

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, August 15, 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 18 July 2023

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 1207 W Lovell - Alteration (Siding, door to window changes, new door, new rear steps) PPZ23-0025
Year Built: 1911
Style: Dutch Colonial Revival
Historic District: West Main Hill
2. 504 S Westnedge- Alteration (lower chimney) PPZ23-0024
Year Built: 1927
Style: Gothic Revival
Historic District: South Street - Vine Area
3. 111 Portage- Alteration (Installation of signs) PPZ23-0026
Year Built: 1924
Style: Commercial
Historic District: Haymarket

4. 1475 W Main- Alteration (IWindow replacement, window enlargement, door replacement, removal of porch enclosure) PPZ23-0027
Year Built: 1915
Style: Craftsman
Historic District: West Main Hill
5. 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

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 – Tuesday, July 18th, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 4:59 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Andrew Grayson- Present

Dana Underwood – Absent

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

Grayson motions to approve the absence with all commissioners approving in a voice vote.

III. Approval of Agenda: Pena stated that applicant for 930 W Kalamazoo Ave. wished to postpone. Motion made to approve the changes to the agenda by Breisach and a 2nd by Stucky; all commissioners approve.

IV. Approval of Minutes: May 16, 2023.

No changes to the minutes. Motion made by Johnson to approve the minutes with a second by Stucky; All commissioners approve the minutes.

V. Public Comment on non-agenda items: None

Pena read disclaimer at 5:00 PM

VI. OLD BUSINESS: None

NEW BUSINESS:

**A) 422 Stanwood
Year Built: 1926**

5:07 PM

**Alteration – Replacement of window
Style: Colonial Revival
Historic District: West Main Hill**

Wendy Denning is looking to replace a three-part window on the East side of 422 Stanwood Street, a mother-in-law home behind 424 Stanwood Street, with low visibility from the street. All three parts of the window have deteriorated. Pena does not believe the window is original to the property. Denning would like to use windows of the same size in the replacement and replace casement windows with double-hung windows. Denning would prefer to use wood windows in the replacement, but if wood replacement is not attainable by October 2023, she would like permission to use vinyl replacement windows instead. Stucky makes motion to approve the replacement of the three-part window with another wood window, while rejecting the use of vinyl windows based on Secretary of Interior Standards 1,2 and 6 with a second by Breisach. All commissioners approve.

B) 706 W Kalamazoo 5:09 PM Alteration: Porch Roofing
Year Built: 1860 Style: Italianate
Historic District: Stuart

Tazee Vickery is looking to replace the asphalt roofing of his rear roof porch with metal. Other buildings in the area have similar metal roofs. The cladding on the existing roof on the porch is not original to the property. The roof is on the rear façade of the property and would not negatively impact the historic character of the building. Johnson makes motion to approve the work as described based on Secretary of Interior Standards 1, 2 and 5 with a second from Stucky. All commissioners approve.

C) 1101 S Park 5:13 PM Alteration – Window Replacement
Year Built: 1913 Style: Queen Anne
Historic District: Vine

The owner of 1101 S Park St. is looking to replace two windows, one on the west face and one on the east face. The replacement windows will be wood, will fit the existing openings, and the style and trim will match the existing windows. Johnson makes motion to approve the work as described in the application based on Secretary of Interior Standards 1 and 6 with a second from Breisach. All commissioners approve.

D) 930 W Kalamazoo 5:16 PM Alteration – Vinyl Siding
Year Built: 1888 Style: Queen Anne
Historic District: Stuart

Postponed per applicant's request.

E) 728 W Lovell 5:16 PM Demolition – Garage demolition
Year Built: 1900 Style: Queen Anne
Historic District: Vine

The owners of 728 W Lovell St are looking to tear down an unattached four-car garage on the north side of the property line. The 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. The garage is not a character defining feature and may not be original to the building. After the building inspector from the City of Kalamazoo visited the property, it was determined that the garage could be salvaged and was not in imminent danger of collapsing. Johnson makes a motion to approve the work as described based on notice to proceed criteria d with a second by Stucky. All commissioners approve.

F) 945 Osborne 5:22 PM Alteration—Window alterations

Year Built: Unknown

Style: Queen Anne

Historic District: South Street/Vine

Richard Sterken is looking for retroactive approval for the replacement of windows on the south driveway side of the house and a window on the front porch that would fit original opening with trim to match existing trim in design, dimension, color and lite pattern, remove one south side window and cover the opening with cedar lap siding to match the original siding and install vinyl windows on a rear non-historic addition. The new windows proposed for the primary historic portion of the building would be wood and would be 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. Breisach moved to deny the window removal based on Secretary of Interior Standards 1, 2, 6 and 9 with a second from Johnson. All commissioners approve except for Stucky. Grayson makes a motion to approve the window replacement based on Secretary of Interior Standards 1, 2, 6 and 9 with a second from Stucky. All commissioners approve. Johnson makes a motion to approve the porch work as specified in the application based on Secretary of the Interior standards 1, 2, 6 and 9, with a second from Grayson. All commissioners approve.

XI. Coordinators Report: Pena reviewed report and number of applications reviewed and announced gravestone cleaning at Mountain Home Cemetery on July 22nd.

XII. Adjournment

Meeting adjourned at 5:47 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: August 15, 2023

SUBJECT: 1. 1207 W Lovell- Alteration (Siding, door to window changes, new door, new rear steps) PPZ23-0025

PROPOSED WORK:

Description of Work Supplied by the Applicant:

1) Siding – the top half has the original siding – which we will scrape and paint. The bottom half broken

plaster has been removed, add bevel siding down to the ground and paint to match.

Back fill with dirt to proper grade.

2) Windows – You will see we are wanting to add 2 windows-we were wanting to reuse some out

the demolition -but the wall shifted so much they warped We plan on purchasing 2 windows to match the rest of the home. The first window will be added upstairs in the bedroom for fire safety where the existing (not needed) door is. The 2nd window will go downstairs where

the existing door is, which is in the kitchen. See attached window options.

3) Entry door – The current door opens outward into the old mudroom. Due to the layout of the kitchen, we can get an inward swinging door – there is no room. We are wanting to put a window where the existing door is and then add a new exterior entry door where it's noted (that goes into a living room area). See attached 2 options. 36" x 80" right hand swing steel.

4) We will need to add wood steps with railing per city code for entry up into the back door. See attached photo.

EVALUATION:

Project Details

The proposed work on this property is taking place on the rear (south face) of the building. In May 2023, the removal of a 2 story rear enclosed porch was approved by the Historic District Commission (PPZ23-0014). The removal of this porch exposed the southern face of the building, which had been covered by the porch previously. Uncovering this southern face presented a number of items that needed to be addressed:

1. Siding - The exposure of the southern face revealed clapboard siding. The applicant is

proposing installing new siding that ties into the existing siding and extends to the ground.

2. Windows -The applicant is proposing changing two windows to doors; one on the first story the other on the second story. In both door to window alterations, the applicant is proposing the use of vinyl windows to match the rest of the home.

3. The removal of the porch revealed an opening where a door used to open onto the porch. The applicant would like to install a new steel door in this opening.

4. The applicant is proposing adding wood steps for entry to the rear door.

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 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.
Doors to windows - The door on the second story of the south face of the building is likely not original to the structure. The siding present in the second story suggests that the newly revealed southern face of the building was originally the exterior of the structure. The replacement of the door with a window would more closely align with the fenestration on the front of the building and lend symmetry to the building. The door in the first floor does not characterize the property, even though it may be original.
Addition of Entry Door - The installation of a new entry door would not negatively effect the historic character 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.

Doors to windows - The changing of doors to windows will not destroy historic materials that constitute the property. Both doors which are to be converted are of an indeterminate age. The proposed windows in the door-to-window conversion will "match the erst of the home" according to the application. While the proposed windows are vinyl, the difference in material will differentiate the new windows from the historic materials.

Siding - Installing clapboard to the ground will not destroy historic materials present, as the stucco beneath the roofline is no longer present. The installation of the clapboard to the ground will not be compatible with the architectural feature of stucco present on the rest of the building.

New Door Installation - The installation of the new door on the first floor will not destroy character defining materials, and will be differentiated from historic materials.

Local Historic District Standards and Guidelines

Door to window - The local standards and guidelines state that when converting a door to window, the replacement wood siding should be staggered along the previous door jamb lines to avoid continuous vertical seams being placed where the door frame was.

Siding - The local standards and guidelines deal with residing, not the installation of new siding on an exterior elevation without siding

New Door Installation - The standards and guidelines that Metal Paneled doors may be approved on side or rear applications when the door to be replaced is non-original. It is likely that proposed location for the new steel door is not original (the original rear door would have likely been coming out of the kitchen).

