

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, August 17, 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

~~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 - NONE

VIII. NEW BUSINESS:

a) 422 Stuart Ave

5:15pm

Owner: Tristan & Emily Wilson

Applicant: Blok Builders Inc

Built: 1884

Owned since: 03/07/2014

Style - Queen Anne

Zone: RM-15

1. Replace severely deteriorated vertical grain Douglas Fir T&G porch decking installed in 2006 to HDC standards
2. Use Aeratis composite T&G decking
3. Repair or replace front porch steps

PPZ 21 - 0009

New Application

Public Comment then Commission Deliberation

b) 207 West Vine Street 5:15pm Owner: Austin Srcozynski
 Applicant: Austin Srcozynski
 Style - Colonial Revival Built: 1907
 Zone: RM-36 Owned since: 06/04/2021
 1. Reside the house with vinyl
 PPZ 21 - 0010 New Application
 Public Comment then Commission Deliberation

IX. Approval of Minutes - June 15, 2021 (ITEM F)

X. Administrative approvals - June 8, 2021 to August 10, 2021

a) No building permit required - 11

Academy	707	New sign for historic house
ParkS	922	Handrails for front porch steps
Axtell	624	Kitchen exhaust vent - north/rear
Park PI	443	AC unit in southwest corner of house - back yard
Grand Ave	1209	Fence
Village Ct	832	Gutters - front and rear
Locust PI	813	Strip cedar & Inselbrick siding, garage roof
Michigan E	161	Reopen windows on N end & E side, outdoor café
Eleanor	708	Rebuild front steps and porch guardrail
ParkPI	443	Gutters
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 - 5

WalnutW	442	Repair front porch
Wheaton	823	Roof
Prospect Hill	1451	Roof
WillardW	712	Roof
Wheaton	823	Rebuild NH steps at rear

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.

Historic District Commission FYI - August 17, 2021

REVIEWS: Historic District Commission:

Through August 10, 2021

✓ HDC cases to 08/10/2021 –35 total

- | |
|--------------------------------|
| 2021 |
| ○ 28 no fee |
| ○ 14 bldg permit-\$35* |
| ○ <u>10 HDC hearing - \$85</u> |
| 42 TOTAL |

Through August 20, 2020

Fees total year to date, 2021 \$895

2021	2020	2020	2020
\$ 0	42 no fee	\$ 0	
\$ 490	15	\$ 525	
<u>\$ 850</u>	<u>8</u>	<u>\$ 510</u>	
\$ 1345	65	\$ 1035	

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

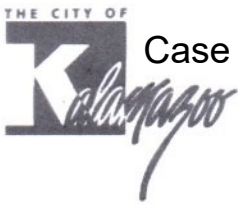
The comment period for the tax credit rules has ended. The latest information from the State Historic Preservation Office is that they hope to have the forms ready and be able to accept applications in January 2022.

NEW OWNERS in Historic districts*

Date	Street w #	HD	previous owner	new owner	NEZ?
6/30/21	Oak 1314	SV	SCHWENDENER, JOHN B PO BOX 20552 KALAMAZOO, MI 49019	529 MRE, LLC 3225 MCLEOD DR LAS VEGAS, NV 89121	No
6/18/21	Minor 725	SV	FST HOLDINGS LLC 155 CAMBRIDGE HOLLAND, MI 49423	STRATTON, RICHARD 1238 FIRST RD SE GRAND RAPIDS, MI 49506	No
6/17/21	MainW 834 816, 820, 838 Woodward 110	ST	SPAULDING BRIAN & BONNIE SPAULDING, KURT L TRUST 2534 ROMENCE RD PORTAGE, MI 49024	VAN DIX PROPERTIES LLC 834 W MAIN ST KALAMAZOO, MI 49007	No
6/14/21	Oak 632	SV	KIPLINGER, H CHARLES & KATHLEEN 2323 MIDVALE TER KALAMAZOO, MI 49008	SAMI INVESTMENTS LLC 440 W CENTRE AVE PORTAGE, MI 49024	No
6/10/21	Stuart 519	ST	MERROW, GENEVIEVE I 519 STUART KALAMAZOO, MI 49007	DUBIN, ALEXANDER & MICHAEL 519 STUART KALAMAZOO, MI 49007	No
6/10/21	VineW 217	SV	VINE DISTRICT LLC 601 EMERALD NE STE 2 GRAND RAPIDS, MI 49503	KUMON LOVE LLC 217 W VINE ST KALAMAZOO, MI 49001	No
6/9/21	Allen 211	ST	KWEI, SAMUEL 3082 VLIET LN KALAMAZOO, MI 49004	STEFON SQUARED LLC 980 61ST ST KENTWOOD, MI 49508	No
6/8/21	MainW 1513	WMH	VANDERVEEN, REECE 1513 W MAIN ST KALAMAZOO, MI 49006	SWANDER, JEANNE 1513 W MAIN ST KALAMAZOO, MI 49006	No
6/7/21	Elm 521	ST	FLANNERY, ROBERT 521 ELM ST KALAMAZOO, MI 49007	LINNARTZ, CLAUDIA M 521 ELM ST KALAMAZOO, MI 49007	No
6/4/21	VineW 207	SV	FITZPATRICK, KACEY A 121 INKSTER AVE KALAMAZOO, MI 49001	SROCZYNSKI, AUSTIN 23685 HUMMINGBIRD MATTAWAN, MI 49071	no
6/3/21	MichW 763	SV	BOOGIE'S CYBER CAFE & DELI, INC 621 ACADEMY ST KALAMAZOO, MI 49007	UPKAL LLC 762 W MAIN ST KALAMAZOO, MI 49006	no
6/2/21	VineW 213	SV	LEWIS, SHOLANNA 213 W VINE ST KALAMAZOO, MI 49001	529 MRE LLC 3225 MCLEOD DR STE 100 LAS VEGAS, NV 89121	no
5/27/21	Burr Oak 325	SV	AMPUDIAS, KENYA Foreclosure	HAYES, MARGARET E 1817 DOUGLAS AVE KALAMAZOO, MI 49007	no

