

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, February 21, 2023

5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1.
 - Kristi Breisach
 - Andrew Grayson
 - Dan Kastner
 - James Johnson
 - Eric Stucky
 - Dana Underwood

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 31 January 2023

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 1509 Academy - Alteration
2. 119 Prairie - Alteration
3. 1403 Henderson - Alteration
4. 251 E Michigan - Alteration
5. 823 Lucas Ct - Alteration
6. 1406 S Westnedge - Alteration/Addition (Postponed Application)

F. ELECTION OF OFFICERS

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

1. Chair

2. Vice Chair

G. COORDINATOR'S REPORT

H. ADJOURNMENT

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 www.kalamazoocity.org/historicpreservation.

GUIDELINES FOR PUBLIC PARTICIPATION AT HDC 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.

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.

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, January 31st, 2022

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Berg called the meeting to order at 5:02 PM

II. Roll Call & Approval of Absences:

Eric Stucky- Present

Andrew Grayson- Present

Dana Underwood – Absent

Jeremy Berg- Present

James Johnson- Present

Kristi Breisach- Present

Dan Kastner- Absent

Motion made by Mr. Stucky to approve the absences with a second by Mr. Grayson and all commissioners approve.

III. Approval of Agenda: No changes to the agenda just a note that the normal microphone is not working so brought down the wireless microphone.

IV. Approval of Minutes: December 20, 2022.

No changes to the minutes. Motion made by Ms. Breisach to approve the minutes with a second by Mr. Stucky. All commissioners approve the minutes.

V. Disclaimer: Mr. Pena read the disclaimer into record. 5:07 PM

VI. Public Comment on non-agenda items: None

VII. OLD BUSINESS: None

NEW BUSINESS:

A) 1406 S Westnedge

5:05 PM

Addition/Alteration

Art Dailey is the new owner of this property. The owner is looking to add another story to the property with the same window alignment with the same trim and same fish scale under the roof. The property would have wood windows. The area that looks like a garage but is no longer a garage is not currently visible from Westnedge. Mr. Grayson is concerned that the bay window would be removed and the owner states that no it would not as stated in the drawings provided. Wood windows are normally preferred rather than vinyl. Mr. Grayson is concerned about what the historic standards are with adding another story rather than adding an addition to the side of the home. Ms. Breisach made a suggestion to possibly looking into having the addition be offset to add more visual interest. Mr. Berg suggested trying to do the 3rd story with dormers rather than a full new story. Mr. Dailey doesn't feel that it would add enough square footage. Mr. Berg doesn't feel that this type of addition is appropriate. Ms. Breisach suggested doing an addition out the back or possible above the garage structure. Mr. Dailey is looking at return on investment since this is considered a commercial property. Mr. Grayson is concerned about

what type of materials would be used for shingles and it would be a standard asphalt shingle but not the lowest grade with a nice color that compliments the paint and structure of the house. MR. Grayson does feel like they would need more specific details and better elevation details. Mr. Grayson does agree with the other commissioners that looking into another option rather than adding more height would be the better option. Mr. Johnson was curious about the chimney that was on the original structure and per Mr. Dailey the chimney is currently gone and was not in working condition but if needed he can add a fake chimney if needed.

Mr. Grayson makes motion to postpone until the HDC meeting on February 21, 2023 and direct the applicant to provide the requested materials such as 4 elevations, trim and visual aspects and any additional information to the Historic Preservation Coordinator by noon on February 14, 2023 with a second by Ms. Breisach. No public comments. Roll call with all commissioners approve.

B) 215 E Michigan

5:30 PM

**Addition/Alteration
(Non-Contributing Building)**

Mr. Fritz Brown with Treystar is the developer of this property. They are looking to put in a chain restaurant call Barrio's on the main floor. They will be making the building handicap accessible. This building is considered a non-contributing structure. The building will have an elevator tower on the back side of the building to service the 2nd floor. The front of the building currently has a garage door that will be changed to a glass façade and will also have a dark stripe across the building to add a little interest to the building as well as the signage to the front of the building. The balcony on the back of the building is new and will be a part of the Haymarket Plaza. The current store front will remain as is. The brick strip Mr. Brown believes will be painted brick. Mr. Brown is looking to add windows in the alley as well with a couple different options depending on price. The interior of the building does have original brick and will remain. Mr. Stucky would like to see more of an architectural feature like an awning is possible but Mr. Brown went with the minimalist option. Mr. Brown has considered doing a possible mural on the blank brick area on the lower level to the left. Mr. Johnson is concerned that only the strip is being painted and not the entire building. MR. Fritz believes its only the strip but the elevator shaft could be a darker feature but would be an addition so that would make sense.

Mr. Grayson makes motion to approve a Certificate of Appropriateness for the work as described in the application. The proposed work complies with the Secretary of the Interior standards 1, 9 and 10. Any additional items will be delegated to the Historic Preservation Coordinator with a second by Mr. Johnson.

Mr. Nave makes a comment that this building used to have midcentury modern façade.

Roll call of commissions with approvals with a no from Mr. Stucky.

Mr. Nelson Nave is representing the homeowners. The homeowners are looking to add a door to the newest addition and remove a current window as well as some raised patio for wheelchair accessibility. They will be using removable ramps for visitors this summer. The new door will have a storm door also. The homeowner would also like to add a picture window to the front that will match the picture window in the back. Mr. Johnson feels that adding the picture window would help with historic features rather than the two smaller windows so far apart.

Mr. Grayson makes motion to approve a Certificate of Appropriateness for the work as described in the application. The proposed work complies with the Secretary of the Interior standards 1, 9 and 10 with any additional details to be delegated to the Historic Preservation coordinator including the addition of the picture window with a second from Mr. Stucky.

No further comments or discussion.

Roll call vote with all commissioner's approval.

IX. Adjournment

Motion made to adjourn meeting by Mr. Johnson with a second by Mrs. Breisach with all commissioners approve. Meeting adjourned at 6:07 pm.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 21, 2023

SUBJECT: 1509 Academy - Alteration

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

Modify existing addition windows/walls, removal of door on west face of building. per attached description

EVALUATION:

Project Details
See attachments

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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. *The property will still be used as a residence. Because the addition was added at least 35 years after the structure was constructed, the alterations will not change any defining characteristics of the building.*

The removal of the door is a minimal change to the building because the door is not on the primary face of the building.

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. *The rear addition to the structure is not a defining feature of the building. While the materials used to construct the rear addition could be 50 years old, they are not original to the structure. The alteration of the door to a window will remove materials that are likely original to the structure, however. The door is not utilized anymore and replacement. Furthermore, the applicants have agreed to save the garage in the basement for further possible use.*

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Because the exact date of the addition is unknown, the significance of the addition cannot be determined. It should be noted, however, that while the window configuration of the addition will be altered, the addition will remain.

Local Historic District Standards and Guidelines

Doors

The Local Historic District Standards and Guidelines do not specifically refer to the conversion of doors to windows.

Windows

If Replacing the entire window becomes necessary, the following conditions shall be applied:

- The dimension of the original window must be retained

While the dimensions of the existing windows will not be retained, the windows are not original to the house. Furthermore, the new windows will more closely align with age-appropriate windows.

- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match the other windows on the house.

Many of the windows on the primary structure have already been replaced with inappropriate windows. The proposed windows will more closely match age appropriate double-hung windows. Additionally, the windows slated for replacement are not original.

- Aluminum and vinyl clad windows do not meet the above requirements. Vinyl plastic windows are not acceptable because they are made of non-historic materials and do not comply with the Secretary of the Interior's Standards for Rehabilitation.

The proposed windows will be made of wood.

Discussion

The replacement windows on the addition will more closely align with age appropriate windows for the structure by replacing non-original windows. While the replacement of the door on the west face will constitute the removal of an original element, it will contribute to more efficient use of the structure since the existing door is not utilized. Furthermore, the proposed window will esthetically align with the other existing windows on the house.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 4. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the**

application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on March 21 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on March 14.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 4.**



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: 1509 Academy St.

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

Applicant: Silas Mulder - Mulder Construction

Owner: Tom & Caroline Meyers

Mailing Add: 4244 Ravine Rd.

Mailing Add: 1509 Academy St.

City State & Zip: Kalamazoo, MI 49006

City, State Zip: Kalamazoo, MI 49006

Phone: (269) 217-9858

Phone: (269) 491-3099

Email: silas @ MulderConstructionInc.com

Email: ar237 @ pm.me

Contractor Silas Mulder - Mulder Construction

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Modify Existing Addition Windows/Walls, Per Attached Description

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

Applicant's Signature: Silas Mulder

Digitally signed by Silas Mulder
Date: 2023.02.03 12:10:55 -05'00'

Date: 2-3-23

Owner's Signature: THOMAS & CAROLINE MEYERS
(if different)

Digitally signed by THOMAS & CAROLINE MEYERS
Date: 2023.02.03 12:17:38 -05'00'

Date: 2/3/2023

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
- ☐ 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- 23-0003

Date Received*: 2/3/2023

Zoning RS-5 Year built 1923

Complete application Yes

Owned since 03/02/2017

COMMISSION

Meeting Date 02/21/2023

Hearing fee paid \$85 Yes

Check #

COMMENTS

Approve in Concept Date Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed Comments

Revised November 22, 2019



2/2/2023

1509 Academy St. – Modify Existing Addition – Proposed Work

Homeowners: Tom & Caroline Meyers

Contractor: Mulder Construction Group – Silas Mulder - (269) 217-9858

Proposed Work

- Modify existing addition windows/door/wall framing to better lend addition to contemporary efficient use.
- In current dining room (original house), replace existing un-used door with new wood exterior double-hung windows and original cedar shakes below

The addition sits in the backyard area, and the west wall can be seen from the street. It does not appear on the 1958 City Property Map, from what we can ascertain. The structure appears to be an addition, based on the foundation style, and tie-in at house.

Mr. & Mrs. Meyers indicated prior approval for an upcoming replacement of 5 windows on the East wall of the main house with wood exterior double-hungs. These double-hungs would match those.

The addition footprint/foundation, existing roof, existing eaves/overhangs, and existing landscaping would remain the same.

The goal of this proposed modification is to make the space more energy efficient. It is currently being temperature controlled, and the proposed changes will improve upon that. Materials for the addition walls would match the style and character of the original home.

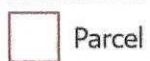
Summary of Proposed Changes:

- Remove existing 82" tall single pane windows/storm windows in addition
- Frame new 2x6 lower walls, 24" tall, to allow for 60" tall windows
- New exterior wall areas to have painted wood shakes installed, matching existing house wood shakes
- Remove West facing Dining Room door (not practical as a door, and not being used, faces drop-off towards neighbor
- Frame new 24" tall basewall, Install new 36" x 60" Double-Hung windows in new opening.
- To fill in 24" x 72" new framed wall, existing wood shake siding taken from addition interior wall will be used (for an exact match)
- Existing doors will be saved in the home's basement, for possible future use