Steps - The standards and guidelines address stairs in the context of porches. If the stairs are only to lead to the rear door, they can likely be administratively reviewed.

Discussion

With the removal of the rear enclosed porch on 1207 W Lovell, elements such as doors and siding have become the exterior of the property. Because there is siding on the upper portion of the south face of the property, it is likely that the recently exposed face was the original exterior of the property. As the second story door would have lead nowhere, it is probably not original, and while the first story door (west corner) may have been original, it is not character defining to the property. Because there is no siding on the bottom portion of the south face of the building, it cannot be determined what originally existed. It is probable, however, that the bottom portion of the building used to be stucco, as stucco is the primary cladding material on the property. Installation of clapboard to the ground would not align stylistically with the rest of the building. The installation of the door (east corner) and stairs will not have an adverse effect on the proeprty.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 9. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 September and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 September.**

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



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoocity.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: 1207 W Lovell St
Historic District: ☐ South/Vine ☐ Stuart ☒ West Main Hill ☐ Rose Place ☐ Haymarket
Applicant: Strong Rentals LLC Owner: _____
Mailing Add: 417 Forest St #516 Mailing Add: Same
City State & Zip: Kalamazoo MI 49001 City, State Zip: _____
Phone: 269-352-6696 Phone: _____
Email: loralee249@hotmail.com Email: _____@_____
Contractor O'Neill Home Maintenance

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

See attached

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

(US) 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: 7/31/23
Owner's Signature: [Signature] Date: _____
(If different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0025 Date Received*: 07/31/2023
Zoning RM-15C Year built 1911 Complete application Yes
Owned since 08/19/2011

COMMISSION

Meeting Date 08/15/2023

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

1207 W LOVELL PROJECT POST DEMOLITION

As you are aware, you had approved the back addition to come down – which has been completed. We were pleasantly surprised to find some of the original siding!!!! We are now coming in front of you to complete the project. See the photo below and then the information we are presenting:



- 1) Siding – the top half has the original siding – which we will scrape and paint. The bottom half- broken plaster has been removed, add bevel siding down to the ground and paint to match. Back fill with dirt to proper grade.
- 2) Windows – You will see we are wanting to add 2 windows-we were wanting to reuse some out the demolition -but the wall shifted so much they warped 😞 We plan on purchasing 2

windows to match the rest of the home. The first window will be added upstairs in the bedroom for fire safety where the existing (not needed) door is. The 2nd window will go downstairs where the existing door is, which is in the kitchen. See attached window options.

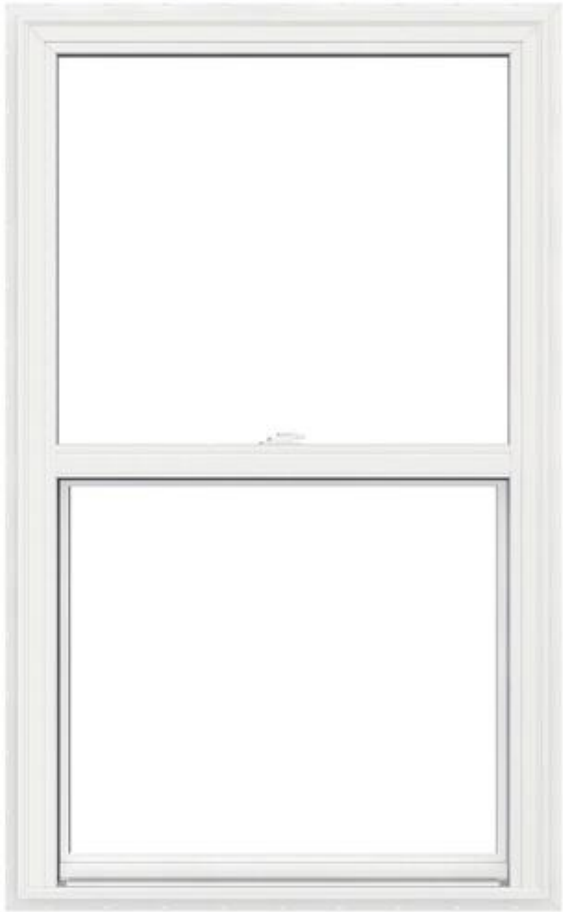


- 3) Entry door – The current door opens outward into the old mudroom. Due to the layout of the kitchen, we can get an inward swinging door – there is no room. We are wanting to put a window where the existing door is and then add a new exterior entry door where it's noted (that goes into a living room area). See attached 2 options. 36" x 80" right hand swing steel.
- 4) We will need to add wood steps with railing per city code for entry up into the back door. See attached photo.

DFSAJKL;

JELD-WEN® Better Series 30"W x 54"H White Vinyl Single Hung Window with Nailing Flange

Model Number: JW1438-00963 | Menards® SKU: 4045660



EVERYDAY LOW PRICE

\$219.99

11% MAIL-IN REBATE Good Through 7/30/23

\$24.20

FINAL PRICE

\$195⁷⁹ each

You Save \$24.20 with Mail-In Rebate

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Bottom sash tilts in for easy cleaning

[View More Information >](#)

Rough Opening Size: 30"W X 54"H

Ship To Store - Free!

Available for Special Order at

[SOUTH HAVEN](#)

Get it **as soon as 08/19/2023**

[Check Another Store for Availability.](#)

Delivery

Available

Description & Documents

JELD-WEN® vinyl windows are made to be durable, energy efficient, and low-maintenance. With features like a steel-reinforced frame and insulated glass, JELD-WEN® vinyl windows are suitable for any architectural style or design. Backed by a Lifetime Limited Warranty, they're just as reliable as they are attractive!



Click here to see more products from [JELD-WEN](#)

Features

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Bottom sash tilts in for easy cleaning
- Built-in nailing flange for complete installation and a tight seal
- Low-E glass with Argon reduces energy costs, interior condensation, and protects against harmful UV rays
- ENERGY STAR® certified windows reduce energy bills by an average of 12% nationwide, compared to non-certified products
- Built-in Brickmould and J-Channel frame creates a clean, streamlined appearance for a traditional look while also saving a step in the installation process
- Accidental glass breakage coverage included for all of life's unexpected events
- Half Screen Included
- White Exterior/White Interior

Specifications

Mounting Method	With Nailing Flange (New Construction)	Product Type	Single Hung Windows
Collection	Better Series	Material	Vinyl
Frame Width	29-1/2 inches	Rough Opening Dimensions	30" W x 54" H
Frame Height	53-1/2 inches	Hardware Finish	White
Frame Depth	3-3/16 inches	Hardware Type	Cam-Lock and Self-Adjusting Balance
Grid Pattern	No Grid	Interior Color	White
Glazing Type	Double Pane	Exterior Color	White
Screen Color	White	U-Value	0.3
Screen Material	Charcoal Fiberglass	Energy Star Zones	South-Central, Southern, North-Central
Solar Heat Gain Coefficient	0.21	Special Features	Tilt Latch, Screen, Brickmould, Low-E
Meets IRC for Egress	No	Air Leakage (AL) Rating	0.3 CFM
Visible Light VT Rating	0.5	Manufacturer Warranty	Lifetime Limited, Accidental Glass Breakage Warranty, Skilled Labor Coverage - 2 years year
Shipping Dimensions	56.25 H x 32.25 W x 3.50 D	Shipping Weight	38.5 lbs
Return Policy	Regular Return (view Return Policy) .		

Trending items this week

[Simply Essential™ 6-Tier Shoe Rack](#)

\$7.99

You save \$0.99 with Mail-In Rebate

ADD TO CART

[KAC 2" Hitch-Mounted 2-Bike Rack](#)

\$39.99

You save \$4.94 with Mail-In Rebate

ADD TO CART

[Household Tool Set - 11 Piece](#)

\$6.99

You save \$0.86 with Mail-In Rebate

ADD TO CART

[Pro Breeze® 46" Oscillating Tower Fan](#)

\$32.99

You save \$4.08 with Mail-In Rebate

ADD TO CART

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

Commander® 32"W x 80"H Primed Steel Flush Exterior Door System - Right Inswing

Model Number: 4141020 | Menards® SKU: 4141020



EVERYDAY LOW PRICE

11% MAIL-IN REBATE

Good Through 7/30/23

\$19

\$21.89

FINAL PRICE

\$177¹¹ each

You Save \$21.89 with Mail-In Rebate

- Right inswing
- Constructed from 26-gauge steel that's primed and ready to paint
- Prehung with a 4-9/16", primed frame and compression weather stripping

[View More Information >](#)

Nominal Size: 32" W x 80" H

Door Swing: Right Hand

● ● ●

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Shipping & Delivery

Available

Description & Documents

Rest easy at night knowing that your entryway is being guarded by this Commander® steel door. Its sturdy, functional design offers quality and long-lasting security to your home. It's primed and ready to be painted the perfect color to complement your deor. This door has a right inswing, which means the knob is on the right side when you pull the door toward you.



