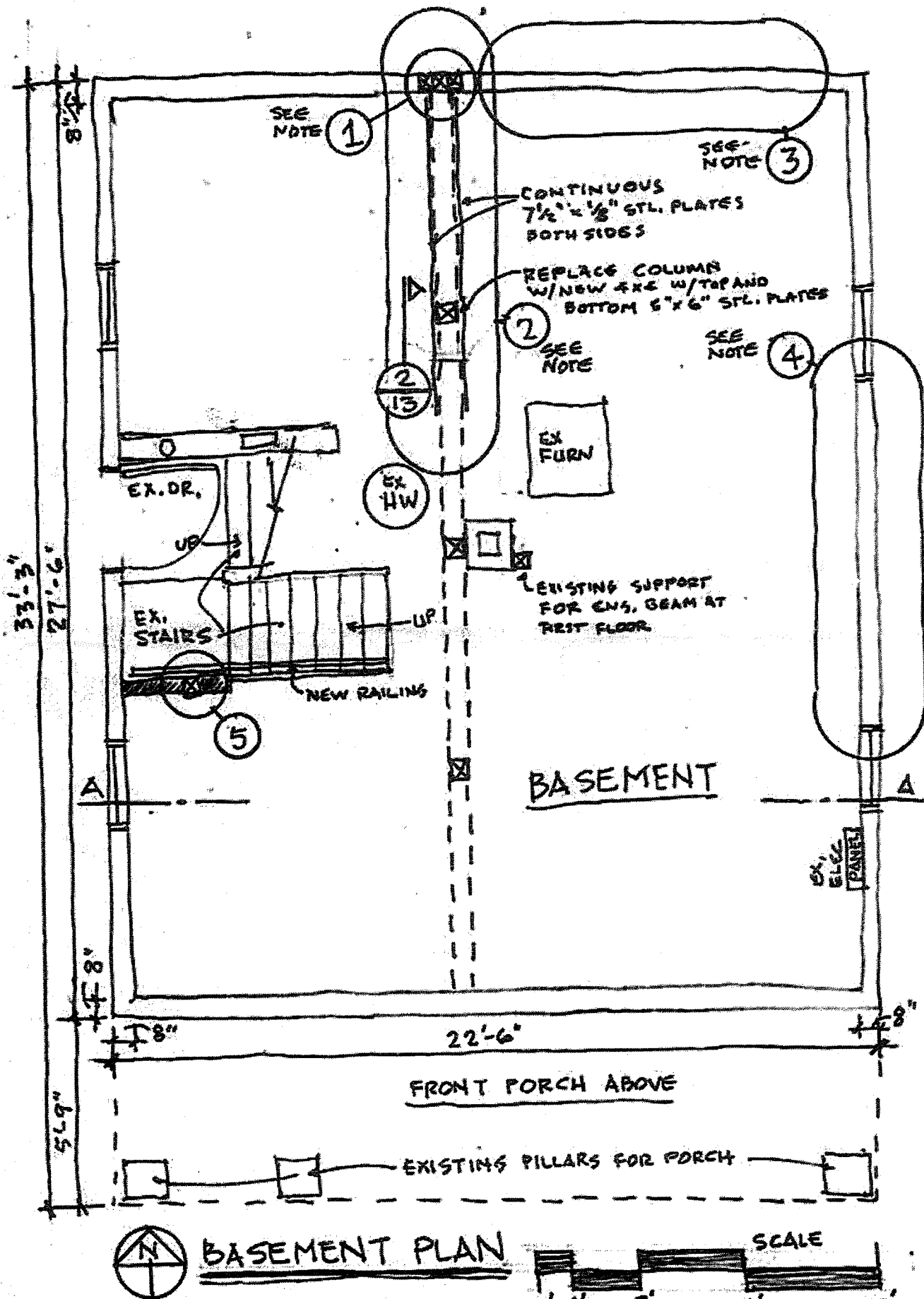


SEE OPTIONAL PLAN FOR NEW FRONT STEPS

