

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, May 16, 2023

5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1.
 1. Kristi Breisach
 2. Andrew Grayson
 3. James Johnson
 4. Dan Kastner - Chair
 5. Eric Stucky
 6. Dana Underwood - Vice Chair
 7. *Vacant*

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 18 April 2023

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 516 Oak - Alteration/Demolition (Demolish Garage, remove windows [1 south side second story, 2 north side first story])
Year Built: 1885
Style: Queen Anne
Historic District: South Street - Vine Area
2. 1207 Lovell - Alteration (Demolish non-original, 2 story enclosed porch on the rear of the property)
Year Built: 1911
Style: Colonial Revival
Historic District: West Main Hill

3. 200 Stuart- Alteration (Addition of 23 solar panels to the existing roof).
Year Built: 1877
Style: Italianate
Historic District: Stuart

F. COORDINATOR'S REPORT

1. May Coordinator's Report

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, April 18th, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Ms. Underwood called the meeting to order at 5:00 PM

II. Roll Call & Approval of Absences:

Eric Stucky- Present

Andrew Grayson- Present

Dana Underwood – Present

Kristi Breisach- Present

James Johnson- Present

Dan Kastner- Absent

Motion made by Mr. Grayson to approve the absence of Mr. Kastner with a second by Mr. Stucky; all commissioners approve.

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

IV. Approval of Minutes: March 21, 2023.

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

V. Public Comment on non-agenda items: None

VI. OLD BUSINESS: None

NEW BUSINESS:

**A) 846 Davis
Year Built: 1870**

5:05 PM

**Alteration/Replacement- Deck
Style: Queen Anne
Historic District: South Street- Vine**

The homeowner Rick purchased the property 2 years ago. The homeowner is looking to replace the current floating deck that is currently just a floating deck. They are looking to replace with Trex stained material that and will match the current siding and will be pressure treated underneath. The material will match what is currently on the planter box on the property. The new deck will not be attached to the current home and will be the same size as the current deck. Mr. Johnson 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 a second by Mr. Stucky. All commissioners approve.

**B) 121 Bulkley
Year Built: 1925**

5:10 PM

**Addition to main floor
Style: Prairie
Historic District: West Main Hill**

Angie Polderman is with PCW Design and is representing the homeowners who are looking to add an addition on the house on the main floor for a bathroom and laundry. The addition will be located on the rear of the home. The new addition will not match the historic features of the home but will compliment it. The addition will be a 10 X 12 addition. The new addition will have a 3-side hip roof to match the house. Mr. Johnson 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, 10 with a second by Ms. Breisach. All commissioners approve.

XI. Coordinators Report March 2023:

- Mr. Pena states that the Historic District had one new purchase last month.
- Home on 814 W South Street was demolished.
- Historic Preservation Month is next month.
- Annual conference will be held in Mackinac Island

XII. Adjournment

Motion made to adjourn meeting by Mr. Grayson with a second by Mr. Johnson with all commissioners approve. Meeting adjourned at 5:21 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: May 16, 2023

SUBJECT: 1. 516 Oak - Alteration/Demolition (Demolish Garage, remove windows [1 south side second story, 2 north side first story) PPZ23-0012

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: 1. Demolish garage
2. Remove second story southside window, reside and paint to match
3. remove the two bathroom storm windows (first story, north side)

EVALUATION:

Project Details

1. Demolish non-original garage behind the property
2. Remove second story louvered window on the south side of the property. This window is not original to the property. The resulting opening will be sided over and painted to match the existing siding.
3. Remove two first story windows on the north side of the property. The primary windows have previously been removed, leaving only the storms. The opening has been covered on the inside by wood. The resulting opening will be siding over and painted to match the existing siding.

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. *None of the proposed changes will alter the properties ability to be used for the properties historic purpose. The proposed work will not change character defining features.*
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 south side second story window is non-original, and on a secondary face, it is not character defining. The north side first story windows have been severely altered, through the removal of the primary windows, and thus rendered to be not character defining. The non-original garage does not align with the historic character of the property and therefore does not contribute to the overall historic character of the property.

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

The windows are not character defining because they are either non-original or have been heavily altered. The garage is not character defining because it is non-original.

Local Historic District Standards and Guidelines

Windows:

- There are no guidelines that specifically deal with the removal of windows.

Demolition:

Work within a historic district shall be permitted through the issuance of a notice to proceed by the commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:

(a) The resource constitutes a hazard to the safety of the public or the structure's occupants.

The applicant has indicated that there is animal infiltration that could constitute a health hazard.

(b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all the necessary planning and zoning approvals, financing and environmental clearances.

N/A

(c) Retaining the resource will cause undue financial hardship to the owner when a government 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.

N/A

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

The property is not character defining and retaining the resource is not in the interest of the community.

Discussion

The windows slated for removal are not character defining. On the south side the window is not original. On the north side the windows have been altered to the point where they are no longer character defining.

The garage is not original to the property and could have animal infiltration that could constitute a hazard.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 5. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application. (Windows)**

Motion to approve a Notice to Proceed for the work as described in the application per criteria a and d. (Garage)

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 20 June 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 13 June 2023.**

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

Motion to deny the application per criteria a and d. (Garage)



Rec'd
4-17-2023

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: 516 OAK ST KALAMAZOO MI 49007

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

Applicant: KEVIN YAN Owner: SAME

Mailing Add: 516 OAK ST Mailing Add: SAME

City State & Zip: KALAMAZOO MI 49007 City, State Zip: SAME

Phone: 269-743-6657 Phone: SAME

Email: RETAILER@GMAIL.COM Email: SAME@

Contractor MIKE SANDERS 269-685-7323

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

① DEMOLISH GARAGE

② REMOVE 2nd Story South Side Window
+ Reside too match + PAINT

(KY) 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: 4/17/2023

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

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

=====

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0012

Date Received*: 4-17-2023

Zoning Rm-1S Year built 1885

Complete application yes

Owned since _____

COMMISSION

Meeting Date 05-16-2023

Hearing fee paid \$85 N/A

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

[REDACTED]

Great speaking with you again Luis,

Appreciate you stopping by! As discussed I would like to remove the two bathroom storm windows since they are leading to the back of a shower and also they are not sealed properly and rain water is leaking through the cracks. Also a lovely plant have decided to grow jn between the window cracks

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



(1) **516 Oak– (above) Looking West**
 (3) 516 Oak Looking north west – second story window



(2) 516 Oak Looking west, garage
 (4) 516 Oak looking south – first story windows





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: May 16, 2023

SUBJECT: 2. 1207 W Lovell- Alteration (Demolish non-original, 2 story enclosed porch on the rear of the property) PPZ23-0014

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Remove exterior enclosed porch.