Brand Name: **Commander**



Features

- Right inswing
- Constructed from 26-gauge steel that's primed and ready to paint
- Prehung with a 4-9/16", primed frame and compression weather stripping
- Nonadjustable aluminum sill
- Includes 3 primed hinges
- Prebored with a 2-3/8" backset for easy handle installation (handleset purchased separately)
- Energy-saving, insulating foam core reduces sound transfer
- Nominal size of 32" W x 80" H with right inswing

Specifications

Color/Finish	Primed	Deadbolt Bore	No
Door Construction	Primed Steel	Door Style	Flush
Door Swing	Right	Door Thickness	1-3/4 inch
Frame Material	Primed Wood	Frame Width	4-9/16 inch
Hinge Finish	Primed	Includes	Hinges, Sill, Frame, Preassembled Door Slab, Brickmould
Lockset Bore	Yes	Lockset/Deadbolt Backset Dimension	2-3/8 inch
Manufacturer Warranty	2	Nominal Door Height	80 inch
Nominal Door Width	32 inch	Obscurity Rating	10
Rough Opening Height	82 inch	Rough Opening Width	34-1/4 inch
Sill Finish	Aluminum	Sill Type	Fixed
Solar Heat Gain Coefficient	0.16	U-Value	0.12
Air Leakage (AL) Rating	0.3	Energy Star Certified	No
Shipping Dimensions	84.88 H x 37.88 W x 5.94 D	Shipping Weight	64.25 lbs
Return Policy	Regular Return (view Return Policy)		

Trending items this week



Simply Essential™ 6-Tier Shoe Rack

\$7.99

You save \$0.99 with Mail-In Rebate

ADD TO CART



KAC 2" Hitch-Mounted 2-Bike Rack

\$39.99

You save \$4.94 with Mail-In Rebate

ADD TO CART



Household Tool Set - 11 Piece

\$6.99

You save \$0.86 with Mail-In Rebate

ADD TO CART



Pro Breeze® 46" Oscillating Tower Fan

\$32.99

You save \$4.08 with Mail-In Rebate

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Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

Mastercraft® 32"W x 80"H Primed Steel 6 Panel Exterior Door Only

Model Number: 4099059 | Menards® SKU: 4099059



EVERYDAY LOW PRICE

11% MAIL-IN REBATE

Good Through 7/30/23

\$164.00

\$18.04

FINAL PRICE

\$145⁹⁶ each

You Save \$18.04 with Mail-In Rebate

- 24-gauge primed steel and ready to paint
- Includes door bottom weather strip
- Door is mortised for 3 hinges

[View More Information >](#)

Nominal Size: 32" x 80"

● ● ●

Pick Up At Store

3

 In-Stock at **SOUTH HAVEN**
[Check Another Store for Availability](#)

● ● ●

Shipping & Delivery

Available

Local Utility Rebate / Tax Credit

Up to \$49.20 in Additional Savings

Description & Documents

Add beauty and quality to your entryway with this six panel door from Mastercraft® brand's Embossed Collection. The Embossed Collection features a wide variety of door styles, and this model's energy-saving core stands up to even the most extreme temperatures. This door slab is double bored and mortised for three hinges. It's reversible to swing either left or right for your convenience.



Brand Name: **Mastercraft**



Find more information about this product on the [Manufacturer's website](#)

Features

- 24-gauge primed steel and ready to paint
- Includes door bottom weather strip
- Door is mortised for 3 hinges
- Reversible for right or left inswing applications
- Prebored with 2-3/8" backset for easy handle installation (handle set purchased separately)
- Double bored and prepped for deadbolt (purchased separately)
- 1-3/4" thick, energy-saving, insulating foam core also reduces sound transfer
- Nominal size of 32" W x 80" H

Specifications

Actual Door Height	79 inch	Actual Door Width	31-3/4 inch
Color/Finish	Primed	Door Construction	Primed Steel
Door Style	6 Panel	Door Thickness	1-3/4 inch
Glass Style	None	Manufacturer Warranty	Limited Lifetime
Nominal Door Height	80 inch	Nominal Door Width	32 inch
Obscurity Rating	1	Shipping Dimensions	82.00 H x 32.75 W x 3.00 D
Shipping Weight	40.0 lbs	Return Policy	Regular Return (view Return Policy) .

From The Manufacturer

Trending items this week

Simply Essential™ 6-Tier Shoe Rack

\$7.99

You save \$0.99 with Mail-In Rebate

ADD TO CART

KAC 2" Hitch-Mounted 2-Bike Rack

\$39.99

You save \$4.94 with Mail-In Rebate

ADD TO CART

Household Tool Set - 11 Piece

\$6.99

You save \$0.86 with Mail-In Rebate

ADD TO CART

Pro Breeze® 46" Oscillating Tower Fan

\$32.99

You save \$4.08 with Mail-In Rebate

ADD TO CART

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

Northview Aspen 30"W x 36"H White Vinyl Single-Hung Window with Nailing Flange & Built-in J-Channel

Model Number: NVSH3036WI | Menards® SKU: 4031006



EVERYDAY LOW PRICE

\$121.99

11% MAIL-IN REBATE Good Through 7/30/23

\$13.42

FINAL PRICE

\$108⁵⁷each

You Save \$13.42 with Mail-In Rebate

- Featuring a maintenance-free welded white vinyl frame and sash inside and out
- 5/8" insulating glass aids in energy savings
- Sash tilts inward for easy cleaning

[View More Information](#) >

Rough Opening: 30" W x 36" H



Pick Up At Store

8 In-Stock at **SOUTH HAVEN**

[Check Another Store for Availability](#)



Delivery

Available

Description & Documents

The Northview vinyl single-hung window is constructed of energy-efficient polyvinylchloride (PVC) which will not warp, peel, or corrode and will provide years of trouble-free operation and performance. The frame and sash are fusion welded for strength and squareness and along with the 5/8-inch thick insulated glass, will aid in energy savings. The sash is balanced with block-n-tackles for easy operation and simply tilts inward for ease of cleaning. It also features a fully weather-stripped interlocking sash with a hook-style lock that adds the comfort of knowing your structure is secure and sealed against the exterior elements.



Brand Name: **Northview**



Features

- Featuring a maintenance-free welded white vinyl frame and sash inside and out
- 5/8" insulating glass aids in energy savings
- Sash tilts inward for easy cleaning
- Single-hung design provides for increased security and easy installation
- Block-n-tackle balance system for easy operation
- Includes a half screen for great fresh airflow
- A nailing flange and J-channel span the entire perimeter to aid in stopping drafts and for easy installation
- Backed by a manufacturer's limited warranty
- 2-1/2" Frame Depth
- Frame size: 29-1/2" x 35-1/2" (tip to tip)

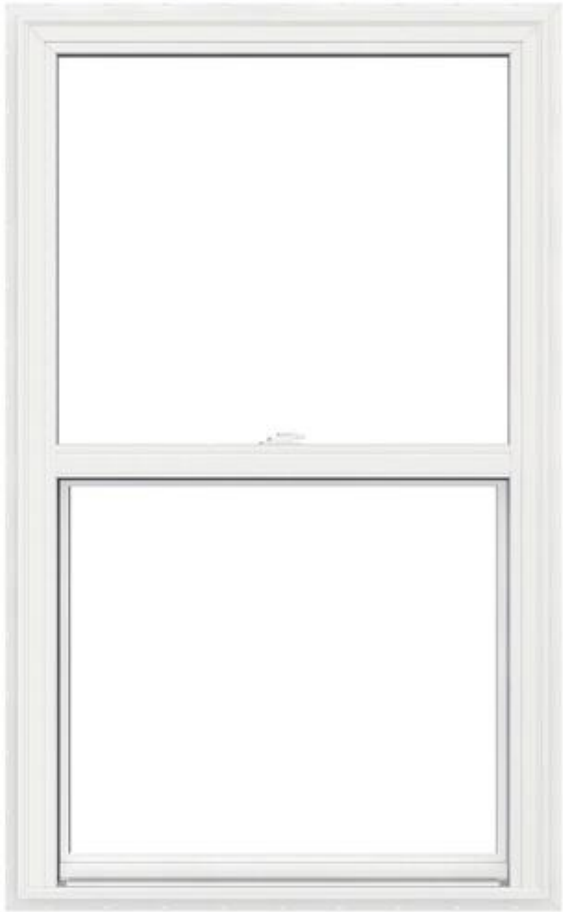
Specifications

Mounting Method	With Nailing Flange (New Construction)	Product Type	Single Hung Windows
Collection	Aspen	Material	Vinyl
Frame Width	29-1/2 inches	Rough Opening Dimensions	30"W x 36"H
Frame Height	35-1/2 inches	Hardware Finish	White
Frame Depth	2-1/2 inches	Hardware Type	Plastic, Block-n-Tackle Balance
Grid Pattern	No Grid	Interior Color	White
Glazing Type	Double Pane	Exterior Color	White
Screen Color	Black	Screen Material	Fiberglass
Energy Star Zones	Not Energy Star Certified	Solar Heat Gain Coefficient	0.85
Special Features	Tilt Latches, Screen Included	Meets IRC for Egress	No
Air Leakage (AL) Rating	Not Tested CFM	Visible Light VT Rating	Not Tested
Manufacturer Warranty	10 year	Listing Agency Standards	Not Rated
Shipping Dimensions	37.63 H x 31.63 W x 2.50 D	Shipping Weight	22.0 lbs
Return Policy	Regular Return (view Return Policy).		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