FIRST FL. PLAN

SCALE

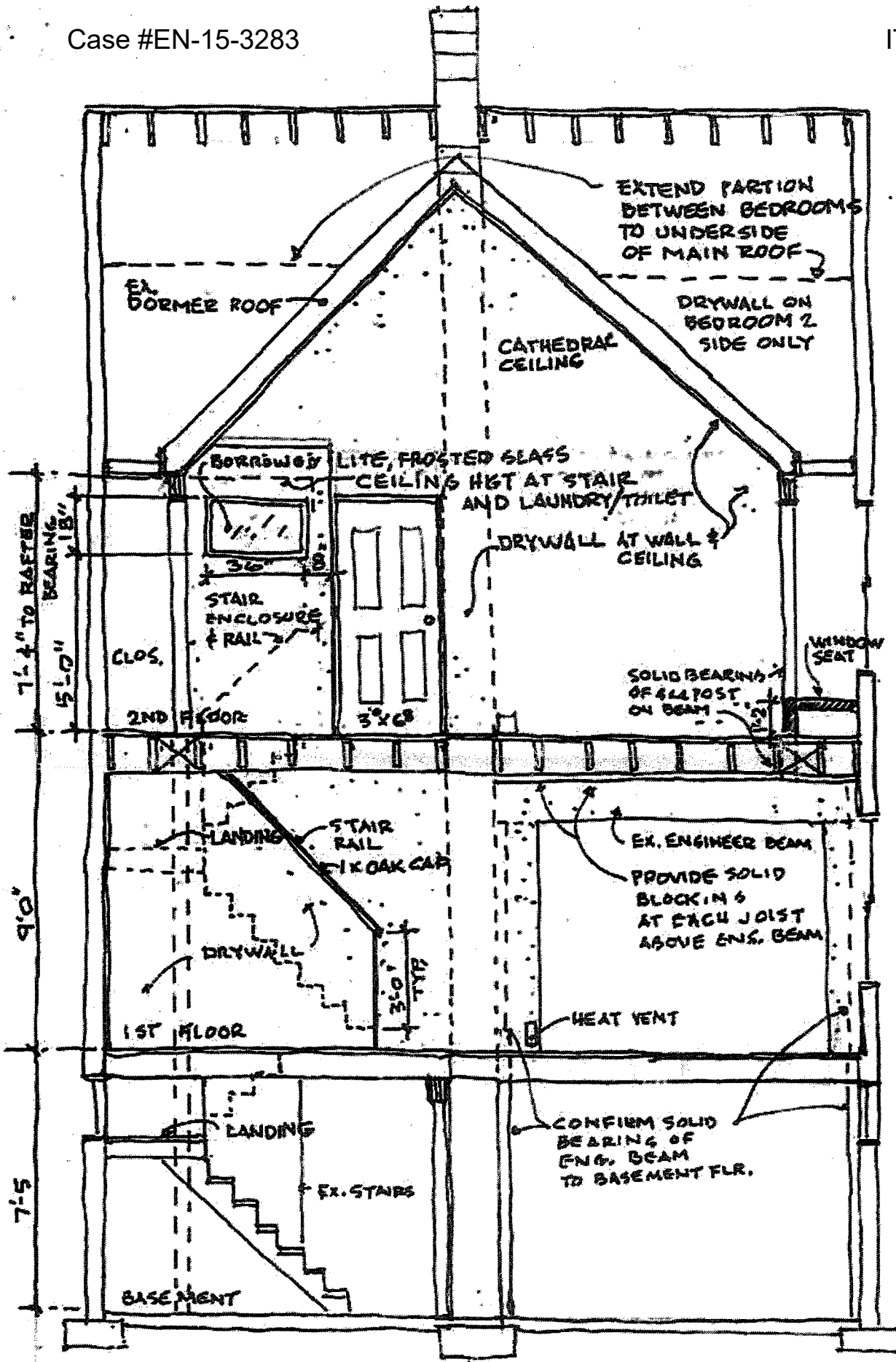
SEE GENERAL NOTES - (TFR)



