

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, July 18, 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

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the Minutes from the Historic District Commission meeting on 22 June 2023.

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 422 Stanwood - Alteration (replacement of three part window) PPZ23-0021
Year Built: 1926
Style: Vernacular/Craftsman
Historic District: West Main Hill
2. 706 W Kalamazo - Alteration (install metal roofing on rear porch roof) PPZ23-0022
Year Built: 1860
Style: Italianate
Historic District: Stuart
3. 1101 S Park - Alteration (Replacement of 2 windows) PPZ23-0023
Year Built: 1913
Style: Vernacular
Historic District: South Street - Vine Area

4. 930 W Kalamazoo - Alteration (Installation of vinyl siding to the home, covering up the existing wood siding) PPZ23-0017 (Postponed Review)
Year Built: 1888
Style: Queen Anne
Historic District: Stuart
5. 728 Lovell - Demolition (Demolish garage) (Postponed Review)
Year Built: 1900
Style: Queen Anne
Historic District: South Street
6. 945 Osborne - Alteration (2 Replacement windows on south side, 1 replacement window on west side, removal of one window on south side, vinyl windows in east porch addition), Retroactive review (Postponed Review)
Year Built: Unknown
Style: Queen Anne
Historic District: South Street - Vine Area

F. COORDINATOR'S REPORT

1. 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 – Thursday, June 23rd, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

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

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Absent

Dan Kastner- Present

Motion made by Mr. Stucky to approve the absence with a 2nd by Ms. Breisach; all commissioners approve.

III. Approval of Agenda: Remove 728 W Lovell from agenda.

Motion made to approve the changes to the agenda by Ms. Underwood and a 2nd by Ms. Breisach; all commissioners approve.

IV. Approval of Minutes: May 16, 2023.

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

V. Public Comment on non-agenda items: None

Mr. Pena read disclaimer at 5:06 PM

VI. OLD BUSINESS: None

NEW BUSINESS:

**A) 111 Portage
Year Built: 1924**

5:07 PM

**Alteration – LED Sign
Style: Commercial
Historic District: Haymarket**

Bear Sign Company is looking to install a sign for Michigan Top Producers Real Estate Group. The sign will have an aluminum face with LED lights and back lighting. The sign cabinet will stand off the wall. The sign will be permanent but would change the face if needed in the future. The sign will have concrete anchors with aluminum barrels into the mortar joints. The electrical for the sign will go through the brick. Mr. Stucky 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, 2, 9 and 10 with a second by Ms. Underwood. All commissioners approve.

B) 606 Woodward 5:14 PM New Construction – 20x20 Garage
Year Built: 1885 Style: Queen Anne
Historic District: Stuart

The owners of 606 Woodward are looking to add a new pre-manufactured 20x20 garage from Menards. They are looking to find something that compliments the home and neighborhood. The garage will be single garage door with a side door and small window. Ms. Breisach 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.

C) 930 W Kalamazoo 5:23 PM Alteration – Vinyl Siding
Year Built: 1888 Style: Queen Anne
Historic District: Stuart

Received email from applicant and wants to postpone till next month.

D) 728 Lovell 5:24 PM Demolition- Garage
Year Built: 1900 Style: Queen Anne
Historic District: South Street

Application withdrawn.

E) 427 Stone 5:25 PM Alteration/Demolition – Chimney
Year Built: 1885 Style: Queen Anne
Historic District: West Main Hill

Ms. Strong is the owner of 427 Stone and is looking to remove the chimney. They believe the chimney is original to the home and has been in recent years strapped to the building and is coming apart from the structure. Ms. Strong has had numerous contractors come to the home and inspect the chimney and they have stated that the chimney is not structurally sound, and they also believe the chimney is damaging the foundation and roof also. The contractor's recommendations are to remove the chimney all together. The contractors feel it is best to install a high efficiency furnace as the way it is vented now is considered a fire hazard. The homeowner did supply documentation from the contractors stating it is unsafe and should be removed. Ms. Strong also states that until this is resolved she will not be able to get her rental certification. The home does not have a fireplace that is associated with the chimney, the chimney is only used to vent the furnace. Ms. Underwood doesn't feel the removal of the chimney doesn't meet with the guidelines, the guidelines states repairing or replacing. The contractors did recommend that if they replace the chimney, they suggest not doing brick they would suggest cement block. Mr. Kastner states that he is aware of contractors that can repair or rebuild the chimney. Ms. Strong states she did have licensed and qualified contractors come to the home. Ms. Underwood makes motion to deny the

application based on Secretary of the Interior Standards 1, 2 and 6 with a second by Mr. Stucky. The motion passes by unanimous roll call vote.

F) 945 Osborne 5:42 PM Alteration
Year Built: Unknown Style: Queen Anne
Historic District: South Street/Vine

Applicant for this application was not able to be present. Mr. Pena presented what was given to him stating that the homeowner is wanting to replace windows on the south driveway side of the house and a window on the front porch that would fit original opening and to trim them with the original trim, remove one south side window and replace with cedar lap siding to match the original siding. The new windows would be wood and are very similar to the originals. When the home was originally purchased in 2020, the existing rear porch addition had plexiglass windows which were never securing, and the structure was not sided. The homeowner is also hoping to replace windows on the south and east side with vinyl windows and is waiting to complete the rear porch with T-11 siding. Ms. Underwood makes motion to postpone until the HDC meeting on July 18, 2023, and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 July 2023 with a second by Mr. Stucky. All commissioners approve to postpone.

XI. Coordinators Report: Mr. Pena reviewed report and number of applications reviewed.

XII. Adjournment

Meeting adjourned at 5:46 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: July 18, 2023

SUBJECT: 1. 422 Stanwood - Alteration (replacement of three part window) PPZ23-0021

PROPOSED WORK:

Description of Work Supplied by the Applicant: Replace three-part living room window that has deteriorated with windows of the same size.

EVALUATION:

Project Details

Replacement of 3 windows on the east side of the home. Currently there are two casement windows that flank a central fixed window. The applicant is proposing replacing the casement windows with double hung windows. Wood windows are being proposed.

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 continue to be used for its historic purpose (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 windows proposed for replacement are likely not original. The casement of the three-part window is different from all other windows on the building. The replacement of the windows with windows of the same dimension would not constitute the loss or alteration of historic materials or features. Additionally, the installation of double-hung windows would be more stylistically appropriate than the existing casement windows.

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.

Currently, the deterioration of the window is allowing to water to get inside of the property.

Additionally, the windows are likely not historic. Replacement of the windows would fit the existing rough opening and lign more closely with the other windows on the building in style and material.

Local Historic District Standards and Guidelines

Guidelines for Replacement: If replacing the entire window becomes necessary, the following conditions shall be applied.

- The dimension of the original window must be retained

The proposed window replacements will fit the existing opening, and match the size of the existing windows.

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

The proposed windows will more closely resemble the rest of the windows on the house because they will be double hung. The dimensions will fit the existing opening and can be painted to match the rest of the windows. There is not mention of casement in the application.

Discussion

The proposed replacement of three windows (which are likely non-historic) would more closely align with the existing windows on the rest of the building. Currently, the smaller windows that flank the larger center windows are casement windows. The rest of the windows on the building are double hung. Additionally, the installation of new windows would help to protect the opening against further water damage.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 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 15 August 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 08 August 2023.**

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



Rec'd

14 June 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.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: 423 Stanwood

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

Applicant: Wendy Denning Owner: Wendy Denning

Mailing Add: 522 1/2 S. Burdick St Mailing Add: same

City State & Zip: _____ City, State Zip: same

Phone: 269-720-9387 Phone: same

Email: wendy.sue@ Email: _____@_____

Contractor Denning @ gmail

☒ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

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

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

Applicant's Signature: Wendy Denning Date: 6-13-23

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0021

Date Received*: 6-14-2023

Zoning RM-15C Year built 1926

Complete application yes

Owned since 05/16/1995

COMMISSION

Meeting Date 18 July 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

422 Stanwood, 49006

422 Stanwood was built in 1926, as a 'mother-in-law' home, behind 424 Stanwood. It shares a drive with 424, 422, and 418 Stanwood. It is barely visible from the street.