JELD-WEN® Better Series 30"W x 36"H White Vinyl Single Hung Window with Nailing Flange

Model Number: JW1438-00957 | Menards® SKU: 4045654



EVERYDAY LOW PRICE

\$184.99

11% MAIL-IN REBATE Good Through 7/30/23

\$20.35

FINAL PRICE

\$164⁶⁴ each

You Save \$20.35 with Mail-In Rebate

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Bottom sash tilts in for easy cleaning

[View More Information](#) >

Rough Opening Size: 30"W X 36"H

Ship To Store - Free!

Available for Special Order at

[SOUTH HAVEN](#)

Get it **as soon as 08/19/2023**

[Check Another Store for Availability.](#)

Delivery

Available

Description & Documents

JELD-WEN® vinyl windows are made to be durable, energy efficient, and low-maintenance. With features like a steel-reinforced frame and insulated glass, JELD-WEN® vinyl windows are suitable for any architectural style or design. Backed by a Lifetime Limited Warranty, they're just as reliable as they are attractive!



Click here to see more products from [JELD-WEN](#)

Features

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Bottom sash tilts in for easy cleaning
- Built-in nailing flange for complete installation and a tight seal
- Low-E glass with Argon reduces energy costs, interior condensation, and protects against harmful UV rays
- ENERGY STAR® certified windows reduce energy bills by an average of 12% nationwide, compared to non-certified products
- Built-in Brickmould and J-Channel frame creates a clean, streamlined appearance for a traditional look while also saving a step in the installation process
- Accidental glass breakage coverage included for all of life's unexpected events
- Half Screen Included
- White Exterior/White Interior

Specifications

Mounting Method	With Nailing Flange (New Construction)	Product Type	Single Hung Windows
Collection	Better Series	Material	Vinyl
Frame Width	29-1/2 inches	Rough Opening Dimensions	30" W x 36" H
Frame Height	35-1/2 inches	Hardware Finish	White
Frame Depth	3-3/16 inches	Hardware Type	Cam-Lock and Self-Adjusting Balance
Grid Pattern	No Grid	Interior Color	White
Glazing Type	Double Pane	Exterior Color	White
Screen Color	White	U-Value	0.3
Screen Material	Charcoal Fiberglass	Energy Star Zones	South-Central, Southern, North-Central
Solar Heat Gain Coefficient	0.21	Special Features	Tilt Latch, Screen, Brickmould, Low-E
Meets IRC for Egress	No	Air Leakage (AL) Rating	0.3 CFM
Visible Light VT Rating	0.5	Manufacturer Warranty	Lifetime Limited, Accidental Glass Breakage Warranty, Skilled Labor Coverage - 2 years year
Shipping Dimensions	38.25 H x 32.25 W x 3.50 D	Shipping Weight	26.9375 lbs
Return Policy	Regular Return (view Return Policy) .		

Trending items this week

[Simply Essential™ 6-Tier Shoe Rack](#)

\$7.99

You save \$0.99 with Mail-In Rebate

ADD TO CART

[KAC 2" Hitch-Mounted 2-Bike Rack](#)

\$39.99

You save \$4.94 with Mail-In Rebate

ADD TO CART

[Household Tool Set - 11 Piece](#)

\$6.99

You save \$0.86 with Mail-In Rebate

ADD TO CART

[Pro Breeze® 46" Oscillating Tower Fan](#)

\$32.99

You save \$4.08 with Mail-In Rebate

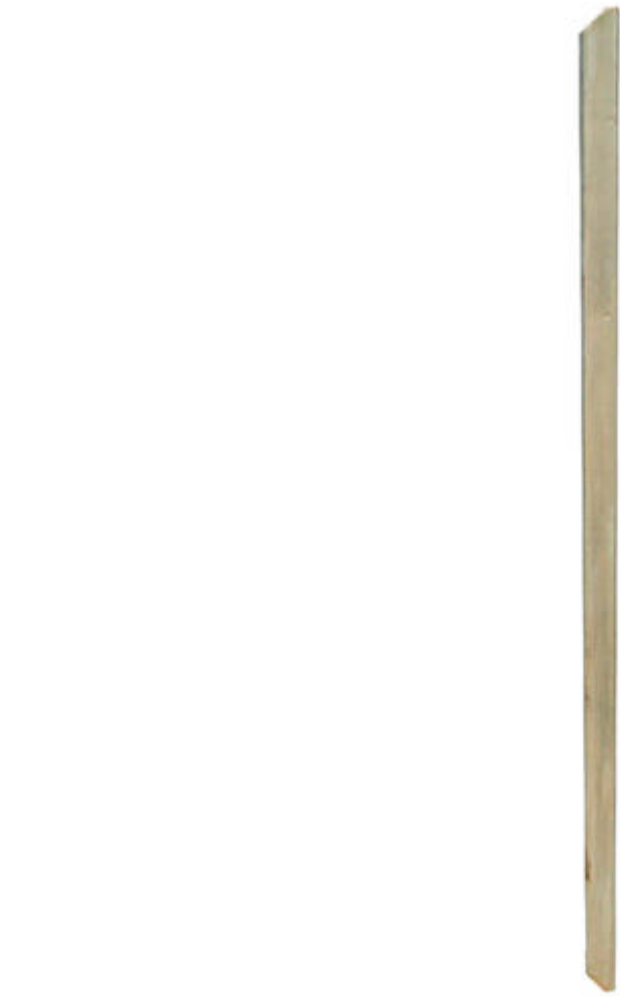
ADD TO CART

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com

AC2® 2 x 2 x 42 Green Pressure Treated Beveled Two Ends Wood Spindle

(Actual Size 1-5/16" x 1-5/16" x 41-7/8")

Model Number: 1113585 | Menards® SKU: 1113585



EVERYDAY LOW PRICE

\$1.98

11% MAIL-IN REBATE Good Through 8/6/23

\$0.22

FINAL PRICE

\$1.76 each

You Save \$0.22 with Mail-In Rebate

- MicroPro™ lifetime limited warranty
- #1 southern yellow pine appearance grade
- Two Beveled ends with 1/4" blunt point

[View More Information >](#)

 **Additional Packaging/Handling Charges May Apply.**



Pick Up At Store

1,447 In-Stock at [SOUTH HAVEN](#)
[Check Another Store for Availability](#)



Shipping & Delivery

Available

Description & Documents

This 2 x 2 x 42 AC2® Treated Beveled Two Ends Spindle is both functional and aesthetically pleasing for any railing project.



Brand Name: **AC2**



Features

- MicroPro™ lifetime limited warranty
- #1 southern yellow pine appearance grade
- Two Beveled ends with 1/4" blunt point
- Environmentally friendly
- NAHB Approved and Greengard Certified
- Actual size: dimensions at time of manufacture prior to pressure treatment. Product dimensions will vary depending on moisture content. If installing pressure treated wood that is still damp from pressure treatment, expect shrinkage to occur. See Pressure Treated Wood FAQ's for more information.

Specifications

Product Type	Wood Railing Spindle	Material	Pressure Treated Pine
Color/Finish	Green Treated	For Use With	Wood Handrails
Includes	Spindle Only	Package Quantity	1
Resistance Features	Decay, Rot	Contact Type	Above Ground - Category UC3B
Shipping Dimensions	42.00 H x 1.50 W x 1.50 D	Shipping Weight	3.0 lbs
Return Policy	Regular Return (view Return Policy)		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise

credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: August 15, 2023

SUBJECT: 2. 504 S Westnedge - Alteration (Lowering of chimney) PPZ23-0024

PROPOSED WORK:

Description of Work Supplied by the Applicant: Lower the abandoned chimney to two feet above the roof line and use the brick for replacing the damaged brick on the structure.