EVALUATION:

Project Details

Removal of non-original, 2 story, enclosed porch. The porch foundation is beginning to fail.

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 removal of the enclosed porch will not change the use of the building. Furthermore, the rear porch is not a character defining feature.*

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 enclosed porch is at the rear of the property, and non-original, the porch is not a character defining feature. Additionally, the cladding of the rear porch does not align with the primary structure.*

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. *The date of the construction of the rear porch is unknown and it is unknown if the rear porch exists in its original condition. Because the porch is in the rear of the property and does not necessarily align with the overall architectural style, the porch has not acquired historic significance.*

Local Historic District Standards and Guidelines

There are no local historic district standards or guidelines that specifically address an alteration of this nature. As the proposed work constitutes an unaddressed exterior alteration, the work will require historic district commission review.

Discussion:

The rear, 2 story enclosed porch is non-original to the resource and is beginning to fail. Removal of the porch will not constitute the removal of a character defining feature.

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 20 June 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 13 June 2023.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 4.**



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(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 1207 W Lovell
Historic District: ☐ South/Vine ☐ Stuart ☒ West Main Hill ☐ Rose Place ☐ Haymarket
Applicant: Laura Strong - Strong Rentals Owner: Same
Mailing Add: 417 Forest St #516 Mailing Add: _____
City State & Zip: Kalamazoo MI 49001 City, State Zip: _____
Phone: 269-352-1696 Phone: _____
Email: lauralee219@hotmail.com Email: _____

Contractor TBD - obtaining quotes

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

remove exterior enclosed porch
see next page

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

(LS) 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: 5/6/23
Owner's Signature: Same Date: _____
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0014 Date Received*: 5-6-2023
Zoning RM-15C Year built 1911 Complete application yes
Owned since 08/19/2011

COMMISSION

Meeting Date 05/16/2023

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

1207 W Lovell Foundation Issue – 2 Story Addition

Scope of Work: Remove rear enclosed porches (bottom and top)

We are wanting to remove this addition on the home. You can see the back of the house does match the rest of the home, in age, building quality..... We are wanting to do a complete demolition of the back of the home. Once that is completed, we would need to put in a main floor and 2nd floor window and then of course do something with the exterior of the home. We are wanting to take out all of the back windows, use them for the windows we want to add, and then we would be willing to donate the rest of the windows to the Historic District Society should anyone them.

As far as the exterior of the home, we are looking into options and pricing for composite shake siding, reusing the current wood shingles (or we would be willing to donate them as well), cedar siding.... ?

History and Issue

Prior to our purchase, and prior to my grandmother in law's purchase, this home has had an enclosed 2 story backroom. You can see that the framing was completed on top of the actual patio railings – with some stud spacing as far apart as 30"! The upstairs room was just a sitting room and the bottom floor was turned in to a bedroom and mudroom (in fact the original exterior door is in the mudroom between the kitchen and mudroom). The whole back area is on a cinder block foundation – and these blocks are now being pushed out and the back addition is pulling away from the house itself.

On 5/3/23 we met with Luis at the property and discussed the issues. In typical instances, we could punch holes in the foundation and jack it up, however, this addition was just closed up patios, so we are unable to do that without causing a major safety issue. At this point, we have locked up the top room and told the current tenants to not use that backroom. There is currently someone living on the main floor bedroom.