On the east side of the home is a three-part living room window: one unopenable center window with a width of 56 1/2", and two casement type style windows each 17 3/4". All three have deteriorated and need replacement.

I would like to replace them with windows of the same size. I will not use casement replacements, but wish to have the two side windows be double hung.

Vinyl vs wood. I prefer wood windows, expect them to cost approximately 20% more than vinyl, and hope I can obtain and have them installed by October, 2023. In the event I cannot obtain wood windows to meet that deadline, I am asking for permission to use vinyl replacements.

I ask for two things please:

1. Permission to replace the three-part east side windows
2. Permission to use either wood or vinyl.

Thank you,

Wendy Denning

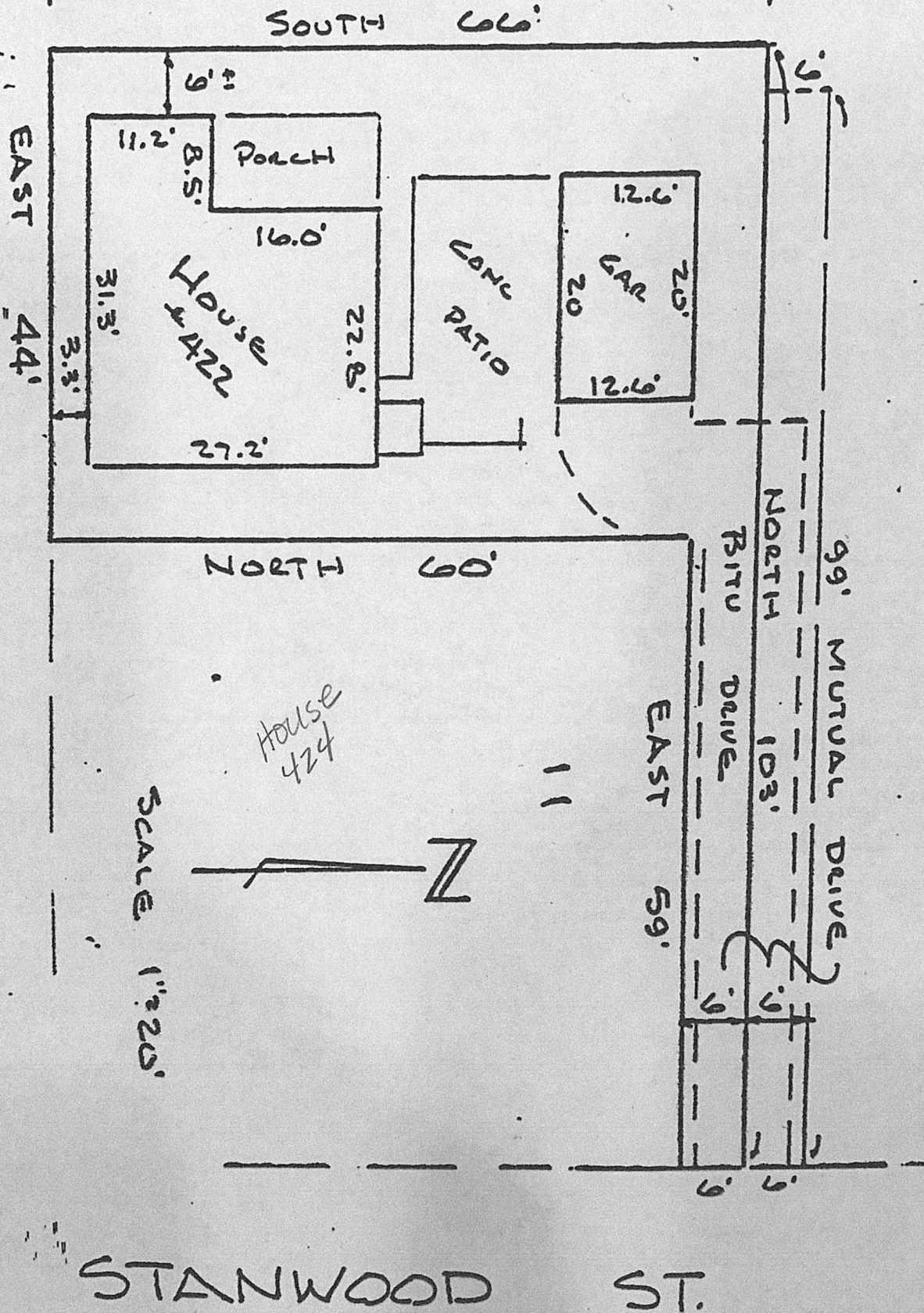
269-720-9387

wendysuedenning@gmail.com



↑ 3 section living room window
422 Stanwood

Owner: Mary-Margaret Mills
Property Address: 422 Stanwood Street



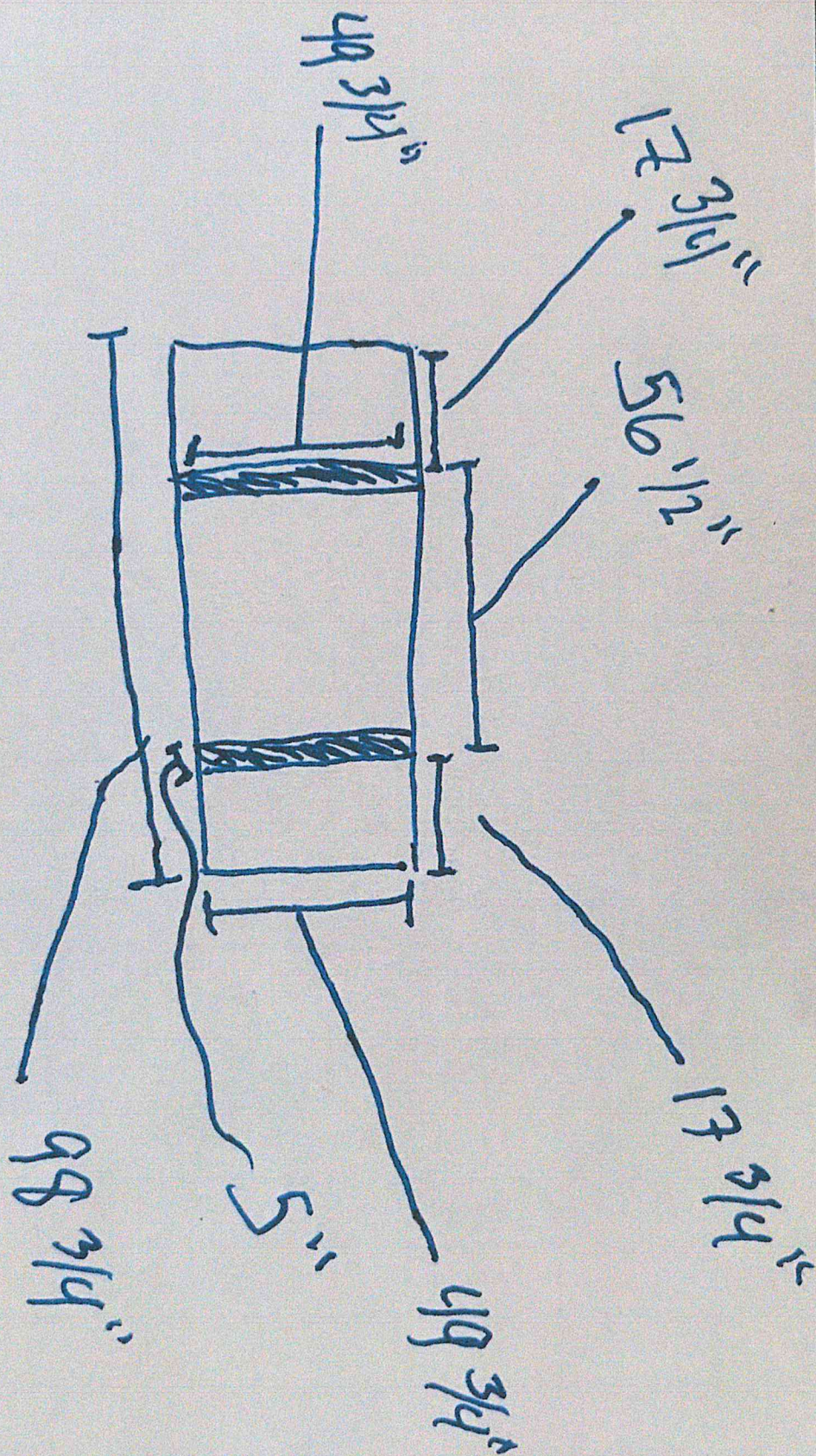
424 ↓

Stamwood

422 ↑

03/05/2007







Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 18, 2023

SUBJECT: 2. 706 W Kalamazoo - Alteration (install metal roofing on rear porch roof)
PPZ23-0022

PROPOSED WORK:

Description of Work Supplied by the Applicant: Replace 5' x 12' back porch roof with corrugated metal roof.

EVALUATION:

Project Details

Replace existing roofing on rear shed roof over back porch with corrugated metal roofing. The roof is 5' x 12' and located at the rear of the property, so it is not visible from the right of way. Additionally, the porch the roof is covering is not a highly stylized porch.

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 building will still be used for its historic purpose 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 installation of metal roofing will not remove or alter features or spaces that characterize the property. Furthermore, the existing roofing on the porch roof is not original.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The installation of the metal roofing will not adversely effect any features, finishes, or construction techniques that characterize the property.

Local Historic District Standards and Guidelines