Date	Street w #	HD	previous owner	new owner
7/21/21	CedarW 819	SV	JADTCD KZOO PORT LLC 3438 KETTLE RIVER CT SW WYOMING, MI 49418	BASAPPA, VERDANTH 27 GLADSTONE IRVINE, CA 92606
7/21/21	Ranney 432 MT Ranney 436	SV	VANDER SALM, EDWIN A 8800 N 39TH ST AUGUSTA, MI 49012	HERTEL, JOSEPH 2326 S ROSE ST KALAMAZOO, MI 49001
7/19/21	McCourtie 614	SV	HDRES KZOO PORT LLC 2441 TAMARA DR KALKASKA, MI 49646	HORSTMAN, JULIE 614 MCCOURTIE ST KALAMAZOO, MI 49008

7/16/21	Oak 913	SV	MARSCEAU, PHILIP 416 PARK PL KALAMAZOO, MI 49001	LORENZO, CONAN 5010 LINDEN WAY LA MESA, CA 91942
7/16/21	Stuart 436	ST	BALL, JAY 300 1ST ST APT 3S HOBOKEN, NJ 07030-2475	CAMPANILE, NICHOLAS T & MEGAN F 436 STUART AVE KALAMAZOO, MI 49007
7/16/21	Wheaton 747	SV	MARSCEAU, PHILIP O 416 PARK PL KALAMAZOO, MI 49001	CALVERT, QUENTIN T 747 WHEATON AVE KALAMAZOO, MI 49008
7/15/21	Wilrad 113	SV	PNC BANK 3232 NEWMARK DR MIAMISBURG, OH 45342	1009 OAK LLC 113 WILRAD CT KALAMAZOO, MI 49007
7/15/21	Oak 509	SV	CLOYD, MARK & CAROL 6985 N 12 ST KALAMAZOO, MI 49009	GLUNK, MICHAEL W & SHANNON 26175 HISTEAD DR EVERGREEN, CO 80439
7/15/21	Park Pl 416	SV	MARSCEAU, PHILIP O 416 PARK PL KALAMAZOO, MI 49001	SONNERVILLE, WALKER & ANNA 416 PARK PL KALAMAZOO, MI 49001
7/13/21	Osborne 927	SV	STERKEN, RICHARD & LENA 927 OSBORNE ST KALAMAZOO, MI 49001	ASSIL, TALAL AL 927 OSBORNE ST KALAMAZOO, MI 49001
7/13/21	McCourtie 708	SV	SCHWENDENER, JOHN B PO BOX 20552 KALAMAZOO, MI 49019	ASSIL, TALAL AL 927 OSBORNE ST KALAMAZOO, MI 49001
7/12/21	Walwood 907	SV	MAHALICK, JOSEPH	CONOVER LLC 625 KENMOOR AVE STE 301 PMB 96759 GRAND RAPIDS, MI 49546
7/12/21	Davis 813	SV	MYERS, JASON 813 DAVIS ST KALAMAZOO, MI 49008	HARIK, RAMZI 2677 S WILLIAMS ST DENVER, CO 80210
7/12/21	Merrill 1111	SV	MARSCEAU, PHILIP O 416 PARK PL KALAMAZOO, MI 49001	TODARO, JOSEPH 25317 37TH ST GOBLES, MI 49055
7/12/21	Wheaton 743	SV	MARSCEAU, PHILIP O 416 PARK PL KALAMAZOO, MI 49001	FERYUS, RACHEL MARIE 743 WHEATON AVE KALAMAZOO, MI 49008
7/7/21	ParkS 605	SV	SHADE, ASHLEY 605 S PARK ST KALAMAZOO, MI 49007	DAILEY, ELLEN A 605 S PARK ST KALAMAZOO, MI 49007
7/6/21	Monroe 156	WMH	TIDERINGTON, EVAN	AUSTIN, JOHN 156 MONROE ST KALAMAZOO, MI 49006
6/29/21	HoffmanPl 818	SV	VAN DEN AKKER, WILLIAM J 3674 LOUISIANA ST SAN DIEGO, CA 92104	BALOGH, ALLISON & CHRISTOPHER 2207 PLYMOUTH AVE SE GRAND RAPIDS, MI 49506
6/21/21	Wheaton 611	SV	FST HOLDINGS LLC 155 CAMBRIDGE HOLLAND, MI 49423	STIRK, MELODY 3309 WOODHAMS PORTAGE, MI 49002
6/4/21	ProspectHill 1451	WMH	MEHAFFIE JR, HUGH & CONSTANCE 1451 PROSPECT HILL KALAMAZOO, MI 49006	WALKER, LAIRD 2304 OAKLAND DR KALAMAZOO, MI 49008



