

ALTERATIONS: The structure was moved from 111 West Bartlett Street to the present location on December 11, 1980. White picket fence enclosing portions of the property was removed sometime after March of 1987.

APPLICATION ITEMS: “8’ x 12’ wood frame mud room, 10’ high.” See attached.

DESCRIPTION OF PROPOSED PROJECT: Application is for the retroactive approval of an addition to the primary structure. Addition is an elevated mud room built on the south side of the house, measuring 8’ x 12’. The addition stands 10’ high, with a low-pitched, hipped roof sloped away from the original house towards the south. The roof is covered with Owens Corning weathering-grade asphalt shingles. Exterior siding is vertically-hung Arauco North American 5/8 (19/32CAT) 4x8 Textured OC wood siding. The western (street facing) portion of the addition has two Larson windows. The southern wall has three Larson windows. The eastern face has one Larson window and one Larson door with Lincoln storm and screen door with wooden steps. The addition is, according to schematics received from the applicant, 5’8” away from the lot line. Applicant intends to paint the addition to match the house.

PRESERVATION SPECIALIST REPORT:

On Saturday, November 11, 2017 I received a text from a resident of Chapin Park LHD that a new addition had been built at 814 Forest Ave and they wondered if that was approved by HPC.

On that following Monday, November 13, 2017 I confirmed with the office that we did not have an approved COA for the addition. I then visited the property located at 814 Forest and took photographs. I noticed an addition on the south side of the structure that seemed to be on “stilt” legs with an overhang that seemed very close to the property’s fence. I also noticed that the siding was a plywood based wood siding with vertical grooves. This is in contrast to the horizontal clap board that is on the house. I left a business card on the front door and then forwarded the photographs to the director, the deputy director, and the building department when I returned to the office that same day.

Steve Szaday, Preservation Specialist

STANDARDS AND GUIDELINES: CHAPIN PARK

General Definitions

(B) PRESERVATION GUIDELINES

(b2) Rehabilitation (ADOPTED)

Maintaining the existing character of the district, and whenever possible returning it to its original condition. Any rehabilitation would not require the removal of all non-original materials but would encourage the removal of all such materials which are incompatible with the defined elements of preservation for the district. The design of new construction or alteration would not require the duplication of the original design and construction, but should be compatible with existing structures and the district’s defined elements of preservation. The use of original materials or construction techniques would be encouraged, but contemporary methods and materials would be acceptable when compatible.

III. NEW CONSTRUCTION

New construction includes any new building or structure built within the boundaries of the historic district, or any new addition to an existing building. New construction should be designed considering the appearance, scale, styles and setbacks of the other buildings in the neighborhood. New work may be contemporary or may suggest motifs from historic buildings in the district.

A. HEIGHT AND PROPORTION

The majority of the structures in the district are two stories in height and have square or rectangular plans. There are several houses that have L- or T- shaped or rambling ground plans. There are a few single-story cottages and one- and one-and-a-half story bungalows. The most prevalent façade proportions are between a 1:1 and 1:2 height to width ratio.

Required

The height of a new structure and its height to width proportions shall be consistent with adjacent buildings in the district. The building height shall be no greater than that of the tallest existing structure and no less than that of the lowest existing structure in the same block. Façade proportion shall be established by permitting no structure with a façade wider or narrower than those existing in the same block. **Additions to the existing buildings shall be related in height and proportion to the existing structure.**

Recommended

Design of new construction should be compatible in character and mood to the building or neighborhood.

Prohibited

Additions that would add new height or change the existing façade of a building, and change its scale and architectural character shall not be considered.

Not Recommended

New stories should not be added nor existing stories be removed which would destroy important architectural details, features and spaces of the building. Any style or period of architecture that is incompatible with the existing should not be permitted in the new additions.

B. BUILDING MATERIALS

Wall materials in the district range from brick, stucco and wood clapboard and shingles, to aluminum, vinyl and fiberboard / composite siding.

Required

Exterior materials used on a new structure shall be compatible in scale, texture and color (as pertains to masonry) with adjacent structures. Materials used on an addition to an existing structure shall related to the existing or original materials of that structure. Also, as much of the original structure as possible shall be retained so that the addition could be removed without damage to the basic structure and appearance of the building.

Recommended

Alternative or composite siding may be used when it is the only feasible alternative. This siding should be compatible with the original size and style and with the materials of other buildings in the district.

Prohibited

Inappropriate materials such as asbestos, asphalt, cast stone or artificial brick shall not be used.

Not Recommended

Glass blocks should not be used. Concrete block should not be used for anything other than the foundations.

IV. SAFETY AND BUILDING CODES

A. BUILDING CODE REQUIREMENTS

Required

Building code requirements shall be complied with in such a manner that the existing character of the building is preserved.

