

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, March 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
 - James Johnson
 - Dan Kastner - Chair
 - Eric Stucky
 - Dana Underwood - Vice Chair

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 21 February 2023

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 1509 Academy - Alteration (Window Replacements) PPZ23-0008
Year Built: 1923
Style: Colonial Revival
Historic District: West Main Hill
2. 1105 S Park - Demolition (Garage Demolition) PPZ23-0009
Year Built: 1913
Style: Queen Anne
Historic District: South Street - Vine Area
3. 3. 1406 S Westnedge - Alteration (Rear Addition), Postponed Application
PPZ22-0034
Year Built: 1905

Style: Queen Anne

Historic District: South Street - Vine Area

4. 4. 119 Prairie - Alteration (Removal of wood soffit and fascia, installation of aluminum), Postponed Application PPZ23-0005

Year Built: 1914

Style: Prairie

Historic District: West Main Hill

F. COORDINATOR'S REPORT

1. Coordinator's Report - March 2023

G. 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, February 21st, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:04 PM

II. Roll Call & Approval of Absences:

Eric Stucky- Present

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson- Present

Dan Kastner- Present

Motion made by Ms. Underwood to approve the absences with a second by Ms. Breisach and all commissioners approve.

III. Approval of Agenda: Amend the agenda to add the re-appointment of Mr. Stucky as a commissioner to the board during the election process. Motion made to approve the agenda as modified by Ms. Underwood with a second by Mr. Johnson. All commissioners approve.

IV. Approval of Minutes: January 31, 2023.

No changes to the minutes. Motion made by Mr. Johnson to approve the minutes with a second by Ms. Breisach. All commissioners approve the minutes. 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) 1509 Academy

5:10 PM

Alteration/ Mr. Tom Meyer

Mr. Meyer has an addition on the rear of his that they are looking to make changes to such as fewer windows. The room is very inefficient and has water damage. They are looking to create wall space on the outside to add cedar shakes to match the remainder of the home. The windows will be standard size. They are also looking to change the west side of the addition to remove the French doors and change it to double hung windows but will retain the French doors if they ever wanted to be put back. Ms. Underwood doesn't have any objections as you can't see this from the front of the property. The new windows would be wood windows. They will be doing the entire house over time. Ms. Underwood makes motion to approve the proposed work that complies with the Secretary of the Interior standards 1, 2 and 4, a Certificate of Appropriateness will be issued for the work as described in the agenda with a second by Mr. Johnson. All commissioners approve.

B) 119 Prairie 6:30 PM Alteration

Applicant was not present at the meeting. Applicant was wanting to change the fascia from wood to aluminum. Mr. Johnson did state that this would be a pretty major change. Mr. Stucky makes motion to postpone the application till the applicant can be here in person with a second from Ms. Underwood. All commissioners agree to postpone the application.

C) 1403 Henderson 5:16 PM Alteration

Mr. Brian Pennings is here representing the homeowners. They are looking to finish the basement and install an egress window where there isn't a window currently and replace a window on the side of the house. The windows would be aluminum clad wood windows. The egress window isn't installed currently and will not be visible from the street. This was the only location that made sense to add the bedroom in the basement. Ms. Underwood makes motion to approve the installation of the egress window as specified in the application as it complies with the secretary of interior standards 1, 2 and 9 with second by Ms. Breisach will all commissioner's approval. Mr. Johnson makes motion to approve the second basement window as specified in the application as it complies with the secretary of interior standards 1, 2 and 9 with a second by Ms. Underwood. All commissioners approve.

D) 251 E Michigan 5:21 PM Alteration

Rachel is at the meeting representing Treystar. The project would include needing to add outside air. One option was adding an HVAC unit which doesn't match the financial option or the timeline. The second option is adding louvers to help bring in air. These would be located on the north façade on the rear of the building. The window frame would remain so the option to reverse this would remain. The windows being replaced are above the door and to the side. Mr. Johnson makes motion to approve the proposed work that complies with the Secretary of the Interior standards 1, 2 and 4, a Certificate of Appropriateness will be issued for the work as described in the agenda with a second by Ms. Johnson. All commissioners approve.