EVALUATION:

Project Details

The applicant is proposing shortening the chimney on the south side of the building to two feet above the roofline. The bricks from the removed portion of the chimney will be used for repairs on other portions of 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.
The shortening of the chimney will not change the use of the church.
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 chimney is unadorned and does not contribute to the gothic revival style of the property (such as the parapeted roof, the arched windows and doors, and the relative symmetry of the street facing facade). Alteration of the chimney would not constitute the alteration of a feature that characterizes the property. Additionally, the proposal is not to remove the chimney, thus changing the southern wall, but to shorten the chimney. Finally, the bricks from the shortened portion of the chimney will be reincorporated into the building.
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 shortening of the chimney is being proposed so that bricks can be gathered to repair other portions of the building. Through using the bricks from the chimney, replacement bricks will completely match the rest of the structure in design, color, texture, other visual qualities and material.

Local Historic District Standards and Guidelines

Roofs - The Historic District Commission must review any alterations to chimneys including demolition.

Discussion

The applicants are proposing reducing the height of a non-character defining chimney to collect bricks for spot repairs on other portions of the building. This will allow for appropriate repairs to the building with matching materials without altering character defining features of the building.

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 19 September and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 September.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 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: 504 S. Westnedge
Historic District: ☒ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket
Applicant: Building Restoration, Inc Owner: Trinity Evangelical Lutheran Church
Mailing Add: 100 Island Ave Mailing Add: 504 S. Westnedge
City State & Zip: Parchment, MI 49004 City, State Zip: Kzoo, MI 49007
Phone: 269-345-0567 Phone: 269-345-0567
Email: blairbates@gobri.com Email: @GOBRI.com
Contractor Building Restoration, Inc.

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

The chimney is abandoned and deteriorating. We would like to lower it to :

(SPU) 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: 8-8-23
Owner's Signature: [Signature] Date: 08/08/2023
(If different) CHURCH COUNSEL - FACILITIES

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- 23-0024 Date Received*: 08/08/2023
Zoning RM-15 Year built 1927 Complete application Yes
Owned since 12/07/2001

COMMISSION

Meeting Date 08/15/2023

Hearing fee paid \$85 Yes
Check # _____

COMMENTS

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

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

ACTION DATE

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month. Incomplete applications will be postponed until the next meeting.

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

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

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

Historic district: Stuart, South Street/Vine Area,

Haymarket, West Main Hill or Rose Place

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

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

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

Example #1: Rather than "Build new garage"

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

Example #2: Instead of "New front door"

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

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

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

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

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

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

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









Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: August 15, 2023

SUBJECT: 3. 111 Portage - Alteration (Installation of 2 signs) PPZ23-0026

PROPOSED WORK:

Description of Work Supplied by the Applicant:

1. Remove Olde Peninsula lettering and replace them with the "Saugatuck Brewing Co."
2. A "36" x 36" flag mounted aluminum composite material sign mounted to the north side of the building and the intersection

EVALUATION:

Project Details

The applicant is proposing the removal of existing lettering above windows on east and north sides of the building and the installation of new "Saugatuck Brewing Co." lettering. Additionally, the installation of a flag mounted projecting sign is 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 addition of the sign will not change the building's ability to be used for its historic purpose as a commercial space.

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 installation of the sign will not destroy historic materials that characterize the property (The signs will be mounted onto the wooden corner column of the property and to the wooden course above the first story windows.). The signs will be differentiated from the historic structure

through their modern materials, and will be small enough to be compatible with the rest of the structure.

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.

If the signs were to be removed in the future, the essential form and integrity of the property would be unimpaired.

Local Historic District Standards and Guidelines

All proposed exterior signs in a historic district are subject to approval by the Historic District Commission and the provisions of the sign ordinance of the City of Kalamazoo. Furthermore, to ensure that the scale, shape and type of signs are consistent with the character of the historic district or site, the following sign standards shall govern:

-Signs shall be restricted to those, which identify the name of the establishment and/or the primary business or service provided within.

The proposed signs relates to the establishment within

-Signs shall not be placed so as to conceal or disfigure any architectural feature of a building. The style and size of all signs shall be visually compatible with the buildings on which they are attached.

The proposed signs to not conceal or disfigure any architectural features of the building. The signs are small enough to be compatible with the building massing.

-Metal signs, wood signs, glass signs, and signs painted on masonry are permitted.

The proposed sign is aluminum.

Discussion

The proposed signs will not negatively effect the historic character of the property as they will not damage historic materials or obscure character defining features.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 9 and 10 **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 September 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 September 2023.**

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



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 200 East Michigan Ave.

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

Applicant: Sign Impressions Owner: Saugrath Brewing Co

Mailing Add: 3929 Ravine Road Mailing Add: 200 E. Michigan Ave

City State & Zip: Kalamazoo, MI 49006 City, State Zip: Kalamazoo, MI 49007

Phone: 269-382-5152 Phone: 269-382-2739

Email: Brandon@signimpressionsinc.com Email: Sara@sgraw.com

Contractor Sign Impressions

☒ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

36" x 36" ACM Sign
Attached to the North side of
Building with custom mounting bracket.

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: Brandon

Date: 8/7/23

Owner's Signature: Saugrath
(if different)

Date: 8/7/2023

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0026

Date Received*: 08/07/2023

Zoning CCBD Year built 1924

Complete application Yes

Owned since 12/08/2004

COMMISSION

Meeting Date 08/15/2023

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 _____

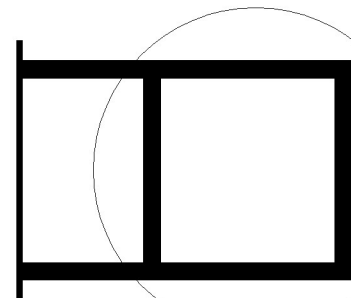
Notice to Proceed _____ Comments _____

Revised November 22, 2019

smaller sign
flag mounted
11 sq ft

B

direct bolt to wall



flag mounted
custom bracket

36"

36"



acm panel





SAUGATUCK
BREWING COMPANY
— Made in Michigan —

PUB MENU

Item	Price
Pilsner	\$4.50
IPA	\$5.50
Lager	\$4.50
Wheat Beer	\$4.50
Sour	\$5.50
Seasonal	\$5.50

PUB MENU

Item	Price
Pilsner	\$4.50
IPA	\$5.50
Lager	\$4.50
Wheat Beer	\$4.50
Sour	\$5.50
Seasonal	\$5.50



BREW PUB & RESTAURANT

SAUGATUCK
BREWING COMPANY
Made in Michigan

SAUGATUCK
BREWING COMPANY
Made in Michigan

THE PENINSULA BUILDING
Originally designed for the Peninsula Restaurant, this three-story brick structure was built by Nicholas Baumann in 1924. The elegant ethnic restaurant gave way to the Franklin and Foltz clothing store in 1984. After Franklin and Foltz moved in 1994, the building housed a succession of businesses including a stove company, department store, a book bindery and a hotel. It became the headquarters for the W.B. Egan/Clintons agency in 1973. Severely damaged by a 1980 tornado, the building was completely rehabilitated in 1986-87.

OPEN

From: [Branden Burrill](#)
To: [Pena, Luis](#)
Subject: [External Email] Re: [External Email] Re: [External Email] Re: [External Email] Re: [External Email] Re: [External Email] Re: [External Email] Re: [External Email] Re: Saugatuck Brewing Company, 111 Portage Street
Date: Wednesday, August 9, 2023 12:44:33 PM

Luis,

There are only 2 parts to the project

1. Remove Olde Penninsula lettering and replace them with the "Saugatuck Brewing Co."
2. A 36"x36" Flag mounted aluminum composite material sign mounted to the north side of the building at the intersection.

Let me know if you need additional clarification.

Thanks!

On Wed, Aug 9, 2023 at 12:23 PM Pena, Luis <penal@kalamazoocity.org> wrote:

Branden,

Thank you for sending all of this over. Just so I am sure with your project description will you be installing:

1. Lettering on the wall above windows
2. The flag mounted sign
3. The 36 sq ft sign direct bolted to the wall.

Best,

Luis Peña

Historic Preservation Coordinator

Community Planning and Economic Development

245 North Rose Street

Kalamazoo MI 49007

(I may occasionally be working from home with work calls forwarded to a cell phone.)

269-337-8804 desk phone

269-330-5557 cell phone



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: August 15, 2023

SUBJECT: 4. 1475 W Main - Alteration (Window replacement, window enlargement, door replacement, removal of porch enclosure) PPZ23-0027

PROPOSED WORK:

Description of Work Supplied by the Applicant:

Exterior work to be completed in order to restore home after fire damage, to include:

- Removal of all damaged and destroyed shingles, roof sheathing, trims, windows and shake siding.

