

Agenda
Kalamazoo Historic District Commission Meeting
City of Kalamazoo

June 23rd, 2022 City Commission Chambers

- I. **Call to Order:**
- II. **Roll Call and Approval of Absences:**
 - I. Eric Stucky
 - II. Dana Underwood
 - III. John Mitchell (Excused Absence)
 - IV. Dan Kastner
 - V. Andrew Grayson
 - VI. Jeremy Berg (Excused Absence)
 - VII. *Vacancy*
- 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. **Old Business**

- 1. 509 S Westnedge – Withdrawn
- 2. 714 Locust - Withdrawn

VIII. **New Business - Hearings**

- a. 100 North Edwards (South Face) 5:10 pm Owner: The Edwards Block, LLC.
Style: Commercial Built: 1900
Zone: CCBD Owned Since: 09/01/1994
 - 1. Repair of south wall, partial 3 feet high. Remove old plaster panels which are falling off.
PPZ22-0012 New Application
Public Comment then Commission Deliberation

- a. 204 Monroe 5:25 pm Owner: Macleod Living Trust
Style: Colonial Revival Built: 1911
Zone: RM-15 Owned Since: 02/14/2008
 - 1. Seeking permission to leave faux chimney off roof.
PPZ22-0013 New Application
Public Comment then Commission Deliberation

b. **Approval of Minutes – April 19, 2022 (Item E)**

IX. **Administrative Approvals –April 12, 2022 to May 9, 2022**

- a. No building Permit Required 2
 1. 505 Elm Porch Repair
 2. 606 Douglas Electrical Panel
 3. 522 Eleanor Porch repair
 4. 616 Westnedge Porch Repair
 5. 259 E Michigan Sign Face Replacement
 6. 824 Elmwood Rear door
- b. Building Permit Required
 1. 502 Douglas Porch repair

X. **Other Business**

None

XI. **Adjournment**

Questions and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804 or Penal.kalamazoocity.org

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.

REVIEWS: Historic District Commission:

✓ HDC Cases to 05/09/2022 – 7 Total

Fees total year to date, 2022 \$910

2022	2022	2021	2021 fees
○ 11 no fee	\$ 0	19 no fee	\$ 0
○ 15 bldg permit-\$35*	\$ 525	16	\$ 560
○ 8 HDC hearing - \$85	\$ 680	6	\$ 510
34 TOTAL	\$ 1205	29	\$ 10700

New Owners in Historic Districts

Sale Date	Address	HD	previous owner	new owner	NEZ?
05/31/2022	908 S Park St	SV	SPARTAN LIVING LLC 4350 HIDDEN HILLS DR KALAMAZOO, MI 49006	907 HOMECREST, LLC 59430 SILVERGRASS AVE MATTAWAN, MI 49071	no
05/27/2022	731 Village St	SV	JADE RENTALS, LLC PO BOX 19515 KALAMAZOO, MI 49019	GO WEST INVESTMENTS LLC 3582 S TERRA SOL DR SALT LAKE CITY, UT 84115	no
05/25/2022	807 Wheaton	SV	CUSTOM RENTALS LLC 1831 S WESTNEDGE AVE KALAMAZOO, MI 49008	BLUE MOUNTAIN REALTY LLC 2610 NEUBAUER CIR LINDENHURST, IL 60046	no
05/25/2022	325 Burr Oak	SV	HAYES, MARGARET E 1817 DOUGLAS AVE KALAMAZOO, MI 49007	MEINTS, JOSHUA M 8210 KEWEENAW ST KALAMAZOO, MI 49009	no
05/24/2022	609 Village	SV	CARLSON, MARY ELIZABETH 609 VILLAGE ST KALAMAZOO, MI 49008	MILLER, GREG & CARRIE 5839 OAKLAND DR PORTAGE, MI 49024	no
05/20/2022	471 W South Unit 26	SV	VENEMA, WILLIAM J VENEMA, CAROL D 471 W SOUTH ST, #202 KALAMAZOO, MI 49007	ESCAMILLA, JAMES & LONGMAN, BRENDA 471 W SOUTH ST, UNIT 26 KALAMAZOO, MI 49007	no
05/20/2022	926 W Main	WMH	PROMETHIUM LLC 10130 W DEXTER TR FOWLER, MI 48835	ARBOGASTY, LEE 926 W MAIN ST KALAMAZOO, MI 49007	no
05/19/2022	1006 S Park	SV	WALL STREET, LLC 1800 W WARNER AVE CHICAGO, IL 60613-1823	POHL, MAX 1006 S PARK ST KALAMAZOO, MI 49007	yes
05/17/2022	431 W Walnut	SV	MARMON, ROBERT K 30197 TITAN WAY COARSEGOLD, CA 93614	REESE, CHARLES 431 W WALNUT ST KALAMAZOO, MI 49007	yes
05/16/2022	226 Woodward	ST	SPAULDING, BRIAN D & BONNIE L 250 KALAMAZOO ST SOUTH HAVEN, MI 49090	215 EM PARTNERS LLC BROWN, FREDERICK O 241 E MICHIGAN AVE, STE 135 KALAMAZOO, MI 49007	no
05/16/2022	726 S Park	SV	WBA REAL ESTATE 1008 GLENN CT LANCASTER, MI 98535	LAWRENCE, DYLAN & GILLESPIE, GARNET 10823 PORTAGE RD PORTAGE, MI 49008	no
05/12/2022	471 W South St Unit 31	SV	LANGSAM, SHELDON A 471 W SOUTH ST APT 207 KALAMAZOO, MI 49007	HESS, LESLIE A & COURTNEY V 471 W SOUTH ST APT 207 KALAMAZOO, MI 49007	no
05/10/2022	511 Locust	SV	KAZOO RENTALS LLC 535 COLFAX AVE GRAND HAVEN, MI 49417	BUDRAM, LISA & WINSTON RAYMOND 909 HUDDERSFIELD CRT OWINGS MILL, MD 21117	no