E) 823 Lucas Ct 5:27 PM Alteration

Mr. Stucky is here representing KPEP. The home has multiple things that are being updated and repaired such as a light added to the exterior. They will also be repairing some fencing. The main concern is the removal of a chimney while they are redoing the roof. Mr. Stucky believes that the chimney is in reasonable condition inside but is in bad shape in other areas. He has not been on the roof so isn't sure about the condition on the exterior. Mr. Stucky believes that its wanted to be removed to make it easier for roofing. Mr. Stucky does not see a need to postpone the meeting as he doesn't see any different outcome. Mr. Breisach makes motion to deny the application for the removal of chimney based on Secretary of the Interior Standards 1, 2, 6, 9 and 10 with a second by Ms. Underwood. All commissioners vote to deny.

F) 1406 S Westnedge 6:34 PM Alteration (Postponed Application)

Mr. Dailey has now returned with changes to his plans. He is now looking to add a gable wall instead of a full new story. He will also be raising the 2nd story of the flat roof commercial addition which will still have a flat roof and adding a deck on top of this and will be tiled with side mounted railing. The trim and roof line will remain the same on the front of the house. They will also be adding windows on the new gable ends with fish scale siding. Mr. Dailey will also be adding a door to give access to the second story deck. All windows that will be on the property will be wood windows and also wood siding would be painted. Mr. Dailey will be leaving the decorative aspects of the house on the front exterior. The new addition would take the height of the to 35 foot with the original being close to 30. Ms. Underwood does feel that the rear of the house is still visible when coming down Westnedge and feels the rear of the house does look out of proportion. Mr. Pena does point out that the rear of the house isn't considered a contributing resource of the house because this is an addition. The change in structure will only be four feet taller and the drawings do not depict that very well. Ms. Breisach would like to see windows added to the area on the 2nd addition where it shows the full block of siding, maybe adding windows to the rear of the addition and or add them to the side as well. Mr. Kastner does feel consulting an architect would be in Mr. Dailey's favor. Mr. Stucky would like to see a rendering of the rear 2nd floor showing the deck before approving as well as Ms. Underwood. The railings can be approved administratively approved. Ms. Underwood makes motion to approve the core structure of the property based on Secretary of the Interior Standards 1, 2, 6 and 9 with a second by Mr. Johnson. All commissioners approve. Ms. Breisach makes motion to postpone the rear portion of the application 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 and ask they Mr. Pena to provide an extension agreement with the applicant with a second by Ms. Underwood. All commissioners approve.

VIII. Election of Officers

1. Reappointment of Eric Stucky.

Ms. Underwood makes motion to recommend that Mr. Stucky be reappointment to the Historic District Commission with a second by Ms. Breisach. All commissioners approve.

2. Chair

Ms. Underwood nominates Mr. Kastner to be chair with a second by Mr. Stucky. Voice votes all pass. No other nominations. Roll call vote and all approve.

3. Vice Chair

Mr. Stucky nominates Ms. Underwood to be the Vice Chair with a second by Ms. Breisach. Voice votes all pass. No other nominations. Roll call vote and all approve.

XI. Coordinators Report: Luis shows report 6:41pm, no administrative approvals.

XII. Adjournment

Motion made to adjourn meeting by Mr. Johnson with a second by Ms. Stucky with all commissioners approve. Meeting adjourned at 6:46 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: March 21, 2023

SUBJECT: 1509 Academy - Alteration (Window Replacements) PPZ23-0008

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Replace 3 windows in the home and 1 in the garage

EVALUATION:

Project Details

Replacement of 3 non-historic windows in the home (1 east side second story bathroom casement window, 1 east side second story bedroom window, 1 first story east side bank of awning windows). Replacement windows in the second story will be double hung wood windows, replacement windows in the first story will be wood awning windows.

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 replacement of the non-historic windows will not alter the ability to use the building as a residence. Additionally, since the windows are non-original, they are not character-defining (especially because the windows in most Colonial Revival houses, such as this, would have been double hung originally).*

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 current windows are not historic features. The proposed replacement windows more closely resemble the double hung windows that were likely included on the original building.*

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 noted above, the proposed windows for replacement are not original and do not characterize the property. Therefore, removing the windows will not negatively impact the integrity of the property.

Local Historic District Standards and Guidelines

Windows:

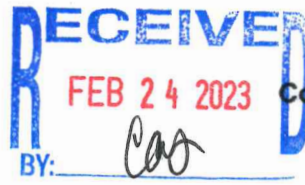
- The dimension of the original window must be retained.