1207 W Lovell Google Earth with area to be removed in yellow



1207 W Lovell Photos of Enclosed Rear Porches to be Removed









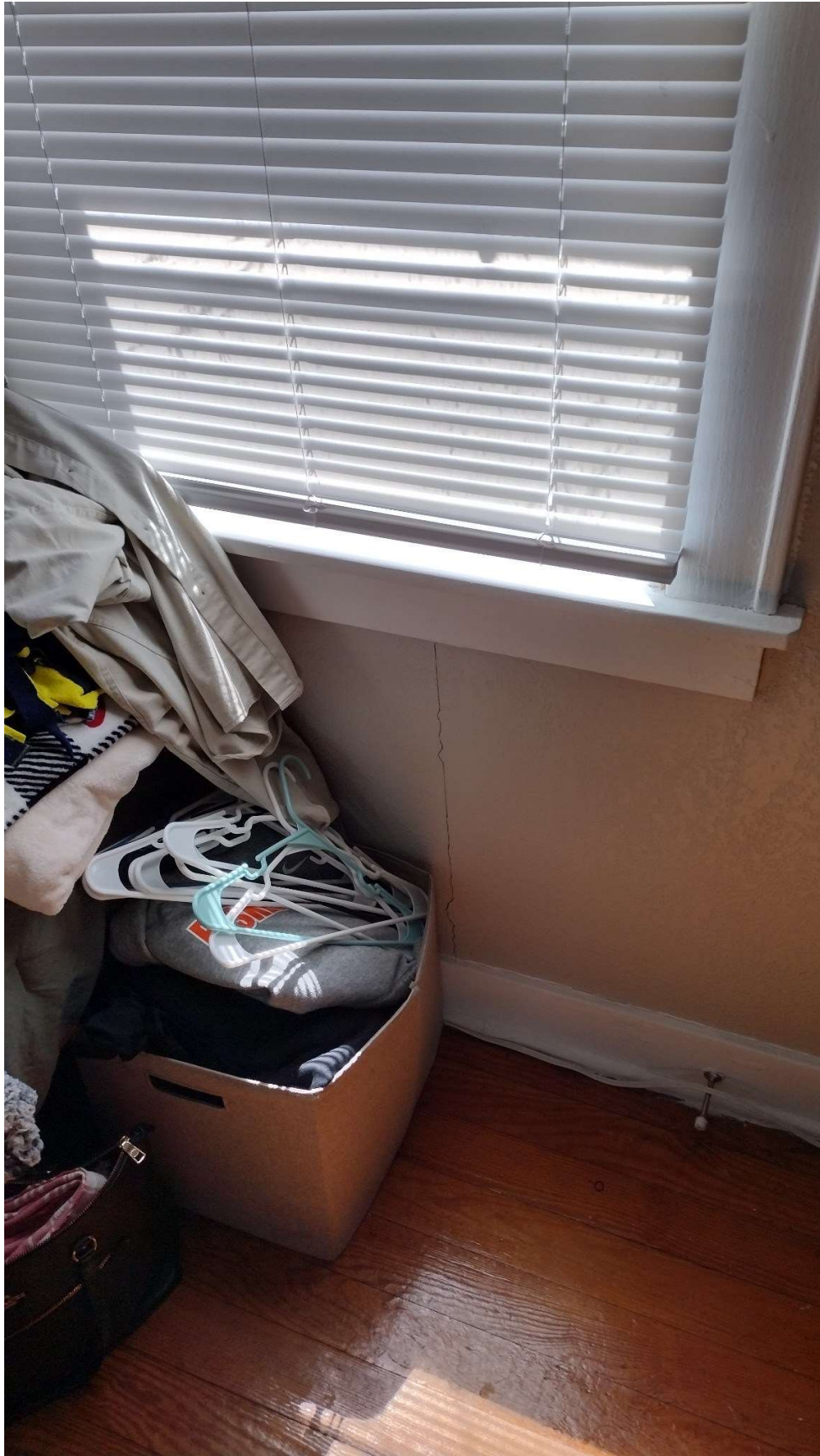


















Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: May 16, 2023

SUBJECT: 3. 200 Stuart - Alteration (Installing 23 solar panels on the roof) PPZ23-0013

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Installing 23 solar panels on existing roof. Roof pitch is 4/12 and home is 2.5 stories, so panels will be very difficult to see from street.

EVALUATION:

Project Details

Addition of 23 solar panels on roof. The roof has a shallow pitch so the panels will not be highly visible from street.

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 addition of solar panels will not change the use of the building. Additionally, the panels will not substantially alter the roof, which is a character defining feature.
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 installation of solar panels will not constitute a substantial alteration of the roof.
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.
Solar panels can be removed in the future without altering the essential form and integrity of the roof, which is a character defining feature.

Local Historic District Standards and Guidelines

There are no historic district standards and guidelines that address solar panels.

Discussion

Because the roof has a shallow pitch, the solar panels will not be highly visible from the street. The installation of solar panels will not substantially alter or damage the roof of the resource, which is a character defining feature. Additionally, the solar panels can be removed in the future without altering the essential form of the resource.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 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 20 June 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 13 June 2023.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 10.**



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(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: _____ Date: _____

Owner's Signature: _____ Date: _____
(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.**

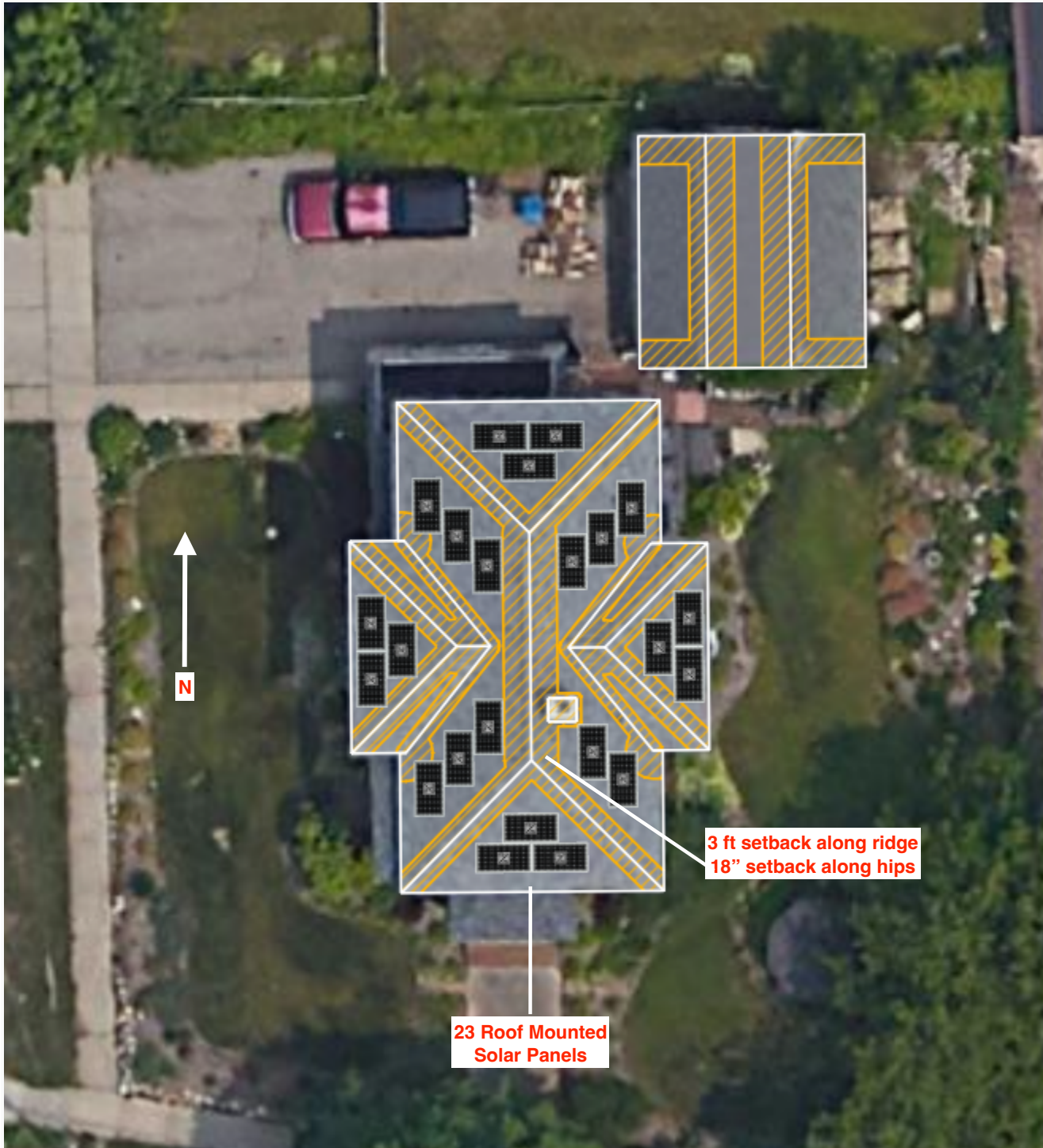
If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazoo-city.org