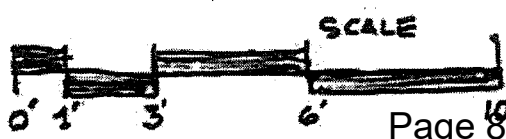
Basement
3 March 2020

Frank Lucatelli, Architecture Consultant
924 Roseland Ave., Kalamazoo, MI 49001

James Wise Residence
816 Normal Court, Kalamazoo, MI 49007



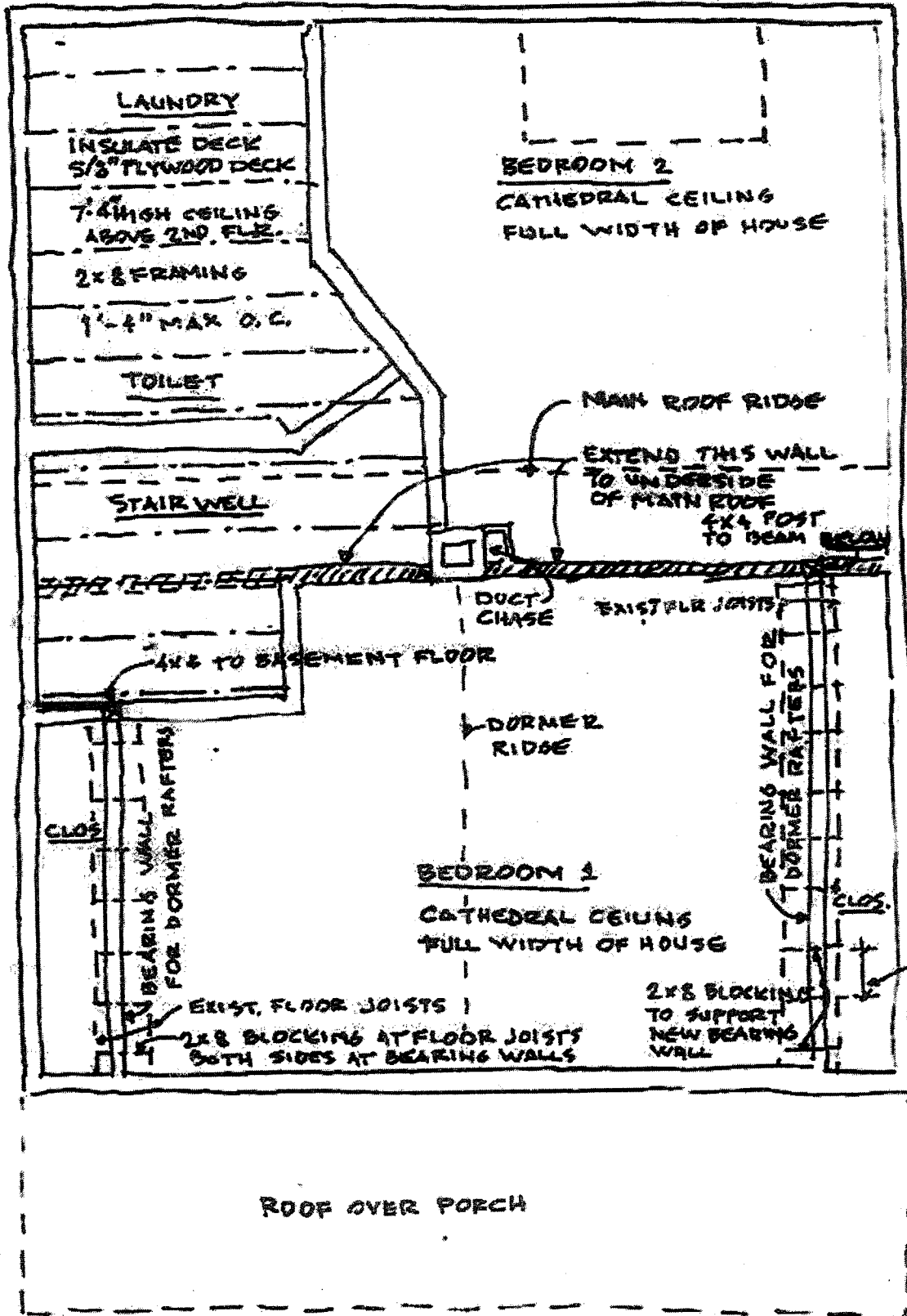
EAST-WEST SECTION A-A



Building Section
3 March 2020

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924 Roseland Ave.; Kalamazoo, MI 49001
269.344.0708; Frank@Lucatelli.org

James Wise Residence
816 Normal Court, Kalamazoo, MI 49007
269.598.8063



SECOND FL. FRAMING PLAN

Partial Framing

Frank Lucatelli, Architecture Consultant

James Wise Residence

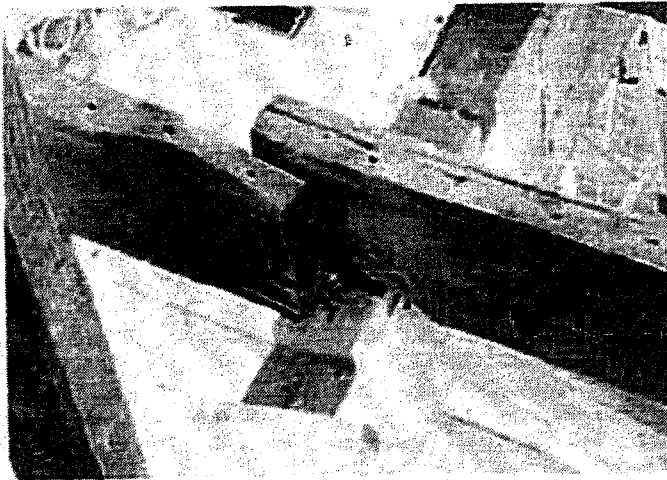


Photo 1 (Seen from South West)
View of typical bearing of second floor joists at the existing engineered beam.