05/10/2022	612 Douglas	ST	STONE REAL PROPERTIES LLC STONE, TYLER 1620 N 82ND PLACE SCOTTSDALE, AZ 85257	DOUGLAS612MI LLC 500 WESTOVER DR #11683 SANFORD, NC 27330	no
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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: 100 N. EDWARDS ST.
 Historic District: [] South/Vine [] Stuart [] West Main Hill [] Rose Place Haymarket
 Applicant: NELSON NAVE Owner: SAME
 Mailing Add. 100 N. EDWARDS ST. Mailing add _____
 City State & Zip: Kalamazoo MI City, State Zip _____
 Phone: 269-267-3063 49007 Phone: _____
 Email NAVE-AM@MINDSPRING.COM Email _____@_____

Contractor: BUILDING RESTORATION INC.

() Work to be done by owner
 Contractor BLAIR BATES

Proposed Work: Use additional sheets to describe work if necessary _____
 See attached sheets TO FOLLOW

REPAIR OF SOUTH WALL, PARTIAL 3' HIGH.
REMOVE OLD PLASTER PANELS (FALLING OFF),

() 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: 6-7-22

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

THE EDWARDS BALDCK LLC

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- _____ Date Received*: _____
 Zoning _____ Year built _____ Complete application _____
 Owned since _____

COMMISSION Meeting Date: _____ Hearing fee paid \$85 _____
 COMMENTS: _____ 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 _____



Presented To:

Nelson Nave
100 N. Edwards St.
Kalamazoo, MI 49007
Nave-aia@mindspring.com

Edwards Block LLC South Façade Restoration



Presented By:

Blair Bates, President
Building Restoration, Inc.

Proposal No.: P222016.2

Date: June 14, 2022

June 14, 2022

Nelson Nave
Edwards Block LLC
100 N. Edwards St.
Kalamazoo, MI 49007
Nave-aia@mindspring.com

RE: South Façade Restoration

Dear Mr. Nave,

This proposal will provide an explanation for the need of the stucco plaster latex modified parge coat from the windows on down on your building.

- **Deteriorating Brick Condition:** The existing brick along the entire length and height of the wall is deteriorating due to not having the capacity to withstand freeze/thaw cycling. The lower brick is deteriorating at a greater rate due to the building's exterior drive area being salted and snow plowed up against the building. Therefore, we recommend repairing the lower portion of the building via installing a coarse aggregate latex modified fiber reinforced mortar. A sample of this has been installed on the building for the past few years. Large void spacing will be filled with both block and brick.