HELIOS SOLAR

Site Assessment

Customer: Maria Brennan
Address: 200 Stuart Ave
Kalamazoo, MI 49007

System size: 9.31 kW
Yr 1 Production: 10,165 kWh
Designer: Brandon Flood
Date: April 28th, 2023

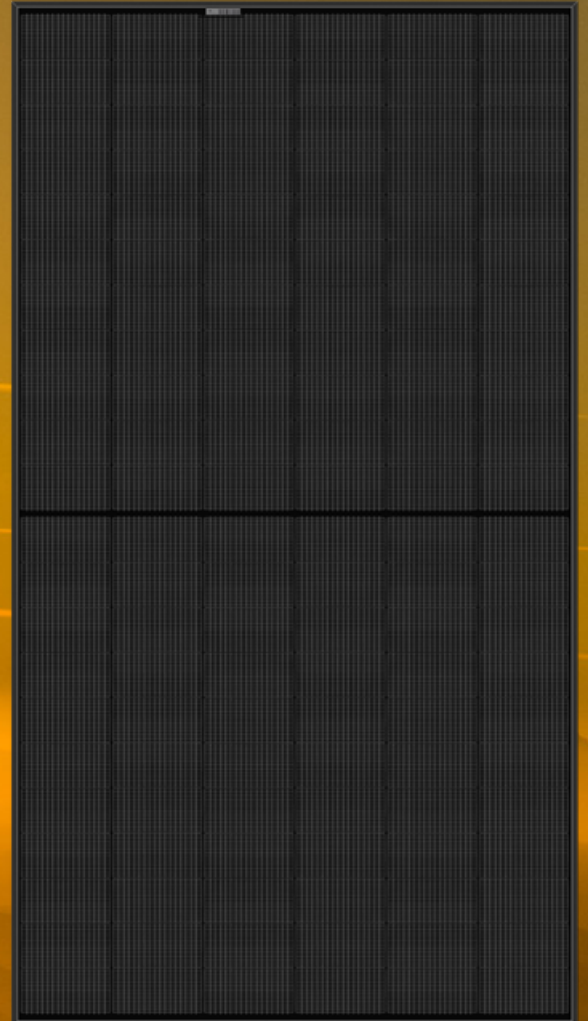


SOLAR'S MOST TRUSTED



REC ALPHOX[®] PURE BLACK SERIES

PRODUCT SPECIFICATIONS



400_{WP}
20.3 $\frac{W}{FT^2}$



ELIGIBLE

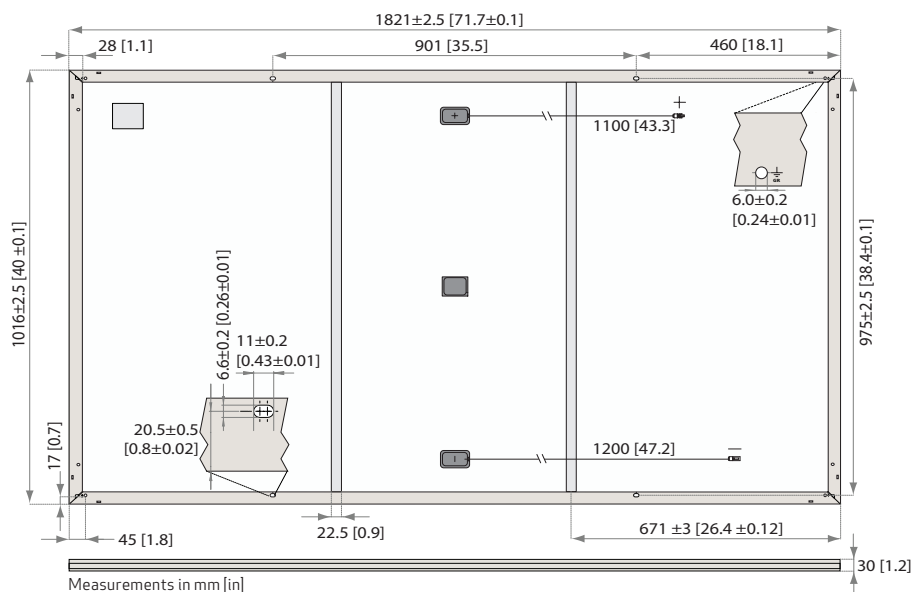


LEAD-FREE
ROHS COMPLIANT

EXPERIENCE



PERFORMANCE



GENERAL DATA

Cell type:	132 half-cut REC heterojunction cells with lead-free, gapless technology 6 strings of 22 cells in series	Connectors:	Stäubli MC4PV-KBT4/KST4, 12AWG (4mm ²) in accordance with IEC 62852 IP68 only when connected
Glass:	0.13 in (3.2 mm) solar glass with anti-reflection surface treatment	Cable:	12AWG (4mm ²) PV wire, 43+47 in (1.1+1.2m) in accordance with EN 50618
Backsheet:	Highly resistant polymer (black)	Dimensions:	71.7 x 40 x 1.2 in (1821 x 1016 x 30 mm)
Frame:	Anodized aluminum (black)	Weight:	45 lbs (20.5 kg)
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790	Origin:	Made in Singapore

