

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, October 17, 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 15 August 2023

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 837 Davis - Addition (Rear Addition) PPZ23-0028
Year Built: 1900
Style: Greek Revival
Historic District: South Street - Vine Area
2. 161 E Michigan- Alteration (Installation of Sign) PPZ23-0029
Year Built: 1900
Style: Commercial
Historic District: Haymarket
3. 763 W Michigan- Alteration (Trim, window and door replacement) PPZ23-0030
Year Built: 1926
Style: Tudor
Historic District: South Street - Vine Area

4. 930 W Kalamazoo - Alteration (Installation of vinyl siding to the home, covering up the existing wood siding) PPZ23-0017 (Postponed Review)
Year Built: 1888
Style: Queen Anne
Historic District: Stuart

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, August 15th, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Ms. Underwood called the meeting to order at 5:03 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Absent

Andrew Grayson- Present

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Absent

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

III. Approval of Agenda: Ms. Underwood added to the agenda - commissioner comments.

Motion made to approve the changes to the agenda by Mr. Johnson and a 2nd by Mr. Greyson; all commissioners approve.

IV. Approval of Minutes: July 18, 2023.

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

V. Public Comment on non-agenda items: None

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 1207 W Lovell

5:06 PM

Alteration – Siding, door to window changes, new door, new rear steps

Year Built: 1911

Style: Colonial Revival

Historic District: West Main Hill

Ms. Laura Strong is the current owner of the home. The owner recently removed a portion of the rear of the house. Once the rear portion of the house was removed the owner realized that it does have the original siding on the top half of the house and is planning to scrape and paint to match to the original. The bottom half does not match the remainder of the home and Ms. Strong is looking to use a beveled edge wood siding that matches what'd already on the top of the back of the house and will all be painted the same blue to match the rest of the house. The front of the house on the bottom and the sides are stucco and the tops of the house are fish scale. The previous addition that was torn down had cedar shake. The rear of the house would still have stucco on the outside edges after the siding. Mr. Greyson makes motion to approve the siding on the rear of the structure as the proposed work complies with the Secretary of the Interior standards 1, 2 and 9 with a second by Mr. Johnson. All commissioners approve.

Ms. Strong is also looking to do some work regarding the windows. The upstairs window which goes to a bedroom wants to remove the door and replace with a window. On the main floor they want to replace the current door with a window. The original windows were vinyl and that is also what they are looking to put in. The existing window that is being kept is also vinyl. Mr. Johnson was curious when the house went to vinyl windows, which was a year before it became part of the historic district. Mr. Johnson makes motion to approve the windows on the rear of the structure as the proposed work complies with the Secretary of the Interior standards 1, 2 and 9 with a second by Mr. Greyson. All commissioners approve.

Ms. Strong is also looking to replace the interior door with a steel exterior door. Is unable to use the original door since it was an interior hollow door. Mr. Johnson makes motion to approve the door on the rear of the structure as the proposed work complies with the Secretary of the Interior standards 1, 2 and 9 with a second by Mr. Greyson. All commissioners approve.

The final repairs by Ms. Strong are to add 2-3 steps with a railing that is up to the city code for rentals with spindles. The spindles will closely match what is on the front of the house. Mr. Johnson makes motion to approve the steps on the rear of the structure as the proposed work complies with the Secretary of the Interior standards 1, 2 and 9 with a second by Ms. Breisach. All commissioners approve. Mr. Johnson makes motion to approve the removal of the chimney as the proposed work complies with the Secretary of the Interior standards 1, 2 and 6 with a second by Ms. Breisach. All commissioners approve.

B)	504 S Westnedge Year Built: 1927	5:19 PM	Alteration (lower chimney) Style: Gothic Revival Historic District: South St – Vine Area
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Mr. Blair Bates from Building Restoration. The current chimney is original to the building, but it is ineffective and its no longer in use and they would like to take it down to about 2 foot above the roof line. They are looking to use the brick that is removed from the chimney to repair other areas since the brick itself is no longer manufactured. Ms. Underwood does not feel that the chimney is a character defining feature. The existing chimney is approximately 18 feet. Mr. Johnson makes motion to approve the removal of the chimney as the proposed work complies with the Secretary of the Interior standards 1, 2 and 6 with a second by Ms. Breisach. All commissioners approve.