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: 422 STUART AVE

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

Applicant: BLOCK BUSINESS INC Owner: TREAS WILSON

Mailing Add. 5742 WEST N AVE Mailing add 422 STUART AVE

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

Phone: 269-335-8068 Phone: 269-808-3101

Email BLOCK @BLOCKBUSINESS.COM Email TreasWilson@Hbmgazoo.com

Contractor: Block Business Inc

() Work to be done by owner

Contractor Block Business Inc

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

See attached sheets REPLACE ROTTEN WOOD DECKING + STAIR TREADS WITH ALUMINUM PER ATTACHED.

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

Applicant's Signature: _____ Date: 7/25/2021

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

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

- Drawings 11x17 or smaller with dimensions
- Materials list
- Site plan including north arrow – for additions or new construction
- Other
- \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 21-0009 Date Received*: August 4, 2021
Zoning RM-15 Year built 1884 Complete application August 4, 2021
Owned since 03/07/2014

COMMISSION Meeting Date: August 17, 2021 Hearing fee paid \$85 _____
Check # _____
COMMENTS: _____

Approve in Concept Date: _____ Letter mailed _____

FINAL ACTION

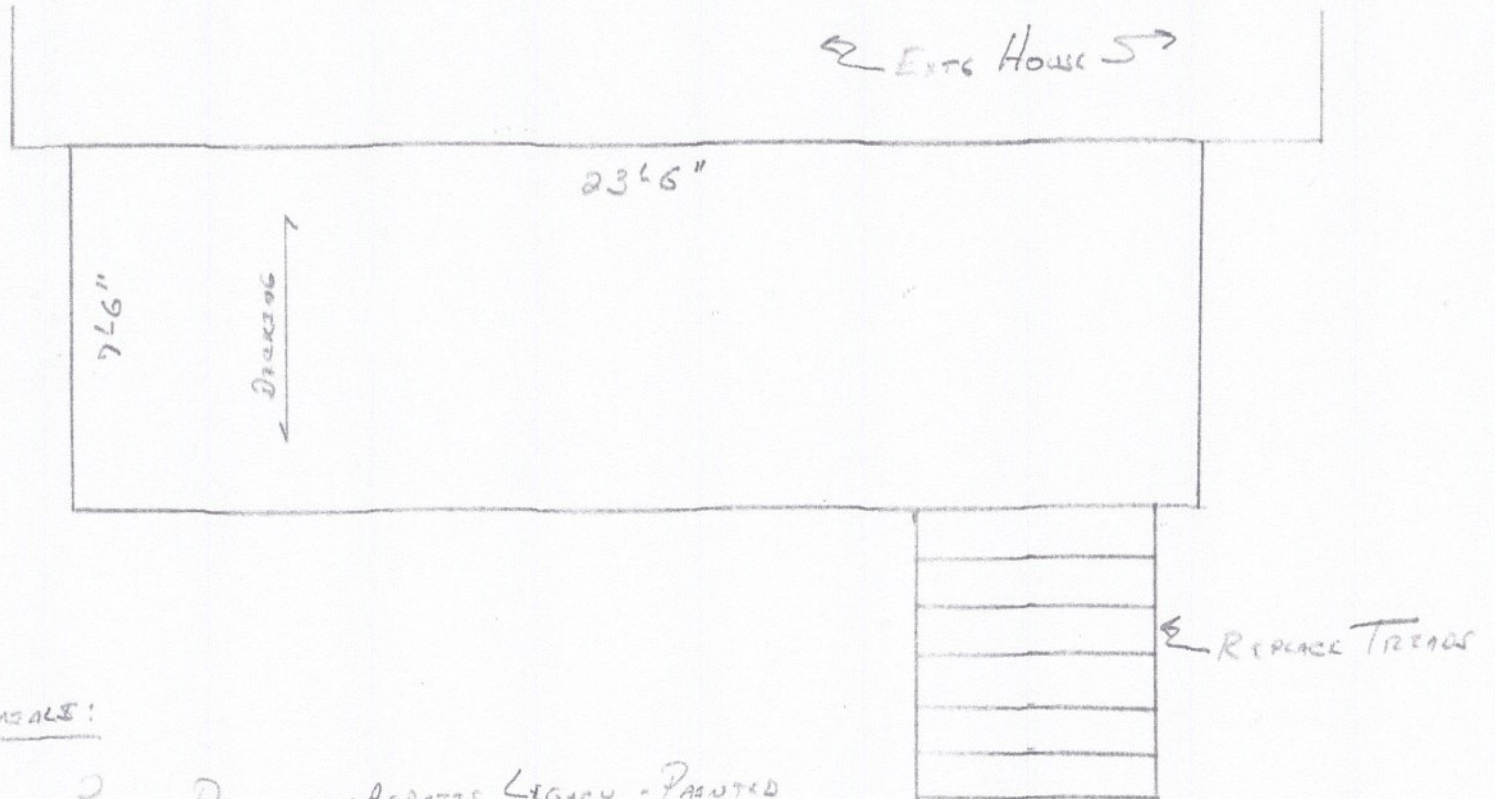
[] Approve [] Site Visit [] Approve w/Conditions [] Deny [] Postpone [] Withdrawn