ELECTRICAL DATA

Product Code*: RECxxxAA Pure Black

	385	390	395	400	405
Power Output - P _{MAX} (Wp)	385	390	395	400	405
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V _{MPP} (V)	41.2	41.5	41.8	42.1	42.4
Nominal Power Current - I _{MPP} (A)	9.35	9.40	9.45	9.51	9.56
Open Circuit Voltage - V _{OC} (V)	48.5	48.6	48.7	48.8	48.9
Short Circuit Current - I _{SC} (A)	9.99	10.03	10.07	10.10	10.14
Power Density (W/sq ft)	19.3	19.6	19.8	20.1	20.3
Panel Efficiency (%)	20.8	21.1	21.3	21.6	21.9
Power Output - P _{MAX} (Wp)	293	297	301	305	309
Nominal Power Voltage - V _{MPP} (V)	38.8	39.1	39.4	39.7	40.0
Nominal Power Current - I _{MPP} (A)	7.55	7.59	7.63	7.68	7.72
Open Circuit Voltage - V _{OC} (V)	45.7	45.8	45.9	46.0	46.1
Short Circuit Current - I _{SC} (A)	8.07	8.10	8.13	8.16	8.19

Values at standard test conditions (STC: air mass AM1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730 (Pending)

ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941



WARRANTY

	Standard	REC ProTrust	
Installed by an REC Certified Solar Professional	No	Yes	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

See warranty documents for details. Conditions apply

MAXIMUM RATINGS

Operational temperature:	-40 ... +185°F (-40 ... +85°C)
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 lbs/sq ft)*
Maximum test load (rear):	-4000 Pa (83.5 lbs/sq ft)*
Max series fuse rating:	25 A
Max reverse current:	25 A

* See installation manual for mounting instructions.
Design load = Test load / 1.5 (safety factor)

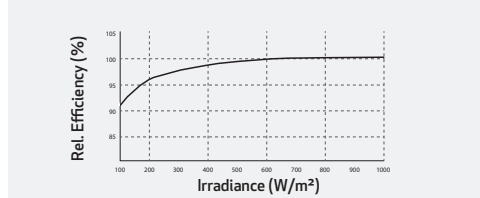
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P _{MAX} :	-0.26 %/°C
Temperature coefficient of V _{OC} :	-0.24 %/°C
Temperature coefficient of I _{SC} :	0.04 %/°C

*The temperature coefficients stated are linear values

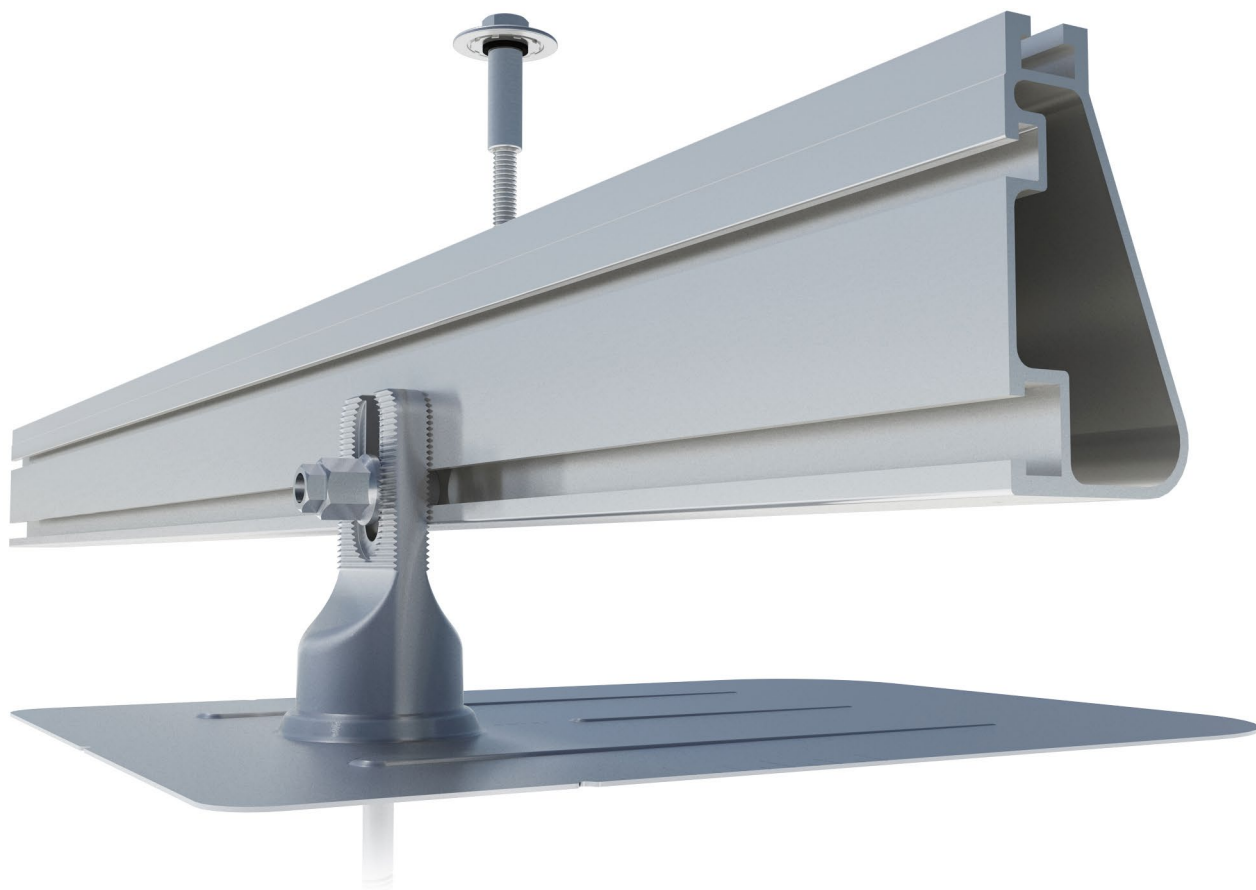
LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.