Discussion

The windows slated for replacement are likely non-historic and not original to the house. Built in 1923 (according to BS&A) the building is in the Colonial Revival style. Generally, Colonial Revival style buildings have double hung windows, not casement or awning-type windows. Therefore, the installation of the proposed double hung windows would be more stylistically appropriate than the existing casement and awning-style windows.

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 18 April 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 April 2023.**
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: 1509 Academy

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

Applicant: W. Pennings and Sons

Owner: Tom & Carolyn Meyers

Mailing Add: 5829 West KL Avenue

Mailing Add: 1509 Academy

City State & Zip: Kalamazoo MI 49009

City, State Zip: Kalamazoo MI 49006

Phone: 269-372-1930

Phone:

Email: scottp@penningsandsons.com @

Email: lmeyers@protonmail.com @

Contractor W. Pennings and Sons

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Replace 3 windows in the home and 1 window in the garage.

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

① Applicant's Signature: Shawn K. Johnson 269-3 Date: 2-22-2023
 Owner's Signature: Tom & Carolyn Meyers Date: 2/24/23
 (if different) Carolyn K. Meyers 2/24/23

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: Authorization 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- 23-0008

Date Received*: 02/24/2023

Zoning RS-5 Year built 1923

Complete application Yes

Owned since 04/25/2017

COMMISSION

Meeting Date 03/21/2023

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 _____

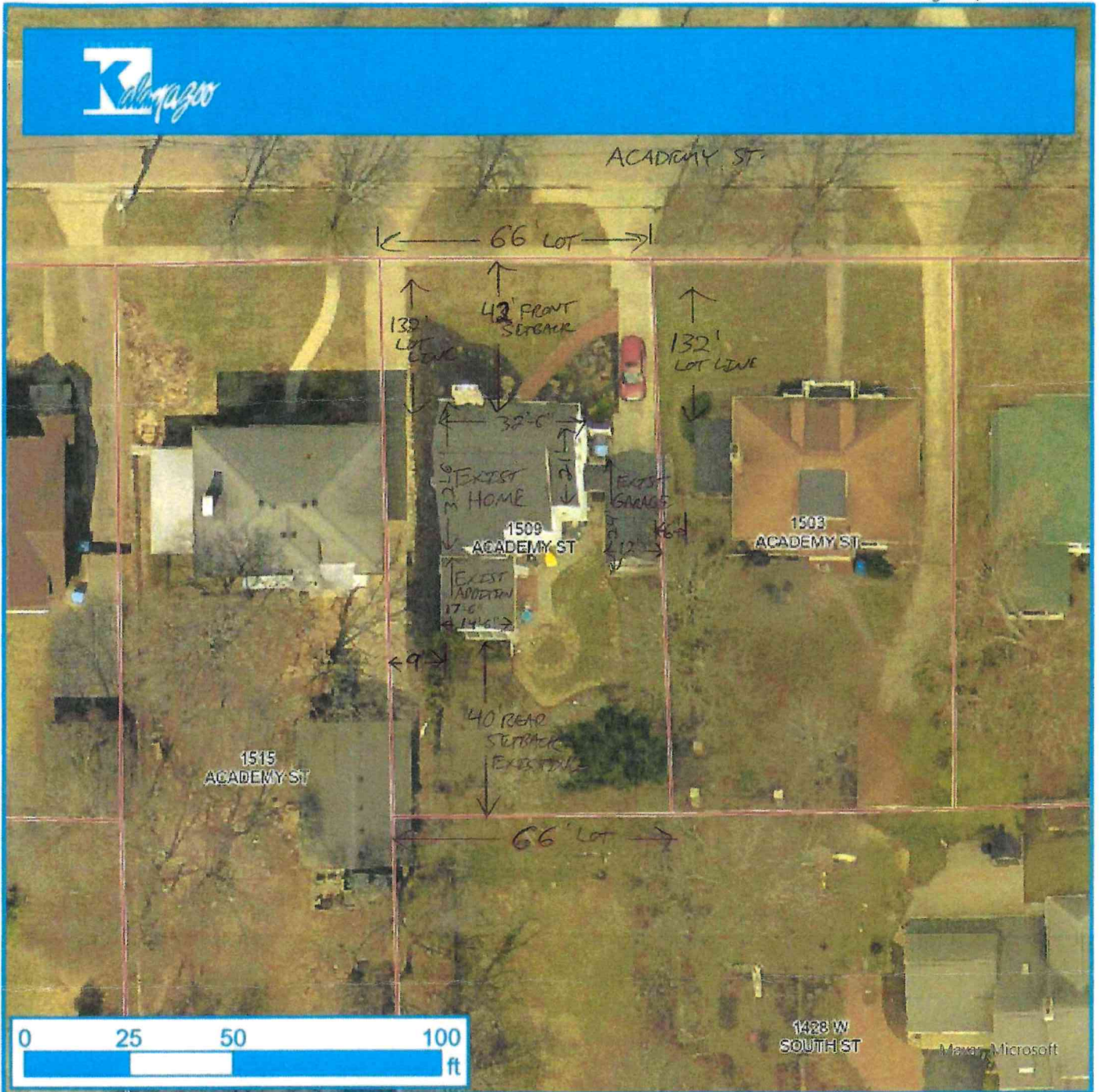
Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