LEGEND

PARCEL MAP



Parcel

Address GENERAL INFORMATION



City Boundary

1509 ACADEMY ADDITION MODIFICATIONS TO WALLS
SITE PLAN - NO CHANGES TO EXISTING FOOTPRINT

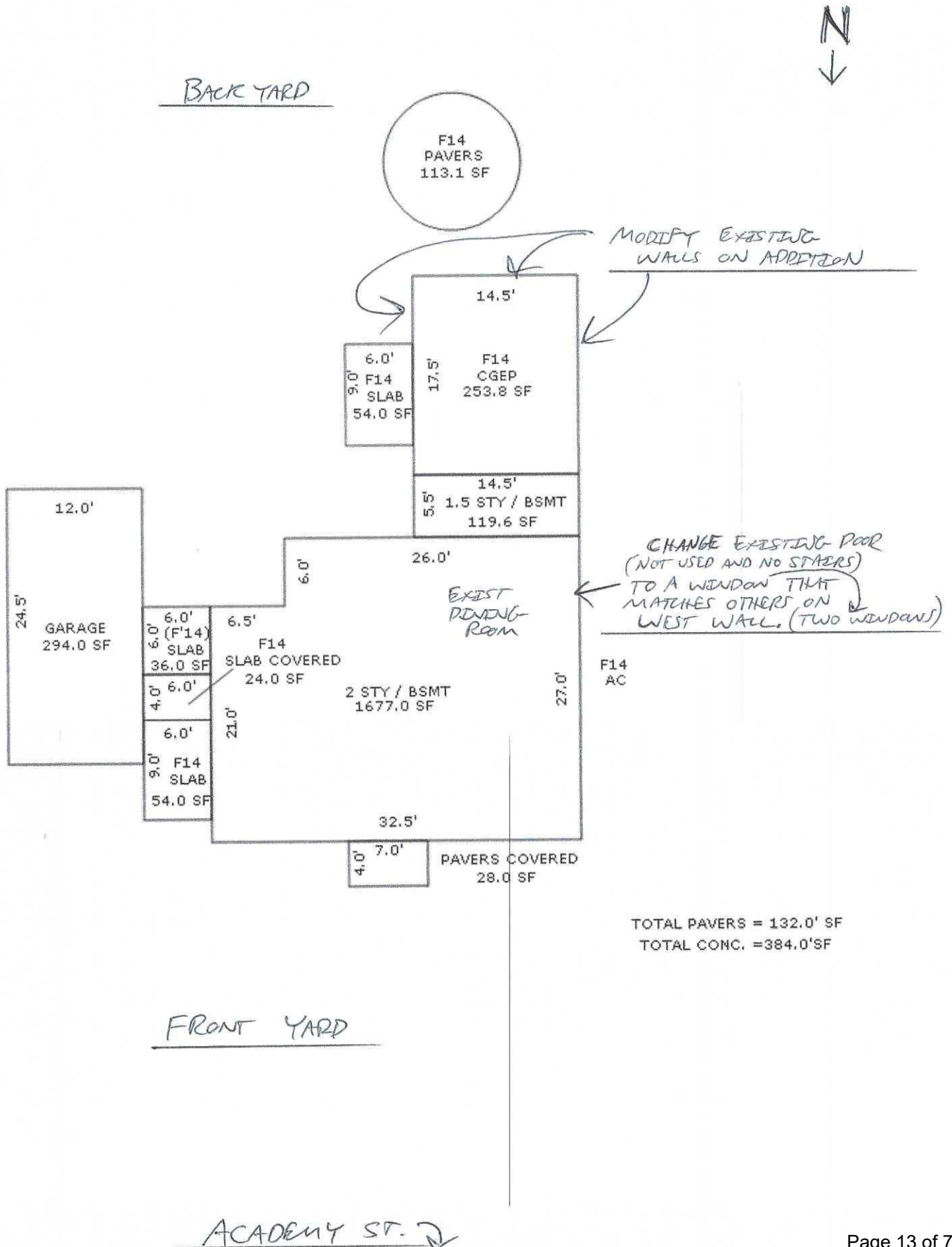


City of Kalamazoo,
2/1/2023

1509 ACADEMY ST. - MODIFICATIONS TO EXISTING ADDITION

2-1-28

- NO CHANGES TO EXISTING HOUSE FOOTPRINT





1509 ACADEMY - REAR EAST ELEVATION VIEW

2-2-23

- PROPOSED MODIFICATIONS TO EXISTING ADDITION WALLS

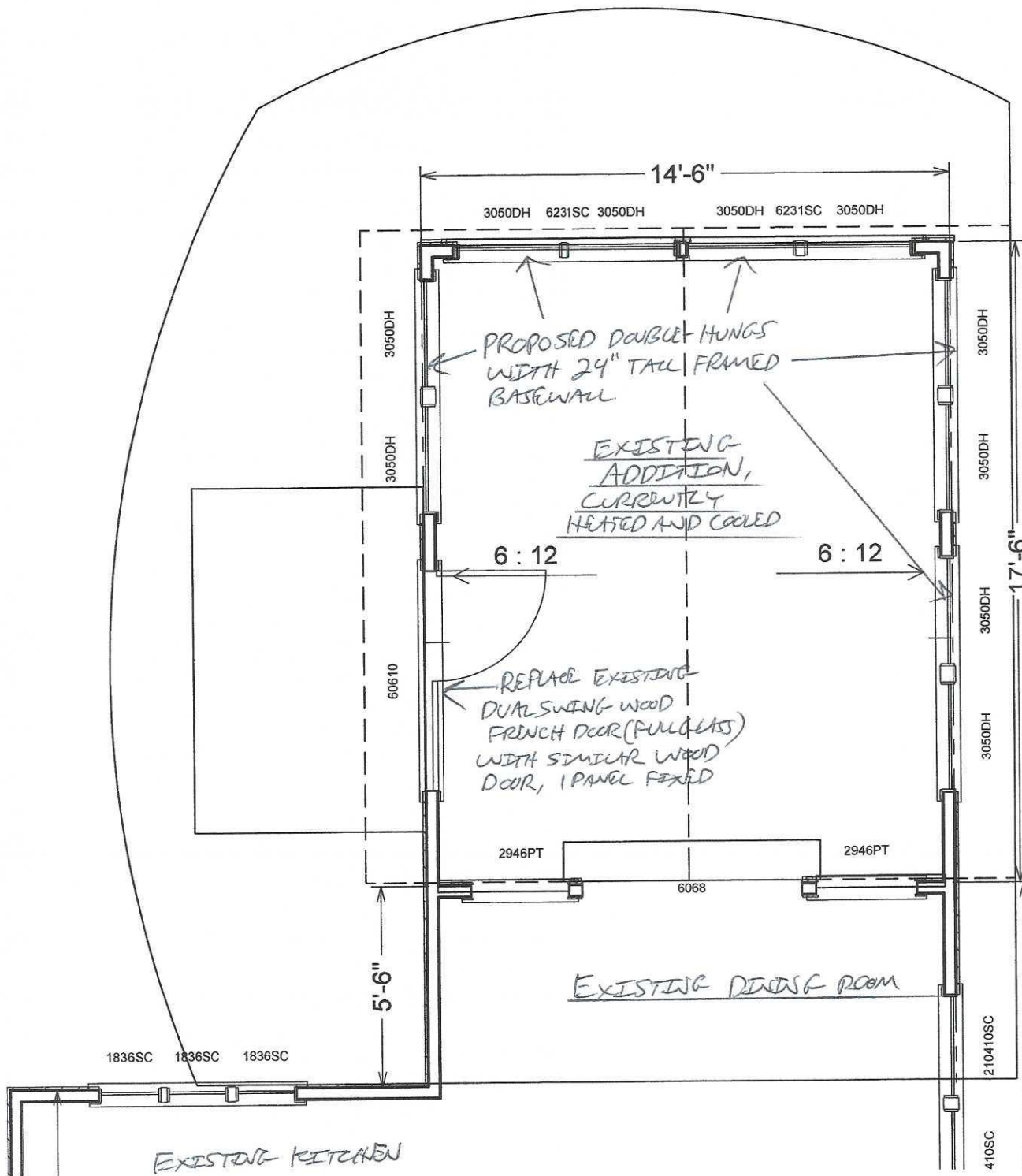


NEW WOOD WINDOWS AND 24" BASE WALL
PROPOSED FOR EXISTING ADDITION

REPLACE EXISTING UN-USED WEST
DOOR WITH WOOD DOUBLE-HUNG
USE EXISTING (ORIGINAL) STORED WOOD
SHAKES TO TOOTH-IN
SAVE REMOVED DOOR IN BASEMENT FOR
POSSIBLE FUTURE USE OR NEED

1509 ACADEMY - FRONT WEST ELEVATION VIEW 2-2-23

MEYERS-MODIFY ADDITION
FLOORPLAN DRAWING



1-24-23

Meyers Sunroom
 Window Replacment & Base Wall Frame

1509 Academy

Mulder Construction Group

(269) 217-9858 - Silas Mulder

1509 ACADEMY - MODIFY ADDITION + WEST DOOR 2-1-23



REAR YARD VIEW OF ADDITION ↗

INSTALL
TWO WOOD
EXTERIOR
DOUBLE-HUNG,
SIMILAR
EXTERIOR
STYLE TO
EXISTING,
WOOD TRIM
PAINTED
WHITE



WEST BACKYARD VIEW - ADDITION AND DOOR-TO-WINDOWS (PROPOSED)

USE EXACT WOOD SHAKES FROM INSIDE WALL OF THE ADDITION,
TO FILL IN 24" TALL FRAMED BASEWALL

1509 ACADEMY - MODIFY ADDITION + WEST DOOR 2-1-23



PROPOSED WINDOWS INSTEAD OF DOOR

WEST STREET VIEW



EAST STREET VIEW - ADDITION CANNOT BE SEEN



2/2/2023

1509 Academy St. – Modify Existing Addition – Material List

Homeowners: Tom & Caroline Meyers

Contractor: Mulder Construction Group – Silas Mulder - (269) 217-9858

Windows:

Jeld-Wen Brand, W-2500 Series, Double-Hungs, Wood Exterior, Primed, 36" x 60"
Fixed Wood Trapezoids in south wall peak, double-pane glass, wood exterior frames
Standard Low-E coating on insulated glass units, charcoal fiberglass screens
Painted white, with current exterior house paint (Mellema Painting to perform work)
Matching black wood shutters to be installed on windows that replace door

Exterior French Door - 6' Wide:

Jeld-Wen Brand, wood exterior, full view glass, 1 panel operable/1 fixed
Standard Low-E coating on insulated glass units, charcoal fiberglass screens
Painted white, with current exterior house paint (Mellema Painting)

Exterior Siding (24" tall, at proposed door to window location in dining room)

Use original wood shakes, saved from addition tie-in point
Tooth in for seamless install, per standard repair/replacement procedures
Painted white, with current exterior house paint (Mellema Painting)

Exterior Siding (24" tall, under proposed window modifications in addition)

Cedar shakes to match existing staggered style and reveal
Option proposed for LP Smartside Cedar Textured Shakes, staggered
Painted white, with current exterior house paint (Mellema Painting)

All Exterior Trim (including window sills and casing, corners, frieze board, etc.)

Cedar or Pine, painted white, with current exterior house paint (Mellema Painting)

Exterior Lighting

One outside French door, white metal housing, deflectors to direct light downward
Directional Floodlight on south wall of addition (optional), for backyard lighting

Interior - Wood plank ceiling (painted), gypsum board walls (painted), wood trim

Roof Shingles/Exterior Soffits/Overhangs/Eavestroughs – No Changes

Landscaping/Site Grading/Drainage – No Changes

Existing Foundation for Addition – No Changes



(1) **1509 Academy– (above) Looking S east**
(3) **1509 Academy Looking SW**



(2) **1509 Academy looking south**





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 21, 2023

SUBJECT: 119 Prairie - Alteration

PROPOSED WORK:

From the description of work supplied by the applicant:

Install aluminum fascia, soffit and K-style aluminum gutters on the entire home.

EVALUATION:

Project Details

See attached.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.
The property will still be used as a residence.
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.
The removal of the original wood soffit and fascia will constitute the removal of historic materials that contribute to the character of the building.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The existing soffit is wood. This material is characteristic of the Prairie style of the house.
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.

The replacement of the existing soffit and fascia with synthetic materials does not align with repairing deteriorated features (or with replacing deteriorated features with like materials).

Local Historic District Standards and Guidelines

- Existing Cornice or building trim elements shall not be covered or replaced without Commission Approval. Commission approval will depend upon how closely the trim cladding or new trim elements duplicate the appearance of the existing

The proposed aluminum soffit will not replicate the appearance of the existing soffit.

- In most cases, the soffit cladding material shall run paralleled and not perpendicular to the plane of the wall.

It is unclear which direction the proposed soffit will run.

Discussion

The proposed soffit and fascia for the building will not replicate the appearance of the existing soffit and fascia on the house.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 5 and 6.

Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on March 21 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on March 14.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 5 and 6.**



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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: 119 Prairie Avenue
Historic District: ☐ South/Vine ☐ Stuart ☒ West Main Hill ☐ Rose Place ☐ Haymarket
Applicant: Lyster Exteriors Owner: _____
Mailing Add: 2211 Miller Road Mailing Add: _____
City State & Zip: Kalamazoo MI 49001 City, State Zip: _____
Phone: (269) 271-9867 Phone: _____
Email: jwoode@lyster.biz Email: _____@_____
Contractor Lyster Exteriors

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Install aluminum fascia, soffit, and K-style
aluminum gutters on the entire home.

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
- ☐ 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

(JS) 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: 1-20-23
Owner's Signature: [Signature] Date: 1-27-23
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0005 Date Received*: 01/30/2023
Zoning RS-5 Year built 1914 Complete application Yes
Owned since 12/22/2017

COMMISSION Hearing fee paid \$85 Yes
Meeting Date 02/21/2023 Check # _____

COMMENTS _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

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. Incomplete applications will be postponed until the next meeting.

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property where the work will be done

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

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

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

Name of the contractor if this project requires a building permit Or indicate ☐ work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"

Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear."

Example #2: Instead of "New front door"

Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

** (✓) This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.*

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazocounty.org

Revised November 22, 2019





(1) 119 Prairie – (above) looking west



(2) 119 Prairie looking SW



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 21, 2023

SUBJECT: 1403 Henderson - Alteration

PROPOSED WORK:

From the description of work supplied by the applicant:

Addition of basement egress window on street side of home. Window will be in a window well and not visible from the street. Also replace 1 existing, small basement window on the side of house.

EVALUATION:

Project Details

See Attachments.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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. *The property will still be used as a residence. The addition of the basement window will allow the building to be further utilized as a residence with minimal change to the foundation. The replacement of the basement window does not constitute changing a defining feature.*

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. *While the new basement window will be a replacement, it will closely resemble the existing window.*

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.

The window well will not destroy, in entirety, materials that characterize the property (foundation materials). Additionally, the other basement window does not characterize the property. Finally, the new window well will be readily differentiated from the old material of the structure.

Local Historic District Standards and Guidelines

Windows

The Local Historic District Standards and Guidelines do not specifically mention the addition of basement egress windows.

Windows

If Replacing the entire window becomes necessary, the following conditions shall be applied:

- The dimension of the original window must be retained

It is unclear from the application whether or not the existing opening will be changed. The application does say however, that the window will be replaced.

- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match the other windows on the house.

It is unclear what other basement window arrangements are.

- Metal windows may be considered for some applications, such as basement windows, if they match the dimensions of the original windows.

The proposed windows will be aluminum clad wood.

Discussion

The addition of the egress window well will not detract from the historic character of the structure, as it will be largely hidden from the street view. The replacement of the basement window on the side does not constitute the destruction of character defining features.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 6 and 9. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**

2. More information is needed. **Action: Motion to postpone until the HDC meeting on March 21 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on March 14.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 6 and 9.**



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: 1403 Henderson Drive

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

Applicant: Pennings And Sons

Owner: Brian and Rachel Lonberg

Mailing Add: 5829 West KL ave

Mailing Add: 1403 Henderson Drive

City State & Zip: Kalamazoo, MI 49009

City, State Zip: Kalamazoo, MI 49006

Phone: 269-372-1390

Phone: (617) 501-2993

Email: scott@ PenningsAndSons.com

Email: bdp.lonberg@gmail.com

Contractor Pennings And Sons

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Addition of basement egress window on street side of home.

Window will be in a window well and not visible from street
Also replace 1 Existing, small basement window on side of house

BLC This property has at least one working smoke detector for each dwelling unit.