Roof Guidelines - Metal: for flat or low - pitched decks or standing rib metal on sloping roofs where terne, copper, or other metal has been used previously, shall be acceptable.

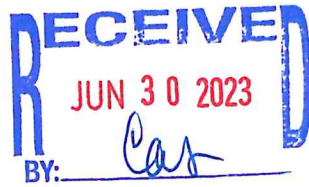
The roof proposed for work is not a primary roof surface. Additionally, the metal roof will not detract from historic character or be readily available from the public Right-of-Way. Finally, it is unclear whether metal has been previously used on the roof.

Discussion

The installation of the metal roof would not negatively impact the historic character of the property. The roof is also on the rear facade of the property.

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.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 15 August 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 08 August 2023.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 5.**



Community Planning and Economic Development
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APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 706 W Kalamazoo Ave Kalamazoo, MI 49007

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

Applicant: Tazee Vickery

Owner: Tazee Vickery

Mailing Add: 706 W Kalamazoo Ave #2

Mailing Add: 706 W Kalamazoo Ave #2

City State & Zip: Kalamazoo, MI 49007

City, State Zip: Kalamazoo, MI 49007

Phone: 269-808-7766

Phone: 269-808-7766

Email: RMVentures44 @Gmail.com

Email: tazeev @hotmail.com

Contractor

☒ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

^{roof}
Replace 5' X 12' back porch with corrugated metal roofing.

(yes) 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: Tazee Vickery
(if different)

Date: 6/30/2023

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- 23-0022

Date Received*: 06/30/2023

Zoning RD-19 Year built 1860

Complete application Yes

Owned since 08/24/2022

COMMISSION

Meeting Date 07/18/2023

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 _____

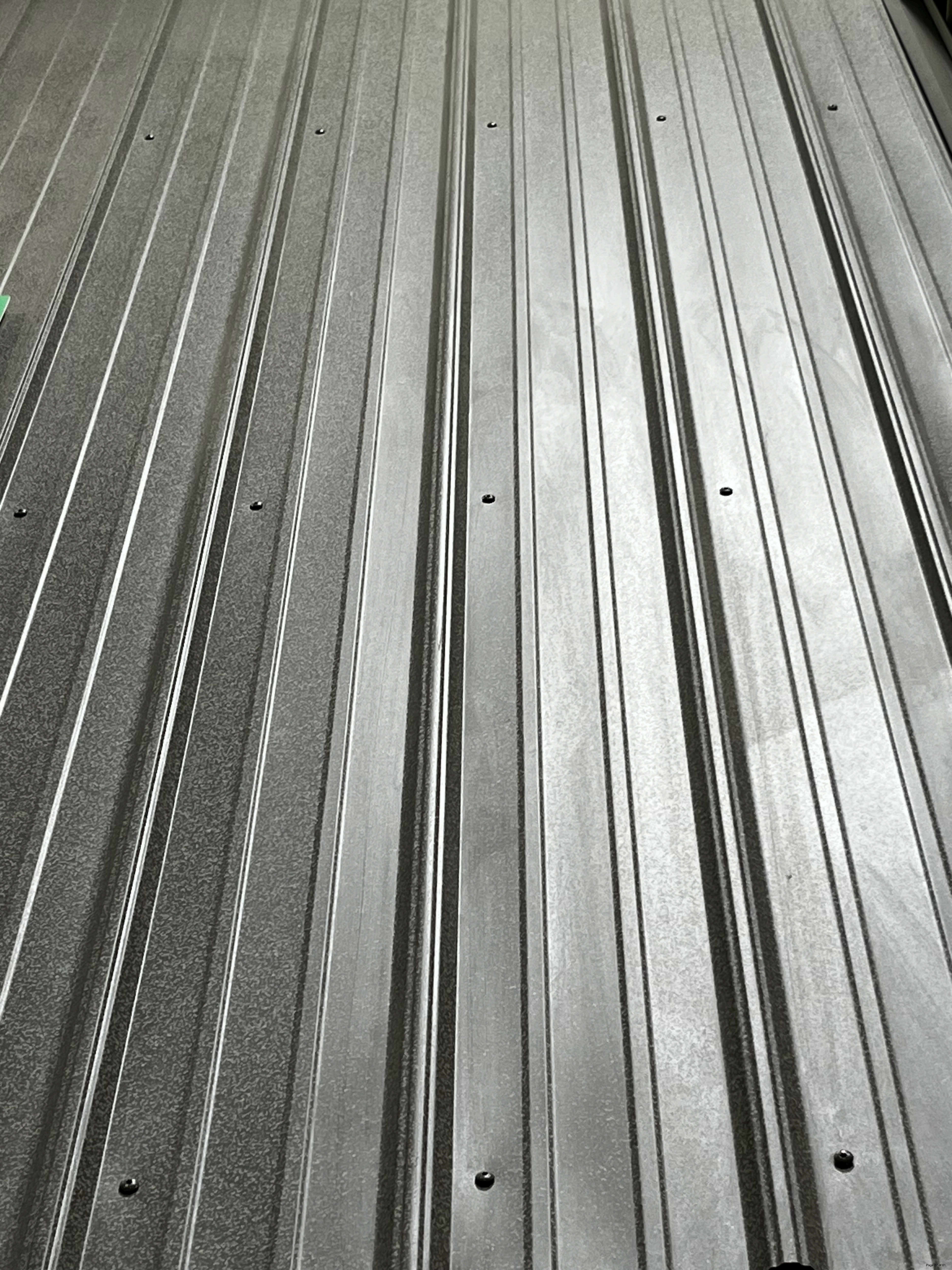
Comments _____

Revised November 22, 2019









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36"W Panel 

- 40-Year limited paint warranty
- 24 colors
- Available custom cut from 2'-50" in 1" increments 155-8137-8388

Price is figured on 38" nominal width.