Please refer to attached authorization letter. sf 2-23-2023



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



5829 West KL Ave.
Kalamazoo, MI 49009
269.372.1930 OFFICE
269.372.1944 FAX

penningsandsons.com WEB



5829 West KL Ave.
Kalamazoo, MI 49009
269.567.0860 OFFICE
269.372.1944 FAX

penningsandsons.com WEB

To Whom It May Concern,

I, Scott K Pennings, am the Qualifying Officer of W. Pennings & Sons, Inc. with regard to the Residential Builders License #2102056636. I expressly authorize Shawn Johnson to act as agent in all matters relative to the use of said license, and to sign any and all documents on behalf of W. Pennings & Sons, Inc.

Please contact me directly at 269-271-2360 with any questions regarding this authorization.

Scott K Pennings, Vice President
W. Pennings & Sons, Inc.

February 18, 2022

Meyer Material List

1.00	WINDOW-CLWD	Marvin Ultimate DH; RO 29 1/8 x 54 3/16, 4 9/16 Jamb; Primed Pine Ext/Int; Bedroom
1.00	WINDOW-CLWD	Marvin Ultimate DH; RO 25 1/8 x 40 15/16, 4 9/16 Jamb; Primed Pine Ext/Int; Bathroom
3.00	WINDOW-CLWD	Marvin Ultimate 3w Wood Awning; RO 95 5/8 x 21 11/16, 4 9/16 Jamb; Primed Pine Ext/Int, living room
1.00	WINDOW-CLWD	Marvin Ultimate Casement stationary; RO 48 x 31; 4 9/16 Jamb; Ext/Int Primed Pine; Garage - Added Later