(Owner or applicant's initials) (Required) * see back

Applicant's Signature: Scott K Pennings

Date: 02/02/2023

Owner's Signature:

Date: 02/03/2023

(if different)

Brian Lonberg

Brian Lonberg

02/03/2023

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0004

Date Received*: 2/14/2023

Zoning RS-5 Year built 1900

Complete application Yes

Owned since 07/15/2015

COMMISSION

Meeting Date 02/21/2023

Hearing fee paid \$85 Yes

Check #

COMMENTS

Approve in Concept Date

Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed Comments

Revised November 22, 2019

APPLICATION CHECKLIST:

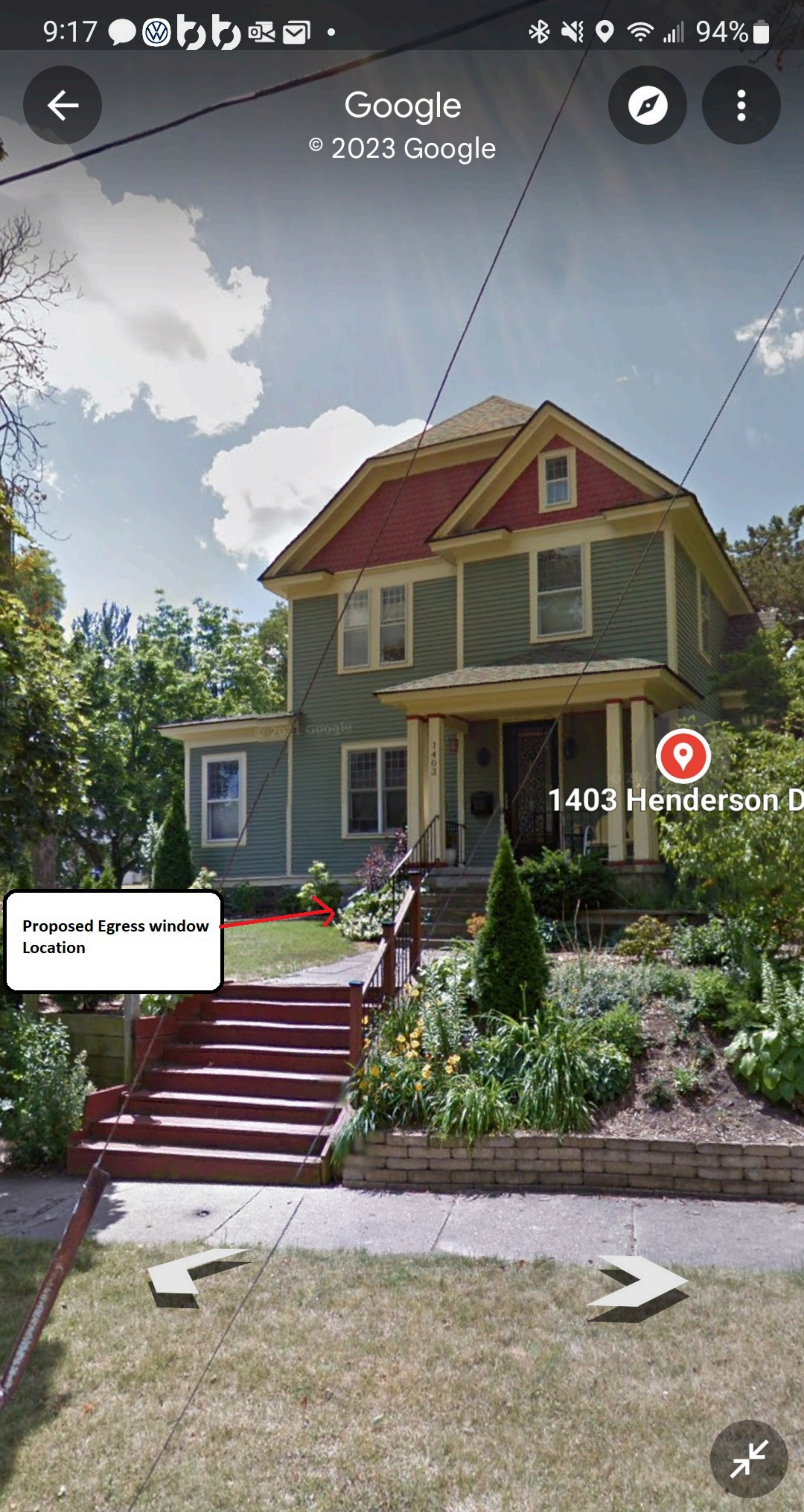
Include all these items in your submission. Incomplete applications will be held until the next review hearing.

- ☒ Drawings 11x17 or smaller with dimensions
- ☒ Materials list
- ☒ Site plan including north arrow

- ☐ 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



Google
© 2023 Google

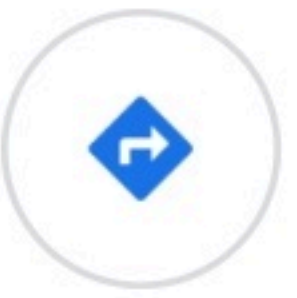


1403 Henderson D

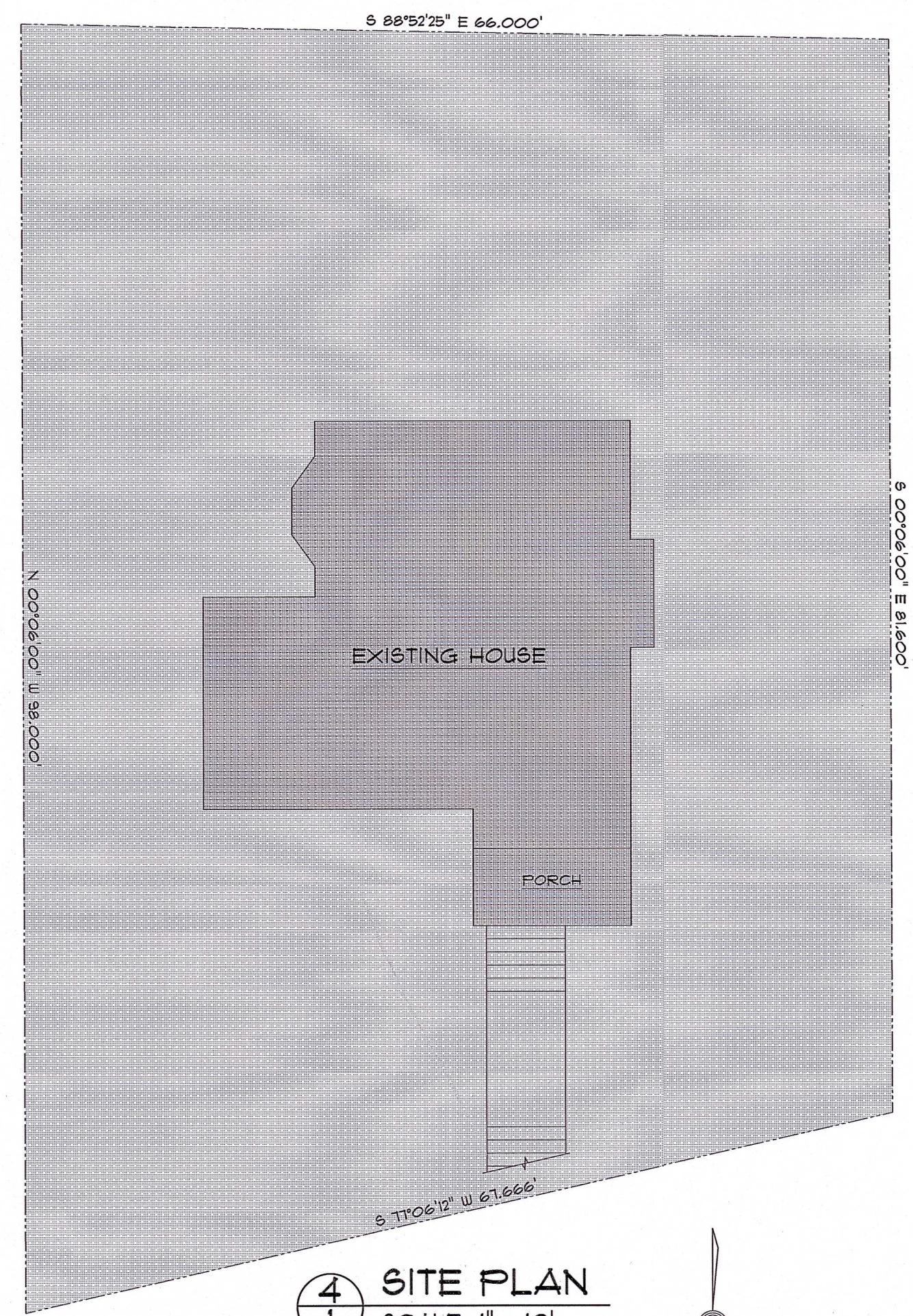
Proposed Egress window
Location



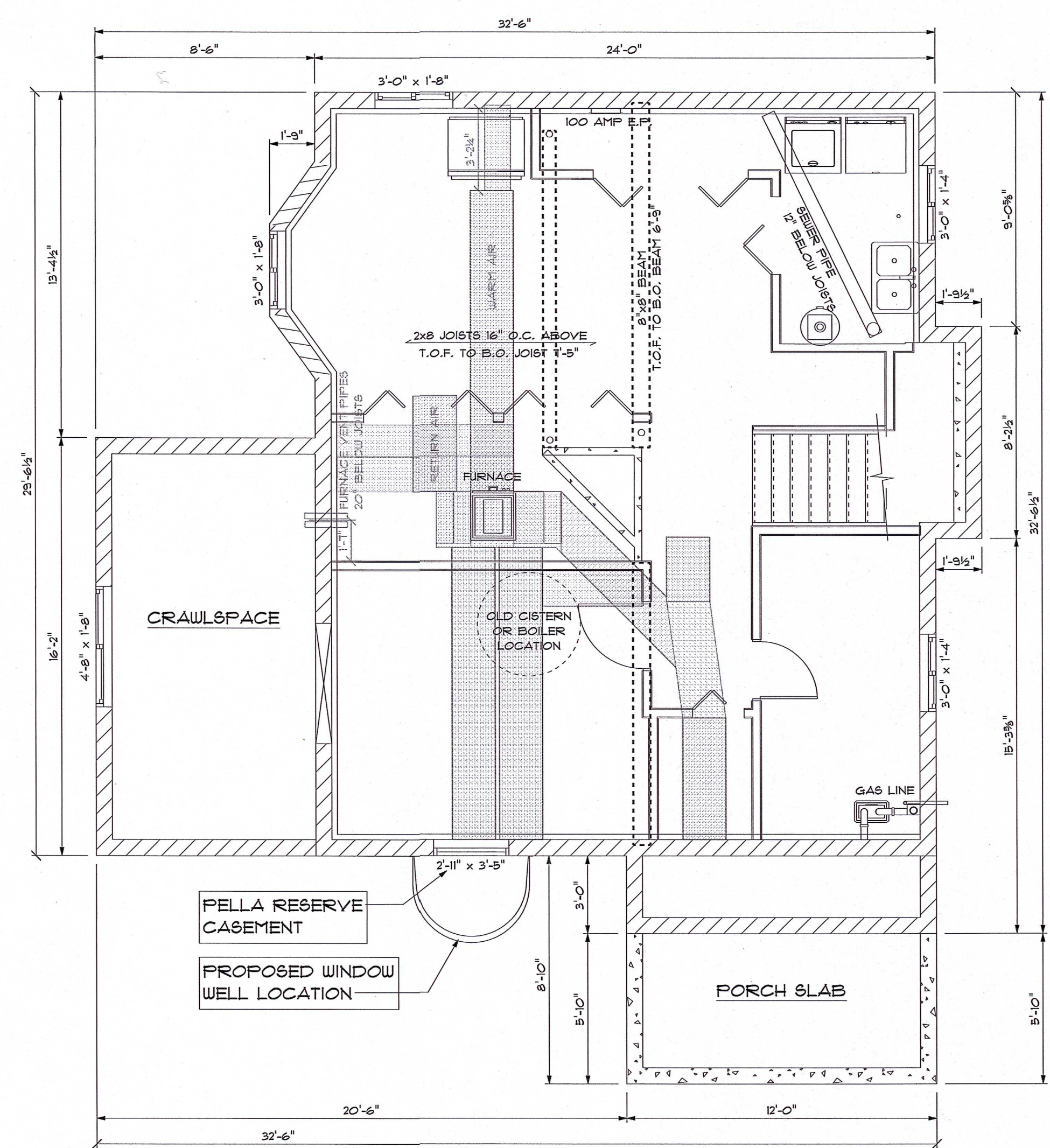
1403 Henderson Dr
Kalamazoo, MI 49006 · 3.2 mi



PARCEL DESCRIPTION:
LOCATED IN THE CITY OF KALAMAZOO
COUNTY OF KALAMAZOO
STATE OF MICHIGAN
PARCEL #06-16-353-053
1403 HENDERSON DRIVE