- **Removal of applied wall surfaces at front porch.**

- Installation of new roof sheathing and shingles where needed..

- **Installation of new windows - four (4) on the North facade and one on the West facade.**

- **Installation of new front door.**

- Installation of new wood window trims to match existing, including drip cap, casing and sill.

- Installation of new shake siding where needed and also along lower skirt area of porch, to replace applied vertical wood panels.

- Installation of new wood fascia, corner boards and water table where needed.

- Installation of new wood beadboard porch ceiling as existing was destroyed in fire.

- Staining of shake siding to match existing.

- Painting of wood trims to match existing.

(Emphasis added on items requiring HDC Review)

EVALUATION:

Project Details

The applicant is proposing home renovations following a house fire. The renovations include:

1. Re-opening an enclosed porch,
2. Installation of new windows to match the destroyed windows (4 on the north facade and 1 on the west facade), enlarging the west facade window,
3. Installation of a new front door.

The proposed windows and doors are not wood. The windows are Andersen Fibrex (40% wood fiber, 60% polymer) and the door is fiberglass.

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 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.
Porch Enclosure - as demonstrated in the Sanborn map supplied by the applicant, the porch was once open on the building. The removal of the walls that enclose the porch will not constitute the removal of historic materials. Rather, by opening the porch, a character defining feature will be restored.

Window Enlargement - the enlargement of the small window to the west of the chimney on the north facade would constitute an alteration of a feature that characterizes the Craftsman style. Small windows adjacent to chimneys is a typical Craftsman elaboration.

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.
Windows- The current north facade windows and a single west facade window were destroyed in the fire and cannot be repaired. The windows that were destroyed in the fire were made of wood and were casement and awning style. The proposed replacement windows will fit the existing openings, match the destroyed windows method of opening, and match the destroyed windows color. The applicant states that the windows will "replicate as many of the details of the original windows as possible in regards to grille configuration". Replication of the thin muntin (or camings) on the destroyed windows may be difficult to replicate with the composite material, and would not align with the historic style of the windows they are replacing.

Door- Similar to the windows, the front door of the property was destroyed during the fire and cannot be repaired. The proposed front door would not match the destroyed door, but would approximate a craftsman style door. Furthermore, the door is not highly visible from the street.

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.

Porch enclosure removal - The removal of the porch enclosure will not destroy historic materials, as the enclosure itself obscured the character defining porch.

Window Enlargement - The enlarging of the window on the north face of the building would not respect the historic integrity of the property, as small windows flanking chimneys are character defining features of craftsman style houses. Furthermore, the north face of the building is the street facing side and therefore highly visible.

Local Historic District Standards and Guidelines

Porches Guidelines - Porches in historic districts were designed as open spaces, the commission encourages keeping them open and does not approve closing them off for additional living space.

Doors Guidelines - Occasionally, a wooden door is too deteriorated to retain or an inappropriate modern doors already in place. In that case, the commission must review the proposed replacement door. The door should be appropriate to the design of the building.

Windows - If replacing the entire window becomes necessary, the following conditions should be applied: the dimension of the original window should be retained, muntin, sash, frames exterior casing and brick molds should be of material and dimensions to match other windows in the house.

Discussion

The fire at 1475 W Main destroyed many character defining features on the building such as the windows and doors. The enclosed porch, however, was not character defining, rather, it was stylistically inappropriate. The removal of the enclosed porch would restore the character defining porch.

Regarding the destroyed windows, the fibrex windows are proposed to fit the existing openings and match the original opening mechanisms. While the material does not match, if the muntin profile can be made to match the historic windows, the new windows would be visually appropriate. It should be noted that other windows on the property are vinyl and aluminum. The enlargement of the small window beside the chimney on the north face of the window would destroy a character defining feature of the Craftsman style building.

The replacement of the door, while not a replica of the historic door, would be approximately stylistically appropriate, even though not constructed of wood.

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 19 September 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 September 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
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: 1475 West Main

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

Applicant: Angi Polderman

Owner: Tom & Donna Waggoner

Mailing Add: PO Box 372

Mailing Add: P.O. Box 19272

City State & Zip: Mattawan, MI 49071

City, State Zip: Kalamazoo 49019

Phone: 269-760-2995

Phone: 269-207-3402

Email: poldermancw@aol.com

Email: waggswattage@sbcglobal.net

Contractor Mark Polderman, PCW design/build

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Please see attached

(AP) 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: 8 / 11 / 2023

Owner's Signature: [Signature] Date: 8/11/2023
(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- 23-0027

Date Received*: 08/11/2023

Zoning RS-5 Year built 1915

Complete application YES

Owned since 08/03/2004

COMMISSION

Meeting Date 08/15/2023

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.

*(AP) 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



1475 WEST MAIN

FIRE RESTORATION

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

1

OVERVIEW

In May of this year, the residence at 1475 West Main sustained a devastating fire, which resulted in the North and West facades being severely damaged.

The fire destroyed all four of the North facing windows, and two of the West facing windows. This home is a rental property and the tenants are currently displaced as the property has been condemned due to the sizable fire and water damage. When the homeowners received their insurance payment, the City of Kalamazoo withheld \$15,000.00 to ensure the home was repaired in a timely manner.

The homeowners petition the Historic District Commission to be allowed to replace the destroyed windows with units outside those prescribed by the Historic District Standards, to accommodate not only their displaced renters, but also to satisfy the City of Kalamazoo's wish for expediency. Wood and clad window units currently have a 22-24 week lead time. It is understood that wood and clad windows are what would normally be allowed in the Kalamazoo Historic Districts however, mandating adherence would result in the home not receiving a Certificate of Occupancy until February of 2024, at the earliest. We propose the installation of Andersen Fibrex casement and awning units, which would replicate the style of windows destroyed, and which are more readily available with a lead time of 4 weeks for custom units. Before the fire the home had a mix of original wood windows, vinyl and aluminum replacement windows.

The fire originated on the front porch, an area which had been enclosed at some point during the 1970s or 80s, in all likelihood. The enclosure featured a sliding door for the entry and aluminum windows and was not terribly aesthetically pleasing, nor was it historically accurate. The homeowners would like to restore the front porch to its original design by removing the areas where walls had been filled in. By some miracle, the original porch floor was saved by the linoleum tiles that had been laid there, and we plan to sand and keep the original porch floor. The original porch railings are also intact, behind the added walls. They measure 32" off the porch floor with 6" gaps between balusters, and we'd like to keep those, even though they don't meet current code standards.

In the following slides we've included images of the home before and immediately after the fire, as well as how the home sits currently. We've also included information about the materials proposed. Fire clean up has been completed by Hadaway Restoration, and the home is currently ready to begin restoration.



1475 WEST MAIN

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

2



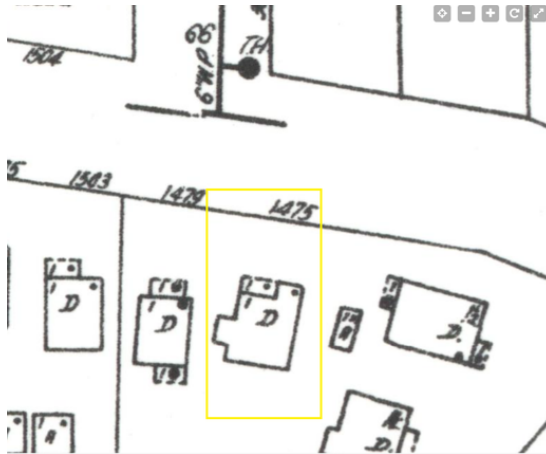
1475 WEST MAIN

NORTH ROAD FACING FACADE

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

3

We first see evidence of the original open porch in the Sanborn Fire Map. The residence at 1475 West Main is similar in design, style and construction to the two homes immediately to the West, which both feature open porches on the Sanborn Fire Maps and today.



Sanborn Fire Map



1479 West Main



1503 West Main



1475 WEST MAIN

EVIDENCE TO SUPPORT ORIGINAL DESIGN OF PORCH

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

4

These photos show the state of the porch enclosure before the fire - featuring aluminum windows, sliding door and vertical panel siding. We believe the porch will be much more aesthetically and historically pleasing once it is returned to its original design.



1475 WEST MAIN

EVIDENCE TO SUPPORT ORIGINAL DESIGN OF PORCH

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

5

Further evidence for the openness of the porch was discovered during remediation of the fire damage. The original porch railings can be seen where the walls have been opened during fire damage restoration.



Details of the original porch can be seen below.