C)	111 Portage Year Built: 1924	5:22 PM	Alteration – Installation of Signs Style: Commercial Historic District: Haymarket
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Brandon with Sign Impressions is proposing to install a new sign for Saugatuck Brewing Company. Would be 36x36 double sided sign aluminum and will be flag mounted to the building and either attached to the side of the building or on the second level of the brick in the mortar joints. Mr Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application,

the proposed work complies with the Secretary of the Interior standards 1, 9 and 10 with a second by Ms. Breisach. All commissioners approve.

D) 1475 S Main

5:25 PM

**Alteration- Window replacement, window
Enlargement, door replacement, removal
of porch enclosure
Style: Craftsman
Historic District: West Main Hill**

Year Built: 1915

Angie Polderman with PCW Design Build is presenting for the home on West Main that sustained a fire. The main rooms that were impacted were the porch, dining room and living room. The first item to consider is the porch. The porch was previously enclosed with a sliding door as the front door. The homeowners are looking to reopen the front porch and are wanting to reuse and keep in place the original porch rails that were found after the fire. Ms. Breisach makes motion to approve a Certificate of Appropriateness to retore the porch to an open porch by removing walls and restoring existing railings, he proposed work complies with the Secretary of the Interior standards 1, 2, 6 and 9 with a second by Mr. Grayson. All commissioners approve.

Ms. Polderman is also looking to address the dining room windows that were destroyed. They are wanting to install an Anderson Fibrex unit that is part composite and part wood. Fibrex is stronger than vinyl and can be painted. These windows would still have the same configuration and would still have same French casement and awing as well as the grids on the windows. Fibrex is a man made material and wont patina unless it is painted and does have a quicker lead time then wood windows. No information currently about how the windows settle in comparison to wood. They will be doing any additional framing to reinforce the framing with the new windows as everything is down to the studs. The house does have mix of wood windows and vinyl and will be saving some wood windows. Mr. Johnson makes motion to approve a Certificate of Appropriateness to use 5 Fibrex windows, the proposed work complies with the Secretary of the Interior standards 1, 2, 6 and 9 and final details delegates to historic preservation coordinator with a second by Mr. Grayson. All commissioners approve.

Ms. Polderman also states that the homeowners are looking to balance the windows on the sides of the fireplace. The bookcase that was in the home below the smaller window was damaged in the fire. They are wanting to have both windows match in height to bring some symmetry to the home. The character defining feature in these kinds of homes is symmetry which would be more in line per the standards. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application to enlarge the window to create symmetry as a character defining feature, the proposed work complies with the Secretary of the Interior standards 1, 2, 6 and 9, with a second by Mr. Grayson. All commissioners approve.

The final portion of the application is to replace the entry door to the home. This door is not on the front of the home it is on the side and was demolished by the fire. They are proposing to install a craftsman style home that is fiberglass. Ms. Breisach makes motion to approve a Certificate of Appropriateness for the work as described in the

application to approve the new fiberglass front door, the proposed work complies with the Secretary of the Interior standards 1, 2, 6 and 9, with a second by Mr. Johnson. All commissioners approve.

E)	930 W Kalamazoo	5:53 PM	Alteration – Installation of vinyl siding to the home, covering up existing wood siding
	Year Built: 1888		Style: Queen Anne
			Historic District: Stuart

Below is a summary that was provided by the homeowner Jeanne stating what has been done to her home over the years regarding painting and repairing the exterior of her home.

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 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.

- 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. 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 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 result was beautiful!
- 1997 -By the following summer, several 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.
- Unknown Year- 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 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

- 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.”

Jeanne has got in touch with a couple contractors, and some won't work with her because it's a Historic Home. She did get in touch with Blackberry, and they were willing to work with her and would work with a painter for the more decorative areas. Ms. Underwood is curious about other options like hardy board or composite and the contractor stated this product would stick out too far on the corners and wouldn't look right. Mr. Johnson was curious about replacing all the wood siding, but Jeanne stated that the cost was not in her price range to even consider. Mr. Greyson states that the commission would need much more detail before they can decide. Mr. Greyson made a motion to postpone the application to the next meeting so that the applicant can supply more information regarding details, options, other materials, and textures with a second by Mr. Johnson. All commissioners approve to postpone.

VII. Commissioners Comments: Regarding 922 S Park and 904 S Park St

Ms. Underwood has received comments regarding some work at these properties.