2-1-23



Lower Level
Awning
Windows
Bathroom
2nd story
Bedroom
2nd Level
Garage
Window

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











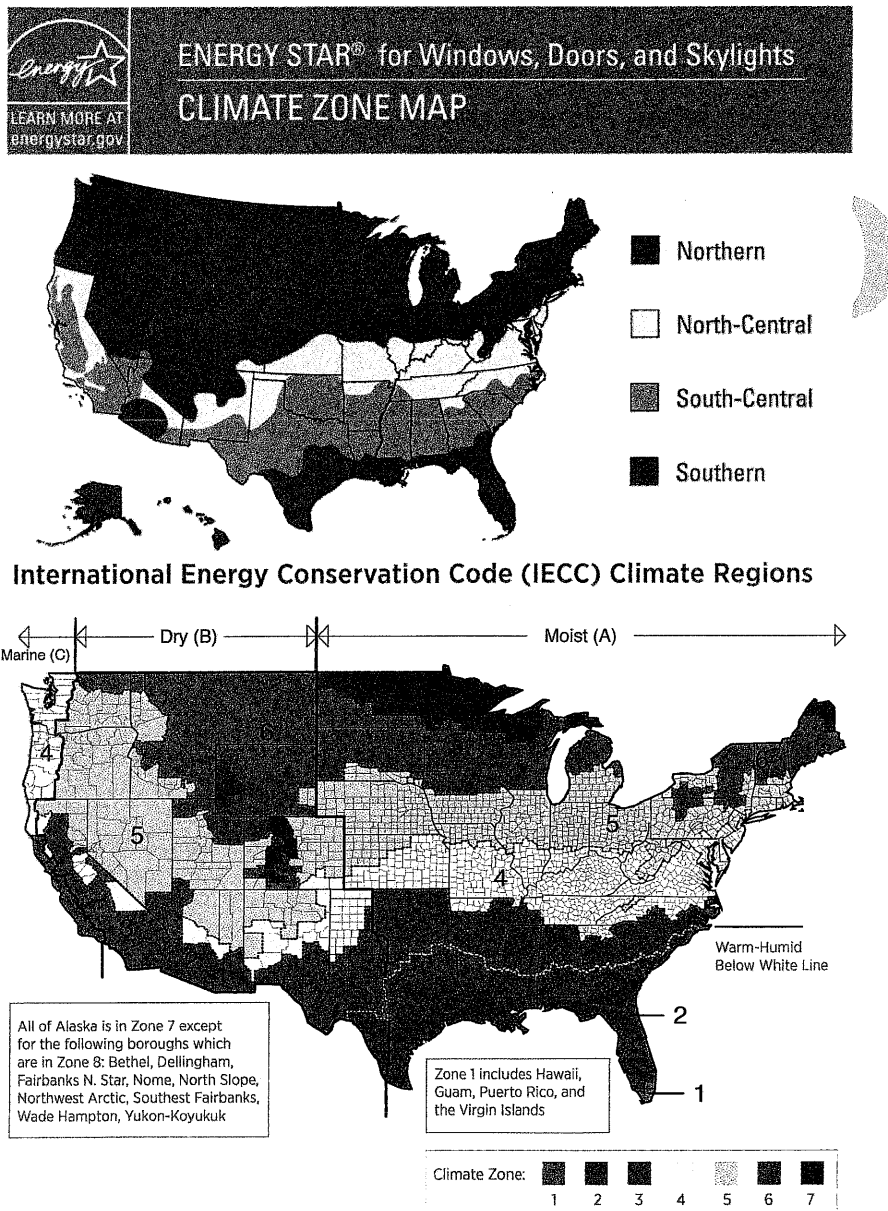


PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

Review the map below to determine if your units meet ENERGY STAR for your location.



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 3

TOTAL UNIT QTY: 3

LINE	MARK UNIT	PRODUCT LINE	ITEM	QTY
1	Bedroom	Ultimate Wood	Double Hung RO 29 1/8" X 54 3/16"	1
2	Bathroom	Ultimate Wood	Double Hung RO 25 1/8" X 40 15/16"	1
3	living room	Ultimate Wood	Marvin Assembly RO 95 5/8" X 21 11/16"	1

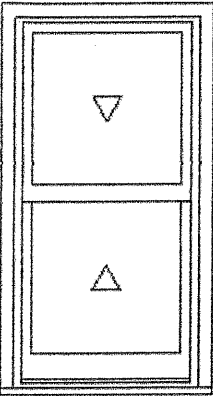
OLD

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Bedroom			
Qty: 1				

MARVIN®



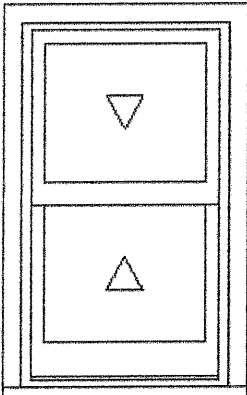
As Viewed From The Exterior

FS 28 1/8" X 53 11/16"
RO 29 1/8" X 54 3/16"
Egress Information
Width: 24 9/16" Height: 20 19/32"
Net Clear Opening: 3.51 SqFt

Primed Pine Exterior
Primed Pine Interior
Ultimate Wood Double Hung
Outside of Exterior Casing w/ Subsill
30 3/4" X 55"
Rough Opening w/ Subsill
29 1/8" X 54 3/16"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
White Sash Lock
Beige Jamb Hardware
Aluminum Screen
Stone White Surround
Bright View Mesh
4 9/16" Jambs
Primed Pine BMC
Primed Pine Standard Subsill
No Installation Method
***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Bathroom			
Qty: 1				

