

Agenda

Kalamazoo Historic District Commission Meeting

City of Kalamazoo

July 19th, 2022 City Commission Chambers

I. **Call to Order:**

II. **Roll Call and Approval of Absences:**

- I. Eric Stucky
- II. Dana Underwood
- III. John Mitchell
- IV. Dan Kastner
- V. Andrew Grayson
- VI. Jeremy Berg
- 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.kalamazoocity.org/historicpreservation>.

VII. **Old Business**

VIII. **New Business – Hearings**

- a. 708 Dutton 5:10 pm Owner: Nancy Arcadipone
Style: Craftsman Built: 1919
Zone: RM-36 Owned Since: 09/01/1994
 - Addition of rear deck and removal of rear entrance porchPPZ22-0014 New Application
Public Comment then Commission Deliberation
- b. 302 Stuart 5:25 pm Owner: JL Equity Group, LLC
Style: Colonial Revival Built: 1900
Zone: RM-15 Owned Since: 11/24/2021
 - Removal of chimney from 3rd floor up, patch in roofPPZ22-0015 New Application
Public Comment then Commission Deliberation
- c. 210 Old Orchard 5:40 pm Owner: 210 Old Orchard, LLC
Style: Apartment Built: 1925
Zone: RM-15 Owned Since: 05/15/2020
 - Paint currently unpainted brick apartment buildingPPZ22-0016 New Application
Public Comment then Commission Deliberation

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

e. **Administrative Approvals –June 19, 2022 to July 19, 2022**

- a. No building Permit Required 2
 - 1. 437 W Vine Catio
 - 2. 846 Davis Fence
- b. Building Permit Required 5
 - 1. 229 Woodward Roof
 - 2. 513 Stuart Roof
 - 3. 511 Locust Roof
 - 3. 435 Park Pl Roof
 - 4. 504 Stuart Roof

f. **Other Business**

None

g. **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@kalamazoo.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 07/13/2022 – 12 Total

Fees total year to date, 2022 \$1,165

	2022	2022	2021	2021 fees
○ 15 no fee		\$ 0	21 no fee	\$ 0
○ 18 bldg permit-\$35*		\$ 630	13	\$ 455
○ 12 HDC hearing - \$85		\$ 1,020	8	\$ 680
45 TOTAL		\$ 1,650	42	\$ 1,135

New Owners in Historic Districts

Sale Date	Address	HD	previous owner	new owner	NEZ?
6/30/2022	471 W SOUTH ST UNIT 08	SV	O'CONNOR, TERRY A & PAMELA H	BERNIER, MARY H & BOURKE, PETER	no
6/23/2022	919 OSBORNE ST	SV	MAHALICK, STEPHEN & NINA	LIME TREE II, LLC	no
6/23/2022	440 DOUGLAS AVE	SV	SOUTH TWIN LLC	YOUNG WOMEN'S CHRISTIAN ASSOCIATION	no
6/20/2022	912 OSBORNE ST	SV	STERKEN, RICHARD L STERKEN, LENA F 3504 PAR 4 CIR KALAMAZOO, MI 49008	DEMPSEY, CAITLAN & ROBERT 912 OSBORNE ST KALAMAZOO, MI 49001	yes
6/17/2022	529 WHEATON AVE	SV	WHEATON ST, LLC 1800 W WARNER AVE CHICAGO, IL 60613-1823	529 WHEATON AVENUE, LLC 29175 HISTEAD DR EVERGREEN, CO 80439	no
6/17/2022	1223 GRAND AVE	SV	EINSPAHR, FRED J EINSPAHR, SUSAN B 4880 E GULL LAKE DR HICKORY CORNERS, MI 49060	ODYSSEY ALPHA, LLC 4995 JAMINE WAY MATTAWAN, MI 49071	no
6/17/2022	1410 MERRILL ST	WMH	GREY HOUSE, LLC 65600 40TH ST PAW PAW, MI 49079	BATAMURIZA, ZABAYO & IMMACULEE 1410 MERRILL ST KALAMAZOO, MI 49008	yes
6/16/2022	719 MINOR AVE	SV	WEST DEN LLC 719 MINOR AVE KALAMAZOO, MI 49008	OSWALD, KIRAH 719 MINOR AVE KALAMAZOO, MI 49008	yes
6/16/2022	610 VILLAGE ST	SV	WESTERVELT, CHARLIE D & TRACY 2336 BRONSON BLVD KALAMAZOO, MI 49008	WESTERVELT LIVING TRUST 2336 BRONSON BLVD KALAMAZOO, MI 49008	no
6/16/2022	420 OAK ST	ST	WESTERVELT, C DAVID 2336 BRONSON BLVD KALAMAZOO, MI 49008	WESTERVELT LIVING TRUST 2336 BRONSON BLVD KALAMAZOO, MI 49008	no
6/15/2022	726 DAVIS ST	SV	KRUEGER, BRIAN 1880 12TH MILE REMUS, MI 49340	BARCELO, BREEZY 726 DAVIS ST KALAMAZOO, MI 49008	yes
6/14/2022	610 S ROSE ST	SV	CORICH, CHRISTOPHER 610 S ROSE ST KALAMAZOO, MI 49007	HOLLAND, ADRIANNE NICOLE HOLLAND, MURRAY JOHN 610 S ROSE ST KALAMAZOO, MI 49007	no
6/14/2022	915 WALWOOD PL	SV	GEORGES, RIMA 14770 LAURELWOOD ST POWAY, CA 92064	LE PROPERTIES MI, LLC 3318 CLEVELAND ST HOLLYWOOD, FL 33021	no