Provide solid bearing for all joists directly above the engineered beam.

Also extend the bearing surface of the engineered beam by attaching a continuous 2x4 on each side of the engineered beam, North and South sides, with the top side of the 2x4 in contact with the bottom of the joists that bear on this beam.

Photos
3 March 2020

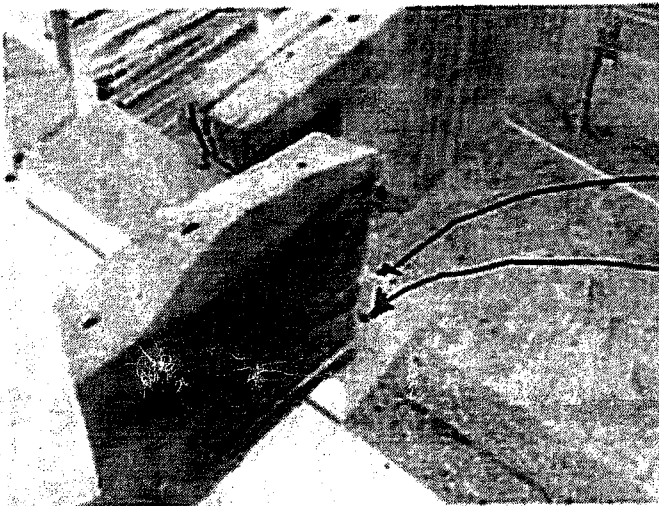


Photo 2 (Seen from North West)
Second view of Joists show in Photo 1.

INSPECT ALL JOIST AT ENGINEERED BEAM AND INSTALL MISSING BLOCKING

INSUFFICIENT BEARING
SEE DETAIL

3/14

Frank Lucatelli, Architecture Consultant
924 Roseland Ave.; Kalamazoo, MI 49001

James Wise Residence
816 Normal Court, Kalamazoo, MI 49007

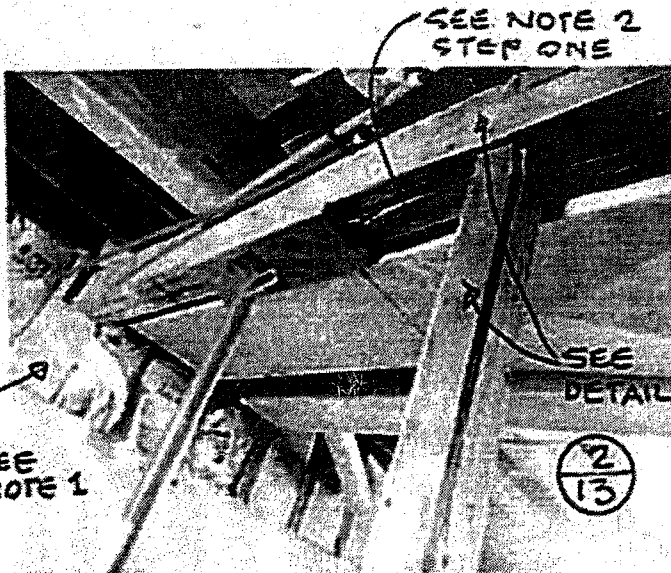


Photo 3
Existing Beam at North end of Basement supporting the First floor.

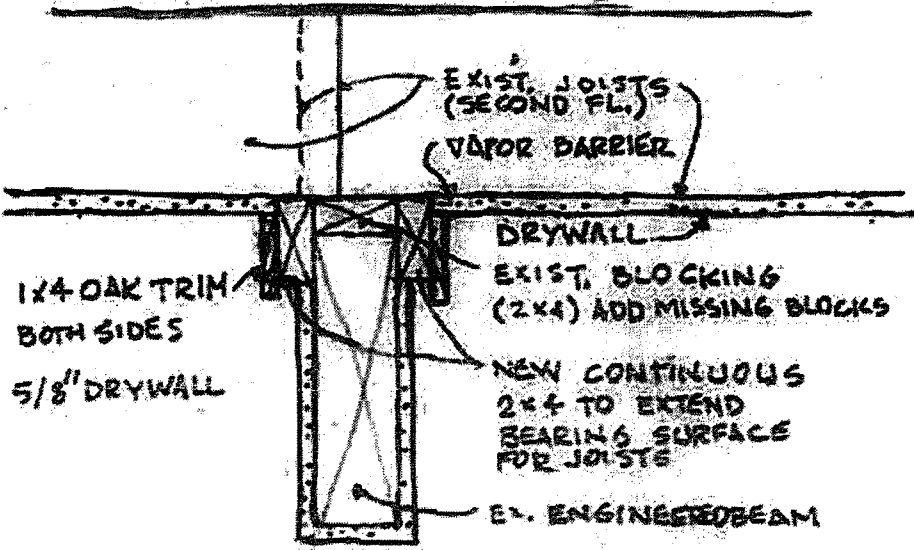
The existing beam is composed of three full size 2 x 8s (Each nominal 2 x 8 is a full 2" x 7-1/4" actual size).