ACTION DATE _____
Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019



MATERIALS:

POUCH DECKING: ALBERTS LEGACY - PAINTED
STAIR TREADS: ALBERTS UNIVERSAL PORCH PLANK

422 STUART PORCH REPAIRS
BLOK BUILDINGS INC.



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address	422 Stuart	CASE #	PPZ 21-0009
Applicant	Blok Builders	Year built:	1884
Owner	Tristan & Emily Wilson	Owned since	03/07/2014
Received	08/07/2021	Meeting date:	08/17/2021

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

- 2000 – Installation of front porch rail (Violation)
- 2001 – fence at rear, move barn from 417 Douglas (HDC)
- 2002 – Install kitchen & bathroom vents (Admin)
- 2006 – Repair and reconstruct porch – guardrails, lower posts, deck and steps, copper roof below turret and on south bay, (Admin)
- 2011 – Garage addition, 2nd floor rehab, roof (HDC)
- 2017 – Replace 2 non historic rear/east doors, replace NH horizontal slider with wooden casement, add small pent roof over rear door with standing seam metal roof (Admin)

Historic District Stuart Area
Zoning RM-15
Additional Permits required – none
Rental History: NA

Proposed Work:

Replace front porch deck with Aeratis Tongue and groove composite decking

Observations:

- Fifteen years ago, the porch was rebuilt to comply with Historic District Commission standards. The deck, rails and lower columns were replaced with new wood and structure. The porch skirt, ventilated with circles to complement the beaded frieze, was added and the bolsters were rebuilt with foundation stones salvaged from Kalamazoo College demolitions on West Main. The house and porch have been well maintained.

Applicable Criteria

- (1) *Secretary of the Interior Standards for Rehabilitation - #6 (see next page)*
- (2) 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**
 - a. *The Aeratis decking is a close visual match for the existing tongue and groove decking*
 - b. *This installation would give the HDC an opportunity to see this product in use and observe how it weathers and/or changes over time.*

(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.

COMMISSION ACTIONS (Motions):

- 1. Approve the installation of Aeratis tongue and groove composite porch decking on the porch and, if needed, on the stairs as well. This proposal complies with the Secretary of the interior standard #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
- 1. The commission could postpone with the applicant's consent, to ask for more details or to prepare a revised plan. The revised plan should include the following changes:
 - a. _____
 - b. _____

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the April 16 meeting to comply with the 60-day rule.
- 2. The commission could deny, based on Secretary of the Interior Standards #1 through #6

+++++

Secretary of the Interior's Standards for Rehabilitation

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

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

ÆRATIS

Products ▾ Requests ▾ Where to buy In:

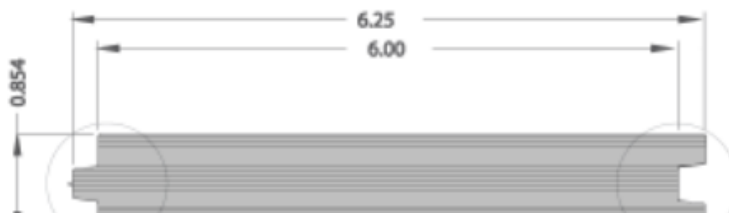
Aeratis Legacy is a 6" wide T&G porch plank. This board was engineered to match the wider planks used on many porches in the early

1800's. The wider plank not only cuts the installation time in half, it provides a richness and beauty that could only be found on historic homes crafted before the 1900's. The Aeratis Legacy product comes in 3 colors: Battleship Gray, Weathered Wood and Vintage Slate. The actual dimensions of the board are 6" wide, 7/8" thick and comes in 12', 16' and 20' lengths.



When considering the overall value and aesthetics of a porch, many property owners consider using a radius edge deck board in a porch application. This can cause a few issues on top of the fact that, aesthetically, a deck board with gaps should never be used in a porch application. One of the issues with there being gaps between the boards is it allows moisture to pass in-between the boards. This can lead to moisture problems underneath the entire structure. In addition, the lack of ventilation underneath a porch and direct sun on the surface can cause many deck boards to swell and buckle.

All too often property owners look at the cost per square foot of a deck board and compare it to a 3-1/8" wide tongue and groove board and they choose to use the deck board due to cost savings. With the introduction of the Aeratis Legacy product, and its built in hidden fastener system property owners can receive the cost savings from installation as well as a more competitive cost per square foot. Couple these two items with the known performance characteristics and Aeratis Legacy becomes the clear choice when considering which product to use on exterior living space.





forget.

Whether you are restoring a National Register property or if you live in a historic district you will have to seek the approval of a committee to restore, renovate or replace the materials used on your front or back porch. In many cases your historic committee or your architectural review board is looking out for the best interest of your historic property. Their goal is to preserve the historic and architectural integrity of the property. In many cases they do a really great job. In some cases the phrase preserve or and maintenance are words that some committees completely

The reality of historic preservation is... in many cases, there are no longer acceptable wood materials available to use to preserve these historic properties. For example: Many individuals and contracts have contacted us over the years perplexed by their failing wood porch. The conversations usually start out something like this; "We are looking to replace our porch and we cannot figure out why we are having to do it again after only 4 years. You see, my grandmother had this house built and for almost 100 years the porch has never been replaced. About 4 years ago we installed a wood product similar to what was on it before and now we are replacing it again. Why did the previous porch last 100 years and these last one only 4 years.?"