Built for solar's toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 25-year warranty.



Strength Tested

All components evaluated for superior structural performance.



PE Certified

Pre-stamped engineering letters available in most states.



Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



Design Assistant

Online software makes it simple to create, share, and price projects.



UL 2703 Listed System

Entire system and components meet newest effective UL 2703 standard.



25-Year Warranty

Products guaranteed to be free of impairing defects.

XR Rails ☺

XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear and black finish

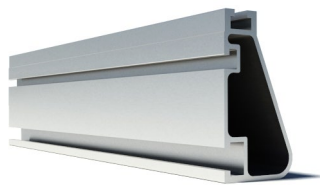
XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear and black finish

XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Bonded Splices



All rails use internal splices for seamless connections.

- Self-drilling screws
- Varying versions for rails
- Forms secure bonding

Clamps & Grounding ☺

UFOs



Universal Fastening Objects bond modules to rails.

- Fully assembled & lubed
- Single, universal size
- Clear and black finish

Stopper Sleeves



Snap onto the UFO to turn into a bonded end clamp.

- Bonds modules to rails
- Sized to match modules
- Clear and black finish

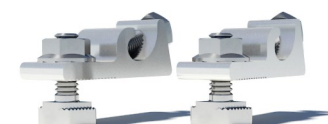
CAMO



Bond modules to rails while staying completely hidden.

- Universal end-cam clamp
- Tool-less installation
- Fully assembled

Grounding Lugs



Connect arrays to equipment ground.

- Low profile
- Single tool installation
- Mounts in any direction

Attachments ☺

FlashFoot2



Flash and mount XR Rails with superior waterproofing.

- Twist-on Cap eases install
- Wind-driven rain tested
- Mill and black finish

Conduit Mount



Flash and mount conduit, strut, or junction boxes.

- Twist-on Cap eases install
- Wind-driven rain tested
- Secures 3/4" or 1" conduit

Slotted L-Feet



Drop-in design for rapid rail attachment.

- Secure rail connections
- Slot for vertical adjusting
- Clear and black finish

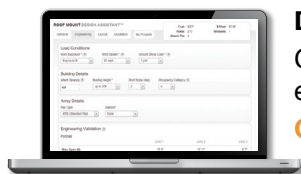
Bonding Hardware



Bond and attach XR Rails to roof attachments.

- T & Square Bolt options
- Nut uses 7/16" socket
- Assembled and lubricated

Resources



Design Assistant

Go from rough layout to fully engineered system. For free.

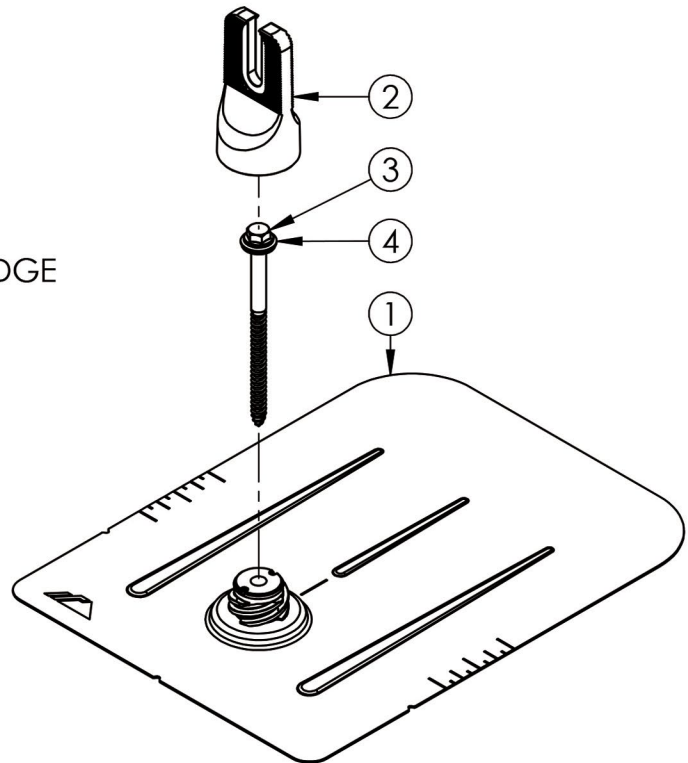
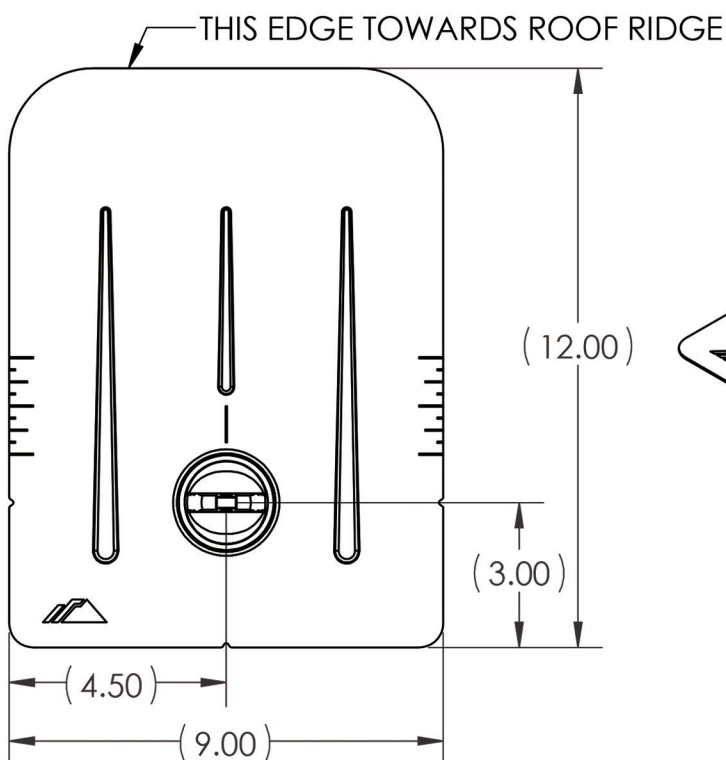
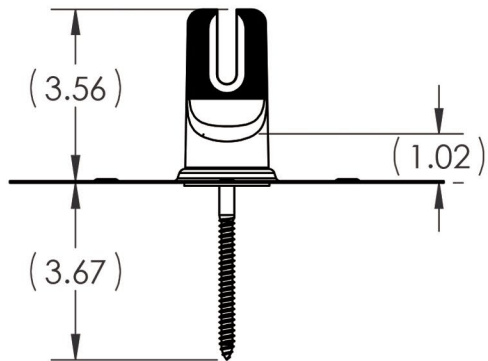
[Go to IronRidge.com/design](https://IronRidge.com/design)