104.48

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100 sq. ft.

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SALE PRICE

11% OFF*

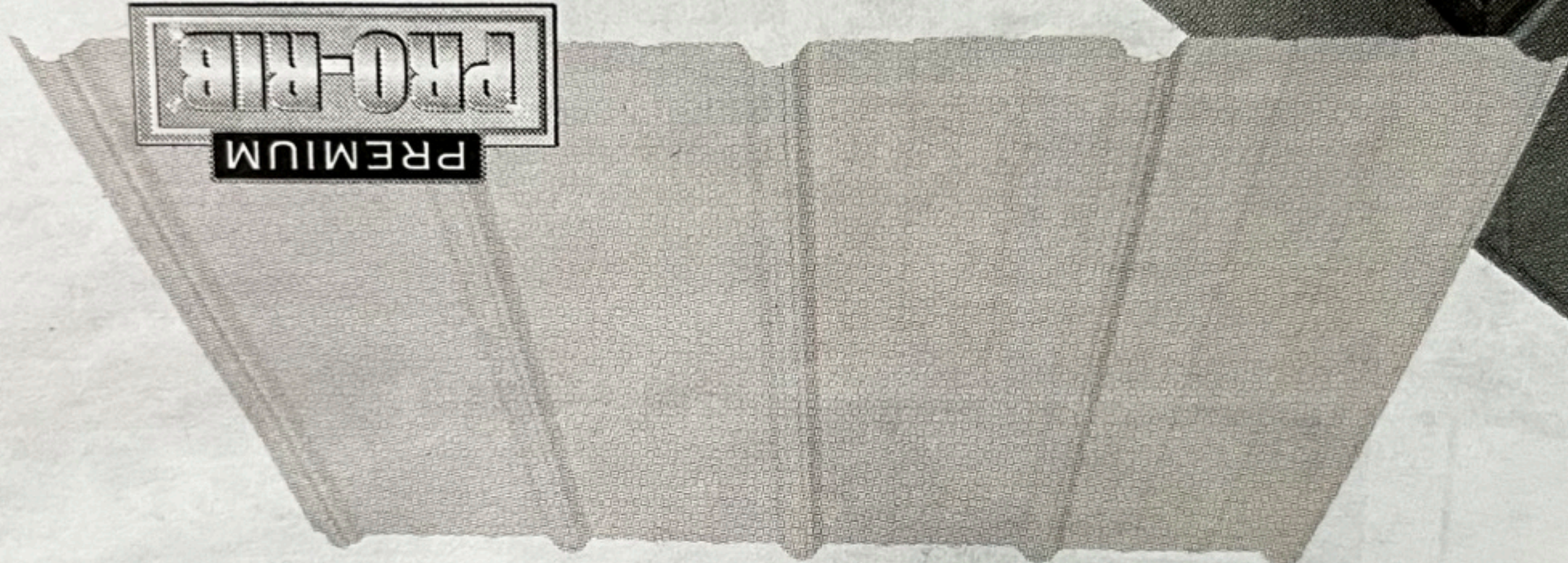


NEED!

a quickly

SA

PRO-RIB
PREMIUM



SALE PRICE

11% OFF*

PRICE
AFTER
REBATE

12999

100 sq. ft.

146.06

16.07

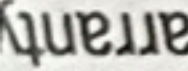
Price is figured on 38" nominal width.

in 1" increments 155-8985-941

• Available custom cut from 2'-

• 25 colors

• Limited lifetime paint warranty

36"W Premium Panel 

100 sq. ft.

146.06

11% OFF*

PRICE
AFTER
REBATE

12999

100 sq. ft.

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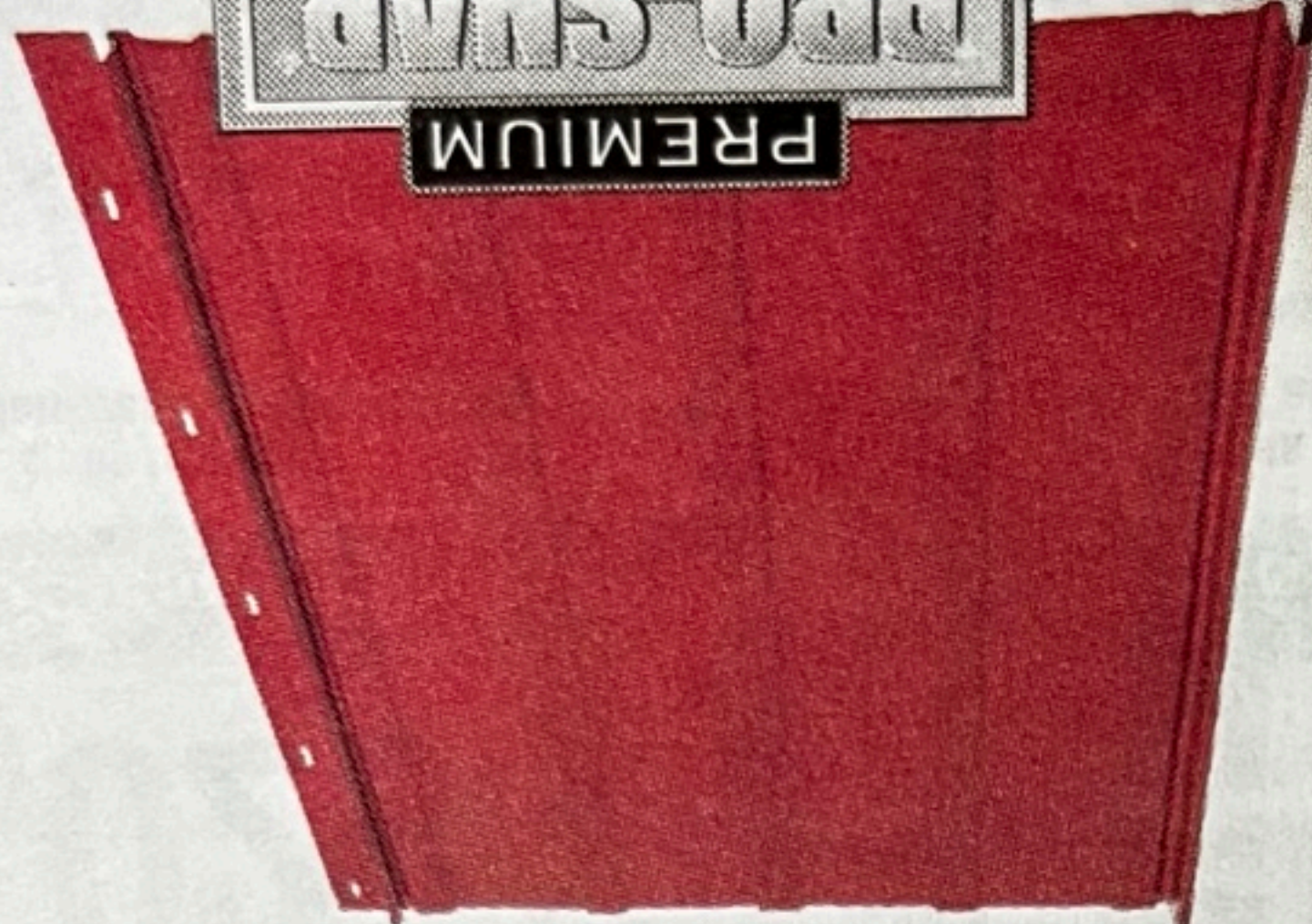
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100 sq. ft.