Recommended

Local building code officials should be consulted to investigate alternative life safety measures that will preserve the architectural integrity of the structure. Variances for historic properties should be investigated.

Prohibited

Construction of new stairways and elevators that would alter important architectural features and spaces is prohibited.

Not Recommended

Fire prevention equipment should not damage the appearance or fabric of the building.

STAFF RECOMMENDATION: Staff recommends approval of the project. Staff would suggest two modifications: 1) that different siding material may be more appropriate than the vertical wood boards used, 2) that wooden lattice be installed beneath the porch.

Written by
Adam Toering
Deputy Director
Approved by
Elicia Feasel
Executive Director

Public Discussion: Mr. Segura specified that the addition is in compliance with Building Department requirements with regards to positioning and physical location to the lot line.

Commissioner Gelfman moved to approve with the following conditions: that continuity with the original structure be achieved by installing horizontal wood clapboard, that trim be installed around the windows, and that wooden lattice be installed underneath the addition. Seconded by Commissioner Hertel.

**Five in favor, none opposed.
Vote 5 – 0 COA#2017-1120 is approved with conditions.**

2. 50106 Bittersweet Trail COA# 2017-1204A #117-76, amended 11-1987

Local Landmark

Representation by David Visser, 25614 Harold Ct, Edwardsburg, MI

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: December 7, 2017

Application Number: 2017-1204A
Property Location: 50106 Bittersweet Trail
Architectural Style/Date/Architect or Builder: L-Plan/Italianate/1877/William C. Kownover Farm
Property Owner: David A. Visser
Landmark or District Designation: Local Landmark, Ordinance No. 117-76, amended 11-1987
Rating: Outstanding

DESCRIPTION OF STRUCTURE/ SITE: The Kownover farmhouse is a 2 ½ story brick house with asphalt shingle roof and stone foundation. 2/2 wood windows with segmental arches, with keystones, brick heads, and stone sills, and two bay windows on the front. A portico with flat roof supported by square wood columns covers the front entrance. The property has a summer kitchen of brick to match the house, and a large gable-roof barn.

ALTERATIONS: Original bay windows roofs have been replaced with higher pitch and wood shakes. Aluminum storm windows have been added. There is a small addition to the rear of the house. Between May 2012 and December 2014, the front portico was removed without a COA. The barn was taken down in 2014 without a COA. Green space at site of former barn has been developed with a stone wall built of original barn foundation stones. COA 2017-0403A approved installation of egress window on north side of house and landscaping to screen window and adjacent A/C unit, creation of dumpster pad along south side of drive adjacent to road, to be enclosed with fence, gates, and evergreens, and extension of gravel driveway. COA 2017-0501 approved installation of 6'H dog-ear wood stockade panels along north property line. Appropriate shade tolerant plants and/or junipers to be installed as necessary.

APPLICATION ITEMS: "Barn demolition. Barn was demolished in 2014 without COA and documentation of the need. Also done without permit. Property sold to Vissers in 2015. Seeking retroactive COA for building that no longer exists so that permit can be issued, and to settle the unresolved issues." See attached.

DESCRIPTION OF PROPOSED PROJECT:

Background: This application is a continued effort by the owner to obtain a retroactive COA on the barn that was demolished by the previous owner. At the April 2017 meeting of the Historic Preservation Commission, COA 2017-0403A was amended to strike the barn demolition due to lack of information on the condition of the barn and the COA was continued as amended with conditions including, HPC petitions for leniency for the current owner on barn demolition and seek the previous owner make restitution. Although staff has petitioned the Building Department for leniency for the current owner and that the responsibility for the violations be directed at the owner responsible for the barn removal, it is their policy not to pursue any other owner than the current for violations.

Condition of barn: What is known about the condition of the barn has been gathered from two sources, Mr. Sokol, previous owner of the property and responsible for the demolition of the barn and the site visit report made by Steve Szaday, preservation specialist. In summary, Mr. Sokol details the neglected condition of the property upon taking ownership. Specifically, holes in the 4+ layers of roof, rotten wood, animal infestation, missing and weakened fieldstone foundation, beam on top foundation rotten from animals, insects, and water, and a bat infestation. Quotes for some of these repairs began at \$110,000 plus materials. See attached. According to the preservation specialist, the building lacked a foundation which contributed to its collapse.

PRESERVATION SPECIALIST REPORT: See attached 2014, 2015 documents

STANDARDS AND GUIDELINES: Group B

A. Maintenance

The maintenance of any historical structure or site shall in no way involve any direct physical change except for the general cleaning and upkeep of the landmark. The Commission shall encourage the proper maintenance of all structure or sites.