922 S Park Egress window to be installed.

Letters to be sent to new owners of properties making them aware that work on the property needs to be reviewed either by the Historic Preservation Coordinator or the Historic District commission. Unsure if letters were received by owners or taxpayers in both situations.

904 S Park replaced decking and stairs on the property. Will have them fill out an application. Can always check the work being done can be checked on the building permit application but this work did not require an actual building permit. If there isn't structural work being performed, no building permit is needed.

Sally Reynolds is a guest with a comment, wants to verify if letters should be posted on the house when work is being done. Letters are sent to homeowners along with a sign that indicates work was approved. These signs are not required by ordinance, however, to be posted.

VIII. Coordinators Report: Information in packet

IX. Adjournment

Motion made to adjourn the meeting by Mr. Grayson with a second by Ms. Breisach. Meeting adjourned at 6:43 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: October 17, 2023

SUBJECT: 1. 837 Davis - Addition (Rear addition) PPZ23-0028

PROPOSED WORK:

Description of Work Supplied by the Applicant: 12 ft addition to back of house.

EVALUATION:

Project Details

First and second story additions to the rear of the property. Second story addition will extend the existing second story to the existing first floor rear wall. Second story addition will have one window on the east face. The first story addition will extend rearward 12' and run the entire length of the property. The addition will have five aluminum clad windows on the east face and another window on the north face. The rear addition will also have an exterior door on the east face.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. The building will still be used for its historic use as a residence. The proposed addition is on the rear and will not change character-defining features of the building.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed addition will not destroy historic materials that characterize the property. One historic window on the east side will be saved and reused on the north face of the property. The addition will retain the roof form of the existing structure and have matching cladding.

Furthermore, the addition is at the rear of the property, is smaller than the existing structure, and

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will not be highly visible from the public right-of-way. Finally, the use of modern windows and the raised porch on the addition will help differentiate it from the existing historic building.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the addition were removed in the future, the basic form of the historic building would not be impaired and could be restored.

Local Historic District Standards and Guidelines:

Additions:

Height should generally be lower than the primary building.

The addition is equal in height to the primary structure in one section ,and shorter than the primary structure in other portions. The addition is never taller than the primary structure.

The addition should generally be narrower than the primary structure.

One portion of the addition is narrower than the primary structure, another portion is the same width as the primary structure.

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

The entirety of the addition is located behind the rear wall of the existing building.

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

The rendering depicts the openings in the additions relating to the primary structure in both position and frequency. The dimensions of the openings, however, are not provided.

Discussion

The proposed addition will be placed at the rear of the property, and will not be highly visible from the public right-of-way. Because of the placement of the addition is behind the property, the addition is proportionately massed, and the size is smaller than the existing building, the new addition will not destroy or obstruct the historic portion of the building.

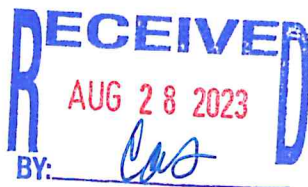
POTENTIAL ACTIONS:

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

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

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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 – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 837 Davis St
Historic District: ☒ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Steven Streeter Owner: Steven Streeter

Mailing Add: 837 Davis Mailing Add: 837 Davis

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

Phone: 847-356-3384 Phone: 847-356-3384

Email: Steven.Streeter6@gmail.com Email: _____@_____

Contractor: Allied Properties Systems

☒ Work to be done by owner Paul Knapton

☐ Contractors name: Nelson Nave (Architect)

Proposed Work: (Use additional sheets to describe work if necessary)

12 ft Addition to back of House

Application Checklist:

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

☒ \$35 - HDC review fee - charged with building permit

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

Applicant's Signature: Steven Streeter Date: 8/28/2023

Owner's Signature: Steven Streeter Date: 8/28/2023
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number PPZ23-0028 Date Received 10/06/2023
Zoning RM-15 YEAR BUILT 1900 Complete application Yes
Owned since 03/28/2022 Fee Paid \$35

- ☐ This project will require a building permit with a \$35 administrative review fee.
- ☐ This project will not require a building permit. There are no fees for this project
- ☒ Referred to the Historic District Commission for review at a monthly hearing - \$85 hearing fee.
Meeting date 10/17/2023

ADMINISTRATIVE

Staff Review Date _____ ☐ Approve ☐ Site Visit ☐ Approve w/Conditions

COMMENTS

Certificate of Appropriateness Issued _____

Notice to Proceed _____

Referred to Historic District Commission for hearing* _____ \$85
fee Hearing date _____

Historic District Commission - APPLICATION FOR PROJECT REVIEW

Administrative review - *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

Contractor – Name of contractor if this project requires a building permit or check ☐ work to be 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.