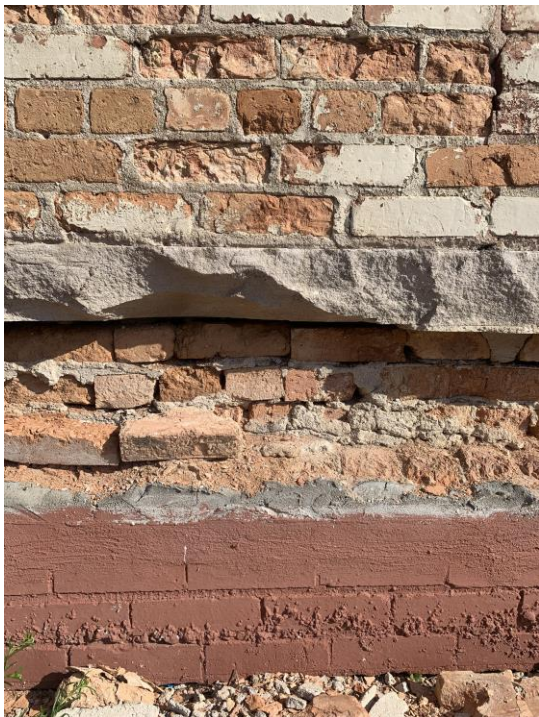
WORK ITEMS – PHASE ONE

1. Remove the remaining cement plaster panels and Antiques sign off the south side of 100 N. Edwards St.
Demolish and remove.
 - This will be removed and legally disposed of offsite.
2. Inspect, adjust as required, and/or add flashing to the Parapet.
Report on conditions of the tile, the top of wall, and the roof in the area.
 - Inspection will be performed by our estimator. Additionally, photographs and samples of the material will be taken and reported.
3. Wash and clean off the brick wall.
 - This will be performed with a light pressure and wire brush washing.
4. Work with AT&T to remove their wiring and reinstall.
5. Replace brick where necessary (especially in the lower 3 feet ht.).
Repoint as necessary on all the elevation.

- Replacement bricks will be accomplished with a historical soft matching brick. Color will not be a consideration due to the final process of painting. It is anticipated this brick has a maximum strength of 500 PSI along with the original lime mortar.
 - The following procedure will be utilized for repointing using a Type K mortar. All mortar joints that have eroded greater than ¼" past their original face will require repointing. All mortar joints with minor holes or voids that can be penetrated with a 1/16" diameter wire greater than one half of the brick thickness shall be repointed. Building Restoration, Inc. will not be removing and replacing previous inadequate repairs unless they have failed. The following 10 steps to proper re-pointing shall be followed:
 - Mix design shall be a lime putty-based mortar with matching aggregate to achieve national park standards of proper bond and same or lower compressive strength as the matching mortar. Mortar strength estimation shall be at 365 days due to carbonation.
 - Remove deteriorated mortar (a minimum depth of two times the width of mortar joint). All procedures will follow the current OSHA standard for silica dust control when performing this work.
 - Brush, vacuum, or water flush to remove debris in the joint.
 - Through close examination determine the extent of deterioration in the joint and surrounding area.
 - Rework the joint, as necessary.
 - Brush, vacuum, or water flush to remove debris in the joint.
 - Water-soak the brick (to satisfy the porosity or thirst of the brick).
 - Pre-wet to reduce the amount of initial dehydration of the mortar that is about to be replaced.
 - Deliver mortar to the prepared joint. Several layers may be required to fill the joint flush with the outer surface of the masonry.
 - Strike back (tooling the joint to match the existing historic joint).
6. Lime plaster the lower 3-4 feet or up to possible windowsills.
- After repairs to the brick and repointing the lower 3 ft. to the base of the windowsills will be coated with a fiber reinforced Type K lime latex stucco.
7. Install pair of wood doors and trims and transom (storefront) in existing opening (sliding barn door).
Remove old door (owners first choice to salvage).
We own the wooden storefront, and it is stored in Heritage Co.
Install and aluminum Threshold under the doors.
Install one closer on one door (supplied by owner).
Install hardware by owner.
- Building Restoration, Inc. will be responsible for transporting the doors to the new location.
We will frame to the new 60 in. doors within the 8 ft. opening. Framing will be provided on each side to provide the doors and transom a center point. Finishing of the doors to be done by other.
8. Separate price to paint 2 coats of acrylic latex on the brick wall above the plaster wall (#6 above).



(1) 100 Edwards – (above) West Face
(3) Brick detail, looking north



(2) Southeast Corner
(4) Plaster Detail, southeast corner





**Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 100 N Edwards **CASE #** PPZ 22-0012
Applicant Nelson Nave **Year built:** 1900
Owner The Edwards Block LLC **Owned since:** 09/01/1994
Received 06/07/2022 **Meeting date:** 06/23/2022

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2013 – Replace storm damaged sliding door on south side of building with salvaged storefront with paired doors, transom windows and insulated wall (HDC)

Historic District Haymarket
Zoning CCBD
Additional Permits required Building
Rental History: N/A

Proposed Work:

1. Repair of south wall, partial 3' high plaster. Remove old plaster panels which are falling off.

Observations:

1. **Plaster panels are not original to the building. Additionally, plaster panels were installed with nails that damaged the brick wall**
2. **Proposed 3' of plaster will coat the damaged brick and protect the brick from further deterioration**

Applicable Criteria

- (1) *Secretary of the Interior Standards for Rehabilitation - #1 through #6 (see last page)*

COMMISSION ACTIONS (Motions):

1. Approve the removal of the remaining plaster panels and the application of plaster coating on the bottom 3-4' of the wall as specified. This proposal complies with the Secretary of the interior standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, July 12th, 2022. The revised application should include the following changes:

(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.