B. Treatment

Treatment shall be defined as any change of surface materials that will not alter the style or original form. Such improvements include re-roofing, glazing, or landscaping lawns and may involve a change that can potentially enhance or detract from the character of the landmark. A treatment change of any surface whether on the landmark or in its environment may require a Certificate of Appropriateness if it significantly alters the appearance of the landmark. Although these kinds of changes may not require a Building Permit, a Certificate of Appropriateness may be necessary. The commission should review the proposed treatment for character and style consistency with the original surfaces.

C. Renovation and Additions

Renovation is the modification of a structure, which does not alter the general massing while an addition, is a change in mass. A modification, which involves the removal of a part of the landmark, should be considered under demolition (see demolition). Additions to landmarks should not detract from the original form and unity of the landmark and should not cover singular examples of architectural detail. Additions to landmarks should be added in a manner that does not disrupt the visible unity of

overall appearance of the site. The proportions, materials and ratios of the existing structures should be carried through in the additions. Care should be taken not to change or alter the following:

1. Structure—Necessary structural improvements, where safety demands should be accomplished in such a way as to cause minimal visual change to the original style and construction.
2. Material—Additions and improvements involving any new material in the landmark should be of the same material as the original. It should be the same size and texture. An alternative material may be allowed if it duplicates the original.
 - a. wood—all wood trim should conform with existing trim in shape and size.
 - b. siding materials—the Commission discourages the covering or alteration of original materials with additional siding. Structures already sided with incompatible materials should be returned to a siding similar to the original when renovation is considered.

D. Demolition

Historic landmarks shall not be demolished. When a landmark poses a threat to the public safety, and demolition is the only alternative, documentation by way of photographs, measured drawings, or other descriptive methods should be made of both the exterior and interior of the landmark. The person or agency responsible for demolition of the landmark shall be responsible for this documentation.

E. Moving

The moving of landmarks is discouraged, however, moving is preferred to demolition. When moving is necessary, the owner of the landmark must apply to the Commission for a Certificate of Appropriateness.

F. Signs

No neon or flashing signs will be permitted unless they are original to the structure. Billboards and super-graphics will also be disallowed. Only one appropriate identifying sign will be permitted per business.

G. Building Site and Landscaping

1. Required

Major landscaping items, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained. Dominant land contours shall be retained. Structures such as: gazebos, patio decks, fixed barbecue pits, swimming pools, tennis courts, green houses, new walls, fountains, fixed garden furniture, trellises, and other similar structures shall be compatible to the historic character of the site and neighborhood and inconspicuous when viewed from a public way.

2. Recommended

New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings, and newspapers. Plant materials and trees in close proximity to the building that are causing deterioration to the buildings historic fabric should be removed. However, trees and plant materials that must be removed should be immediately replaced by suitable flora. Front yard areas should not be fenced except in cases where historic documentation would indicate such fencing appropriate. Fencing should be in character with the buildings style, materials, and scale.

3. Prohibited

No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. The installation of unsightly devices such as TV reception dishes and solar collectors shall not be permitted in areas where they can be viewed from public thoroughfares.

STAFF RECOMMENDATION: Based on the described condition of the structure and the financial burden that restoration and maintenance would have levied on both the previous and current property owners, staff recommends approval of this Certificate of Appropriateness.

Written by
Adam Toering
Deputy Director
Approved by
Elicia Feasel
Executive Director

Commissioner Molnar moved to approve as submitted. Seconded by Commissioner Gelfman.

Two in favor, three opposed.

Vote: 2 – 3 The motion is defeated.

Commissioner Hertel moved to table indefinitely. Seconded by Commissioner Gordon.

Three in favor, two opposed.

Vote: 3 – 2 COA#2017-1204A is tabled indefinitely.

3. 906-908 Leland COA#2017-1205 #9574-05 Chapin Park
Representation by: Joan Downs-Krostenko, 849 Forest / 906 Leland

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: 8 December 2017

Application Number: 2017-1205

Property Location: 906 Leland

Architectural Style/Date/Architect or Builder: Bungalow / 1912?

Property Owner: Joan M. Downs

Landmark or District Designation: Chapin Park Local and National Historic District , Ordinance #9574-05

Rating: No Rating

DESCRIPTION OF STRUCTURE/SITE: The structure at 906 Leland was built by the Hans family sometime around 1912 behind their primary residence (908 Leland Avenue, a Contributing-rated gabled-ell built in 1898). The structure is a small hip-roofed bungalow on a rusticated concrete block foundation with wooden siding. A full-width porch with four pillars and simple replacement railing faces the street on the western side and covers two windows and the main entrance. The north face has a single protrusion (containing the bathroom), two windows, and a small covered side entrance. The east and south faces have two windows each. A brick chimney is centrally located in an asphalt shingled roof. Windows appear to be wood 1/1 double hung.