The center 2x8 of the beam shall be replaced by the same full size 2x8, or if unavailable, by a laminated 1x8 (3/4" thick) and a 1-1/2 x8 (1-1/4" thick).

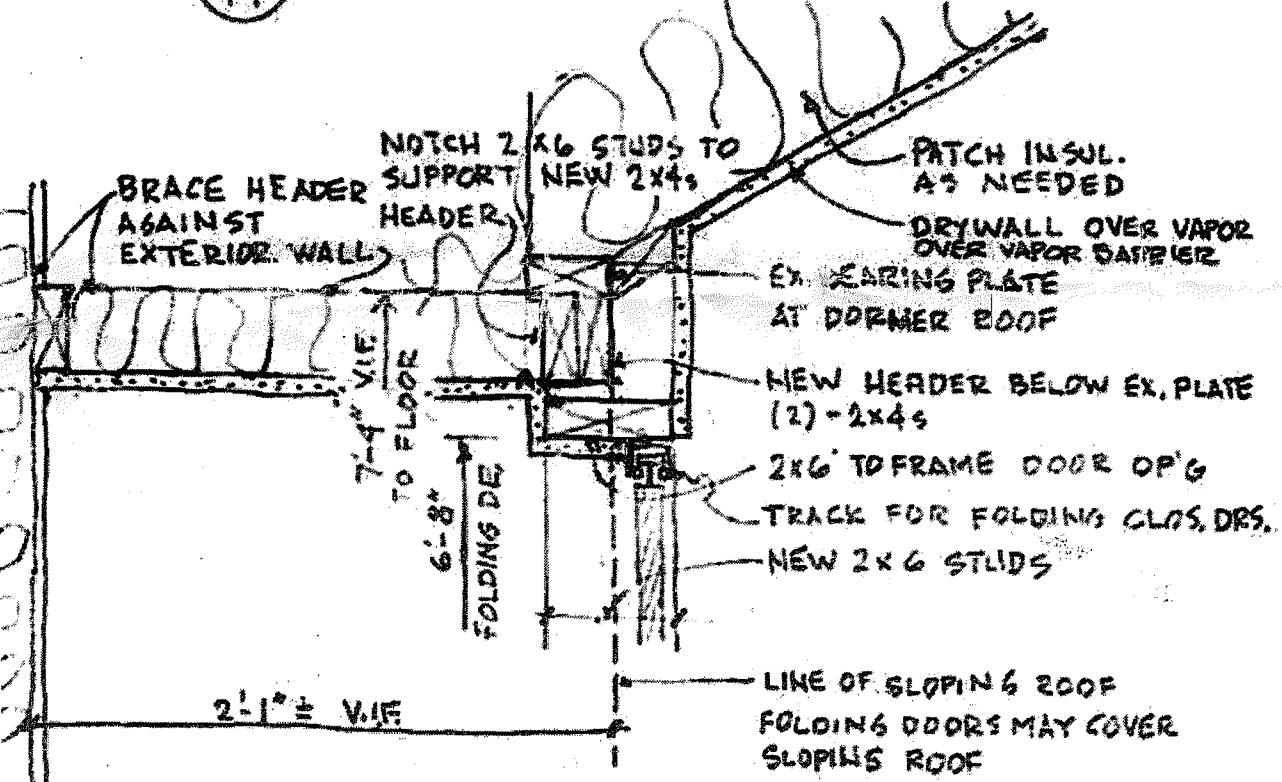
See Detail 1 for reinforcing steel plates to be attached to each side of the beam with through-bolts.

Temporary support to be removed.

Existing Column to be replaced with a 6" x 6" wood post.