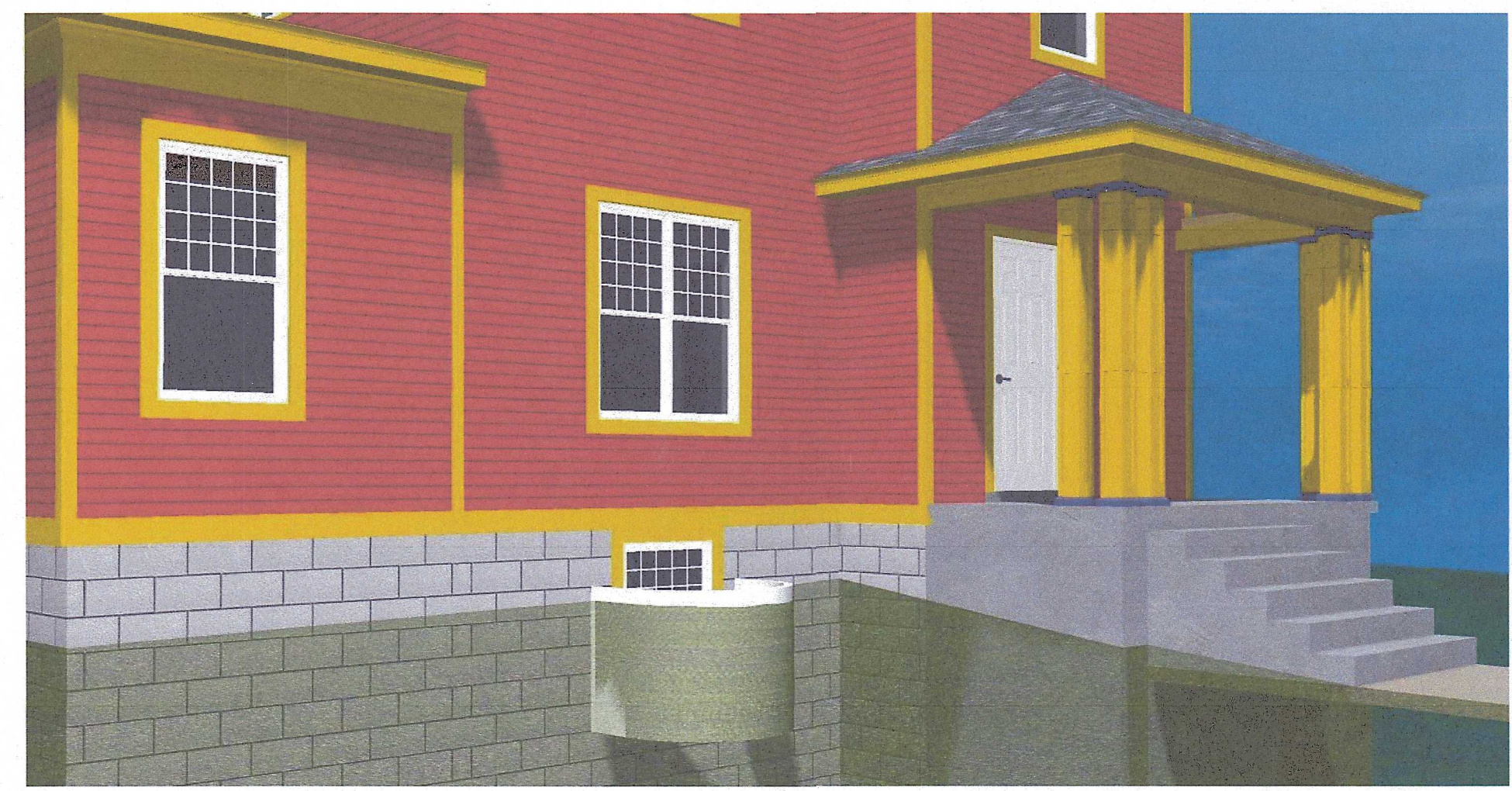
4 SITE PLAN
SCALE: 1" = 10'



3 EXISTING BASEMENT
SCALE: 1/4" = 1'-0"



TYPICAL BILCO STAKWEL
WITH CASEMENT WINDOW



PROPOSED IMAGE



NORTH ELEVATION



EAST ELEVATION

Drawn by: [Signature]
Date: 07/18/23

BRIAN & RACHEL LONBERG 1403 HENDERSON DRIVE KALAMAZOO, MI 49006	3/25/2022	REVISIONS: 8/18/2022 - BDB	SCALE: 1/4" = 1'-0"	PAGE 1
	PROPOSED EGRESS WELL			
PENNING'S & SONS BUILDING CHARACTER INTO HOMES Drawings © 2022 Penning's & Sons penningssandsons.com WEB 5829 West KIL Ave. Kalamazoo, MI 49009 269.372.1930 OFFICE 269.372.1944 FAX				

PROPOSED PROJECT
Any included 3D renderings are artistic interpretation of the proposed project and may not represent the final product in its entirety.

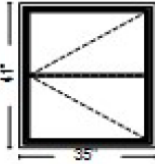
Line #	Location:	Attributes		
10	None Assigned	Viewed From Exterior Rough Opening: 35 - 3/4" X 41 - 3/4"	PK # 2124	

PK #
2124

Customer Notes: Custom Process Grille - 2" Horizontal - 7/8" 3x2 pattern

Proposed windows for Basement remodeling at 1403 Henderson Drive Kalamazoo.

Proposed Egress window

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
10	None Assigned	Lifestyle, Casement Left, 35 X 41, Without HGP, White				1	
		PK # 2129 1: 3541 Left Casement Frame Size: 35 X 41 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Full Screen, Champagne, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-14-00678-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Clear Opening Width 25.25, Clear Opening Height 36.875, Clear Opening Area 6.465929, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (1W2H), White, White Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 152".					
Viewed From Exterior Rough Opening: 35 - 3/4" X 41 - 3/4"							

Proposed replacement window

Line #	Location:	Attributes			Item Price	Qty	Ext'd Price
15	None Assigned	Lifestyle, Awning, Vent, 36 X 17, Without HGP, White				1	
		PK # 2129	1: Non-Standard SizeNon-Standard Size Vent Awning Frame Size: 36 X 17 General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, White Interior Color / Finish: Primed Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, White, No Limited Opening Hardware, No Integrated Sensor, Sill Screen: Full Screen, Champagne, InView™ Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.47, CPD PEL-N-37-00715-00001, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08 11, Egress Not Applicable Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W1H), White, White Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 106".				
Viewed From Exterior Rough Opening: 36 - 3/4" X 17 - 3/4"							





(1) **1403 Henderson– (above) Looking South**
(3) 1403 Henderson looking SW



(2) 1403 Henderson looking SE





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 21, 2023

SUBJECT: 251 E Michigan - Alteration

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:
Add two louvers to the north facade.

EVALUATION:

Project Details
See attached.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.
The proposed changes will allow the building to continue to be used as a commercial space, which was the original use of the building.
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.
The glass in the windows where the louvers are proposed is not original. If the rough openings of the windows remained the same, glass could be replaced in the future. Additionally, the changes are proposed for the rear of the building. It should be noted, however, that the rear is still used as a pedestrian walkway.
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.

As stated above, the glass where the louvers are proposed are not original, thus the louvers will not destroy historic materials. The louvers will also be compatible because of their relatively small size.

Local Historic District Standards and Guidelines

Windows

The Local Standards and Guidelines do not specifically address the conversion of windows to venting.

Discussion

Because the windows at the rear of 251 E Michigan are not original, no character defining material will be lost if the proposed louvers were installed. Furthermore, if the rough openings were retained, glass could be reinstalled in the same configuration.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 9. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on March 21 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on March 14.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 9.**



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: 251 E Michigan Avenue, Kalamazoo, MI 49007

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

Applicant: Rachel Krasinski

Owner: Treystar (Robert Brown Jr.)

Mailing Add: 241 E. Michigan Ave Suite 135

Mailing Add: 241 E. Michigan Ave, Suite 135

City State & Zip: Kalamazoo, MI 49007

City, State Zip: Kalamazoo, MI 49007

Phone: 269-910-2475 (Work)

Phone: 269-329-1808 (Work)

Email: rkrasinski @ treystar.com

Email: info @ treystar.com

Contractor CSM Group

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

We need to add two louvers to the North facade. See attached for detail.

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

Applicant's Signature: Rachel Krasinski Date: 2/14/23

Owner's Signature: Robert M R J Date: 2/14/23
(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
- ☒ Other: Letter
- ☒ \$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- 23-0007

Date Received*: 02/14/2023

Zoning CCBD Year built N/A

Complete application Yes

Owned since 12/12/1996

COMMISSION

Meeting Date 02/21/2023

Hearing fee paid \$85 Yes

Check #

COMMENTS

Approve in Concept Date

Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed

Comments

Revised November 22, 2019



To whom it concerns,

The purpose of this letter is to request the support of the Kalamazoo Historic District Commission in our efforts to drive business and people to Kalamazoo while preserving and protecting the historic Main Street East Building.

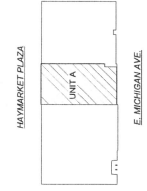
Treystar has been a key player in the downtown Kalamazoo scene for many years. Now we have the opportunity to develop a place where people can come together for entertainment and business in the heart of Kalamazoo. The Desenberg, named after the building's original tenant, will become a mixed-use space primarily utilized for weddings and corporate events. We are excited to make use of our beautiful, historic building in a way that will draw newcomers to Kalamazoo.

Our original intention regarding the exterior of the building was to leave it as is. However, through the construction and architect review process, it has been brought to our attention that there is a requirement to increase the amount of outside air coming into the venue. In order to achieve this, we will be required to add two louvers (one for intake and one for exhaust) on the North façade of the building. The attached plan from Tower Pinkster details the locations of those louvers on the building exterior and how they relate to the mechanical systems within the space.

We understand the importance of preserving the building integrity and history. We are requesting approval from the Historic District Commission to proceed with this plan as detailed. The Desenberg event center is set to honor the historic roots of the building while driving new people to the Downtown Kalamazoo area.

Respectfully,

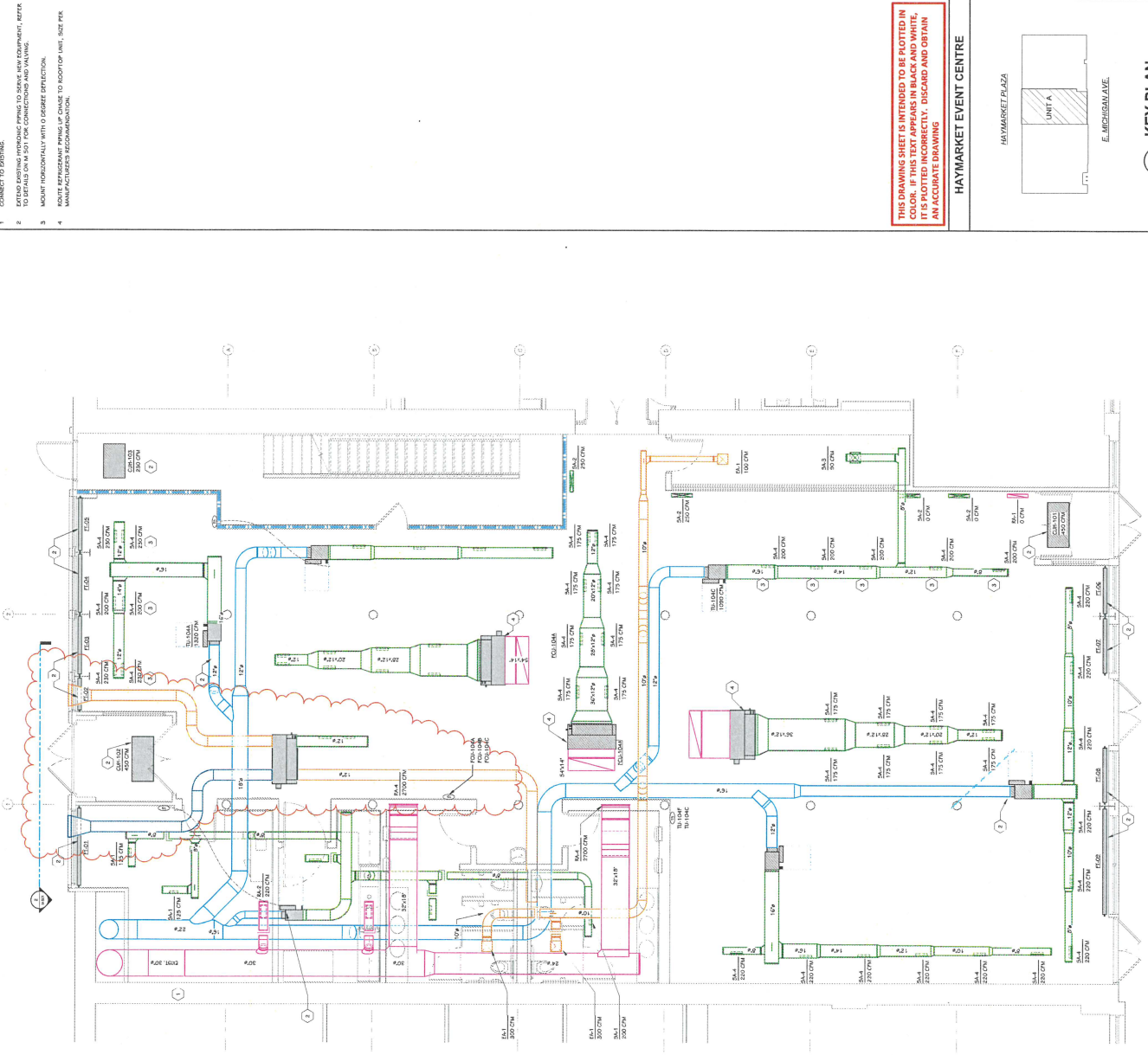
Rachel Krasinski
Director of Operations
Treystar



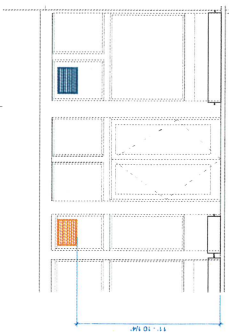
THIS DRAWING SHEET IS INTENDED TO BE PLOTTED IN COLOR. IF THIS TEXT APPEARS IN BLACK AND WHITE, IT IS AN INDICATION THAT THE USER HAS NOT OBTAINED AN ACCURATE DRAWING.