ALTERATIONS: Porch railings appear to be a later addition / replacement. RME 2017-1010B called for masonry work on the chimney. RME 2017-1115 removed a large maple tree that compromised the sewer between 906 and 908 Leland.

APPLICATION ITEMS: “To prepared for a kitchen remodel to be described later in the proposal, we will remove the existing side porch, and build out the kitchen to a similar footprint, utilizing the existing roof line.”

See attached documents.

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks a Certificate of Appropriateness for improvements on the structure including:

1. Porch reconstruction, including new posts, steps, railings, framing, and tongue-and-groove fir flooring
2. New addition (to the kitchen), including: new foundation, framing, flooring, installation of one wooden Pella Architect Window 3/0 x 2/0 with simulated divided light external grid (3 wide, 2 high), moving existing side door to new location, new siding (1/2" x 6" Clear Cedar Bevel Siding) and exterior trim, and construction of new wooden storms for entire house.
3. Site work, including: removal of concrete driveway, excavation and installation of new sewer line, lay crushed limestone for service driveway and alley, and pour new concrete steps for the ‘new’ side door.

PRESERVATION SPECIALIST REPORT: N/A

STANDARDS AND GUIDELINES: CHAPIN PARK

General Definitions

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Recommended

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Prohibited

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Not Recommended

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Prohibited

Inappropriate materials such as asbestos, asphalt, cast stone or artificial brick shall not be used.

Not Recommended

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IV. SAFETY AND BUILDING CODES

A. BUILDING CODE REQUIREMENTS

Required

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Recommended

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Prohibited

Construction of new stairways and elevators that would alter important architectural features and spaces is prohibited.

Not Recommended

Fire prevention equipment should not damage the appearance or fabric of the building.

STAFF RECOMMENDATION: Staff recommends approval of the project, as it is in keeping with the Standards & Guidelines of the Chapin Park Local and National Historic District.

Written by
Adam Toering
Deputy Director
Approved by
Elicia Feasel
Executive Director

Commissioner Gelfman made a motion to amend the application with the following: that the applicant would like to use the original door, and that the 3/3 window unit be remanded to staff's authority, that the permeable pavers be remanded to staff's stylistic approval, and for the retrofit of four to five basement windows not in view from the street side (to be of glass block) be remanded for staff approval. Seconded by Commissioner Hertel.

Five in favor, none opposed.

Vote: 5 – 0 Application is amended unanimously.

Commissioner Hertel made a motion to approve COA#2017-1205 as amended. Seconded by Commissioner Gelfman.

Five in favor, none opposed.

Vote: 5 – 0 COA#2017-1205 is approved unanimously.

III. HEARING OF VISITORS – None.

IV. REGULAR BUSINESS

A. APPROVAL OF MINUTES

1. November 20, 2017

Approved by general consent.

B. TREASURER'S REPORT

1. Out of line transfers were completed.
2. County Reporter appropriations completed for 65 county Landmark properties.

C. STAFF REPORTS

1. **Correspondence** – Distributed
2. **Executive Director** – Distributed
3. **Deputy Director** – Distributed
4. **Preservation Specialist** - Distributed
5. **Legal** –

1 City Legal (Ben Dougherty) will be the new HPC legal counsel as of January.

2 Interlocal Agreement being signed.

3 Ordinance changes have been initiated.

4 Boyd Appeal explanation from Common Council has not been received. Legal will follow up with the Clerk's Office.

D. COMMITTEE REPORTS

1. **President** – Nothing to report.
2. **Nominating** - Met on December 14th in the HPC office. No changes in officers.

V. OLD BUSINESS

VI. NEW BUSINESS

- A. No nominations from the floor.
- B. Motion:

Commissioner Gordon made a motion to approve the slate of officers as submitted by the nominating committee for 2018 calendar year. Seconded by Commissioner Hertel.

Five in favor, none opposed.

Vote: 5 – 0. Motion passes. The election of officers is concluded and the 2017 slate is continued for 2018.

VII. ANNOUNCEMENTS AND MISCELLANEOUS MATTERS

- A. **Commission President Kluszcinski hopes that everyone enjoys their holiday season to its fullest in whatever ways and traditions you enjoy.** The latest Chapin Park ornament says, *“Nollaig shona dhaoibh!”*
- B. **Commissioner Hertel inquired as to when the HPC offices will be moved to the County City building.** Executive Director explained that the HPC staff would be in the same office until February, at the earliest.

VIII. ADJOURNMENT

Commissioner Gelfman made a motion to adjourn. Seconded by Commissioner Hertel.

All in favor, none opposed.

Vote 5 – 0. Meeting adjourned at 9:10 pm.

Attest:


Michele Gelfman, Secretary

1-22-18
Date