- a. _____
- b. _____

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the July 19 meeting to comply with the 60-day rule.

- 3. The commission could deny, based on Secretary of the Interior Standards #1 through #6

(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.

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Secretary of the Interior's Standards for Rehabilitation

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
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.



Community Planning and Economic Development
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 245 N. Rose Street
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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: 204 Monroe Street
 Historic District: [] South/Vine [] Stuart [X] West Main Hill [] Rose Place [] Haymarket
 Applicant: George Maclead Owner: George & Linda Maclead
 Mailing Add. 204 Monroe St. Mailing add 204 Monroe St.
 City State & Zip: Kalamazoo, MI 49006 City, State Zip Kalamazoo, MI 49006
 Phone: 269 349-3988 Phone: 269 349-3988
 Email georgeMac@lead067@gmail.com Email @
 Contractor: _____

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

() Work to be done by owner

Contractor _____
 Proposed Work: Use additional sheets to describe work if necessary _____
 See attached sheets See Attached sheet

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

Applicant's Signature: George W. Maclead Date: 6-9-2022
 Owner's Signature: George W. Maclead Date: 6-9-2022
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- _____ Date Received*: _____
 Zoning _____ Year built _____ Complete application _____
 Owned since _____

COMMISSION Meeting Date: _____ Hearing fee paid \$85 _____
 COMMENTS: _____ 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 _____

Kalamazoo Historic Commission,

We, George and Linda Macleod, recently had a new roof installed on our home at 204 Monroe Street, in the West Main Hill Historic District. During this project, well done by Worthy Construction Company, it was discovered that the middle chimney, which was originally installed for architectural purposes only since it does not connect to any flue venting a furnace or fire place, was found to be in serious need of repair. This chimney was constructed around a wooden frame covered by concrete and then surfaced with a stucco finish when the house was built in 1911. This stucco finish has been repaired many times in the past but a large section has now broken away and the wooded frame was found by the roofers to be rotting making it unsafe and prone to leakage . It was decided after consulting with both Kahri Worthy, owner of Worthy Construction, and Luis Pena, Historic Preservation Coordinator, to remove the chimney and rebuild the section of overhang, trim and roof that was occupied by the chimney so that the integrity of the roof would not be compromised. As owners of this fine historic home we feel that it would be best, for the continued preservation of the integrity of the new roof and the prevention of leakage in the future, to not have to attempt to replace this non functional chimney. We are therefore asking the Historic Commission for permission to not have to replace this structure which would be a very difficult project to replicate, extremely costly and in our opinion add little to the appearance of the home.

We thank you for your consideration.

Sincerely,

George W. Macleod
Linda Macleod

George and Linda Macleod
6-9-2022



(1) **204 Monroe – (above) East Face**

(3) Contemporary photograph looking northwest



(2) Historic photograph, looking northwest, note chimney center left

(4) Rear, looking northeast. Chimney detail





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 204 Monroe St
Applicant Nelson Nave
Owner Macleod Living Trust
Received 06/09/2022

CASE # PPZ 22-0013
Year built: 1900
Owned since: 02/14/2008
Meeting date: 06/23/2022

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2022- Re-roof (Admin)

Historic District West Main Hill
Zoning RS-5
Additional Permits required Building
Rental History: N/A

Proposed Work:

- 1. Permission to not replace faux chimney to house.

Observations:

- 1. **Faux chimney was allowing water damage to the house**
- 2. **Historic Preservation Coordinator allowed for chimney to be removed for roof construction to be completed. (Allowing for protection against open roof)**
- 3. **Chimney was original to the house**

Applicable Criteria

- (1) *Secretary of the Interior Standards for Rehabilitation - #1 through #6 (see last page)*

COMMISSION ACTIONS (Motions):

- 1. Approve the removal of the faux chimney from the house. This proposal complies with the Secretary of the interior standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
- 2. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, July 12th, 2022. The revised application should include the following changes:
 - a. _____
 - b. _____

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the July 19 meeting to comply with the 60-day rule.