HAYMARKET EVENT CENTRE

FIRST FLOOR SHEET METAL PLAN - ERY
1/4" = 1'-0"



VESTIBULE 102 - SECTION VIEW
1/4\"/>



RUSKIN finishes enhance product appearance to blend with other colors selected.

These same finishes provide extended weathering resistance similar to adjacent building surfaces. RUSKIN provides most finishes available to architects and engineers. The standard finishes described herein represent those finishes usually selected, specified, or required for most applications.

Finishes and Color Guide

Standard Colors



* BONE WHITE (24)



* DARK BRONZE (75)



* PORTLAND STONE (49)



* LIGHT STONE (43)



* SHELburnE (69)



* FOREST GREEN (36)



* SANDSTONE (67)



* HERRINGBONE (37)



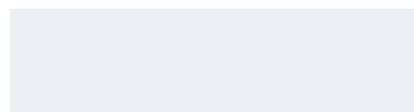
* CORONADO RED (34)



* SAHARA TAN (65)



* STONE GRAY (78)



* ASCOT WHITE (19)



* BLACK (89)



* MEDIUM BRONZE (72)

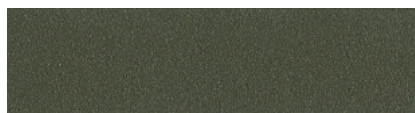


* TAUPE (52)

Pearledize 70 and Pearledize 50 Standard Colors

9 additional colors are only available in Pearledize 70 and Pearledize 50. Clear Anodize and 3 Color Anodize colors are also available.

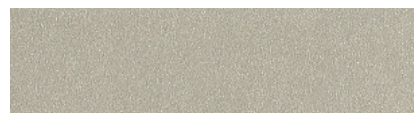
Italicized color names and codes are available in Anodized Finish.



* DARK BRONZE (75)
* DARK BRONZE (75)



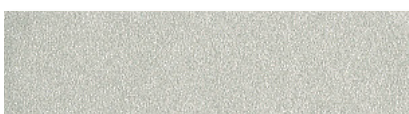
* MEDIUM BRONZE (72)
* MEDIUM BRONZE (72)



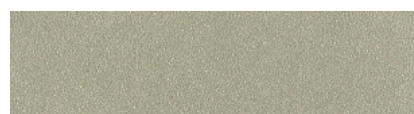
* CHAMPAGNE BRZ (71)
* CHAMPAGNE BRZ (71)



* BRIGHT SILVER (88)
* Clear 204R1 & 215R1 (00)



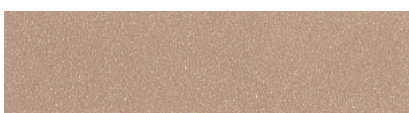
* WARM SILVER (96)



* ASTI (86)



* COPPER (92)



* CORAL REEF (93)



* BLUE (05)

* Denotes RUSKIN Color Code - Please use when ordering.

This color card is for reference only and is not meant to be used for color matching or final color approval. Shades may vary due to the color and resolution of monitors or print-outs. RUSKIN is not responsible for color matches made with this online color chart.

Phone: (816) 986-5494 • e-mail: ruskin@ruskin.com • RUSKIN.com • 3900 Dr. Greaves Rd., Kansas City, Missouri 64030



Finishes and Color Guide

Factory finishes by RUSKIN are designed for low VOC emissions and eliminate the risk of VOC emissions found in louver finishes that are applied on site. All RUSKIN manufacturing facilities operate in full compliance with all applicable air permitting regulations. All facilities maintain ISO 14001 Environmental Management Systems which include VOC emission reduction strategies including state of the art spray equipment and operator training.

Type of Finish

2 COAT - 70% PVDF

RUSKIN Superior Finish: 2 Coat 70% PVDF wet on wet paint finishes provide maximum resistance against color fade and chalking. This carbon/fluorine bond, unique to the resin, when coupled with the finest inorganic pigments, produces the most durable and long lasting finish in the industry. These finishes are resistant to most chemicals, acid rain, salt spray and general air pollution. RUSKIN offers a twenty-year warranty on these finishes in standard colors on standard extruded aluminum products. All standard colors meet or exceed AAMA 2605.

2 COAT BAKED ENAMEL SILICONE MODIFIED POLYESTER

RUSKIN High Performance Finish: 2 coat, wet on wet, baked enamel finish with a highly durable silicone-modified polyester resin that provides fluoropolymer benefits such as long color life and resistance to chalking and chemicals. Its proprietary resin formulation gives it vastly superior hardness which is a major benefit during installation and aggregative environments. Ten-year warranty for standard colors are available. Before paint application, the louvers shall be thoroughly cleaned and pretreated to assure maximum performance.

PRIME COAT

Preparation for field painting: Finish may be top coated with epoxy, vinyl, urethane and other heavy-duty coatings within six months of applications. Prime coat contaminations always occur before field painting and requires thorough field cleaning prior to painting.

PEARLEDIZE 70 AND PEARLEDIZE 50

RUSKIN'S High Pearlescent Finish: Pearledize is a PVDF-based finish that utilizes pearlescent mica flakes to simulate the metallic appearance of anodized and metallic paint finishes.

Pearledize 50 (50% PVDF): Meets the AAMA 2604 specification. A ten-year warranty is available on standard colors on standard extruded aluminum products.

Pearledize 70 (70% PVDF): Pearledize 70 meets the AAMA 2605 specification. A twenty-year warranty is available on standard colors on extruded aluminum products.

COLOR ANODIZE

Electrolytically deposited coating on aluminum: The color anodize process specified in Aluminum Association Code AA-C22A44 electrolytically deposits inorganic color pigment finish to a 0.7 mil (18µm) minimum surface depth on sulfuric acid anodized aluminum. Treated aluminum is sealed to convert a freshly formed aluminum oxide finish to a corrosion resistant, inert condition. Available only on aluminum. Some shade variation may occur.

CLEAR ANODIZE

Clear oxide coating for aluminum: Clear anodize preoxidizes the aluminum surface for uniform clear finish not easily affected by natural oxidizing influences. Improved metallic luster appearance is similar to mill finish. 204-R1 (Aluminum Association Code AA-C22A31) provides 0.4 mil (10µm) minimum surface depth treatment recommended for normal weather exposure. 215-R1 (Aluminum Association Code AA-C22A41) provides 0.7 mils (18µm) minimum surface depth recommended for severely corrosive and abrasive atmospheric exposure. Both finish types available only on aluminum.

For additional information regarding finish warranties, please reference the Ruskin Finishes Warranty document on www.ruskin.com

Dimensions in parentheses () indicate microns.

*AAMA 2605 is the most stringent performance specification for organic coatings or exterior aluminum finishes in the industry, requiring 10 years south Florida exposure.

Finish Specifications

Before paint application, louvers shall be thoroughly cleaned and pretreated to assure maximum performance. PVDF finish shall be applied to provide 1.2 mils (30µm) factory applied, baked-on film in accordance with AAMA 2605 "Voluntary Specification Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Architectural Extrusions and Panels". Color shall be RUSKIN (specify color name and number). This finish is for both aluminum and steel products, see Finish Warranty guide for details.

The finish shall be applied at 1.2 mils (30µm) total dry film thickness in accordance with AAMA 2604 Color shall be RUSKIN (specify color name and number). This finish is for aluminum only products, see Finish Warranty guide for details.

Louvers shall receive prime coating following thorough cleaning and pretreatment of metal. Field topcoat with epoxy, vinyl, urethane or other heavy-duty coating within six months of application. Prime coat shall be a minimum of .3 ± .1 mils (8 ± 3µm) thick. This finish is for both aluminum and steel products, see Finish Warranty guide for details.

Louvers shall receive thorough cleaning and pretreatment as described above. Pearledize coating shall be applied and baked to achieve a hard durable finish in compliance with either AAMA 2605 or AAMA 2604 as selected and specified. Color shall be RUSKIN (specify color name and number). This finish is for both aluminum and steel products, see Finish Warranty guide for details.

Louvers shall receive electrolytically deposited color anodized finish complying with Aluminum Association Code AA-C22A44. Finish is applied to 0.7 mils (18µm) minimum thickness onto chemically etched and pretreated aluminum. Color shall be RUSKIN (specify color name). This finish is for aluminum only products, see Finish Warranty guide for details.

Louvers shall receive a 204-R1 clear anodize finish complying with Aluminum Association Code-C22A31. Finish is applied to chemically etched and pretreated aluminum to 0.4 mils (10µm) minimum surface depth by a 30 minute anodizing process. Louvers shall receive a 215-R1 clear anodize finish complying with Aluminum Association Code AA-C22A41. Finish is applied to chemically etched and pretreated aluminum to 0.7 mils (18µm) minimum surface depth by a 60 minute anodizing process. This finish is for aluminum only products, see Finish Warranty guide for details.

† AAMA 2604 and requires 5 years of south Florida exposure.

Twenty-year warranties are only available on extruded aluminum products, and are subject to restrictions. Consult RUSKIN for additional information.

Finishes meet latest revision of AAMA Standard.

Size and other limitations on finish types may not apply, consult Ruskin for additional information.

L375D

High Performance Stationary Louver Drainable Blade Roll Formed Steel

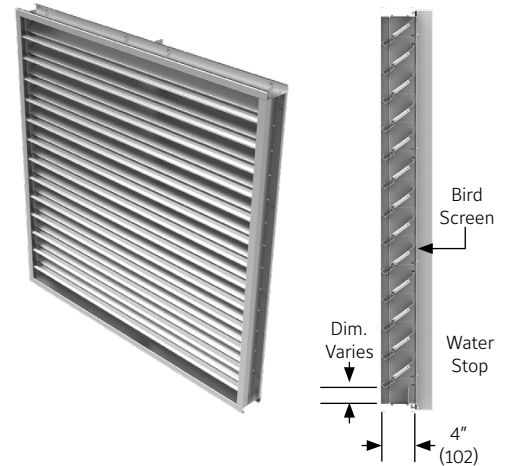


APPLICATION

The L375D is a 4" stationary louver with roll formed economical galvanized steel construction. This louver is designed with a drainable gutter system channeling water from blades to the downspouts in the jambs, where water is exhausted out the front of the louver.

STANDARD CONSTRUCTION

Frame	4" (102) deep, 16 (1.5) gauge galvanized steel.
Blades	16 (1.5) gauge galvanized steel. Drainable blades are positioned at 37 1/2° angle and spaced approximately 3 1/2" (89) center to center.
Screen	1/2" mesh x 19 (1.1) gauge galvanized bird screen in removable frame. Screen adds approximately 1/2" (13) to louver depth.
Finish	Mill.
Minimum Size	12"w x 12"h (305 x 305).
Approximate Shipping Weight	7 lbs. per sq. ft
Maximum Factory Assembly Size	120" x 90" (3048 x 2286) or 90" x 120" (2286 x 3048) Louvers larger than the maximum factory assembly size will require field assembly of smaller sections.



FEATURES

- ▶ Published performance ratings based on testing in accordance with AMCA Publication 511
- ▶ 51% Free Area
- ▶ High free area, low pressure drop, low water penetration
- ▶ Drain gutters in each blade and down-spouts in jambs and mullions to drain water from louver for minimum water cascade from blade to blade
- ▶ Economical galvanized steel construction

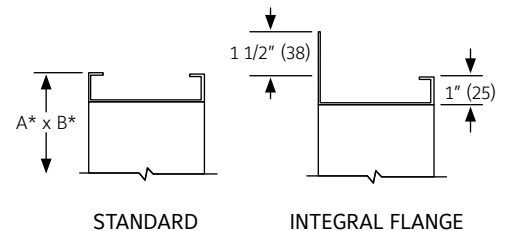
VARIATIONS

Variations to the basic design of this louver are available at additional cost. They include:

- ▶ Stainless steel constructions
- ▶ Extended sill
- ▶ Hinged frame
- ▶ Front or rear security bars
- ▶ Filter racks
- ▶ Single/double doors
- ▶ Blank off panels
- ▶ A variety of bird and insect screens
- ▶ Selection of finishes: prime coat, 50% PVDF (modified fluoropolymer), epoxy, Pearledize, 70% PVDF, clear and color anodize. (Some variation in anodize color consistency is possible)

Consult Ruskin for other special requirements.

FRAME CONSTRUCTION



Note:

- Dimensions in inches, parenthesis () indicate millimeters.
- Units can be furnished actual size or with size deducts.

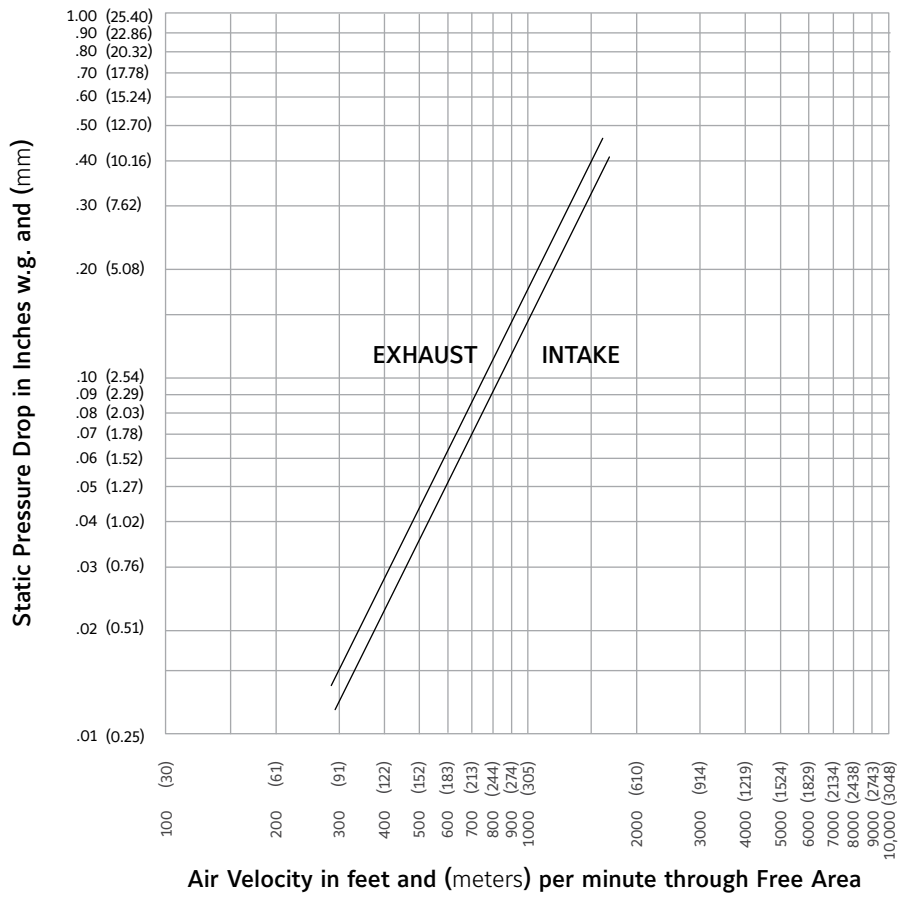
FREE AREA GUIDE

Free Area Guide shows free area in ft² and m² for various sizes of L375D.