The short answer is, the wood used to replace 100 year old porches is nothing like the dense vertical grain wood products used 100 years ago. On top of the density, we are no longer using lead based paints nor are we using strong treating chemicals. Wood today is cut as quickly as it can possibly be cut. It is rushed to the mill. It is cut down and ripped in to T&G profiles. It spends about 45 minutes being treated if it is pine and little to no time being treated if it is Douglas fir. All in all, wood is no longer what it used to be.

With this understanding, we created the Aeratis tongue and groove porch flooring line. Aeratis is exactly the same profile as wood was 100 years ago. It can be cut like wood. It can be routed like wood. It is installed easier and faster than wood. When the Traditions product line is painted, you cannot tell it is not wood. As seen to the right, when Aeratis Traditions is painted not only does it look like wood, will never buckle, cup, check, rot or deteriorate. If you use a recommended paint, the paint is free in the form of a rebate and the repaint cycles are typically every 7 to 10 years.





(1) 422 Stuart – August 11, 2021 – SWcorner
(3) West/outer edge of deck – near NWcorner



(2) Front porch
A (4) West/outer edge of deck – near NWcorner



Case # PPZ 21-0009



(1) 422 Stuart – August 11, 2021 – West/outer edge of deck
(3) SW corner

ITEM A



B

(2) West/outer edge of deck – under center column
(4) South edge of deck



HDC Meeting 08/17/2021



Page 8 of 9

Case # PPZ 21-0009



(1) 422 Stuart – August 11, 2021 – Front steps south bolster
(3) Front steps north bolster



HDC Meeting 08/17/2021

ITEM A



(2) SW corner of house - 2002
(4) Porch work in 2006

C





APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing
RESIDING

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by noon on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.
(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 207 West Vine Kalamazoo, MI
Historic District: [x] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Austin Sroczyński Owner: Austin Sroczyński
Mailing Add. Mailing add 23685 Humming Bird
City State & Zip: City, State Zip Mattawan, MI 49071
Phone: Phone: 269-615-5533
Email @ Email austinsroczyński @ gmail.com

Application Checklist:
(Incomplete applications will be held until the next review meeting.)
[] Drawings 11x17 or smaller with dimensions
[] Materials list
[] Site plan including north arrow
[] Other
[] \$85 for HDC hearing and review fee
Check payable to: City of Kalamazoo

Proposed Work:

Use the residing worksheet to describe all the siding details along with any other documents to support your application.

[x] \$85 Historic District Commission hearing fee

Vacant-studs 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:
Owner's Signature: Date:
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 21-0010 Date Received*: August 10, 2021
Zoning RM-36 Year built 1907 Complete application August 10, 2021
Owned since 06/04/2021

COMMISSION Hearing fee paid \$85 August 10, 2021
Meeting Date: August 17, 2021 Check #
COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION ACTION DATE

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

Certificate of Appropriateness Issued
Notice of Denial with appeals information
Notice to Proceed Comments

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing RESIDING

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by 5:00 pm 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

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

Applicant: Owner or the owner's contractor.

Owner: Legal owner of property

Mailing Address: Applicant's address

Mailing Address: Owner's address

City, State & Zip:

City, State & Zip:

Phone: Specify home or work

Phone: Specify home or work

Email

Email

Proposed Work: Residing

Siding is an important feature of a house or building, and replacing the existing siding can be a permanent change in the character of the building. The Historic District Commission requires the following information to be submitted with a standard Application for Project Review. Incomplete applications – will be postponed until the next monthly HDC meeting.

A COMPLETE application includes at least these SIX items:

1. **(ITEM A)** Application for Project Review
2. **(ITEM B)** A residing application with specifics as required
3. **(ITEM C)** A report by the coordinator from a site visit documenting the condition of the existing siding – this should be scheduled no less than 10 days before the meeting deadline (**HDC meets on the third Tuesday – application deadline is the second Tuesday of each month at noon.**)
4. **Payment of the \$85 Historic District Commission hearing fee.**
5. A quote from an experienced painting contractor – a list is available from the historic preservation coordinator – detailing the cost – including labor - for an appropriate paint job.
6. A quote on letterhead or company form for the proposed replacement siding application company specifying all costs including labor.

* [] 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. (Hint: Photos are much easier to pass around in a photo album page.)

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 ferraros@kalamazoo.org

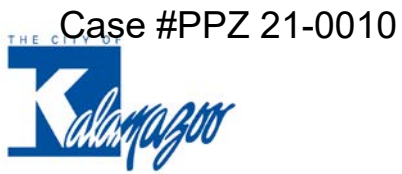
The Historic District Commission requires the following information to be submitted with a standard Application for Project Review for residing.