- 3. The commission could deny, based on Secretary of the Interior Standards #1 through #6

(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.

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Secretary of the Interior's Standards for Rehabilitation

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
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, May 17th, 2022

5:00 pm

241 W. South St. Kalamazoo, MI 49007

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

II. Roll Call & Approval of Absences:

Eric Stucky- Absent- Not Excused	Andrew Grayson- Present
Dana Underwood – Absent- Excused	Jeremy Berg- Present
John Mitchell- Present	Vacant
Dan Kastner- Present	

Motion made to approve absences by Mr. Mitchell with a second by Mr. Grayson

III. Approval of Agenda: No changes to the agenda. Motion made to approve agenda by Mr. Grayson with a second Mr. Kastner

IV. Introduction of Guests:

Jamie McCarthy – Community Planning and Economic Development

V. Public Comment on non-agenda items: None

VI. Disclaimer: Mr. Pena read the disclaimer into record. 5:02 PM

VII. Jamie McCarthy- Community Sustainability Plan 5:05 PM

<http://www.imaginekalamazoo.com/projects/sustainability/>

Mrs. McCarthy made a presentation regarding the Community Sustainability Plan. Any comments or questions regarding this can be directed to her directly. This plan can be found at www.imaginekalamazoo.com

The following comments were made by the commission

Mr. Kastner did ask if this was to be worked into the Historic District decisions in the future.

Mrs. McCarthy does believe it will come up more in the commission especially with more solar projects coming up.

Mr. Mitchell was curious how many other cities are currently using this same plan?

Mrs. McCarthy is more familiar with what is going on in Michigan, but she is aware of other cities adopting this type of plan and especially Ann Arbor who has been doing this for a couple decades.

Mr. Grayson is curious if funding would be available at all for anything lead related.

Mrs. McCarthy is not aware of anything currently for this type of specific problem but is going to be looking into this.

VIII. OLD BUSINESS:

5:25pm

None

NEW BUSINESS:

A) 509 S Westnedge (West Face) 5:25 pm Owner: Vine Neighborhood Association
Style – Various Built: NA
Zone: CN-1 Owned Since: 12/02/2014

- 1). Add 5 signs in front of parking spaces on west side of building

PPZ22-0010 New Application

No Show.

Mr. Bergs preference is to postpone to next meeting.

Mr. Mitchell makes motion to postpone till next meeting with a second by Mr. Grayson. All commissioners approve.

B) 714 Locust 5:25 PM Owner: Robert Noble
Architect/Builder: Steve Kellogg
Style: Greek Revival/Vernacular Built: 1886
Zone: RM-15 Owned Since: 11/22/1995

- 1) Re-Roof
- 2) Fascia and Soffit
- 3) New addition in the rear

PPZ22-0011 New Application

Mr. Kellogg is an architect/engineer presenting on this application. The home at 714 Locust is looking for replace roofing, fascia, soffit, and wood siding along with the wood siding needs replacement. Is looking to use alternative materials to save on cost. The home currently already has multiple additions from different times. The homeowner is looking to do this in stages. They are looking to do the siding first. The cost of cedar siding is much more expensive especially with primer and multiple coats of paint as well as maintenance. They are hoping to use engineered wood product which is significantly less in cost then cedar wood. The rear addition they are hoping to do is on the rear of the home on the west side.

Mr. Pena did make it known to the presenter that he would need a unanimous decision since they are short members at today's meeting so he could choose to postpone till more members are present.

The re-roof was approved administratively but then added all the additional work that wanted to be completed.

Mr. Kastner said that typically if something is brought to the commission that is vinyl that he is quick to deny but would possibly consider on a new addition on the rear of the house but not on the front of the home.

Mr. Kellogg has agreed to postpone this application till more commissioners are present.

Mr. Kastner makes motion to postpone to the next meeting with a second by Mr. Grayson. All commissioners approve.

IX. Approval of Minutes: April 19, 2022- Motion made and approved by Mr. Grayson and second by Mr. Kastner with all commissioner's approval.

X. Administrative approvals - April 12, 2022, to May 9, 2022

a) No building permit required – 1

814 S Westnedge Roof

b) Building permit required - 2

618 McCourtie Roof
204 Monroe Roof

XI. Other Business-

1). None

XII. Adjournment

Motion made to adjourn meeting by Mr. Kastner with a second by Mr. Mitchell with all commissioners approve. Meeting adjourned at 6:12 pm.

Chairperson Date

Historic Preservation Coordinator Date

Recording secretary

Date