6/9/2022	232 WOODWARD AVE	ST	SPAULDING, BRIAN D & BONNIE L 250 KALAMAZOO ST SOUTH HAVEN, MI 49090	SAUER, PETER R 781 PAGE ST SAN FRANCISCO, CA 94117	no
6/8/2022	412 ELM ST		ZIMONT, ADAM & APRIL A 412 ELM ST KALAMAZOO, MI 49007	MUJAWAMARIYA, BEATRICE 412 ELM ST KALAMAZOO, MI 49007	no
6/6/2022	1116 MERRILL ST NEZ		HAMPTON, LARRY & VICKIE 1116 MERRILL ST KALAMAZOO, MI 49008	BILLIAN, JOSEPH R KARPINSKI, ANNA L 1116 MERRILL ST KALAMAZOO, MI 49008	yes



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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 708 DUTTON PLACE
 Historic District: [] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
 Applicant: NANCY ARUFI DI PONE Owner: SAME
 Mailing Add. PO BOX 50348 Mailing add _____
 City State & Zip: KALAMAZOO City, State Zip _____
 Phone: 269-779-8672 Phone: _____
 Email n.dipone@gmail.com Email _____@_____

Contractor: JIM CHRISTI

Work to be done by owner

Contractor _____

Proposed Work: Use additional sheets to describe work if necessary _____
 See attached sheets ADD A DECK TO THE REAR OF THE HOME.

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: 6/27/22
 Owner's Signature: [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- _____ Date Received*: _____
 Zoning _____ Year built _____ Complete application _____
 Owned since _____