- A) **(ITEM A)** Application for Project Review – Historic District Commission hearing - Residing
- B) **(ITEM B)** A residing application with specifics as required
- C) **(ITEM C)** A report by the coordinator from a site visit documenting the condition of the existing siding – this should be scheduled no less than 10 days before the meeting deadline (**HDC meets on the third Tuesday – application deadline is the second Tuesday of each month at noon**)
- D) A quote from an experienced painting contractor – a list is available from the historic preservation coordinator – detailing the cost – including labor - for an appropriate paint job.
- E) A quote on letterhead or company form for the proposed replacement siding application company specifying all costs including labor.
- F) The \$85 Historic District Commission Hearing Fee

Photos of the house including typical areas of deterioration – from the outside. The coordinator will take photos during the evaluation site visit – but you may also provide your own.

HISTORIC PRESERVATION COORDINATOR
Community Planning and Economic Development
245 North Rose, Kalamazoo MI 49007

Phone (269) 337-8804; FAX 337-8513; ferraros@kalamazoo.org



Case #PPZ 21-0010

ITEM B

Application checklist for RESIDING

**Kalamazoo Historic District Commission
Preservation Coordinator (269) 337-8804**

Notes

**HISTORIC PRESERVATION COORDINATOR
Community Planning and Economic Development
245 North Rose, Kalamazoo MI 49007**

Phone (269) 337-8804; FAX 337-8513; ferraros@kalamazoocity.org

HISTORIC DISTRICT COMMISSION APPLICATION FOR RESIDING

This application must be completed as part of the project application for ALL residing projects.

PROPERTY ADDRESS 207 West Vine Kalamazoo, MI

General Statement of Policy

The Kalamazoo Historic District Commission does not endorse the residing of structures within the historic districts. It is the policy of this Commission that the original fabric of the building should be repaired or replaced where necessary with the original building material. Where this is impractical or where it can be demonstrated that the original materials will no longer hold paint or that the original materials are so badly deteriorated that they can no longer be reasonably repaired, the Historic District Commission "Guidelines for Residing and Trim Cladding" shall be strictly adhered to.

The Commission shall review all Certificates of Appropriateness applications for residing or trim cladding as individual cases. Each Certificate shall be decided on its own merit. No person should interpret any Commission approval for residing or trim cladding as being precedent setting. Unrestricted use of residing materials or trim cladding will not be allowed.

In the event that this Application is approved by the Historic District Commission, it is understood that the homeowner, and the contractor will comply with the "Guidelines for Residing and Trim Cladding in the Historic Districts". The contractor agrees to make corrections, without additional cost to the homeowner, of any items found not to be in compliance.

Property owner: Austin Sroczyński

Property Address: 207 West Vine Kalamazoo, MI

Siding Contractor TBD - Working on scheduling and pricing

Address _____ **Phone #** _____

Reason for residing (condition of and/or problems with existing siding):

Due to condition of paint, painting contractors don't want to do it. More detail attached

Describe deterioration to siding, trim or cornice areas due to water damage or other causes. Many boards are rotten, paint is peeling on roughly 75% of the house. The soffit and fascia boards will need to be replaced due to rotten wood.

Describe repairs to be done to siding or to remedy ongoing moisture damage **prior** to installation of siding or cladding: Any rotten boards will be replaced with age appropriate materials. Prior to installing them the boards will be primed. Prior to hanging the siding, there will be furring strips installed or fan fold board and then will have a breathable high quality vapor barrier on it before the siding.

Application for Residing

Type and style of original siding:

Main Body of House: Material Wood

Exposure to the weather: yes

Gable Areas: Material Wood

Exposure to the weather yes

Type and style of existing siding *if not original:*

Main Body of House: Material Wood

Exposure to the weather: yes

Gable Areas: Material Wood

Exposure to the weather yes

Proposed type and style of new siding materials:

Material: Vinly Siding 0.042+ thickness Brand: TBD - Georgia Pacific, Timbercrest, CertianTeed

Color: Historic Color Scheme, see attached details Surface* Smooth finish or as close to wood as possible

* Preferred smooth surface to look like new wooden siding.

Proposed type and brand of back-up material:

Perm Rate: _____

Type and brand of caulking or other sealants to be used:

Quad 50 year Caulk only - it's the best out there

Type and dimension of exterior corners to be used:

Vinly corners - 5/8" x 3" - color will either be same as siding or same as the windows

Treatment of base apron and drip ledge or drip cap:

No base apron currently on the house. It was torn off by the prior owners years back.

Treatment where new siding abuts window casings at jambs and drip cap or crown at window heads: J-channel, standard industry practice

Will casings be built out? Yes How and with what? Industry standard with rott resistant board casing will match the current existing casing.

Will window casings be clad? No How and with what? _____

Treatment where new siding abuts or comes up under window sills:

Industry best practice

Will sills be extended? yes How and with what? Sills may need to be removed and builtout due to the current design and deterioration of it, most are rotten

Will sills be clad? No How and with what? _____

Treatment where siding comes up under the Frieze or Gable Divider Boards:

If board is rotten, replace with rot resistant board, if not, paint current board

How will it be sealed to prevent water infiltration? _____

Correctly flashed using TITE seal flashing or similar product

Application for Residing

Will the frieze or divider boards be clad? NO How and with what? _____

Nominal dimension of freize or divider Boards _____

CORNICE DETAILS (If Clad)

Soffits (Historic District Commission guidelines state that in most cases the soffit cladding material shall run parallel and not perpendicular to the line of the wall). If the soffits are to be clad, what type of material is to be used? no clad - soffits will be replaced with wood and painted once dried out

What are the dimensions? _____

V-Groove material

OR

Custom fabricated from flat coil stock to match the profiles and dimensions of the existing soffit material? How will it be installed? _____

Fascias:

How will the fascias be formed to replicate the existing wood fascias? _____

Fascia board will be replaced where needed with wood and painted _____ W

What materials will be used? _____

How will it be installed behind the eavestroughs? Industry Standard practice _____

How is it flashed? industry stndard practice _____

Miscellaneous siding or trim treatments: _____

Attach additional sheets showing line drawing details where applicable.