(Remember: Always apply for and obtain your "Certificate of Appropriateness" BEFORE you purchase materials for your project.)

Example #1: Rather than "Replace window."

Say "Replace lower sash of the left window in the front of the house on the first floor with a wooden sash to match the original." Also state the reason you need to replace rather than repair the sash. ("Sash severely damaged by football.")

Example #2: Instead of "New storm door"

Say "Install new white aluminum storm door on back of house to fit original opening in width and height." And include a drawing or photo of the proposed door – perhaps from a sales flyer or an order sheet. Specify the measurements of the width and height of the original opening.

Example #3: Rather than: "Fence front yard."

Say "Fence front yard with 3' tall Gothic top wooden pickets. Two gates to be installed with the same materials, at the front and north side sidewalks. Fence attached to front house corners."

These are relatively simple examples.

- Measurements are very important and may be part of the drawing
- Drawings should be black or dark blue ink on white paper
- Electronic submissions are encouraged.

A COMPLETE APPLICATION includes:

This application

Drawings as needed

Specifications of materials

Payment of a \$35 administrative review fee in addition to the building permit fee

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

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

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

Addition for 837 Davis Street

Located in the Historic District. It needs to follow Historic Guidelines

A bedroom is needed on the main floor



Back View of House



- Addition to extend 12 ft from the back by, 26ft., the full width of the house
- New Ledgers and Sill have been installed across the back of the house.

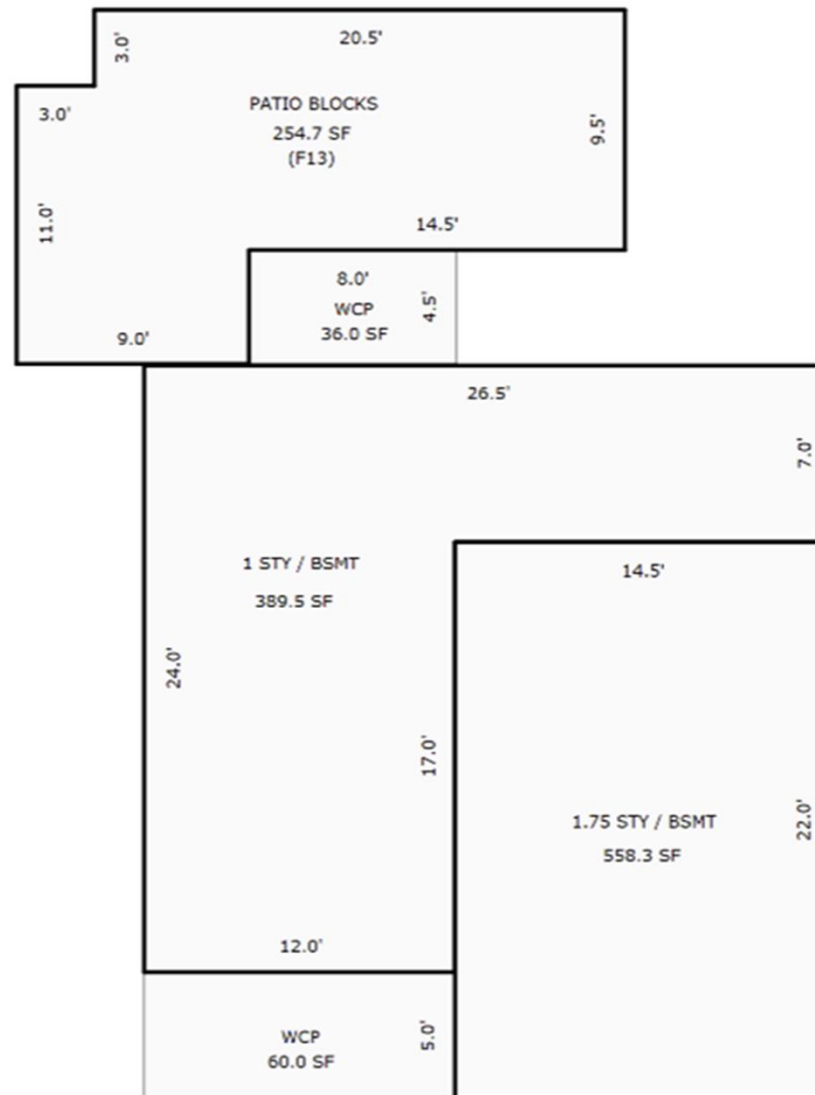
Addition for 837 Davis Street



- Extend the second floor toward the back to the exterior wall. See also next figure