3 BEARING DETAIL AT ENGINEED BEAM
14



4 DORMER SUPPORT AND CLOS. DOOR FRAMING
14

Details
3 March 2020

Frank Lucatelli, Architecture Consultant
924 Roseland Ave.; Kalamazoo, MI 49001
269.344.0708; Frank@Lucatelli.org

James Wise Residence
816 Normal Court, Kalamazoo, MI 49007
269.598.8063



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address	816 Normal Court	CASE # EN-15-3283
Applicant	James Wise	Year built: 1930
Owner	James Wise	Owned since 07/19/1999
Received	06/02/2021	Meeting date: 06/15/2021

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

1999- roof (Admin)

2006 – new front door and 2nd floor south windows (violation)

2009 – Front porch repairs (Admin)

2014 – owner stripped siding – HDC approved new vinyl siding (HDC)

2015 – apply siding, repair windows (Admin)

2015 – owner removed 10 windows, cited as violation, located appropriate wooden windows to reinstall (Admin)

2021 – April meeting – HDC determines that the house meets the definition of demolition by neglect. Owner to attend meeting of HDC within 60 days to present a plan.

Historic District South Street – Vine Area

Zoning RM-15

Additional Permits required – Building and residing

Rental History: NA

Proposed Work:

- Structural repairs
- Determine that this house, due to the extensive exterior alterations, is now classified as a **Non-Contributing** building in the South Street – Vine Area local historic district and delegate further review of the work to the preservation coordinator for administrative approval.

• ***HISTORIC DISTRICT COMMISSION REVIEW OF PROPOSED WORK ON NON-CONTRIBUTING BUILDINGS***

- *In all cases, the primary focus for review of exterior work on non-contributing buildings will be in evaluating the impact of the proposed work on the surrounding historic buildings. All proposed work on the exterior of the building will be reviewed administratively except for demolition, new construction or additions which increase the enclosed volume of the existing non-historic building by more than 20%.*

(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.

Observations:

- The coordinator has contacted the architect that produced the plans in the HDC packet. He feels that the most urgent issues to be addressed are the main beam in the basement that has been compromised by termites and the collar ties needed between the rafters. He feels that the termites are not actively infesting the house at present. (He visited the house and examined it in February 2020)
- The owner has applied for financing through a bank.
- The owner has approached at least one community housing organization to look for help in repairing the house.
- The Code Compliance inspectors are pursuing enforcement with the house.

COMMISSION ACTIONS (Motions):

1. Approve repairs in concept only. The applicant will need to return to the commission with details on the proposed work including the specific style of smooth surfaced vinyl siding and or siding that replicates the look of shingles.
2. Approve the work as specified in the application. The commission also finds that this house, after extensive exterior changes is now **a NON-CONTRIBUTING building in the South Street – Vine Area local historic district**. Approval of the proposed work to be delegated to the historic preservation coordinator.
3. 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 ort additional information:
 - a. _____
 - b. _____

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the July 20th meeting to comply with the 60-day rule.
4. The commission could deny the proposed work.

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(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.

Case #EN-15-3283
The side is the same as photo #4



- (1) 816 Normal Ct 10/01/2015 W side – siding + windows gone
- (3) 816 Normal Ct 10/01/2015 East side – siding and windows gone



- (2) 816 Normal Ct 10/01/2015 triple 1st floor porch windows gone
- (4) 816 Normal Ct 10/29/2015 East side - some windows back in



HDC Meeting 06/15/2021



Page 14 of 14



APPLICATION FOR PROJECT REVIEW - Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$83 hearing fee must be received by 4:30 pm on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 437 STONE ST
Historic District: [] South/Vine [] Stuart [x] West Main Hill [] Rose Place [] Haymarket
Applicant: TICHENOR INC - Owner: MARA MATISON -
Mailing Add. 637 W. MICHIGAN AVE Mailing add 437 STONE ST
City State & Zip: BATTLE CREEK MI 49807 City, State Zip: KAZOO MI 49006
Phone: 269-965-5352 Phone: 269-501-4469
Email: [redacted]@tichenorinc.com

Contractor: TICHENOR INC

() Work to be done by owner

Contractor: TICHENOR INC

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets: OVERVIEW: DEMO GARAGE STRUCTURE
SIDE WALL AFTER REMOVED - SIDE REMAINING
STRUCTURE SEE ATTACHED

() 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: 6/2/21
Owner's Signature: _____ Date: ___/___/___
(if different)