MARVIN®



As Viewed From The Exterior

FS 24 1/8" X 40 7/16"

Primed Pine Exterior
Primed Pine Interior
Ultimate Wood Double Hung
Outside of Exterior Casing w/ Subsill
26 3/4" X 41 3/4"
Rough Opening w/ Subsill
25 1/8" X 40 15/16"
Top Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Primed Pine Sash Interior
IG - 1 Lite
Low E2 w/Argon
Black Perimeter Bar
Ovolo Exterior Glazing Profile

RO 25 1/8" X 40 15/16"
Egress Information
 Width: 20 9/16" Height: 13 31/32"
 Net Clear Opening: 1.99 SqFt

Ovolo Interior Glazing Profile
 White Sash Lock
 Beige Jamb Hardware
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 4 9/16" Jamb
 Primed Pine BMC
 Primed Pine Standard Subsill
 No Installation Method
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: living room			
Qty: 1				

MARVIN 



As Viewed From The Exterior

FS 94 5/8" X 21 3/16"
 RO 95 5/8" X 21 11/16"
Egress Information A1, A2, A3
 No Egress Information available.

Primed Pine Exterior
 Primed Pine Interior
 3W1H - Rectangle Assembly
 Assembly Outside of Exterior Casingw/ Subsill

97 3/4" X 22 3/4"
 Assembly Rough Opening w/ Subsill
 95 5/8" X 21 11/16"

Unit: A1
 Ultimate Wood Awning - Roto Operating
 Basic Frame 31 35/64" X 20 1/4"
 Rough Opening w/ Subsill
 32 35/64" X 21 11/16"
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 3/4" - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Beige Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Aluminum Screen
 White Surround
 Bright View Mesh

Unit: A2
 Ultimate Wood Awning - Roto Operating
 Basic Frame 31 35/64" X 20 1/4"
 Rough Opening w/ Subsill
 32 35/64" X 21 11/16"
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 3/4" - 1 Lite
 Low E2 w/Argon
 Black Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Beige Weather Strip
 White Folding Handle
 White Multi - Point Lock
 Aluminum Screen
 White Surround
 Bright View Mesh

Unit: A3
 Ultimate Wood Awning - Roto Operating
 Basic Frame 31 35/64" X 20 1/4"
 Rough Opening w/ Subsill
 32 35/64" X 21 11/16"
 Primed Pine Sash Exterior
 Primed Pine Sash Interior
 IG - 3/4" - 1 Lite
 Low E2 w/Argon

Black Perimeter Bar
Ogee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
White Folding Handle
White Multi - Point Lock
Aluminum Screen
White Surround
Bright View Mesh
Primed Pine Exterior Mull Cover
Standard Mull Charge
4 9/16" Jamb
Primed Pine BMC
Primed Pine Standard Subsill
No Installation Method
***Note: Non-Certified mull: check with local code officials for project
specific requirements.
***Note: Unit Availability and Price is Subject to Change

OLD





Sahr Grand Rapids

PROJECT:
475 - 36th Street SE
Grand Rapids, MI 49548

Voice: 616-288-2001
Fax: 616-608-3931

www.TeamSahr.com

SALES ORDER

Sales Order Number: 7R220268-DB
Sales Order Date: Nov 7, 2022
Ship By: Nov 8, 2022
Page: 1

To:

Pennings Handyman
5829 W KL Ave
Kalamazoo, MI 49009

Ship To:

Pennings Handyman
5829 W KL Ave
Kalamazoo, MI 49009

269-365-6944

Customer ID	PO Number	Sales Rep Name
RP018	Meyers	
Customer Contact	Shipping Method	Payment Terms
	Our Truck	Net 15 Days

Quantity	Item	Description	Unit Price	Amount
1.00	WINDOW-CLWD	Marvin Ultimate DH; RO 29 1/8 x 54 3/16, 4 9/16 Jamb; Primed Pine Ext/Int; Bedroom	924.78	924.78
1.00	WINDOW-CLWD	Marvin Ultimate DH; RO 25 1/8 x 40 15/16, 4 9/16 Jamb; Primed Pine Ext/Int; Bathroom	740.01	740.01
3.00	WINDOW-CLWD	Marvin Ultimate 3w Wood Awning; RO 95 5/8 x 21 11/16, 4 9/16 Jamb; Primed Pine Ext/Int, living room	675.54	2,026.62
1.00	WINDOW-CLWD	Marvin Ultimate Casement stationary; RO 48 x 31; 4 9/16 Jamb; Ext/Int Primed Pine; Garage - Added Later	867.99	867.99
Subtotal				4,559.40
Sales Tax				273.56
Freight				0.00
TOTAL ORDER AMOUNT				4,832.96



(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: March 21, 2023

SUBJECT: 1105 S Park - Demolition (Garage Demolition) PPZ23-0009

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Demolition and removal of blighted garage on rear of property.