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11% OFF*

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REBATE



PRO-SNAP
PREMIUM

PRICE
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11% OFF*

PRICE

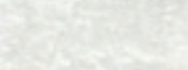
Price is figured on 17-1/2" nominal width.

in 1" increments 155-97

• Available custom cut from

• 25 colors

• Limited lifetime paint warranty

16"W Hidden Fastener 

100 sq. ft.

174.99

11% OFF*

PRICE
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REBATE

174.99

100 sq. ft.

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PRICE
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REBATE

174.99

100 sq. ft.

174.99

is extra. #Visit MENARDS.COM/SteelRoofing for more information. *According to the Metal Roofing Alliance.



ANTY ARCHITECTURAL SHINGLES

UAL SEALANT LINES • 32.8 SQ. FT. PER BUNDLE • UP TO 130 MPH WIND WARRANTY





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 18, 2023

SUBJECT: 3. 1101 S Park - Alteration (Replace 2 deteriorated windows with new wood windows) PPZ23-0023

PROPOSED WORK:

Description of Work Supplied by the Applicant

- We will start by removing the storm windows, and exterior trim around 2 windows. This involves the 1x6 trim and crown moulding.
- We will remove the entire window from the rough opening. Interior trim will be removed as needed and replaced.
- We will inspect the rough opening for any bad wood. Wood will be replaced at this time if needed.
- We will install window tape over the exposed window frame. This will help prevent the wood from encountering water.
- We will install 2 new Jeld -Wen Replacement Windows with a primed white interior and exteriors trim.
- We will use composite shims and foam insulation between the window frame and windows.
- We will install 1x6 trim boards around the perimeter of both windows, painted with white exterior paint.
- We will finish off by installing a decorative crown moulding above the windows, like it was originally. We will use white sealant where the white trim meets the stucco.

EVALUATION:

Project Details

Replacement of two windows (one on the west face, one on the east face). The replacement windows will be wood, fit the existing openings, and match the style of the existing windows. Trim will also be replaced to match existing.

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 for its historic purpose, a residence.

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 proposed replacement windows will match the existing windows in design, texture, other visual qualities and material. The windows existing windows allow water infiltration, and the replacements will include the inspection of the jamb with replacements as necessary.

Local Historic District Standards and Guidelines

Guidelines for replacement, Windows:

- The dimension of the original window must be retained

The proposed replacement windows will fit the existing openings.

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

The proposed replacement windows will match the sash, frames, exterior casing , material and dimensions of the existing windows, and the other windows on the house. Additionally, the existing windows do not have muntin or divided lites, nor do the proposed windows.

Discussion

The proposed windows will match the existing windows in dimension, material and color. As the current windows allow water infiltration, replacing the windows will help to further protect the property from damage while not detracting from the historic character of the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1 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 15 August 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 08 August 2023.**

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



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: 1101 South Park St. Kalamazoo MI 49001
 Historic District: ☐ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket
 Applicant: Luis Rodriguez Owner: Charles Heynig
 Mailing Add: 8179 Neptune Dr. Mailing Add: 1101 South Park St
 City State & Zip: Kalamazoo MI 49001 City, State Zip: Kalamazoo MI 49001
 Phone: (269) 779-9739 Phone: (269) 999-2914
 Email: Luis.rodriguez@dfbc.com Email: Charles.Heynig@wmich.edu
 Contractor: DF Residential Exteriors

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

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

() 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: 6/24/23
 Owner's Signature: Charles Heynig Date: 7/11/23
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- PPZ23-0023 Date Received*: 07/11/2023
 Zoning CO Year built 1913 Complete application Yes
 Owned since 04/11/2011

COMMISSION

Meeting Date 07/18/2023

Hearing fee paid \$85 _____

Check # _____

COMMENTS

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

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

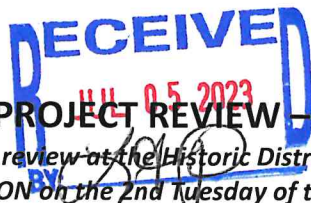
ACTION DATE

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.

(Signature) 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

Dakota Lorenzen

QUOTE BY : Dakota Lorenzen

SOLD TO : Division 7

PO# :

Ship Via : Ground

QUOTE # : JW2303013F8 - Version 0

SHIP TO :

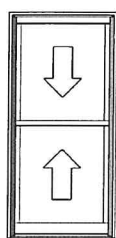
PROJECT NAME:

REFERENCE :

U-Factor Weighted Average: 0.25

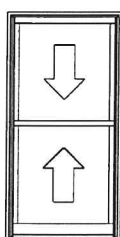
SHGC Weighted Average: 0.2

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	RO Size : 28 1/2 X 60 1/4	Frame Size : 27 3/4 X 59 1/2 (Outside Casing Size: 30 1/2 X 61 7/16) Custom Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, 4/4 Thick, Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, IGThick=0.756(1/8 / 1/8), Clear Opening:24.4w, 24.9h, 4.2 sf U-Factor: 0.25, SHGC: 0.20, VLT: 0.47, Energy Rating: 19.00, CPD: JEL-N- 672-10803-00001 PEV 2023.1.0.4168/PDV 7.006 (03/01/23)PW	\$1,165.87	1	\$1,165.87



Viewed from Exterior. Scale: 1/2" = 1'

Line 2	RO Size : 30 1/4 X 60 1/4	Frame Size : 29 1/2 X 59 1/2 (Outside Casing Size: 32 1/4 X 61 7/16) Custom Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, 4/4 Thick, Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts, Insulated SunResist with HeatSave Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD- WEN warranty for additional information, IGThick=0.756(1/8 / 1/8), Clear Opening:26.2w, 24.9h, 4.5 sf U-Factor: 0.25, SHGC: 0.20, VLT: 0.47, Energy Rating: 19.00, CPD: JEL-N- 672-10803-00001 PEV 2023.1.0.4168/PDV 7.006 (03/01/23)PW	\$1,201.06	1	\$1,201.06
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Viewed from Exterior. Scale: 1/2" = 1'

cust-66739

Page 1 of 2 (Prices are subject to change.) JW2303013F8 (Ver:0) - 04/21/2023 1:44 PM

Quote Date: 03/28/2023

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 04/20/2023

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Total:					\$2,366.93
Total Units:					2

 Protect yourself when you choose JELD-WEN AuraLast pine products backed by a limited lifetime warranty against wood rot and termite damage.

Customer Daniel Stagg
Address 1101 South Park St. Kalamazoo, MI. 49001
Phone (269) 999-2914

Date March 30, 2023

D7 Residential Exteriors shall furnish all necessary materials, labor, equipment, & supervision to implement:

General Scope

- We will start by removing the storm windows, and exterior trim around 2 windows. This involves the 1x6 trim and crown moulding.
- We will remove the entire window from the rough opening. Interior trim will be removed as needed and replaced.
- We will inspect the rough opening for any bad wood. Wood will be replaced at this time if needed.
- We will install window tape over the exposed window frame. This will help prevent the wood from encountering water.
- We will install 2 new Jeld -Wen Replacement Windows with a primed white interior and exteriors trim.
- We will use composite shims and foam insulation between the window frame and windows.
- We will install 1x6 trim boards around the perimeter of both windows, painted with white exterior paint.
- We will finish off by installing a decorative crown moulding above the windows, like it was originally. We will use white sealant where the white trim meets the stucco.