NO ARCHITECTURAL ELEMENTS SHALL BE REMOVED OR COVERED OR ALTERED WITHOUT WRITTEN APPROVAL OF THE HISTORIC DISTRICT COMMISSION.

This APPLICATION FOR RESIDING is agreed to by the homeowner and the contractor and becomes a part of the Certificate of Appropriateness. No work shall commence until final acceptance by Contractor of terms and conditions of this "Application for Residing" and "Guidelines for Residing and Trim Cladding in the Historic Districts"

Austin Srcozynski
PROPERTY OWNER

8/4/2021
SIGNED DATE

TBD
CONTRACTOR

SIGNED DATE

207 W. Vine Siding Proposal

My Goal & Back Story

My goal is to bring back the life in this property as safely as possible while keeping as much of the original style and material as possible. The end goal of this project is to renovate it and move into one of the units! With that being said, the prior owners of this property have allowed this house to fall into a state where repairing it almost doesn't make sense and all of the previous 5 owners have failed to rehab it. We know that if this house were to be torn down, not only is the cost to tear it down incredibly high, the likelihood of building another affordable, profitable project here is very low. With my past experience, I'm very comfortable with the renovation process and believe that this project is financially viable and very possible to bring back to life with the grace of the Historic Commission.

I love old, historic houses and believe that we need to try to keep as many original features as possible. The original historic features are what make these houses so amazing and unique. Unfortunately, some features run out of life and need to be brought back to life. After speaking with almost a dozen painters (listed below), I believe that this project is unique enough to request vinyl siding. Of the ones I have spoken with, none would even give me a quote on painting the house in the current condition. I believe this demonstrates one of the reasons prior owners were not able to bring this property back to life.

Current Condition & Status

The house currently has about 75% of the paint peeling off and many of the boards would need to be replaced to apply new paint to them. I'd estimate that 80% of the soffit will need to be placed and 25% of the fascia be replaced. Prior owners have also used the incorrect materials on the side of the building and about 20% of the boards would need to be replaced prior to painting to give the house a smooth wood siding look.

I have had an onsite meeting with Sharon and have also had an onsite meeting with the building inspector for the area, Jon. I do not have a painting quote as no painter would take on the job, and I'm working with a siding team who I have worked with before to get a quote on the house.

I called the following paint establishments:

- All Colors Paint in Kalamazoo
- Ide Services
- Tom Meskills in Kalamazoo
- Women Working in Kalamazoo
- CertaPro
- H&H Painting
- Property Revolution

- College Painters

Project Plan:

I plan to keep as much of the original architecture as possible. I plan to use a high-quality vinyl siding. I plan to build out the windows in the same style as they are right now using rot resistant wood (cedar) and use furring strips/fan fold to create uniform surface to hang the siding on. Prior to installing the siding, we will replace any rotted boards to ensure the longevity of the project. We will not be wrapping the windows in metal, as that will lose a lot of the historic parts of the house. Where the soffit is rotten, we will replace it with wood and run parallel to the house like it currently is. The fascia will be replaced where needed and will be painted where needed, and we will be installing gutters to prevent foundation damage in the future. The stone foundation WILL NOT be painted and left original. Any caulk that will be used will be 50-year QUAD caulk. We have found this to be the best caulk on the market.

Conclusion

I know that by allowing vinyl siding to be installed on this house, I will be able to bring this neglected house back to the market and the City of Kalamazoo will no longer have to look at it in the current state. Instead, the property will be a beautiful resort, as close to original as possible. I think that this option is the best alternative to this house and will help bring two more units back to the Kalamazoo market. I'm flexible and willing to work with the commission on this project as well.



(1) 207 W. Vine – August 12, 2021 – NEcorner
(3) Rear-south – difficult to get a long shot



(2) NW corner - Front porch
(4) SWcorner

A





Case #PPZ 21-0010

(1) 207 W. Vine – August 12, 2021 – E side
(3) West side peeling paint, soffit & replaced siding



ITEM B

B

(2) W side typical peeling paint & replacement siding
(4) North front, 2nd & 3rd floor peeling paint



HDC Meeting 08/17/2021



Page 11 of 14



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address 207 West Vine
Applicant Austin Srcozynski
Owner same
Received 08/10/2021

CASE # IHA 21-0010
Year built: 1907
Owned since 06/04/2021
Meeting date: 08/17/2021

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

2011 – Repair steps, rails and porch deck (Admin)

2013 – Dangerous Buildings Board running on 10/28/13 to repair or demolish)

2013 – repair front steps (admin)

2014 – remove and reconstruct chimney on west side (Admin)

2015 – deficiency violation for not rebuilding chimney (violation)

2016- new owner - KNHS

2017 – demolition approved – owner Kal. Nd. Housing Services (HDC)

2019 - New owner

2019 - Roof (admin)

2019 – New owner

2020 – exterior repairs, convert west side porch to bathroom – this covers work done without a COA by the previous owner (Admin)

2020 – various exterior repairs (Admin)

2021, May 20 – new owner – investment group

2021, June 4 – New owner (current) – met with him for site visit on June 30, 2021

Historic District South Street – Vine Area

Zoning RM-36 (Multi-family residential)

Additional Permits required – Residing permit

Rental History: NA – new owner – previously a rental property – not currently registered.