In the dining room, all the windows were destroyed completely by fire and water. Here you see the room before and after the fire.



Similarly, the North facing windows in the living room, in addition to the front door, have been destroyed. In addition to the windows, the home lost two beautiful built-in cabinets, which were integrated into the window casings in the living room and dining room.



There is one area where the homeowners would like to propose enlarging the original opening size to match the size of the unit it corresponds to. In the living room, on the West facade, there is an awning unit which was trimmed together with a bookcase on the interior. The bookcase was lost in the fire, and the window destroyed. The homeowners propose increasing that window opening in length to lend symmetry to the living room fireplace array.



The lost window units were comprised of original wood framed casements and awnings with original coming. This is a devastating loss to the home. New custom wood windows would be unable to replicate the coming. To produce true replicas, each window unit would need to be hand built and fitted with custom special order glass from a stained glass shop. Due to the current lead time and prohibitive cost to replace these units with wood replacements or exact replicas, we propose installing new Andersen units featuring a white Fibrex composite exterior.

Andersen Windows' proprietary real wood composite Fibrex material has several benefits listed below, and has been deemed acceptable in Historic Preservation Districts across the county. (see window notes)

- A blend of 40 percent wood fiber by weight, mostly reclaimed from Andersen manufacturing processes, with 60 percent thermoplastic polymer by weight, some of which is also reclaimed.
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.
- Reduces VOC emissions because no wood preservative treatments or painting is required, although units are paintable.
- Twice as strong as vinyl, so weathertight seals stay weathertight.
- Retains its stability and rigidity in all climates.
- A unique fabrication process blends the color with the Fibrex® material during production for long-lasting beauty.
- Resists rot, decay and fungal growth, and won't flake, blister, peel, pit or corrode



1475 WEST MAIN

WINDOWS

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

11

We will work closely with our Andersen representative to replicate as many of the details of the original windows as possible in regards to grille configuration. Each window will be custom made to fit the original window openings, and will function as the original units functioned - awnings will be replaced with awnings and double casements replaced with double casements. Review some of the technical details of the proposed units below.

WINDOWS

FEATURES

CASEMENT & AWNING

FRAME

- 1 The frame is constructed with Fibrex® composite material. This construction produces a rigid frame.
- 2 Durable, low-maintenance finish won't fade, flake, blister or peel.

Concealed receiving brackets mounted on the hinge side of the frame keep the sash tightly secured within the window frame when closed.

- 3 Four frame options are available. See "Common Features" for details.

SASH

- 4 Fibrex material construction provides long-lasting performance. The sash, finished with a durable capping, provides maximum protection and a durable, low-maintenance finish.

The dual weatherstrip system combines both an exterior weatherstrip design and a bulb weatherstrip seal between the sash and frame. The result is a long-lasting, energy-efficient barrier against wind, water and dust.

GLASS

- 5 A glazing bead and silicone provide superior weather-tightness and durability.

- 6 See "Common Features" for details.



HARDWARE

Sash operator provides almost effortless opening and closing, regardless of window size. Long-lasting stainless steel hinge channels are used at the head and sill to provide easy operation.

Single-Action Casement Lock

A single-action lock easily releases all concealed locking points on the casement sash. The color or finish of the lock hardware matches the handle.

Awning Sash Locks



Awning sash locks provide an added measure of security and weather-tightness. Awning hardware style and color options are compatible with 100 Series casement windows to ensure a consistent appearance when used in combination designs.



Permanent exterior and permanent interior grilles with spacer

FULL DIVIDED LIGHT

Permanently applied to the exterior and interior of the window, with a spacer between the glass.



WINDOW NOTES

Fibrex is seen as an "in kind" material to wood and requires only administrative approval in Harrisburg, Pennsylvania as noted [here](#) and [here](#).

Fibrex windows approved for historic home in High Point, North Carolina, noted [here](#).

Fibrex windows approved for historic building in Alexandria, Virginia, noted [here](#).

Fibrex windows approved for historic home in Houston, Texas, noted [here](#).

Fibrex windows approved for historic home in Norwich, Connecticut, noted [here](#).

Fibrex windows approved for historic home in Marblehead, Massachusetts, noted [here](#).

Fibrex windows approved for historic home in Normal, Illinois, noted [here](#).

Fibrex windows approved for historic building in East Lansing, Michigan, noted [here](#).

Fibrex windows approved for historic building in Worcester, Massachusetts, noted [here](#).



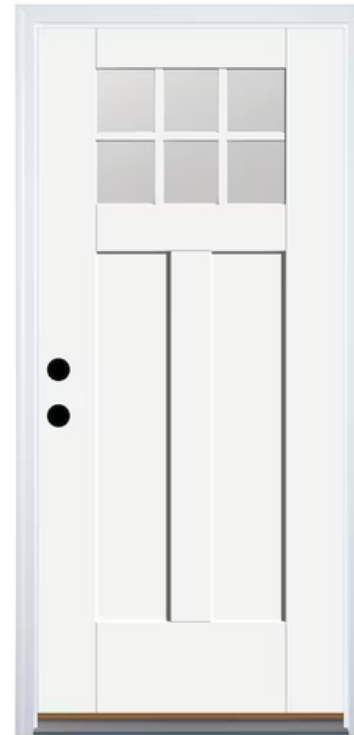
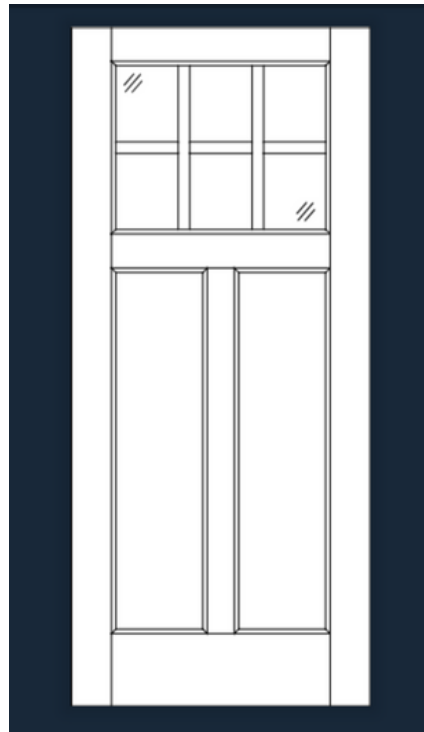
1475 WEST MAIN

SUPPORT FOR ALLOWING FIBREX WINDOWS IN
HISTORIC PRESERVATION DISTRICTS

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

13

The front entry door is accessed from the porch, and does not face the road. The original door was completely destroyed in the fire. We propose replacing the door with a Therma Tru Fiberglas Craftsman door which fits the overall style of the home and features details similar to a wood door.



1475 WEST MAIN

ENTRY DOOR

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

14

DOOR NOTES

Fiberglass doors as an alternative to wood in historic districts in a presentation by Sharon Ferraro, noted [here](#).

Fiberglass listed as acceptable material for historic districts in Saugatuck, Michigan, noted [here](#).

Approval of fiberglass door in historic home in Kalamazoo, Michigan, noted [here](#).

Approval of fiberglass door in historic home in Kalamazoo, Michigan, noted [here](#).



1475 WEST MAIN

SUPPORT FOR ALLOWING FIBERGLASS DOORS IN
HISTORIC PRESERVATION DISTRICTS

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

15

In addition to the windows, entry door and porch, there is significant damage to the building's North and West facades, as well as portions of the roof. We propose repairing those areas to create a seamless match with the existing home, thereby preserving the original design of the home, and creating an overall look more fitting than before the fire.