Protection

Implementation of tarping or other protection as necessary to mitigate any potential damage to doors, windows, walls, or landscaping. All protective items will be removed at completion of the service and removal/cleanup of any debris is included.

Other

Custom project specific scope considerations.

Project Price

Services shall be furnished for **\$8,971.34** including all taxes, permits, inspections, delivery & hoisting costs.

Estimated Start Date

Roof system installation shall start at the direction of the customer, dependent on weather and other trades (if applicable).

Notes

Pricing is valid for thirty (30) days from date of issuance.

Base Provisions

D7 Residential Exteriors will warrant to the original homeowner warranty coverage for the repair of any leak that occurs within the system due to defects in materials or workmanship. The specific terms of these coverages will be provided upon request for each shingle manufacturer being considered. Generally, repair coverage includes materials and labor without any deductible on claims, repair coverage does not depreciate or otherwise reduce as time goes on and coverage encompasses any defect in materials or workmanship in the installation of materials

Included Workmanship Duration: **1 YEAR**

Included Materials Coverage: **Limited lifetime (Manufacturer)**

Manufacturer & Applicator Exclusions

Warranty coverage does not cover damage resulting from:

- Natural disasters such as lightning, fire, insect infestations, earthquakes, tornadoes, hurricanes, or the like.
- Intentional or negligent acts of vandalism, accidents, misuse, abuse, civil disobedience, or the like covered by home insurance.
- Deterioration or failure of building structure or building components such as walls, roof top units, etc.
- Acids, oils, chemicals or other harmful substances which come in contact with the roof after installation.
- The Manufacturer and D7 Residential Exteriors are not responsible for any consequential, loss of use of any nature, or monetary damages of any kind. The sole remedy for any warranty is replacement/repair of defective materials or workmanship.

Customer Acknowledgments

The following terms and conditions apply to this proposal.

1. For warrantable installation, work can only commence under manufacturer authorized weather conditions.
2. For roof replacement projects, watertight night seals are included for each tie-in to existing roof while work is ongoing.
3. Because we use watertight night seals, temporary roofs, tarping, or the like is not included.
4. Pricing based on standard stock colors for all components; custom, premium, or special-order color choice may result in price increase.
5. Asbestos removal, mold remediation and/or lead abatement are not included.
6. Mechanical fastening, if any, will penetrate the deck and any fasteners will be visible from below.
7. For roof replacement projects, dust and debris will fall through deck seams, if any.
8. Ice/Water Underlayment is required under the Michigan Building Code and is used to help prevent water infiltration from ice buildup but does not prevent ice dams. Ice Dams are caused by insufficient insulation and/or improper ventilation.

Signature Authorization

To initiate this agreement and schedule implementation of work please send all pages of this signed contract via email to projects@d7bci.com or by fax at 269.388.7429. Upon execution of the contract by the customer the contract will be countersigned by D7 Residential Exteriors and a copy will be provided to the client, which shall constitute an agreement and commence scheduling of service. Payment terms are 20% upon authorization with balance due at completion. There is no charge for credit card transactions. A discount of 1.5% for check or cash payments is available upon request. For the safety of our employees, cash payments are accepted by appointment only by Lori Drozd, Corporate Controller or Brandon Grozier, Treasurer at our primary office location of 8179 Neptune Drive, Kalamazoo, MI 49009 or at any Mercantile Bank of Michigan location with prior arrangement between D7 Residential Exteriors and branch personnel.

Customer Agreement		D7 Residential Exteriors	
Title:	_____	Title:	_____
Name (Printed):	_____	Name (Printed):	_____
Signature:	_____	Signature:	_____
Date:	_____	Date:	_____







North

1021

1021

Wall St

Wall St

1101

1105

Tigerlily Therapy

South

Google

1109







Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 18, 2023

SUBJECT: 4. 930 W Kalamazoo - Alteration (Vinyl Siding) PPZ23-0017 (Postponed Review)

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: I am requesting permission to have my house vinyl sided using the best possible siding and siding installer. The reason for this is that I cannot find a way to get paint to hold on the existing [original] siding.

EVALUATION:

Project Details

Installing vinyl siding over the original and existing wood siding on the property.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. *While the installation of vinyl siding would not change the buildings ability to be used for its historic purpose, covering the original siding of the house would constitute more than a minimal change to the defining characteristics of the building. The wood siding on the building is a character defining feature of the building.*

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. *Covering the wood siding on the property would constitute the alteration of a feature that characterizes the property.*

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that

characterize a historic property shall be preserved.

The wood siding on the property is a distinctive feature and an example of craftsmanship that characterizes the property. Areas in the gables of the property especially display features that characterize the property.

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 deteriorated wood should be repaired rather than replaced. As the home has not been fully painted since 1997 (per the application), it is expected that the paint will begin to fail eventually, as it is the sacrificial material. The vinyl that would be used may resemble the siding below the gables, but the decorative features in the gable would not be faithfully recreated.

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 addition of vinyl siding over the wood siding would obscure the wood siding. Through hanging the vinyl siding, a number of holes would be left in the wood siding from nails.

Local Historic District Standards and Guidelines

The Kalamazoo Historic District Commission does NOT endorse the residing of structures within the historic districts. It is the Commission policy that the original fabric of the building should be repaired or replaced when necessary. If the original siding material will not hold paint, an investigation to determine the source of the problem should be undertaken. If the source is not addressed, a moisture problem will continue to cause damage to the structure when covered by new siding.

In rare instances where it can be demonstrated that more than 50% of the original materials will no longer hold paint or are so badly deteriorated that they can no longer be reasonably repaired, or when the current siding is considered hazardous (as in the case of cement asbestos siding).

1. All existing deterioration shall be made structurally sound and its causes, as much as possible, shall be corrected prior to the installation of residing materials or trim cladding.

2. Any installation of residing materials shall simulate the appearance of the original building material that it is intended to cover. This simulation shall take into account the size, shape or profile, texture, color and linear direction of the original building material.

(a) The residing material shall be similar in appearance and dimension to the original siding. The exposure to the weather of the new siding shall range within one inch of the nominal dimension of the original siding. The Historic District Commission shall have the authority to waive this requirement in the event that they believe a different design or dimension siding would be more appropriate to the architectural character of the Historic District.

(c) Generally, the Commission does not approve wood grain textures. Smooth surfaced siding is much more likely to be approved on review. However, the appropriateness of a specific siding texture shall be determined on an individual case basis.

(d) Corner boards of the siding should match corner boards on the original siding. For example, a 4" original corner board should be covered with a 4" corner piece of siding.

3. Any installation of trim cladding shall adhere to the following guidelines for the treatment for architectural trim elements.

(a) 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 building trim elements. The application should be as detailed as possible.

(b) The wall siding material shall not extend over the existing trim members such as window casings, sills, fascias, soffits, frieze members, brackets, aprons, corner boards or any other characteristic moldings.

(c) If the above-mentioned trim members are to be clad, they shall be covered with custom formed cladding which shall closely approximate the shapes and contours of the existing moldings or trim. Distinctive or unusual trim elements shall not be clad without prior consideration and Commission approval.

(d) No building trim elements are to be removed or altered to facilitate the installation of the new siding or trim cladding without approval of the Historic District Commission.

(e) In most cases the soffit cladding material shall run parallel and not perpendicular to the plane of the wall.

Some of the particular details regarding the design aspects of the siding such as texture, size, and pattern.