COMMISSION Meeting Date: _____ Hearing fee paid \$85 _____
 Check # _____

COMMENTS: _____

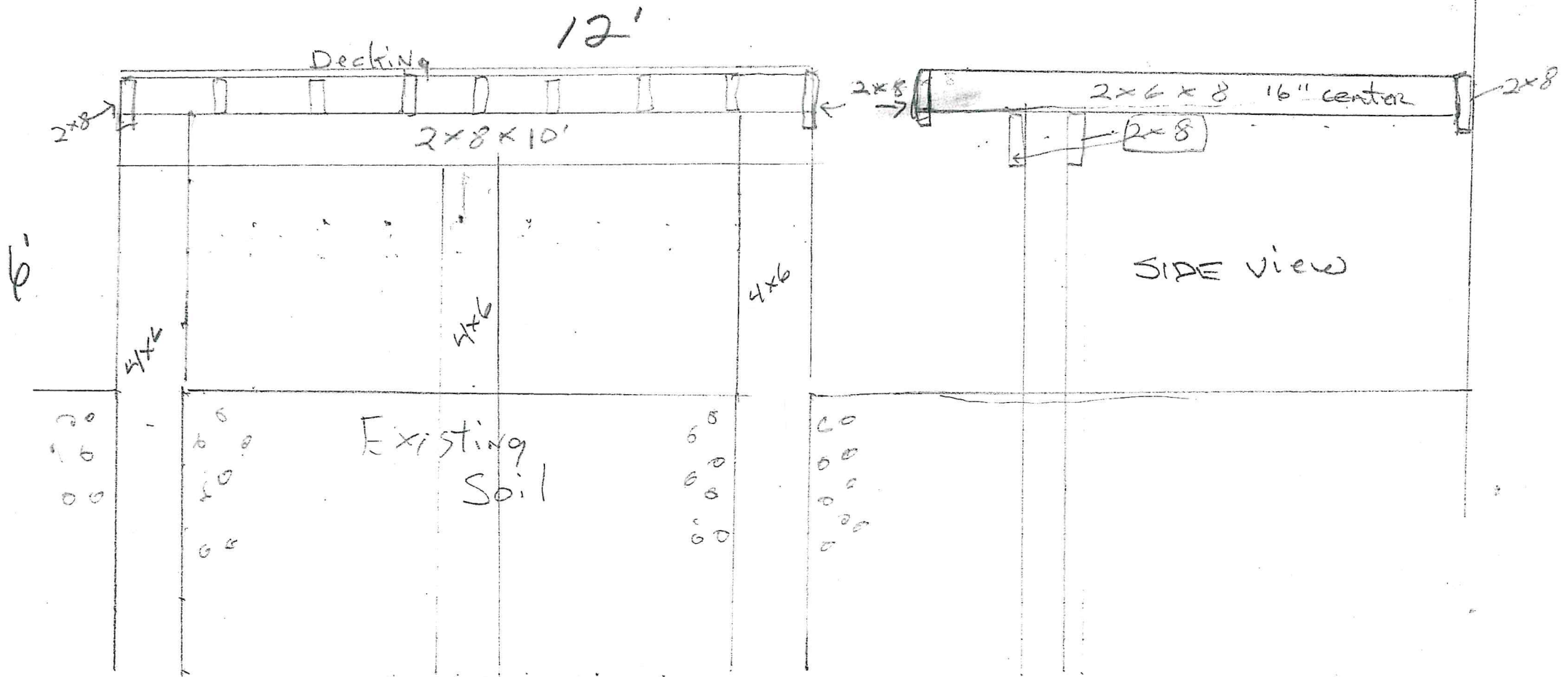
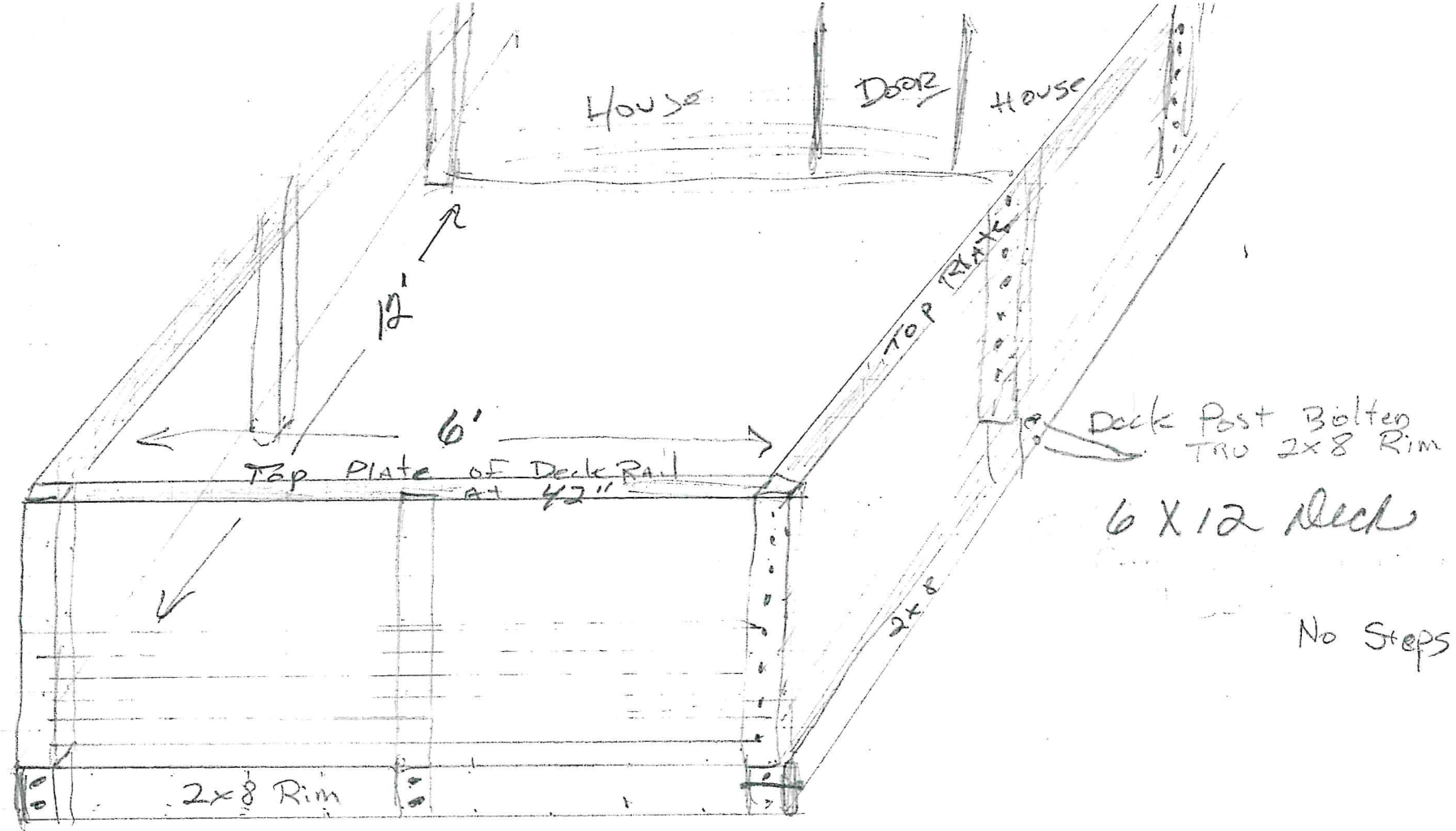
Approve in Concept Date: _____ Letter mailed _____