Proposed Work:

Remove severely deteriorated 4" wooden siding, replace with smooth vinyl siding with matching reveal. Wide corner boards and frieze boards to match existing.

OBSERVATIONS:

- *See owners narrative.*
- *This building has had 6 owners in 6 years and has been under a demolish order from the Dangerous Buildings Board since 2013. It has been vacant since 2015.*

(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.

- *Work began in 2019 with a new roof and replacing the siding on the west and south sides with heavily textured composite siding. On the interior the house was gutted.*
- *The new owner is in regular communication with the code compliance inspectors regarding his plans for the house.*

Applicable Criteria

Secretary of the Interior Standards for Rehabilitation

#2 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.

1. *The wooden siding is deteriorated on much of the house – and missing altogether where it was inappropriately replaced with composite siding. The house was painted about 2011 and was cited by EPA for not using Lead Safe Work Practices.*

Kalamazoo Historic District Commission Standards for Rehabilitation:

Residing and Trim Cladding – page 36 states

“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 ... the following residing standards must be strictly adhered to.”

COMMISSION ACTIONS (Motions):

1. Approve the application of vinyl siding and exterior repairs as specified in the application. The project complying with Secretary of the Interior Standards #6. The commission approves a Notice to Proceed for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. The commission could postpone with the applicant’s consent, to ask for more details or to prepare a revised plan. The revised plan should include the following changes:
 - a. _____
 - b. _____

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

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

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

Secretary of the Interior's Standards for Rehabilitation

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – TUESDAY, June 15, 2021

5:00 pm

VIRTUAL MEETING

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:00 PM

II. Approval of Absences:

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

Ms. Underwood makes motion to approve the absence listed above with a 2nd by Mr. Grayson.

III. Approval of Agenda: No Changes

IV. Introduction of Guests: None

V. Public Comment on non-agenda items: None

VI. Disclaimer: Ms. Ferraro read the disclaimer into the record. 5:04 PM

VII. HEARINGS - OLD BUINESS:

A) 816 Normal Ct	5:07 pm	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.

EN15-3283 Demolition by neglect - Old application

The house located at 816 Normal Ct has been cited as a case of demo by neglect. The owner James Wise has applied to get approval for the work and he plans to do the work according to the architect drawings that were provided from February of 2020 and has also applied to a bank for the loan. If he does get his funding the commission could declare this as a non-contributing structure so the coordinator and the building department could approve the changes internally and not have to come back to the commission each time. Mr. Grayson is concerned why we can't leave it as contributing and still delegate the changes to the coordinator. All previous changes have already been approved by the commissions such as siding. Mr. Grayson also doesn't like the idea of taking the house out of the historic district as a non-contributing structure. It is up to the commission on if the house is contributing or non-contributing.

Mr. Grayson moved to approve the work as specified in the application. The commission also finds that this house, after exterior changes is still a CONTRIBUTING building in the South Street – Vine Area local historic district. Approval of the proposed work based on previous Certificates of

Appropriateness (2014 and 2015) to be delegated to the historic preservation coordinator with a second by Ms. Underwood. With a roll call vote the motion passes unanimously.

VIII. NEW BUSINESS:

A) 437 Stone	5:20 pm	Owner: Mara Matison
		Applicant: Tichenor Inc
Style: Craftsman Cottage		Built: ca 1930, Renovated ca 1955
Zone: RM-15		Owned Since: Before 1998

This is a NON-CONTRIBUTING BUILDING.

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

Ms. Ferraro states the house is in the West Main Hill Historic District. This is not considered a contributing resource. Is now considered mid century modern. The owners would like to remove the garage that is pulling away from the house and has some other structural issues. The owners would like to reside all areas of the house that are not stone. The owners would also like to replace some windows and add some vertical bead board siding in the front gable. Mr. Grayson is concerned the age of the garage and Ms. Ferraro is thinking the same as the house so probably around 1930's. The plan is to use the garage space once its torn down is to use the space as parking spots and possibly adding a privacy fence to add a staff lunch area outdoors.

Mr. Grayson made a motion to 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 with second by Ms. Underwood. With a roll call vote the motion passes unanimously.

IX. Approval of Minutes: May 18, 2021 (ITEM F) – Motion made and approved by Ms. Underwood and second by Ms. Ragainis with all commissioner's approval.

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

a) No building permit required - 3

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

b) Building permit required - 1

Walnut W	442	Repair front porch
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XI. Other Business-None

XII. Adjournment

Motion made to adjourn meeting by Ms. Underwood with a second by Mr. Stucky with all commissioners approve. Meeting adjourned at 5:33 pm

_____	_____
Chairperson	Date
_____	_____
Historic Preservation Coordinator	Date
_____	_____
Recording secretary	Date