Width – Inches and Meters

Height – Inches and Meters		12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120	
		0.30	0.45	0.60	0.75	0.90	1.05	1.20	1.35	1.50	1.65	1.80	1.95	2.10	2.25	2.40	2.55	2.70	2.85	3.00	
	12	0.30	0.28	0.45	0.62	0.79	0.96	1.13	1.30	1.47	1.64	1.81	1.98	2.15	2.32	2.49	2.66	2.83	3.00	3.17	3.34
			0.03	0.04	0.06	0.07	0.09	0.10	0.12	0.14	0.15	0.17	0.18	0.20	0.22	0.23	0.25	0.26	0.28	0.29	0.31
	18	0.45	0.52	0.84	1.16	1.48	1.80	2.11	2.43	2.75	3.07	3.39	3.71	4.03	4.35	4.67	4.99	5.31	5.63	5.94	6.26
			0.05	0.08	0.11	0.14	0.17	0.20	0.23	0.26	0.29	0.32	0.35	0.37	0.40	0.43	0.46	0.49	0.52	0.55	0.58
	24	0.60	0.76	1.23	1.70	2.17	2.63	3.10	3.57	4.04	4.51	4.98	5.44	5.91	6.38	6.85	7.32	7.79	8.25	8.72	9.19
			0.07	0.11	0.16	0.20	0.24	0.29	0.33	0.38	0.42	0.46	0.51	0.55	0.59	0.64	0.68	0.72	0.77	0.81	0.85
	30	0.75	1.00	1.62	2.24	2.86	3.47	4.09	4.71	5.33	5.94	6.56	7.18	7.80	8.41	9.03	9.65	10.37	10.88	11.50	12.12
			0.09	0.15	0.21	0.27	0.32	0.38	0.44	0.50	0.55	0.61	0.67	0.72	0.78	0.84	0.90	0.95	1.01	1.07	1.13
	36	0.90	1.27	2.05	2.83	3.61	4.39	5.17	5.95	6.74	7.52	8.30	9.08	9.86	10.64	11.42	12.20	12.98	13.76	14.54	15.32
			0.12	0.19	0.26	0.34	0.41	0.48	0.55	0.63	0.70	0.77	0.84	0.92	0.99	1.06	1.13	1.21	1.28	1.35	1.43
	42	1.05	1.51	2.44	3.37	4.30	5.23	6.16	7.09	8.02	8.95	9.88	10.81	11.74	12.67	13.60	14.53	15.46	16.39	17.32	18.25
			0.14	0.23	0.31	0.40	0.49	0.57	0.66	0.75	0.83	0.92	1.01	1.09	1.18	1.26	1.35	1.44	1.52	1.61	1.70
	48	1.20	1.75	2.83	3.91	4.99	6.07	7.15	8.23	9.31	10.39	11.47	12.55	13.62	14.70	15.78	16.86	17.94	19.02	20.10	21.18
			0.16	0.26	0.36	0.46	0.56	0.66	0.77	0.87	0.87	1.07	1.17	1.27	1.37	1.47	1.57	1.67	1.77	1.87	1.97
	54	1.35	2.00	3.22	4.45	5.68	6.91	8.14	9.37	10.59	11.82	13.05	14.28	15.51	16.74	17.96	19.19	20.42	21.65	22.88	24.11
			0.19	0.30	0.41	0.53	0.64	0.76	0.87	0.99	1.10	1.21	1.33	1.44	1.56	1.67	1.78	1.90	2.01	2.13	2.24
	60	1.50	2.24	3.62	4.99	6.37	7.75	9.13	10.50	11.88	13.26	14.64	16.01	17.39	18.77	20.15	21.52	22.90	24.28	25.66	27.03
			0.21	0.34	0.46	0.59	0.72	0.85	0.98	1.10	1.23	1.36	1.49	1.62	1.75	1.87	2.00	2.13	2.26	2.39	2.51
66	1.65	2.50	4.04	5.59	7.13	8.67	10.21	11.75	13.29	14.83	16.37	17.91	19.45	20.99	22.54	24.08	25.62	27.16	28.70	30.24	
		0.23	0.38	0.52	0.66	0.81	0.95	1.09	1.24	1.38	1.52	1.67	1.81	1.95	2.10	2.24	2.38	2.53	2.67	2.81	
72	1.80	2.75	4.44	6.13	7.82	9.51	11.20	12.89	14.58	16.27	17.96	19.65	21.34	23.03	24.72	26.41	28.10	29.79	31.48	33.17	
		0.26	0.41	0.57	0.73	0.88	1.04	1.20	1.36	1.51	1.67	1.83	1.98	2.14	2.30	2.46	2.61	2.77	2.93	3.08	
78	1.95	2.99	4.83	6.67	8.51	10.35	12.18	14.02	15.86	17.70	19.54	21.38	23.22	25.06	26.90	28.74	30.58	32.42	34.25	36.09	
		0.28	0.45	0.62	0.79	0.96	1.13	1.30	1.48	1.65	1.82	1.99	2.16	2.33	2.50	2.67	2.84	3.01	3.19	3.36	
84	2.10	3.23	5.22	7.21	9.20	11.18	13.17	15.16	17.15	19.14	21.13	23.11	25.10	27.09	29.08	31.07	33.06	35.04	37.03	39.02	
		0.30	0.49	0.67	0.86	1.04	1.23	1.41	1.59	1.78	1.96	2.15	2.33	2.52	2.70	2.89	3.07	3.26	3.44	3.63	
90	2.25	3.50	5.65	7.80	9.95	12.10	14.26	16.41	18.56	20.71	22.86	25.01	27.17	29.32	31.47	33.62	35.77	37.92	40.08	42.23	
		0.33	0.53	0.73	0.93	1.13	1.33	1.53	1.73	1.93	2.13	2.33	2.53	2.73	2.93	3.13	3.33	3.53	3.73	3.93	
96	2.40	3.74	6.04	8.34	10.64	12.94	15.24	17.54	19.85	22.15	24.45	26.75	29.05	31.35	33.65	35.95	38.25	40.55	42.85	45.16	
		0.35	0.56	0.78	0.99	1.20	1.42	1.63	1.85	2.06	2.27	2.49	2.70	2.92	3.13	3.34	3.56	3.77	3.99	4.20	
102	2.55	3.98	6.43	8.88	11.33	13.78	16.23	18.68	21.13	23.58	26.03	28.48	30.93	33.38	35.83	38.28	40.73	43.18	45.63	48.08	
		0.37	0.60	0.83	1.05	1.28	1.51	1.74	1.97	2.19	2.42	2.65	2.88	3.10	3.33	3.56	3.79	4.02	4.24	4.47	
108	2.70	4.22	6.82	9.42	12.02	14.62	17.22	19.82	22.42	25.02	27.62	30.22	32.81	35.41	38.01	40.61	43.21	45.81	48.41	51.01	
		0.39	0.63	0.88	1.12	1.36	1.60	1.84	2.08	2.33	2.57	2.81	3.05	3.29	3.54	3.78	4.02	4.26	4.50	4.74	
114	2.85	4.49	7.25	10.01	12.78	15.54	18.30	21.07	23.83	26.59	29.35	32.12	34.88	37.64	40.40	43.17	45.93	48.69	51.45	54.22	
		0.42	0.67	0.93	1.19	1.45	1.70	1.96	2.22	2.47	2.73	2.99	3.24	3.50	3.76	4.01	4.27	4.53	4.79	5.04	
120	3.00	4.73	7.64	10.56	13.47	16.38	19.29	22.20	25.11	28.03	30.94	33.85	36.76	39.67	42.58	45.50	48.41	51.32	54.23	57.14	
		0.44	0.71	0.98	1.25	1.52	1.79	2.06	2.34	2.61	2.88	3.15	3.42	3.69	3.96	4.23	4.50	4.77	5.04	5.31	

PRESSURE DROP



Ratings do not include the effect of a bird screen.



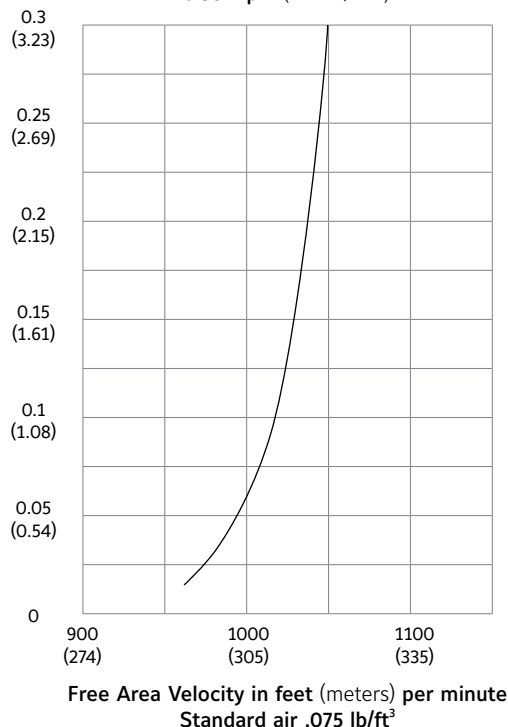
Ruskin Manufacturing Company certifies that the L375D Louvers shown herein are licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance and water penetration ratings.

PERFORMANCE DATA

AMCA Standard 500 provides a reasonable basis for testing and rating louvers. Testing to AMCA 500 is performed under a certain set of laboratory conditions. This does not guarantee that other conditions will not occur in the actual environment where louvers must operate.

Designs should provide a reasonable safety factor for louver performance by selecting at some point below pressure drop or water penetration system requirements.

Water penetration
Test size 48" wide X 48"
Beginning point of water penetration at .01 oz./sq.ft.
is 961 fpm (274 m/min).



SUGGESTED SPECIFICATION

Furnish and install louvers as hereinafter specified where shown on plans or as described in schedules. Louvers shall be stationary drainable type entirely contained within a 4" (102) frame. Louvers shall include a drain gutter in each blade and downspouts in jambs and mullions. Louver components (heads, jambs, sills, blades, and mullions) shall be factory assembled by the louver manufacturer. Louver sizes too large for shipping shall be built up by the contractor from factory assembled louver sections to provide overall sizes required. Louver design shall limit span between visible mullion to 10 (3) feet and shall incorporate structural supports required to withstand a wind load of 30 lbs. per sq. ft. (1.44kPa) equivalent of a 110 mph (177 kph) wind - specifier may substitute any loading required).

Louvers shall be Ruskin Model L375D construction as follows:

Frame: 16 gauge (1.5) galvanized steel.

Blades: 16 gauge (1.5) galvanized steel at 37 1/2° angle on approximate 3 1/2" (89) centers.

Screen: 19 gauge (1.1) galvanized 1/2" (13) mesh screen.

Finish: Select finish specification from Ruskin Finishes Brochure.

Published louver performance data bearing the AMCA Certified Ratings Seal for Air Performance & Water Penetration must be submitted for approval prior to fabrication and must demonstrate pressure drop and water penetration equal to or less than the Ruskin model specified.

LINKS TO IMPORTANT DOCUMENTS

Document Title

Paint Finishes and Color Guide

Limited Warranty Document



3900 Doctor Greaves Road
 Grandview, MO 64030
 Website: www.ruskin.com
 Phone: (816) 761-7476



(1) **251 E Michigan – (above) looking SE**
(2) 251 E Michigan looking SW



(2) 251 E Michigan looking S





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 21, 2023

SUBJECT: 823 Lucas Ct - Alteration

PROPOSED WORK:

From the description of work supplied by the applicant:

Roof replacement. Shingles only. Demo Chimney down to roofline. Shingles: Certaineed landmark (moire black) Drip Edge: Black / Flashing: Black. No Ridgevent, install can vents.

EVALUATION:

Project Details

See attached.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.

While the building will continue to be a residence, the removal of the chimney would constitute more than a minimal change to a defining characteristic of the building. The chimney is visible from the street.

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.

Because the chimney is a character defining feature of the building, the removal of the building would alter the character of the building.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The masonry of the chimney is an example of craftsmanship that characterizes the property, and should therefore 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.

The applicant did not specify in the application that the chimney is deteriorated.

Local Historic District Standards and Guidelines

Roofs

Chimneys -

Often when re-roofing, there is a question of a stub or a partially removed chimney. The Historic District Commission must review any alterations to chimneys including demolition.

Discussion

The chimney slated for demolition is likely original to the building. While the chimney is located behind a dormer on the primary facade of the building, the chimney is still highly visible from the street. The Applicant has not indicated if the chimney is deteriorating.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 5 and 6.