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 _____

ARCADIPORTE
269.779.8672



Existing House

1/4" = 6"



**Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 708 Dutton Pl
Applicant Nancy Arcadipone
Owner Nancy Arcadipone
Received 06/27/2022

CASE # PPZ 22-0014
Year built: 1919
Owned since: 01/31/2021
Meeting date: 09/01/1994

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

2002 – Storm Windows (Admin)

2007 – Gutters (Admin)

2009 – Rail waiver (Admin)

Historic District South Street – Vine Area

Zoning RM-36

Additional Permits required Building

Rental History: Current rental

Proposed Work:

1. Add deck to rear of home

Observations:

1. **Deck will not be visible from the street**
2. **Deck will be at the rear of the home**

Applicable Criteria

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

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.

- The deck will be installed in place of a rear room of an undetermined date. The removal of the rear room was administratively approved because the room was falling away from the room.

(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 construction of the rear deck as specified. This proposal complies with the Secretary of the interior standard #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, August 9th, 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 August 16th meeting to comply with the 60-day rule.

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

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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.

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(1) **708 Dutton Pl - Façade, facing west**
(3) **Rear entrance, looking north**



(2) **Southeast corner, looking northwest**
(4) **Rear, looking northeast**





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 Kalamazoo, MI 49007
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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: 302 Stuart

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

Applicant: KMF Construction Owner: JL Equity Group

Mailing Add. PO Box 453 Mailing add: 1435 Coit Ave

City State & Zip: Grandville, MI 49468 City, State Zip: GR, MI 49505

Phone: 616 633 7115 Phone: 616 727 0487

Email matttetro@yahoo.com Email _____@_____

Contractor:

KMF Construction

() Work to be done by owner

Contractor KMF Construction

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

See attached sheets Remove chimney from 3rd floor up. Patch in roof.