Application Checklist:
(Incomplete applications will be held until the next review hearing.)
[] Drawings 11x17 or smaller with dimensions
[x] Materials list
[] Site plan including north arrow
[] Other
[] \$83 for HDC hearing & review fee - must be paid in advance to be placed on agenda - include WITH application

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 21-0007 Date Received*: 6/8/2021
Zoning RM-15c Year built ca 1930 Complete application 6/8/2021
Owned since - before 1998

COMMISSION Hearing fee paid \$83 6/8/2021
Meeting Date: 06/15/2021
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 _____

Scope of work proposed for:

Mara Matison


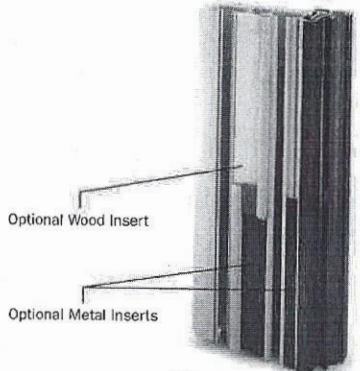
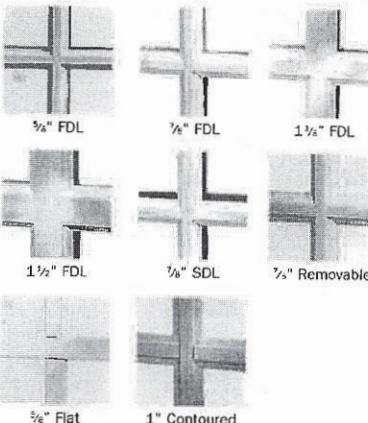

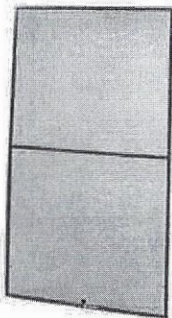

437 Stone St

Kalamazoo, MI 49006

We are going to

- remove the garage on the back of the building. - PICTURES
- install white double 4 vinyl siding to all horizontally sided surfaces to match the neighbors house. - SAMPLE ATTACHED
- the stone surfaces will all remain.
- install board and batten siding to front gable - SAMPLE ATTACHED
- install a new window in dormer where rotted - ANDERSON E SERIES - WOOD/W/ALUMINUM EXTERIOR
- install gable vents in front and rear gables

Features & Options

<p>6 <i>Sash Locks</i></p> 	<p>7 <i>Rigid Jamb Liners</i></p> 	<p>9 <i>Grilles</i></p>  <p>FDL = Full Divided Light* SDL = Simulated Divided Light* Removable = Removable interior wood grilles Flat = Finelight™ grilles between-the-glass Contoured = Finelight grilles between-the-glass</p>
<p><i>Sash Lifts</i></p> 	<p>8 <i>Insect Screens</i></p> 	<p>10 <i>VeriLock® Sensors</i></p>  <p>E-Series double hung windows with VeriLock sensors use a different sash lock. Available in all hardware finishes.</p>

E-Series Double-Hung Windows

Jamb Liner & Balancer System

7 Double-hung jamb liners incorporate synthetic interior and exterior inserts or optional painted aluminum exterior and wood-veneered interior inserts.

Jamb liners encase balancer assemblies that allow each sash to be tilted 90° inward from a bottom pivot and stay securely in place for washing.

Window Anchorage

Optional vinyl installation flanges are pre-applied into a kerf on the frame exterior to facilitate installation. Optional aluminum flanges or metal installation clips are available.

8 Insect Screens

Charcoal fiberglass screen mesh fits into an aluminum frame in all 50 exterior colors and seven anodized finishes. Available in half or full insect screens. Aluminum screen mesh is available as an option.

TruScene® insect screens available in all 50 exterior colors and seven anodized finishes.

See page 24 for more information on our insect screen options.

9 Grilles

Full Divided Light. Permanent interior and exterior grilles with grille spacer bars between two panes of glass. Available in 3/8", 1/2", 1 1/8", 1 1/2" or 2 1/4" widths and ovolo or contemporary profiles.

Simulated Divided Light. Permanent exterior and interior grilles without grille spacer bars. Available in 3/8", 1/2", 1 1/8", 1 1/2" or 2 1/4" widths and ovolo or contemporary profiles.

Finelight™ Grilles-Between-the-Glass. Available in 3/8" flat or 1" contoured aluminum profiles. Two-tone colors of pebble tan/colony white, sierra bronze/colony white or forest green/colony white are available on the 1" profile.

Removable interior wood grilles. Removable interior wood grilles are available in a 7/8" width and ovolo or contemporary profiles. Optional surround for removable grille and permanent exterior grilles also available.