EVALUATION:

Project Details

Demolition of a garage of an indeterminate age (the garage appears on the 1957 Sanborn Map). The garage has no door, no windows, and some exterior damage. Additionally, some studs show signs of shifting (especially in the southeast corner of the garage).

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

There are no applicable standards for demolition. Demolition violates all ten standards.

Notice to Proceed

Work within an historic district shall be permitted through the issuance of a notice to proceed by the Historic

District Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a

finding of the Historic District Commission to be necessary to substantially improve or correct any of the

following conditions:

(1) The resource constitutes a hazard to the safety of the public or to the occupants.

The garage is open to casual entry because there is no door. While there is damage to the garage, the garage does not seem in imminent danger of collapse.

(2) The resource is a deterrent to a major improvement program which will be of substantial benefit to the

community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.

Not applicable

(3) Retention of the resource would cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.

Not applicable

(4) Retaining the resource is not in the interest of the majority of the community.

Not applicable

Discussion

The garage has both exterior and interior damage. On the exterior, there is damaged siding near the foundation of the garage and fascia which has started to fall off of the building. Additionally, the windows and garage door are missing, which takes away from the historic integrity of the building while also allowing for weather infiltration. On the interior, studs and supports have been added, indicating that the building needs structural reinforcement. There was some tilting in the studs in the south east corner, and the applicant has indicated that there is some termite damage.

Also, because of the substantial loss of architectural significance (through the removal of windows and the garage door), the lack of direct architectural relationship between the garage and the accompanying house, and the placement of the garage on the property, the demolition of the garage would not negatively impact the house in a substantial way.

POTENTIAL ACTIONS:

1. Approve the demolition as meeting one or more of the required criteria to issue a Notice to Proceed. **Action: Approve a Notice to Proceed for this project.**

2. More information is needed. **Action: Motion to postpone with the applicants consent until the HDC meeting on 18 April 2023, and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 April 2023.**

3. Denial of the Application. **Action: Motion to deny the application citing the fact that none of the criteria required for issuing a Notice to Proceed have been met.**



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: 1105 S. Park 49001

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

Applicant: Jillian Samuel

Owner: Tigerlily Therapy LLC

Mailing Add: 1220 Merrill

Mailing Add: 1105 S. Park

City State & Zip: K200 MI 49008

City, State Zip: K200 MI 49001

Phone: 269 501 4800

Phone: 269 377 0399

Email: jillie305 @ yahoo.com

Email: tigerlily therapy @ gmail.com

Contractor

☒ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Demolition & removal of blighted garage on rear of property.

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

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

Applicant's Signature: Jillian Samuel

Date: 3/10/23

Owner's Signature: _____

Date: _____

(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0009

Date Received*: 03/10/2023

Zoning CO Year built 1913

Complete application Yes

Owned since 12/02/2014

COMMISSION

Meeting Date 03/21/2023

Hearing fee paid \$85 _____

Check # _____

COMMENTS Applying for Notice to Proceed

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



(1) 1105 S Park Garage – Looking SW
 (3) 1105 S Park Garage Interior looking SE



(2) 1105 S Park Garage looking SE
 (4) 1105 S Park Garage Interior looking SW





(1) 1105 S Park Garage – Looking SW (Detail)



(2) 1105 S Park Garage ceiling



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: March 21, 2023

SUBJECT: 3. 1406 S Westnedge - Alteration (Rear Addition), Postponed Application
PPZ22-0034

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 application:

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

Addition of five windows (two wooden double hung on the north side, one round wooden on the north side, two wooden double hung on the west side, three wooden double hung on the south side.) to the proposed additional floor on the rear (west) portion of the building.

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 could continue to be used as such.