NABCEP Certified Training

Earn free continuing education credits, while learning more about our systems.

[Go to IronRidge.com/training](https://IronRidge.com/training)



NO.	DESCRIPTION
1	ASSY, FLASHING, MILL OR BLACK
2	ASSY, CAP, MILL OR BLACK
3	BOLT LAG 5/16 X 4.75"
4	WASHER, EPDM BACKED

KIT, FLASHFOOT2

SIZE
A

DO NOT SCALE DRAWING

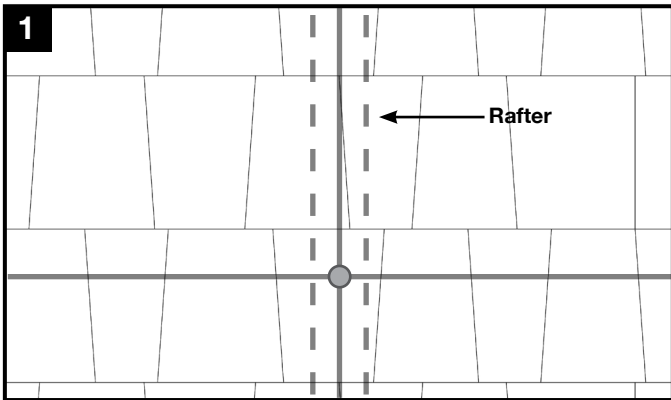
SCALE: 1:4

WEIGHT: 0.88 lbs

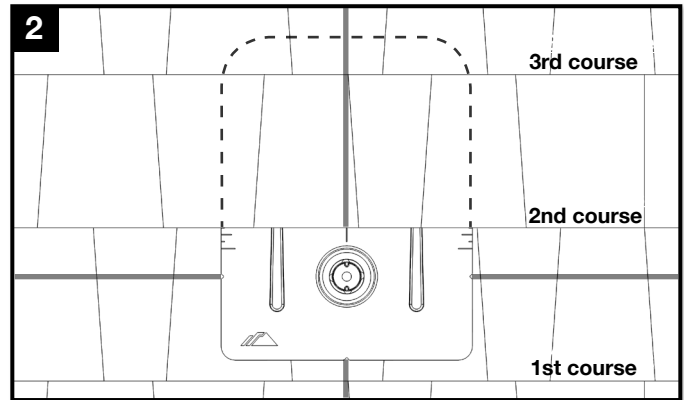
SHEET 1 OF 1

Installation

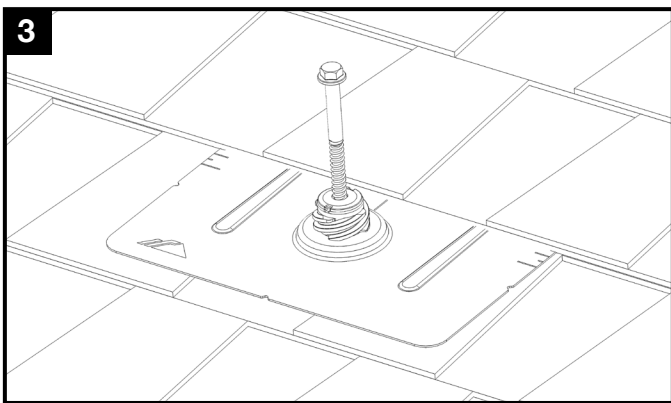
Tools Required: tape measure, chalk line, stud finder, roofing bar, caulking gun, driver with 1/4" bit and 7/16" hex socket.



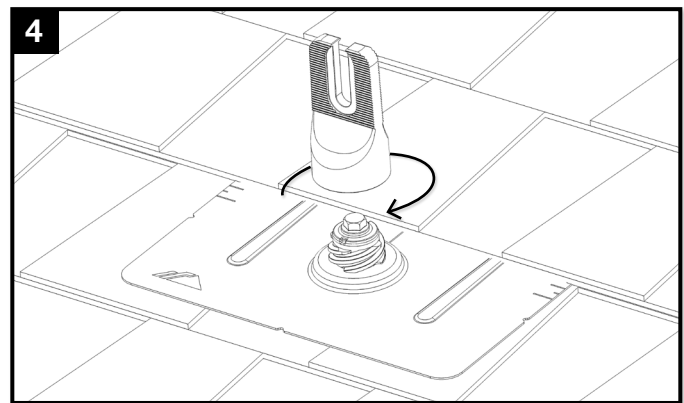
Locate rafters and snap vertical and horizontal lines to mark flashing locations. Drill 1/4" pilot holes, then fill with roofing manufacturer's approved sealant.