10 Sensors

VeriLock® sensors are unique as they detect whether the windows are locked or unlocked** — a feature no other sensors can provide. See page 27 for Smart Home options.

* FDL & SDL grille options also available in 2 1/4" width and in contemporary profile. See page 22 for more information.

** When properly configured and maintained with a professionally installed security system and/or self monitoring system compatible with Honeywell® 5800 controls. See your Andersen supplier for more information.

Oil rubbed bronze is a "living" finish that will change with time and use.

Printing limitations prevent exact finish replication. Please see your Andersen supplier for actual finish samples.



BOARD &
BATTEN
SIDING



2 TONE COLOR TRIM









Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW STAFF COMMENTS

Property address	437 Stone Street	CASE #	PPZ 21-0007
Applicant	Tichenor Inc.	Year built:	ca 1935
Owner	Mara Matison	Owned since	before 1998
Received	06/02/2021	Meeting date:	06/15/2021

Previous reviews (HDC = commission meeting; Admin = administrative approval):
NONE

Historic District West Main Hill
Zoning RS-5
Additional Permits required – Demolition and residing
Rental History: NA

Proposed Work:

Demolish two-car garage at east end of building
New siding over all the wooden siding on the building
Board and Batten siding in the front-west gable
Replace deteriorated windows in south dormer

Observations:

- **This is a NON-CONTRIBUTING building in the West Main Hill local historic district.**
- **HISTORIC DISTRICT COMMISSION REVIEW OF PROPOSED WORK ON NON-CONTRIBUTING BUILDINGS**
 - In all cases, the primary focus for review of exterior work on non-contributing buildings will be in evaluating the impact of the proposed work on the surrounding historic buildings. All proposed work on the exterior of the building will be reviewed administratively except for demolition, new construction or additions which increase the enclosed volume of the existing non-historic building by more than 20%.

COMMISSION ACTIONS (Motions):

1. Approve the demolition of the garage, installation of vinyl siding over the wood on the house, board and batten siding in the front/west gable and replacement of the pair of windows in the south dormer as specified. 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.
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 or additional information:

- a. _____
- b. _____

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the July 20th meeting to comply with the 60-day rule.

- 3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

+++++

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 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.



(1) 437 Stone – June 3, 2021 – SW corner
(3) NW corner



(2) South side including attached garage
(4) North side looking southeast

A





(1) 437 Stone – June 3, 2021 – SW corner
(3) NE corner of garage



B

(2) North side including attached garage
(4) South side looking northwest



KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – TUESDAY, May 18, 2021

5:00 pm

VIRTUAL MEETING

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Berg called the meeting to order at 5:04 PM

II. Approval of Absences:

Eric Stucky-Kalamazoo	Andrew Grayson- Absent
Dana Underwood – Kalamazoo	Jeremy Berg- Kalamazoo
John Mitchell- Absent	Karla Ragainis- Absent
Dan Kastner-Kalamazoo	

III. Approval of Agenda: No Changes. Motion made by Ms. Underwood and second by Mr. Kastner. All commissioners approve.

IV. Introduction of Guests: None

V. Public Comment on non-agenda items: None

VI. Disclaimer: Ms. Ferraro read the disclaimer into the record. 5:09 PM

VII. HEARINGS - OLD BUINESS:

A) 266 East Michigan	5:14 pm	Owner:266 Michigan Ave Kalamazoo LLC
Style: Commercial Italianate		Built: 1896
Zone: CCBD		Owned Since: 02/14/2020

1. Addition at rear/south for elevator and stairs
PPZ21-0003- old application

Mr. Blair states they took feedback from the previous meeting and made some changes to the building. They have changed the banding of the building, removed balcony, use double hung windows and added some to the stair tower and made them more contemporary. Mr. Kastner feels it looks much more appropriate and that the changes to the windows do make more sense. Ms. Underwood states she appreciates how they listened to the commission's comments and took the input and made the adjustments. Mr. Stucky was curious as to why the balconies were removed? Mr. Blair states that is was more of lifestyle choice and a cost consideration to remove the balconies. **Ms. Underwood makes motion to approve the rear/south addition as revised. 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 or minor changes to be delegated to the historic preservation coordinator with a second by Mr. Kastner with all commissioners approve with a roll call vote.**

XI. **Other Business**-None

XII. **Adjournment**

Motion made to adjourn meeting by Ms. Underwood with a second by Mr. Kastner with all commissioners approve. Meeting adjourned at 5:42 pm

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date