() 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: 7-6-22

Owner's Signature: _____ Date: 7/6/22
 (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- Date Received*: _____

Zoning _____ Year built _____ Complete application _____

Owned since _____

COMMISSION

Meeting Date: _____

COMMENTS: _____

Hearing fee paid \$85 _____

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 _____



(1) **302 Stuart - Façade, facing east**

(3) Southwest corner, looking northeast, chimney detail



(2) Southwest corner, looking northeast



**Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 302 Stuart Ave
Applicant KMF Construction
Owner JL Equity Group
Received 07/06/2022

CASE # PPZ 22-0014
Year built: 1900
Owned since: 11/24/2021
Meeting date: 07/19/2022

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

2003 – Stairs repair (Admin)
2007 – Rail height waiver (Admin)
2008 – Roof (Admin)

Historic District Stuart
Zoning RM-15
Additional Permits required Building
Rental History: Last Certified 2013

Proposed Work:

1. Removal of chimney from the third floor up, through the roof. Patch in roof in place of hole left from chimney.

Observations:

1. **Chimney is partially visible from the street**
2. **The chimney is towards the front of the house (west face)**

Applicable Criteria

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

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

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qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- **Removal of the chimney is a permanent alteration**

COMMISSION ACTIONS (Motions):

1. Approve the removal of the chimney as specified. This proposal complies with the Secretary of the interior standard #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, August 9th, 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 August 15th meeting to comply with the 60-day rule.

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

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(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 210 Old Orchard Place, Kalamazoo, MI 49007

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

Applicant: _____ Owner: 210 Old Orchard LLC

Mailing Add. _____ Mailing add 20 5th Ave 9B

City State & Zip: _____ City, State Zip NY, NY 10011

Phone: _____ Phone: 917-816-4507

Email _____ @ _____ Email kennethmartin@GroveStCreative.com

Contractor:

John Soison - Get The Lead Out

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

Contractor _____

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

See attached sheets Please See attached

(KM) *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: [Signature] Date: 7/10/2022
 (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 - Picture
- \$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 _____

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 _____







Proposed Work on 210 Old Orchard:

After acquiring this building in 2019 I have done everything I can think of to refresh the exterior of this building, including powerwashing, tuck pointing, etc, but given how old the brick is, how long the paint and other stains have been on the brick, and how low the quality is of the brick nothing is effective in improving the condition of the brick or the general appearance. The only remaining option is to paint the brick. Currently the building looks like an eye sore for the surrounding community and the low-quality appearance of the building has invited a lot of theft, vandalism, and other illegal activity in and around the building. While I have been working hard to improve the interior of the building, the exterior will need to be painted in order to really “clean up” the building and add the necessary value to the community around the building.

Materials List:



(1) **210 Old Orchard** – (above) West Face
(3) Northwest corner, looking southeast



(2) Northwest corner, looking southeast





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address	210 Old Orchard	CASE #	PPZ 22-0016
Applicant	Kenneth Martin	Year built:	1900
Owner	210 Old Orchard	Owned since:	05/15/2020
Received	07/06/2022	Meeting date:	07/19/2022

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2011 – Stair Repair (Admin)
2007 – Back door replacement (Admin)

Historic District Stuart
Zoning RM-15
Additional Permits required none
Rental History: Last certified 2018

Proposed Work:
1. Paint previously unpainted brick apartment building

- Observations:**
- 1. Painting unpainted masonry is not a best practice in preserving historic brick structures. Many preservation documents recommend against painting unpainted or uncoated masonry.¹ Painting historically unpainted masonry has can potentially seal moisture and conceal damage.**
 - 2. Painting masonry is not easily reversable when the entire building is painted.**

¹ “A Preservation Perspective on Coatings,” Wiss, Janney, Elstner Associates Inc., March, 2017, https://www.wje.com/assets/pdfs/articles/A-Preservation-Perspective-on-Coatings_DurabilityDesign_March-2017.pdf; “HPC Guidelines Book,” City of Grand Rapids, Accessed July 14, 2022, <https://www.grandrapidsmi.gov/files/assets/public/departments/planning-department/files/historic-preservation-commission/reports-maps-and-guidelines/hpc-guidelines-book.pdf>; “Technical Preservation Services: Building Exterior Masonry,” National Park Service, Accessed July14, 2022, <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>; “Ann Arbor Design Guidelines,” City of Ann Arbor, Accessed July 14, 2022, <https://www.a2gov.org/departments/planning/historic-preservation/Documents/Historic%20District%20Commission/Historic%20District%20Program/Ann%20Arbor%20Design%20Guidelines%2012-13-12%20small.pdf>

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

Applicable Criteria

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

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.