Discussion

Covering wood siding with vinyl siding would obscure the character-defining features found in the wood siding of the home. Additionally, as the home has not been painted for 26 years, the existing paint may be failing due to natural causes and aging. Particulars regarding the texture, size and patterns of the proposed siding have not been presented.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 5, 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 15 August 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 08 August 2023.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 5, 6 and 9.**



Community Planning and Economic Development
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245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
PenaL@kalamazoocity.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 930 W Kalamazoo Avenue

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

Applicant: Jeanne DeLiefde

Owner: Jeanne DeLiefde

Mailing Add: 13598 Via Varra; Unit 214

Mailing Add: 13598 Via Varra, Unit 214

City State & Zip: Broomfield, CO 80020

City, State Zip: Broomfield, CO 80020

Phone: 248-830-1619

Phone: 248-830-1619

Email: jdeliefde@fulcrumgroup.org

Email: jdeliefde@fulcrumgroup.org

Contractor To be determined; Am currently discussing with David Stickney, Excellent Exteriors (GR)

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Please see attached addendum

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

Applicant's Signature: Jeanne DeLiefde Date: 6/11/2023

Owner's Signature: Jeanne DeLiefde Date: 6/11/2023
(if different)

APPLICATION CHECKLIST:

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

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0017

Date Received*: 06-12-2023

Zoning RM-15 Year built 1888

Complete application Yes

Owned since 11-24-1993

COMMISSION

Meeting Date 06-22-2023

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

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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.

*(JD) 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@kalamazoozcity.org

Summary of House Painting 1992-2023
930 W Kalamazoo Avenue
Kalamazoo, Michigan 49007

Summary

I am requesting permission to have my house vinyl sided using the best possible siding and siding installer. The reason for this is that I cannot find a way to get paint to hold on the existing [original] siding. I have paid to have the house professionally repainted twice in the last 20 years and both times, the paint started “popping” off within one to two years of painting. Last summer (2022), I hired a third painting company to repaint my house. They power washed it; let it dry for three weeks; scraped it; and then walked off the job when I asked them to do a better job of scraping before they continued to prime. Just a few weeks ago, I walked outside and saw that the paint in an area of smooth paint which appeared to not need scraping had started “popping” off.

I recently requested two exceptional paint companies – Van Tuinen and PMV Custom Finishes – to provide me with a quote to scrape, sand and repaint the house. I chose those companies because of their reputation for quality, their 5-year guarantee, and the professionalism of their companies. Van Tuinen refused to bid on the house – said that they could not guarantee it and they do not bid on houses they can’t guarantee. PMV provided a \$64,275 bid which includes intensive scraping (by hand and mechanical) and sanding but the owner told me they could not provide their normal 5-year guarantee because they are not confident the paint will hold.

Based on the last 25 years of paint not sticking to the house combined with the bleak evaluations by Van Tuinen and PMV, I am now looking at the possibility of high-quality vinyl siding that perfectly matches the original look of the house. I am currently talking with a siding contractor in Grand Rapids who has extensive experience installing vinyl siding on historic homes in Grand Rapids. However, I will definitely get at least one more proposal from another company experienced in siding historic homes. It’s likely that the project could not start until next spring.

Chronological History of Painting My House

1992	The previous owner (Dwight Kelter) had the house painted in preparation for selling. He used discontinued automobile paint. The painter he hired advised Dwight not to use auto paint but the Dwight had already purchased 5-gallon drums at a greatly discounted rate.
1993	My husband and I bought the house.
1996	By 1996, there was extensive paint cracking and peeling all over the house. I met with Jim Van Tuinen (Van Tuinen Painting) to discuss options for restoring the exterior paint so that it would be smooth and look like new. Mr. Van Tuinen suggested that, if that was my goal, I should consider hiring an individual

	painter who could spend the entire summer removing the old paint and then repainting. So that's what I did.
1996	We hired an individual painter who suggested that he could eliminate the "alligator" look of the siding by using exterior caulk to smooth out all of the edges where paint had peeled away. This seemed like a good idea so the painter spent the entire summer scraping away all the loose paint; caulking virtually every board to eliminate the alligator look; and then sanding the caulk to create a perfectly smooth surface. He painted the house with Benjamin Moore oil primer and topped it with Benjamin Moore latex paint. We also had a restoration company replicate the original design of the front porch and produce all new porch posts and spindles (the original wood had extensive rotting). The end result was beautiful!
1997	By the following summer, a number of spots on the newly painted siding started to "pop" and/or peel. By the summer after that, it was so bad that painters started stopping by to drop off their business cards and offer their services to repaint our house. We ended up hiring Richard Modras (Signature Painters) to scrape and repaint the house. They did a nice job. Richard said that many of the spots they scraped had a white gooey substance underneath. I guessed it must be the caulk.
1998	By the following summer, the newly painted siding was, once again, popping and peeling. At that point, we did not know what to do so we decided to just wait it out, hoping that the spots that were going to peel would peel off and then we could start all over again. Every year, more painted areas popped open. In 2008, my husband and I divorced and I took sole ownership of the house.
2007-08	I had three major traumas in 2007-2008. My business did not survive the recession, my husband and I divorced, and my father came to live with me because he needed 24/7 care.
unsure	I invited Sharon Ferraro over to look at my house and see if she could come up with any solution to the paint problem and if there was any grant funding to help. She put out a mass request to her colleagues in the restoration field to see if anyone had any ideas. She was not able to come up with a viable option that could be relied upon to solve the problem. Consequently, I was no longer in a position to pay for a full restoration of the painting – even if a solution were found (which it wasn't).
2021	After my father passed away in 2016, I started a one-guest B&B; then returned to my career in 2020. In the spring of 2021, I solicited bids from multiple painting companies to repaint the house. I ended up selecting Steve Doud of A-Plus Painting because he assured me that he would attend to every detail and do an exceptional job. His internet reviews were all good. To prepare, I hired a

	carpenter who repaired and replaced all of the broken or rotted wood. Like every other painting company I contacted, A-Plus was not able to paint my house until the following summer (2022) due to COVID and the shortage of workers. Consequently, I had to wait another year.
2022	A-Plus started on my house in early spring of 2022. They power washed it and then let it sit to dry for 3-4 weeks. Then they came back to scrape and prep. I was working in Colorado at the time, frequently flying back to check on the house. After the prep was done, I flew home to check, only to find that they had started spraying primer on the house (without my permission) right on top of unfinished scraping and no sanding whatsoever. I called the owner (Steve Doud) immediately to ask if he planned to scrape and sand after the priming. He became irate, told me I had no right to tell him how to do his job; then said he was coming over to pick up his equipment – refusing to return \$8000 of my deposit and leaving the house in worse condition than before they started. I contacted the other painters I had received bids from but no one could do the job until the following summer (2023). I asked Luis Pena to come over so that he could assess the situation and the additional damage done by A-Plus Painting.
2023	After the first of this year, I started contacting painters to repaint the house this summer (2023). By this point, I was only willing to work with a well-established, reputable and insured company who provided a minimum 5-year guarantee. That search resulted in two companies – Van Tuinen and PMV Custom Finishes. Nick at Van Tuinen Painting said they would not bid on the job because they could not guarantee it and they do not do jobs they can't guarantee. Phil, the owner of PMV, provided a bid (\$64,275) which included removal of all the loosening paint, sanding, and repair of all the rough spots – but he will not guarantee the job due to the history of previous paint jobs failing.
5/2023	Last month, I contacted a siding company in Kalamazoo and their representative came out to look at the house along with Luis Pena to assess the situation. At that time, Luis explained the process for requesting permission for an exception from the Historic Commission. Shortly after their visit, I saw that another area of the painted siding had popped out. This “pop” just happened several weeks ago and is a continuation of what has been happening since 1994.
6/2023	I have been researching siding companies and was referred to one well-established company in Grand Rapids that has sided a number of historic homes throughout Grand Rapids. I have spoken with the company owner and he assured me that my house can be sided in a manner that looks just like the original wood siding. It will be a complex and expensive job but after 30 years of external disrepair, the house will finally look as it should look.