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 rear (western) addition of a floor would not destroy historic materials since the addition is to a non-historic portion of the building. The proposed windows would be compatible with the size and rhythm of the fenestration throughout the rest of the 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.

The removal of the rear (western) addition would not impair the essential form or integrity of the core block 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 would be lower than the historic core block of the building.

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 application will be located behind the core block of the building.

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

The proposed rear (western) addition will be located behind the core block of the building.

Additionally, the newly supplied information regarding fenestration shows that the proposed windows will relate to the frequency and position of the windows on the existing portion of the building.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 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 18 April 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 April 2023.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 9, and 10.**



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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: _____

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

Applicant: _____

Owner: _____

Mailing Add: _____

Mailing Add: _____

City State & Zip: _____

City, State Zip: _____

Phone: _____

Phone: _____

Email: _____@_____

Email: _____@_____

Contractor _____

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

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

(_____) *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. Dily* Date: 11/08/22

Owner's Signature: *R. A. Dily* Date: 11/08/22
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- _____

Date Received*: _____

Zoning _____ Year built _____

Complete application _____

Owned since _____

COMMISSION

Meeting Date _____

Hearing fee paid \$85 _____

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@kalamazoo-city.org









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
AE	Window	upper garage N window	24x36	Wood window fixed glass
AF	Window	upper garage S window	24x36	Wood window fixed glass
AG	Window	upper rear garage window	24x36	Wood window fixed glass
AH	Window	upper breezeway L window	24x36	Wood window fixed glass
AI	Window	upper breezeway R window	24x36	Wood window fixed glass
AJ	Window	upper breezeway N Left window	24x36	Wood window fixed glass
AK	Window	upper breezeway N right window	24x36	Wood window fixed glass
AL	Window	above garage round window	24"	Wood window fixed glass



(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 Pena, Historic Preservation Coordinator

DATE: March 21, 2023

SUBJECT: 4. 119 Prairie - Alteration (Removal of wood soffit and fascia, installation of aluminum), Postponed Application PPZ23-0005

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

Removing wood soffit and fascia around the building and installing aluminum soffit and fascia.

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.

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 18 April 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 April 2023.**

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



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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: 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 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 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 Peña, Historic Preservation Coordinator

DATE: 21 March 2023

SUBJECT: Coordinator's Report

New Owners in Historic Districts:

Sale Date	HD	Address	previous owner	new owner
2/28/2023	Vine	608 MINOR AVE	SCHNELKER, THEODORE B 117 S DARTMOUTH ST KALAMAZOO, MI 49006	MERRILL, JOANNA 3903 DEVONSHIRE AVE KALAMAZOO, MI 49006
2/16/2023	Vine	227 W VINE ST	CORNELL, ERIC 11205 N CREEK DR MOUNT JULIET, TN 37122	MARTINEZ, MIRIAH 227 W VINE ST KALAMAZOO, MI 49001
2/15/2023	West Main Hill	525 SPRAGUE AVE	FLECKENSTEIN, MICHAEL 525 SPRAGUE-UNIT B AVE B Kalamazoo, MI 49006	PROGRESS VII LLC 935 JOHN ST KALAMAZOO, MI 49001
2/6/2023	Vine	725 MC COURTIE ST	JOVANOVIH, STANISA&MARY E&STEFAN 725 MC COURTIE ST KALAMAZOO, MI 49008	JAUREGUI-CARREON, JOSE & ALVA 3207 QUARRY RIDGE CT KALAMAZOO, MI 49009
2/6/2023	Marlborough	471 W SOUTH ST UNIT 27	VANSICKLE, ROBERT R & CAMILLE E 2213 MAPLELEAF DR MIDLAND, MI 48640	ANDERSEN, CONSTANCE 471 W SOUTH ST APT 203 UNIT 27 KALAMAZOO, MI 49007

Reviews:

Review Type	Number of Reviews	Review Cost	TOTAL
Administrative (No Building Permit)	1	\$0	0
Administrative (Building Permit)	2	\$35	\$70
HDC Hearing	8	\$85	\$680
TOTAL	11	-	\$750

Administrative Reviews since 21 February 2023:

516 W South St. – Fence (Approved)

516 W South St. – Roof (Approved)

603 Village St – Rear deck and stair rebuild (Approved)