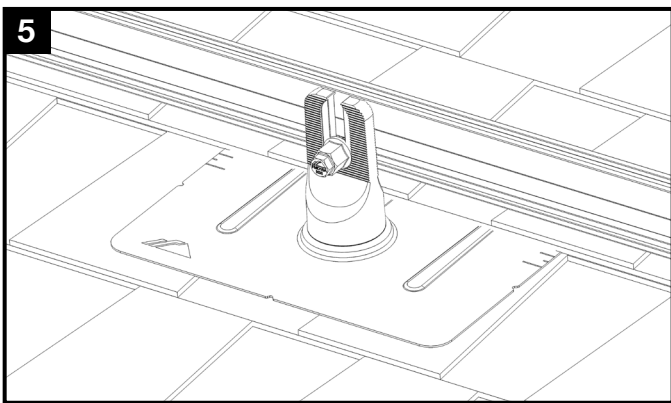
Slide flashing, between 1st and 2nd course, so the top is at least 3/4" above the edge of the 3rd course and the bottom is above the edge of the 1st course.



Line up pilot hole with flashing hole and insert lag bolt with bonded washer through flashing. Tighten lag bolt until fully seated.



Place Cap onto flashing in desired orientation for E/W or N/S rails and rotate 180 degrees. FlashFoot 2 is now installed and ready for IronRidge XR Rails.



Attach rails to either side of the open slot using bonding hardware. Level rail at desired height, then torque to 250 in-lbs (21 ft-lbs).

Structural Certification

Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7.

Water Seal Ratings

Water Sealing Tested to UL 441 Section 27 "Rain Test" and TAS 100-95 "Wind Driven Rain Test" by Intertek. Ratings applicable for composition shingle roofs having slopes between 2:12 and 12:12. Tested and evaluated without sealant. Any roofing manufacturer approved sealant is allowed.

UL 2703

Conforms to UL 2703 Mechanical and Bonding Requirements. See IronRidge Flush Mount Installation Manual for full ratings.



(1) **200 Stuart– (above) Looking North**
 (3) 200 Stuart – looking east



(2) 200 Stuart Looking north east





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Peña, Historic Preservation Coordinator

DATE: May 13th, 2023

SUBJECT: Coordinator's Report

New Owners in Historic Districts:

Sale Date	HD	Address	previous owner	new owner
5/5/2023	South Street - Vine Area	810 NORMAL CT	FJ REAL ESTATE LLC	TAYLOR, OLIVER 810 NORMAL CT KALAMAZOO, MI 49007
4/27/2023	South Street - Vine Area	428 PARK PL	ODYSSEY BETA LLC 2609 BRUCE DR KALAMAZOO, MI 49008	PETZ, ALYSSA 727 W 7TH AVE DENVER, CO 80204
4/26/2023	South Street - Vine Area	617 LOCUST ST	PETERSON, JEFF 617 LOCUST ST KALAMAZOO, MI 49007	DEMETRALIS, ALEXANDER W GRESCHAK, TRESSA 617 LOCUST ST KALAMAZOO, MI 49007
4/21/2023	Stuart	518 ELEANOR ST	DOORN, DANIEL J DOORN, ALEXA 518 ELANOR ST KALAMAZOO, MI 49007	OSWALT, JOSEPH 518 ELANOR ST KALAMAZOO, MI 49007
4/19/2023	Stuart	1409 ACADEMY ST	FINNEY JR, DONALD 1409 ACADEMY ST KALAMAZOO, MI 49006	YANCHULA, JENNIFER 1409 ACADEMY ST KALAMAZOO, MI 49001
4/14/2023	South Street - Vine Area	227 W DUTTON ST	WDH LLC 14066 BOYLE LAKE RD BUCHANAN, MI 49107	ROSS, VANESSA 227 W DUTTON ST KALAMAZOO, MI 49007
4/13/2023	South Street - Vine Area	514 FOREST ST	CRAZY4DAISY HOLDINGS LLC	KEITH, TAYLOR D 514 FOREST ST KALAMAZOO, MI 49008
4/13/2023	South Street - Vine Area	436 WESTNEDGE CT	ODYSSEY BETA LLC 2609 BRUCE DR KALAMAZOO, MI 49008	MADDEN, AMBER 616 HICKORY HILL LN CINCINNATI, OH 45215
4/12/2023	South Street - Vine Area	837 W LOVELL ST	CLANTON, DIANA L LEIGH, DANA 209 W GRAND RIVER AVE LANSING, MI 48906	PIONEER HOUSING LLC 775 2ND ST PLAINWELL, MI 49080
4/11/2023	South Street - Vine Area	516 OAK ST	PARKER, MONEAK D 516 OAK ST KALAMAZOO, MI 49007	YAN, KEVIN PO BOX 3621 LA PUENTE, CA 91744
4/10/2023	South Street - Vine Area	217 W VINE ST	KUMON LOVE LLC	SWEET DREAMS

			SHORT SOUTH REALTY GROUP INC 3251 EASTERN AVE SE GRAND RAPIDS, MI 49508	INVESTMENTS LLC 6008 MICHILINDA RD WHITEHALL, MI 49461
4/10/2023	South Street - Vine Area	804 W LOVELL ST	JAGIELSKI, MARK R 804 W LOVELL ST KALAMAZOO, MI 49007	CANARSIE REAL ESTATE LLC 804 W LOVELL ST KALAMAZOO, MI 49007
5/5/2023	South Street - Vine Area	810 NORMAL CT	FJ REAL ESTATE LLC	TAYLOR, OLIVER 810 NORMAL CT KALAMAZOO, MI 49007

Reviews

Review Type	Number of Reviews	Review Cost	TOTAL
Administrative (No Building Permit)	4	\$0	0
Administrative (Building Permit)	12	\$35	\$420
HDC Hearing	12	\$85	\$1,020
TOTAL	28	-	\$1,440

Administrative Reviews:

1. 1218 Oak – Roof
2. 316 Stuart – Porch
3. 821 W South – Porch step repairs
4. 1216 Westnedge – Roof
5. 125 Prairie – Roof
6. 516 Walnut – Roof
7. 615 Forest – Deck repairs