COMMISSION ACTIONS (Motions):

1. Approve the painting of the apartment building as specified. This proposal complies with the Secretary of the interior standard #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, August 9th, 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 August 15th 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 – THURSDAY, JUNE 23RD, 2022

5:00 pm

241 W. South St. Kalamazoo, MI 49007

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

II. Roll Call & Approval of Absences:

Eric Stucky- Present	Andrew Grayson- Present
Dana Underwood – Present	Jeremy Berg- Excused Absence
John Mitchell- Excused Absence	Vacant
Dan Kastner- Present	

Motion made to approve absences by Ms. Underwood with a second by Mr. Stucky, all commissioners approve

III. Approval of Agenda: No changes to the agenda. Motion made to approve agenda by Mr. Grayson with a second Ms. Underwood, all commissioners approve

IV. Introduction of Guests: None

V. Public Comment on non-agenda items: None

VI. Disclaimer: Mr. Pena read the disclaimer into record. 5:04 PM

VII. OLD BUSINESS: 5:03 pm

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

NEW BUSINESS:

A) 100 N Edwards (South Face)	5:04 pm	Owner: The Edwards Block, LLC
Style – Commercial		Built: 1900
Zone: CCBD		Owned Since: 09/01/1994

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

PPZ22-0012 New Application

Mr. Nave is a local architect and the owner of the property at 100 N Edwards. This building was built in 1893. The building was cheaply built back then with cheap Chicago common brick. In the early 80's the building had plaster panels put on to cover up the bad brick. Some of the plaster has since fallen off on the lower half of the building. Mr. Nave is looking to remove the remaining plaster on the south side of the building. The bottom 2 or 3 feet has deteriorating brick and is looking to repair this to prevent the wall from falling. Mr. Nave will be using historic lime plaster and no just cement plaster.

Mr. Stucky was concerned if he will be using mud sill. The plaster being used will be about a ¼ inch and will fill in as needed and maybe some brick. Mr. Nave is hoping for the brick above to be in better shape than the below portion.

Mr. Kastner was concerned on what the style brick was that is currently exposed. Mr. Nave states that it is just cheap soft brick called Chicago Common Brick.

Mr. Grayson makes motion to 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 with a second by Ms. Underwood with all commissioner's approval.

B)	204 Monroe	5:17 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

Mr. Macleod is the current owner of 204 Monroe. The home was built back in 1911. The roof was recently replaced by Worthy Construction. The roof did need to be redocked down to the original boards. During this process they realized a part of the chimney had fallen off. The chimney had a wood frame and had been repaired many times over the years as well the stucco having been repaired and painted but is deteriorating. Mr. Pena did give permission to remove the chimney to preserve the integrity of the roof and to finish the installation of the roof. The homeowners are hoping to not rebuild the chimney and leave as is.

Mr. Macleod and Worthy Construction did contact Mr. Pena in advance regarding the removal of the chimney and he did give them the ok to remove the chimney to prevent water infiltration in the house. Mr. Pena did feel that preserving the integrity of the house was most important.

Ms. Underwood did want to give a comment regarding the chimney. She does normally favor keeping what is original but does feel that preserving the building should come first. Ms. Underwood does feel it's not a good idea to reconstruct as it would not be good for the integrity of the roof especially since the chimney itself does not function. Mr. Stucky does agree with Ms. Underwood.

Mr. Grayson is just curious if this commission has the authority to make him rebuild it once it has been removed? Mr. Pena is unsure of this at this time and will need to research.

Mr. Stucky did want to point out that this wasn't the case of they did it without permission but that the homeowner and contractor did ask for permission before proceeding.

Mr. Grayson makes motion to 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 with a second by Ms. Underwood with all commissioners approve.

IX. **Approval of Minutes:** May 17, 2022- Motion made and approved by Mr. Stucky and second by Ms. Underwood with all commissioner’s approval.

X. Administrative approvals - May 17, 2022, to June 14, 2022

a) No building permit required – 6

505 Elm	Porch repair
606 Douglas	Electrical Panel
522 Eleanor	Porch repair
616 Westnedge	Porch repair
259 E Michigan	Sign face replacement
824 Elmwood	Rear Door

b) Building permit required - 1

502 Douglas	Porch repair
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XI. Other Business-

1). None

XII. Adjournment

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

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date