Action: Motion to approve a Certificate of , Appropriateness for the work as described in the application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on March 21 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on March 14.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 5 and 6.**



241. W. South St.

5:15 2/21

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: 823 Lucas ct.

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

Applicant: Roach Home Improvement

Owner: KPEP

Mailing Add: 901 Capital Ave N.E.

Mailing Add: 823 Lucas ct.

City State & Zip: Battle Creek, MI.

City, State Zip: Kalamazoo, MI. 49007

Phone: (661) 420-6623

Phone: (269) 365-6760

Email: @

Email: @

Contractor Roach Home Improvement.

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Roof Replacement. Shingles only. Demo chimney down to roofline. Shingles: Certainteed Landmark (moire black)
Drip edge: Black / Flashing: Black
No Ridgevents. Install can vents.

(☒) 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: 2/8/23

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

Date: 2/15/23

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
- ☐ 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- 23-0006

Date Received*: 02/15/2023

Zoning RD-19 Year built 1911

Complete application Yes

Owned since 12/20/2021

COMMISSION

Meeting Date 02/21/2023

Hearing fee paid \$85 yes

Check # _____

COMMENTS _____

Approve in Concept Date _____

Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____

Comments _____

Revised November 22, 2019

2/8/23



(1) **823 Lucas – (above) looking SE**
(2) 823 Lucas looking SW



(2) 823 Lucas looking S



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: February 21, 2023

SUBJECT: 1406 S Westnedge - Alteration/Addition (Postponed Application)

PROPOSED WORK:

From the description of work supplied by the applicant:

From initial application:

'popping the top' of the building needs to be completed, by removing all of the fire damaged 2nd story. From there, platform rebuilding the 2nd story and adding a 3rd story with trusses vs current rafter and balloon build. All exterior wood siding will be saved, including the peaks of existing roof lines on the east and west. Under the new 3rd story, "fish scale" cedar will be added and additional wood siding to match that era will be installed on the outside. We would like to install vinyl windows vs wood windows, but leave that final decision up to you all. The vinyl windows would be wrapped in a wood grain aluminum trim to keep the look of that era. We plan to use modern shingles with an aged look.

From additional information:

All Trim on the front of the building will match the trim on the main level of the building windows and doors. All trim on the existing window openings and new window openings will match the 2nd story trim schedule except the front of the building. All materials will be purchased or hand carved to match the existing trim, will be of a high quality pine or poplar. Taking the 'more architecturally interesting' viewpoint of one board member and the dormer idea from the former chair to achieve the 3rd story, and the raising of the commercial side for a roomier office space, I was able to get you a drawing with overall height only 3 feet above current roofline.

The technical plan is to take the hip walls north and south, raise it a few feet to give the 2nd story windows more space from the roof line (it is really tight currently), and turn it into a gable wall like the East and West walls. The entire roof has to be removed anyways, so we will reframe it in the same fashion (rafter style) and allow for habitable space for the 3rd floor. By raising the commercial side (what used to be a breezeway and garage) up to the top of the 2nd floor ceiling, it will create more head room for storage racks and a nice spacious feeling main entry for the main floor. By raising this area, it will also second as a walk out deck for the smaller sq footprint of the 3rd floor--adding value to the small space for a potential renter. The

walk out deck will be flat roof at its core with railing secured to the side of the building vs the top, adding to the longevity and curb appeal, along with an outdoor tile system for an old look that will last and drain properly. The garage office will be turned back into a garage/warehousing staging area for a business that receives or sends shipments. Signage, the existing sign will be rehabilitated and ground lighting added to the landscaping.

EVALUATION:

Project Details

See attachments.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.

The property was originally used as a residence, and would continue to be used as such.

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.

While raising the roof three feet would alter the building (what appears to be a 'half story'), the alteration would not be as substantial as adding a third story.

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.

Because this building had a fire in January 2021, many historic features have been severely damaged, especially exterior features on the second story. The proposed work would repair some of the damaged like the siding and windows. The proposed work would also, however, replace some elements (like windows which were damaged severely in the fire) and introduce new elements like a new roof, new siding, and new windows in the addition.

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.

Placing an extra story on top of the building would not be compatible with the massing or scale of the existing building.

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.

Adding a third story to the building would not be easily removable, thus impairing the essential

form and integrity of the building.

Local Historic District Standards and Guidelines

Additions

Size of Resource

Height should generally be lower than the primary building.

The proposed addition will make the building taller overall.

The addition should generally be narrower than the primary structure.

In this case, the addition will be the same size as the main structure.

Relationship to Street

The addition should be located behind the rear wall of the building or the side building line on a corner lot.

The proposed addition will not be located behind the existing building, and will therefore not be subservient to the existing historic structure.

Roof Forms

Shall be consistent with the pitch of the roof of the primary resource as closely as possible or be appropriate to the style. For example, a front gable house could have a shed roofed or hipped addition if the roof pitch was correct.

The proposed addition's roof will mimic the existing roof style.

Proportion of Openings

Both the size of new openings and their position and frequency on the building addition should relate to the primary structure.

The openings in the proposed addition will align with those in the existing building.

Materials

While materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered, especially when the addition is removed from the public right of way.

Some of the proposed materials align with those present in the existing building.

Discussion

As mentioned above, the building sustained a fire in early 2021 which primarily caused damage to the second story. The proposed addition does not substantially comply with historic additions guidelines because the addition will not be subservient to the existing structure.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10.

Action: Motion to approve a Certificate of Appropriateness for the work as described in

the application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on March 21, and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on March 14, if the applicant agrees to further postponement.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 6, 9 and 10.**



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: 1406 S Westnedge Ave Kalamazoo, MI 49008

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

Applicant: Ross A. Dailey

Owner: Portage Property Management Company

Mailing Add: 1613 Friendly Ave

Mailing Add: 1615 Friendly Ave

City State & Zip: Portage, MI 49002

City, State Zip: Portage, MI 49002

Phone: 2697621047

Phone: 6164664535

Email: tilebyart.info @ gmail.com

Email: info @ tilebyart.com

Contractor Portage Property Management Company

☒ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

see attached.

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

Applicant's Signature: R. A. Dailey Date: 11/08/22

Owner's Signature: R. A. Dailey Date: 11/08/22
(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
- ☐ 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- 22-0034

Date Received*: 12/13/2022

Zoning CN-1 Year built 1905 (BS&A)

Complete application Yes

Owned since 11/03/2022

COMMISSION

Meeting Date 01/31/2023

Hearing fee paid \$85 Yes

Check # N/A

COMMENTS

Approve in Concept Date Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed Comments

Revised November 22, 2019

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.

Incomplete applications will be postponed until the next meeting.

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property where the work will be done

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

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

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

Name of the contractor if this project requires a building permit Or indicate ☐ work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"

Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear. "

Example #2: Instead of "New front door"

Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

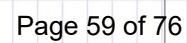
- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

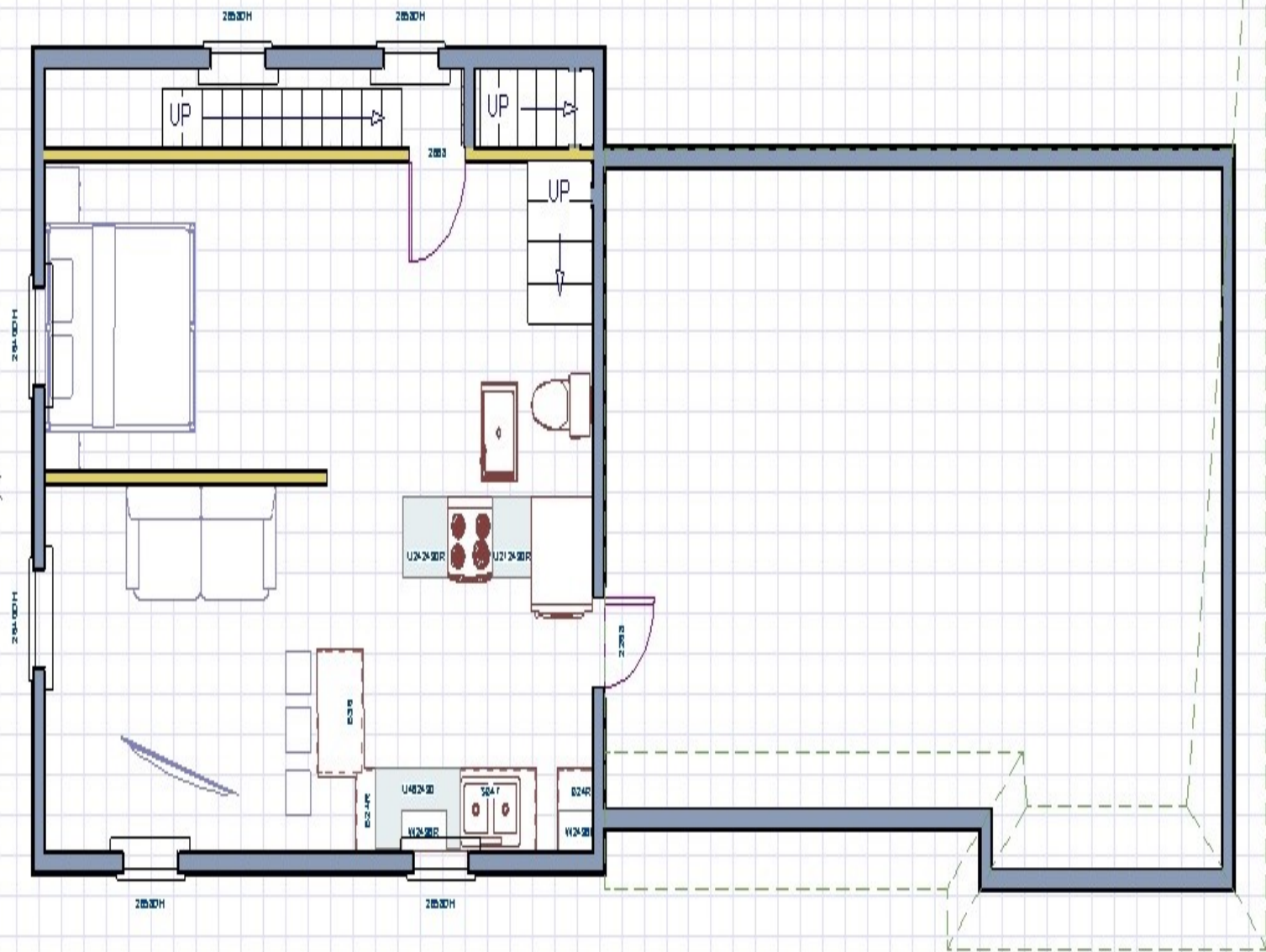
***(RAD) This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.**

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

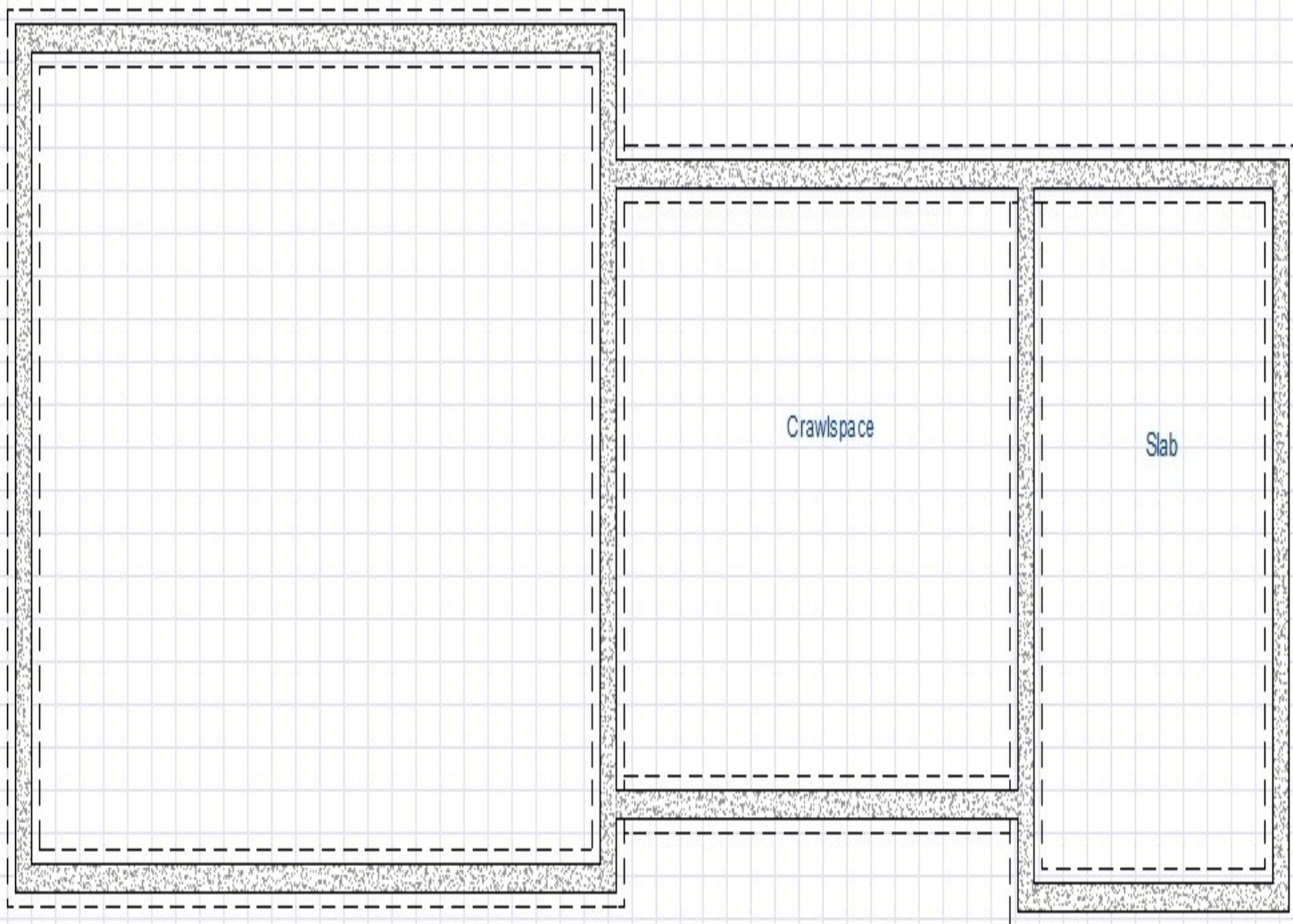
Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazoo-city.org