*Popping paint - new
since last summer*

















Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 18, 2023

SUBJECT: 4. 728 W Lovell - Demolition (Demolition of Garage) PPZ23-0018

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Proposing to the city of Kalamazoo to tear down the existing unattached four-car garage located on the north side property line of 728 West Lovell St. Current owners are in assisted living and no longer live on the premises. A real estate agent has been contacted to put the property up for sale.

EVALUATION:

Project Details

Demolition of four car garage behind rear wall on the property. A 1908 Sanborn map shows a garage existed behind the primary building. The garage is of an undetermined age.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

Demolition of property does not align with any of the Secretary of the Interior's Standards for Rehabilitation.

Local Historic District Standards and Guidelines

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.

N/A

(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 garage on the property is of an undeterminate age and may not be original to the property. After visiting the property with a building inspector from the city of Kalamazoo, it was determined that the garage could be salvaged and that the garage is not in imminent danger of collapse. The garage, however, is not a character defining feature of the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the notice to proceed criterion d. **Motion to approve a Notice to Proceed for the work as described in the application per criteria d.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 15 August 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 08 August 2023.**
3. Denial of the application. **Action: Motion to deny the application based on notice to proceed criterion d.**



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: 728 W. Lovell

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

Applicant: James Schafer

Owner: William & Beverley Wissman

Mailing Add: 11321 Ullrey Dr

Mailing Add: PO Box 20401

City State & Zip: Vicksburg, MI 49097

City, State Zip: Kalamazoo, MI 49019

Phone: 269-377-8529

Phone: 269-372-0534

Email: jschafer6503@gmail.com

Email: @

Contractor

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

See doc.

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

Applicant's Signature: James Schafer POA Date: 6-6-23

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

APPLICATION CHECKLIST:

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

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

☐ 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- 23-0018

Date Received*: 06-06-2023

Zoning RM-36 Year built 1900

Complete application Yes

Owned since 08/24/2000

COMMISSION

Meeting Date 06-22-2023

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

Jun 6, 2023

Proposing to the city of Kalamazoo to tear down the existing unattached four car garage located on the north side property line of 728 West Lovell St.

Current owners are in assisted living and no longer live on the premises. A real estate agent has been contacted to put the property up for sale.

A handwritten signature in black ink, appearing to read "James A. Schafer III". The signature is fluid and cursive, with a large initial "J" and "S".

James A Schafer III
POA for William & Beverley Wissman



(1) 728 W. Lovell-- (above) Looking northwest
(3) 728 W. Lovell Garage – looking north



(2) 728 W. Lovell -- Looking due north
(4) 728 W. Lovell Garage – looking north





(1) **728 W. Lovell Garage-Looking North**
 (3) 728 W. Lovell Garage-Looking North



(2) 728 W. Lovell Garage-Looking North
 (4) 728 W. Lovell Garage-Looking North





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 18, 2023

SUBJECT: 6. 945 Osborne - Alteration (2 Replacement windows on south side, 1 replacement window on west side, removal of one window on south side, vinyl windows in east porch addition) PPZ23-0020 (Postponed Review)

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Replaced windows on south driveway side of house and window on front porch to fit original openings and to trim them with original trim.

Removed one south side window and replaced it with cedar lap siding to match the original siding. The new windows are wood and very similar to the original.

When purchased in 2020, the existing rear porch addition had plexiglass windows which were never secured, and the structure was not sided.

Replaced windows on south and east side with vinyl windows

Waiting to complete T-11 siding.

EVALUATION:

Project Details

Removal of one south side window on primary structure, the resultant opening was sided over with cedarsiding to match the rest of the structure. Replacement of three windows (2 on south side, one on west side). Replacement of non-original windows on the non-original porch with vinyl windows. This is a retroactive review.

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 can still be used for its historic purpose even with the proposed changes. The removal of the window on the south side would constitute the change of a defining characteristic*

of the house, but as the window is on the side of the house, it is not visible from all angles. The proposed replacement windows on the primary structure would be wood, and largely resemble the existing windows on the property. The windows on the rear would not change character defining features of the property.

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 and replacement of historic windows on the primary structure would constitute the removal of character defining features.*

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 proposed window replacements largely resemble the original windows on the main portion of the property.*

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 proposed vinyl windows in the rear of the property do not effect a historic portion of the property (or a character defining portion of the property). Additionally, the windows and proposed siding in the rear porch will differentiate it from the historic primary structure.*

Local Historic District Standards and Guidelines: Guidelines for Replacement

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

- The dimension of the original window must be retained.
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
- New windowsills must be extended to receive the nominal 4" wide vertical exterior casing.
- Metal windows may be considered for some applications, such as basement windows if they match the dimensions of the original windows.
- Decorative materials such as Palladian, oriel, bay, Gothic, round or segmental top cannot be removed.

The proposed replacement windows on the primary structure will match the dimensions and material of the existing windows. As noted above, the proposed windows on the rear porch will replace non-original, non-character-defining windows.

Discussion

The proposed window replacements on the primary structure largely resemble the existing windows on the property in size, design and material. The proposed removal of the window on

the Southside of the primary structure does constitute the removal of a historic feature, but not one that is highly visible. Residing the opening from the removed window would be historically appropriate.

The alterations on the non-original rear porch would not have adverse effect on the historic character of the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 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 15 August 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 08 August 2023.**

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



Community Planning and Economic Development
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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: 945 Osborne St.

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

Applicant: Richard L. Steffen Owner: Same

Mailing Add: 3504 Par 4 Circle Mailing Add: Kalamazoo 49008

City State & Zip: Kalamazoo MI 49008 City, State Zip: _____

Phone: 269 312 3428 Phone: _____

Email: rls@att.net Email: _____ @ _____

Contractor

☒ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

see attached

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

(RLS) This property has at least one working smoke detector for each dwelling unit.

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

Applicant's Signature: Richard L. Steffen Date: 6-12-23

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0020
Zoning RM-36 Year built Unknown
Owned since 05-21-2020

Date Received*: 06-12-2023
Complete application Yes

COMMISSION

Meeting Date 06-22-2023

COMMENTS Retroactive Review

Hearing fee paid \$ 85 yes

Check # _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

Replaced windows on south driveway side of house and window on front porch to fit original openings and to trim them with original trim.

Removed one south side window and replaced it with cedar lap siding to match the original siding.

New windows are wood and very similiar to original.

When purchased in 2020, the existing rear porch addition had plexiglass windows which were never secured, and the structure was not sided.

Replaced windows on south and east side with vinyl windows.

Waiting to complete with T-11 siding.



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Street view of 945 Osborne





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Historic Preservation Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: 18 July 2023

SUBJECT: Historic Preservation Coordinator's Report

Gravestone Cleaning

The Historic Preservation Commission will be holding a gravestone cleaning open to the public. The cleaning will be held on 22 July 2023 from 9AM to noon at Mountain Home Cemetery (1402 W Main St). Reach out to Luis Peña if you are interested in attending the cleaning session.

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative, no permit	\$0	18	\$0
Administrative, permit	\$35	22	\$700
Hearing	\$85	21	\$1,785
		49	\$2,485

Administrative reviews

1. 922 S Park – Egress window (secondary façade)
2. 305 Oakland – Porch Repairs
3. 1104 S Westnedge – Sign reface
4. 522 Eleanor – porch repairs
5. 516 Oak – Roof
6. 530 Pearl - Roof