Stained wood shake siding to be replaced where affected by fire

Window trims to be wood, replicating profile of existing home



Shingles to match existing roof shingle, where damaged by fire. To be Certaineed Landmark Shingles

Fascia, corner boards and water table to be replaced with wood where damaged



1475 WEST MAIN

MATERIALS FOR EXTERIOR REPAIR

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

16



1475 WEST MAIN

PHOTOS OF EXTERIOR FIRE DAMAGE

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

17



1475 WEST MAIN

PHOTOS OF EXTERIOR FIRE DAMAGE

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

18

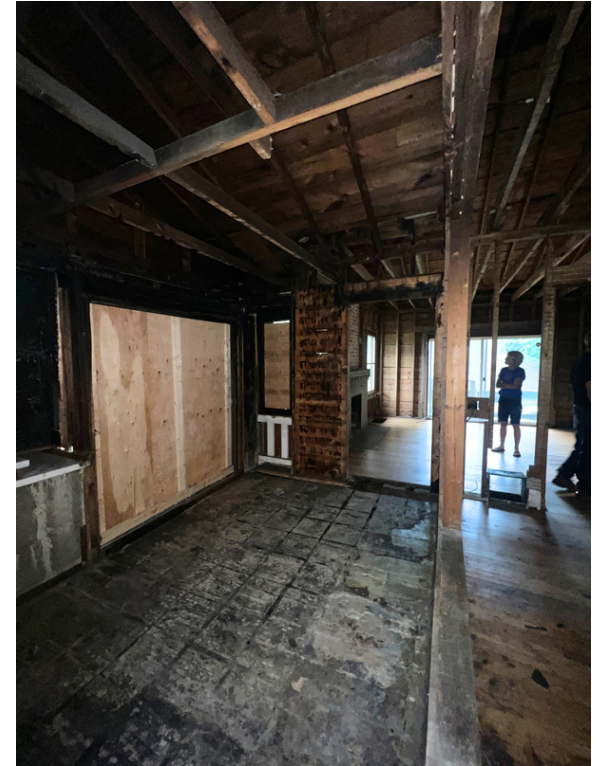


1475 WEST MAIN

PHOTOS OF EXTERIOR FIRE DAMAGE

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

19



1475 WEST MAIN

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

CURRENT STATE OF INTERIOR

20

SUMMARY

We're petitioning the Historic District Commission on the following points:

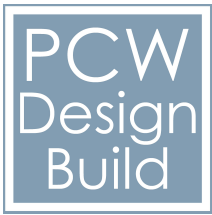
- allowing porch to be returned to its original state by removing walls which had been added
- allowing use of existing original porch rails
- allowing use of Andersen Fibrex windows in locations where fire and water destroyed the existing units
- allowing use of a fiberglass entry door to replace door destroyed by fire
- allowing enlargement of one window destroyed by fire



1475 WEST MAIN

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

21



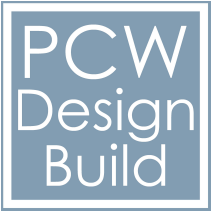
PO Box 372
Mattawan, MI 49071
269.760.2995
PoldermanCW@aol.com
www.pcwdesignbuild.com

SCOPE

1475 West Main, Kalamazoo, Michigan

Exterior work to be completed in order to restore home after fire damage, to include:

- Removal of all damaged and destroyed shingles, roof sheathing, trims, windows and shake siding.
- Removal of applied wall surfaces at front porch.
- Installation of new roof sheathing and shingles where needed..
- Installation of new windows - four (4) on the North facade and one on the West facade.
- Installation of new front door.
- Installation of new wood window trims to match existing, including drip cap, casing and sill.
- Installation of new shake siding where needed and also along lower skirt area of porch, to replace applied vertical wood panels.
- Installation of new wood fascia, corner boards and water table where needed.
- Installation of new wood beadboard porch ceiling as existing was destroyed in fire.
- Staining of shake siding to match existing.
- Painting of wood trims to match existing.



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SCOPE

1475 West Main, Kalamazoo, Michigan



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: August 15, 2023

SUBJECT: 5. 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 19**

September 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 September 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
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: 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 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

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 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.

8/6/2023	Today, I contacted Sharon Carlson to ask if she knew any history about painting issues related to the exterior of my house. Sharon is a Stuart area homeowner, historian, and was a longtime chairperson of the Stuart Historic Area (where my house is located). This is what Sharon texted back to me regarding my house: “I know Paula Jamison and her husband Frank owned the house with his first wife (not Paula) and a year ago we were talking about the neighborhood. She mentioned that Frank had owned the house in the 1970s and practically the next words that came out of her mouth were that no paint ever adhered to the house. Sadly, Frank passed away about two years ago.”
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*Popping paint - new
since last summer*











Historic Preservation Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: 15 August 2023

SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative, no permit	\$0	23	\$0
Administrative, permit	\$35	24	\$700
Hearing	\$85	26	\$1,785
		73	\$2,485

Administrative reviews

1. 522 Eleanor – Fence
2. 439 Park Pl – Garage door replacement
3. 813 Davis – Rear deck repairs
4. 723 W South – Rear stair rebuild
5. 424 W Vine- Soffit/fascia repairs

New Owners

Sale Date	HD	Address	previous owner	new owner	NEZ?
7/26/2023	South Street - Vine Area	301 W VINE ST	BURKHOLDER, ALEX JEFFREY	HALLMAN, FELICIA 301 W VINE ST KALAMAZOO, MI 49001	No
7/20/2023	South Street - Vine Area	724 MC COURTIE ST	KORYTO, COLE C & JOHN F	KIMBERLY A NOLAN REVOCABLE LIVING TRUST PO BOX 20054 KALAMAZOO, MI 49019	No
7/20/2023	West Main Hill	1309 GRAND AVE	ALLER, BETSY M	BENNETT, NICHOLAS W & ANNA- MARIE G 1309 GRAND AV KALAMAZOO, MI 49006	no
7/13/2023	South Street - Vine Area	824 VILLAGE CT	VAN DEN AKKER, WILLIAM G	NORTH BEECH PROPERTIES LLC 165 I AVE CORONADO, CA 92118	no
7/13/2023	South Street - Vine Area	829 W VINE ST	SARVER, JADE	WILLIAMS, STACEY 829 W VINE ST KALAMAZOO, MI 49008	Yes
7/13/2023	Stuart	228 OLD ORCHARD PL	IRA RESOURCES FBO DAVID SCHOLL	AVERY, MARGARET 228 OLD ORCHARD PL KALAMAZOO, MI 49007	no
7/12/2023	West Main Hill	118 PRAIRIE AVE	STAUFFER, ROBERT E TRSTEE	GOLDMAN, SHELLEY ANN KILEY, KEIRA LEE 118 PRAIRIE AVE KALAMAZOO, MI 49006	no
7/7/2023	South Street - Vine Area	831 W CEDAR ST	THOMAS, STEVEN B	SHARICK, HEATHER 106 W STEEL ST ST JOHNS, MI 48879	no
7/7/2023	South Street - Vine Area	605 MC COURTIE ST	VAN DEN AKKER, WILLIAM G	NORTH BEECH PROPERTIES LLC 165 I AVE CORONADO, CA 92118	no
6/30/2023	South Street - Vine Area	912 LEEBARTON PL	SAGER, DANIEL	BLACK, ALEXIS 912 LEEBARTON PL KALAMAZOO, MI 49007	no
6/30/2023	West Main Hill	1553 GRAND AVE	JULE, AUSTIN M	ZUGG, DANA KATHRYN 1553 GRAND AVE KALAMAZOO, MI 49006	no
6/30/2023	South Street - Vine Area	430 PARK PL	LAUCHIE, ERON	ALMLIE, SANDRA & GEORGEAU, PHILLIP 125 PRAIRIE AVE KALAMAZOO, MI 49006	no
6/29/2023	South Street - Vine Area	814 W SOUTH ST	COMENSOLI, PETER	UPKAL, LLC 6300 TORRINGTON RD KALAMAZOO, MI 49009	no
6/23/2023	Stuart	725 W KALAMAZOO AVE	SUGLIA, PHILIP	STEPHENSON, TRAVIS W 725 W KALAMAZOO AVE KALAMAZOO, MI 49007	no
6/13/2023	South Street - Vine Area	1210 S WESTNEDGE AVE	ALBRIGHT, JANIE	1210 PDW, LLC 1963 OLMSTEAD RD KALAMAZOO, MI 49048	no
6/13/2023	South Street - Vine Area	701 W WALNUT ST	ALBRIGHT, JANIE S	1518 PDW, LLC 1963 OLMSTEAD RD KALAMAZOO, MI 49048	no
6/13/2023	South Street - Vine Area	701 W WALNUT ST	ALBRIGHT, JANIE S	1518 PDW, LLC 1963 OLMSTEAD RD KALAMAZOO, MI 49048	no
6/9/2023	South Street - Vine Area	621 S PARK ST	MARTELL, NANCY MAY & CHARLES E	VANDEBUSSCHE, STEVEN THOMPSON, JILL TATE 3218 COACHLITE PORTAGE, MI 49024	no
6/9/2023	South Street - Vine Area	623 WHEATON AVE	TASH PROPERTIES, LLC	RAMIREZ, OVIDIA PEREZ 623 WHEATON AVE KALAMAZOO, MI 49008	yes
6/9/2023	West Main Hill	1412 W MICHIGAN AVE	KZOO PROPERTIES LLC	M. CARTER, LLC 7088 WELLER AVE NE ROCKFORD, MI 49341	no
6/9/2023	South Street - Vine Area	535 DAVIS ST	MCBRYAN, NICHOLAS F	VILLAIRE, JOSHUA J & MAVIA S 535 DAVIS ST KALAMAZOO, MI 49007	yes