LIVING AREA
1010 sq ft



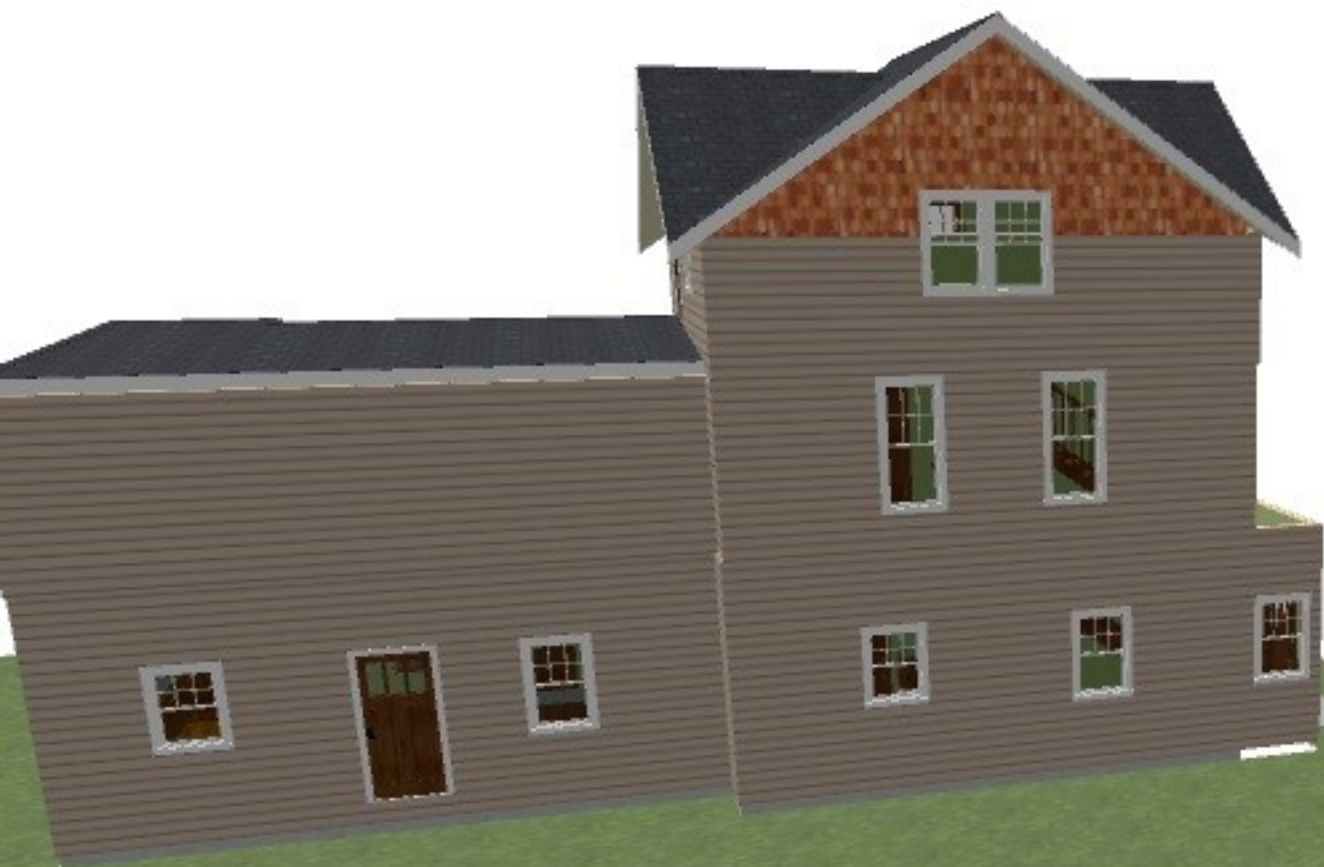
FOUNDATION WALLS AND BASEMENT

965 sq ft







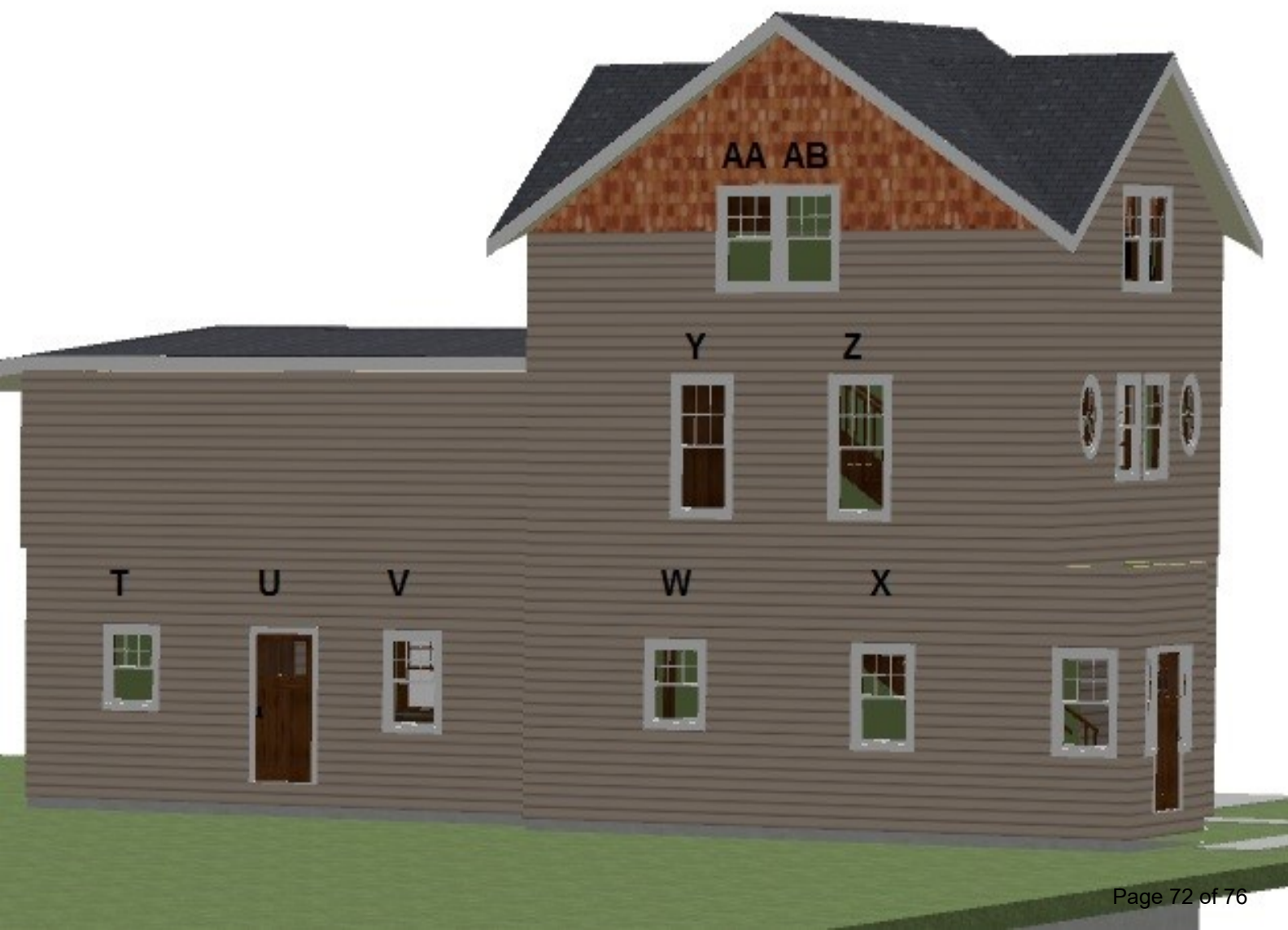












LocationKey	Description	LocationDesc	New Size or No Change	New Item Desc
A	Front door	1st lvl East Door	No Change	Solid Wood Amish Series 6aClassic Door
B	Front door side window	1st lvl N facing door window	No Change	Being Reconditioned
C	Front Window	1st lvl E facing window	No Change	Being Reconditioned
D	Bay Window	Main lvl NE	No Change	Being Reconditioned
E	Window Grouping	1st lvl N window grouping	No Change	Being Reconditioned
F	Side Door Window	1st lvl Window next to side door	No Change	Being Reconditioned
G	Door	1st lvl Side door	No Change	Being Reconditioned
H	Side Door Window	1st lvl window west of side door	No Change	Being Reconditioned
I	Garage Door	Garage door	No Change	Being Reconditioned
J	Round Window	2nd lvl E Round left window	No Change	Being Reconditioned
K	Left window 2nd story	2nd lvl E left window	New Wood window same size original opening	Wood Window Double Hung Double Pane Low E
L	Right window 2nd story	2nd lvl E right window	New Wood window same size original opening	Wood Window Double Hung Double Pane Low E
M	Right round window	3rd lvl E right round window	No Change	Being Reconditioned
N	2nd lvl left window	2nd lvl N side left window	New Wood window same size original opening	Wood Window Double Hung Double Pane Low E
O	2nd lvl right window	2nd lvl N side right window	New Wood window same size original opening	Wood Window Double Hung Double Pane Low E
P	3rd lvl left window	3rd lvl E side left window	24x36	Wood Window Double Hung Double Pane Low E
Q	3rd lvl right window	3rd lvl E side right window	24x36	Wood Window Double Hung Double Pane Low E
R	3rd lvl left window	3rd lvl N side left window	24x36	Wood Window Double Hung Double Pane Low E
S	3rd lvl right window	3rd lvl N side right window	24x36	Wood Window Double Hung Double Pane Low E
T	Rear AC opening	1st lvl S side garage window	24x36	Wood Window Double Hung Double Pane Low E
U	Rear Breezeway door	1st lvl S side door	32" door	Commercial solid metal door
V	Rear window	1st lvl S side breezeway window	24x36	Wood Window Double Hung Double Pane Low E
W	Kitchen window	1st lvl S side left window	36x42	Wood Window Double Hung Double Pane Low E
X	Stair window	1st lvl S side right window	24x36	Wood Window Double Hung Double Pane Low E
Y	South left window	2nd lvl S side left window	32x48	Wood Window Double Hung Double Pane Low E
Z	South right window	2nd lvl S side right window	32x48	Wood Window Double Hung Double Pane Low E
AA	Left window 3rd story	3rd lvl S side left window	24x36	Wood Window Double Hung Double Pane Low E
AB	Right window 3rd story	3rd lvl S side right window	24x36	Wood Window Double Hung Double Pane Low E
AC	Door	3rd lvl W side door	32" door	Commercial solid metal door
AD	Window	3rd lvl W side window	24x36	Wood Window Double Hung Double Pane Low E



(1) 1406 S Westnedge– (above) East Face
(3) 1406 S Westnedge NE corner



(2) 1406 S Westnedge SE corner
(4) 1406 S Westnedge NW corner





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Peña, Historic Preservation Coordinator

DATE: 21 February 2023

SUBJECT: Coordinator's Report

New Owners in Historic Districts:

Reviews:

Sale Date	HD	Address	previous owner	new owner
1/26/2023	Vine	831 W CEDAR ST	THOMAS, STEVEN B 831 W CEDAR ST KALAMAZOO, MI 49007	SHARICK, HEATHER 831 W CEDAR ST KALAMAZOO, MI 49007
1/23/2023	Vine	722 W CEDAR ST	KALAMAZOO VALLEY HABITAT FOR HUMANITY 1126 GULL RD KALAMAZOO, MI 49048	KALAMAZOO VALLEY HABITAT FOR HUMANITY 1126 GULL RD KALAMAZOO, MI 49048
1/6/2023	Vine	814 CENTRAL PL	WESTRA, CHRISTOPHER KIMES, LAUREN 814 CENTRAL PL KALAMAZOO, MI 49008	MCCREE, ROY 814 CENTRAL PL KALAMAZOO, MI 49008
1/6/2023	Vine	708 W WALNUT ST	WU, CHUNWU LIAO, FU 10053 WOODLAWN DR PORTAGE, MI 49002	FAIRWELL ENTERPRISE LLC 2805 PORTAGE ST KALAMAZOO, MI 49001
1/6/2023	Stuart	723 ELEANOR ST	O'BRIEN, RODERICK G TRUSTEE O'BRIEN, RODERICK G TRUST 527 S WESTNEDGE AVE KALAMAZOO, MI 49007	O'BRIEN, PATRICK 527 S WESTNEDGE AVE KALAMAZOO, MI 49007
1/6/2023	Stuart	220 ELM ST	O'BRIEN, RODERICK G TRUSTEE O'BRIEN, RODERICK G TRUST 527 S WESTNEDGE AVE KALAMAZOO, MI 49007	O'BRIEN, PATRICK 527 S WESTNEDGE AVE KALAMAZOO, MI 49007

There were no administrative reviews conducted since the last meeting of the Historic District Commission (01/31/2023).

Review Type	Number of Reviews	Review Cost	TOTAL
Administrative (No Building Permit)	0	\$0	0
Administrative (Building Permit)	0	\$35	0
HDC Hearing	3	\$85	\$255
TOTAL	3	-	\$255