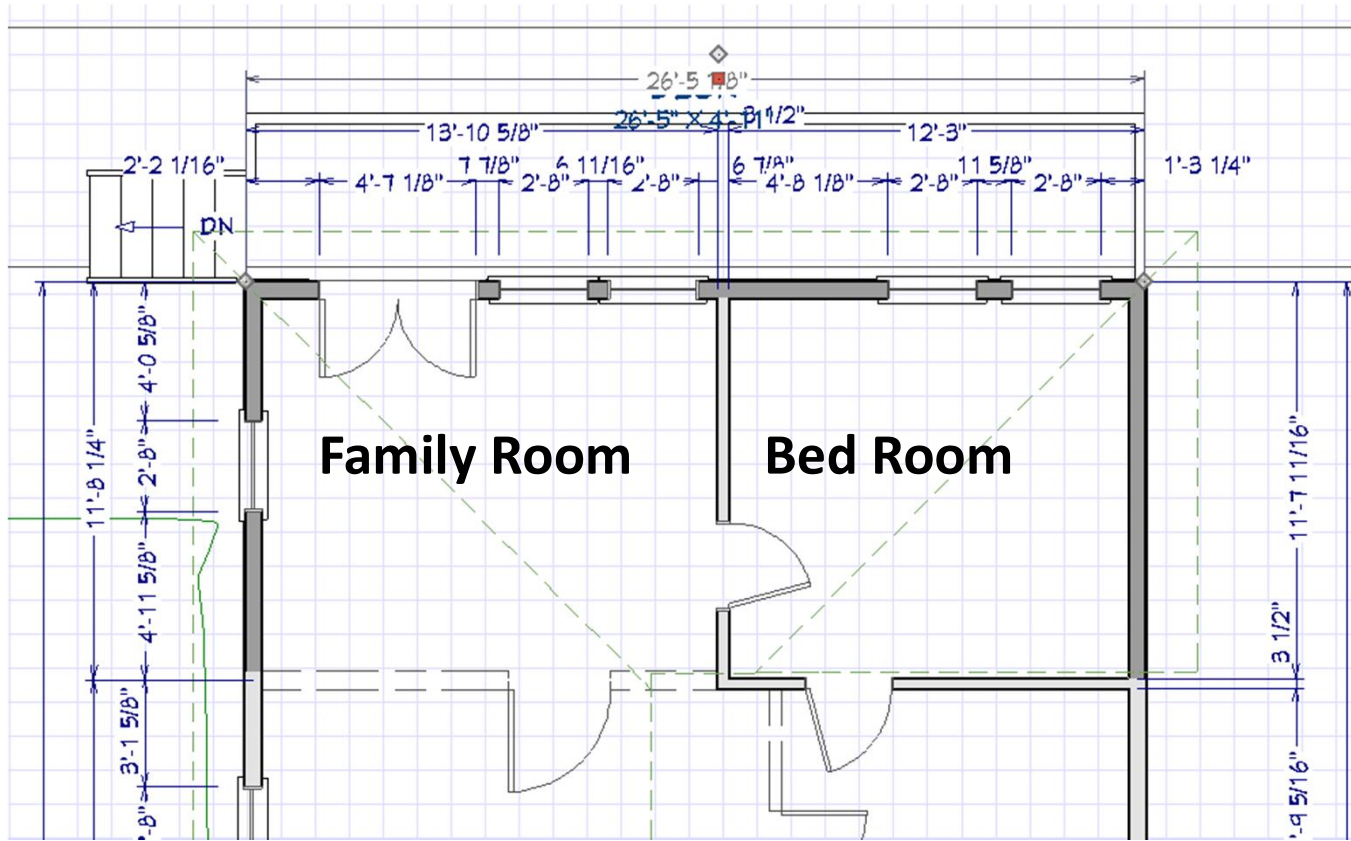
Addition for 837 Davis Street

- Patio Blocks and WCP (Porch) to be removed and replaced with addition



Addition Floor Plan First Floor

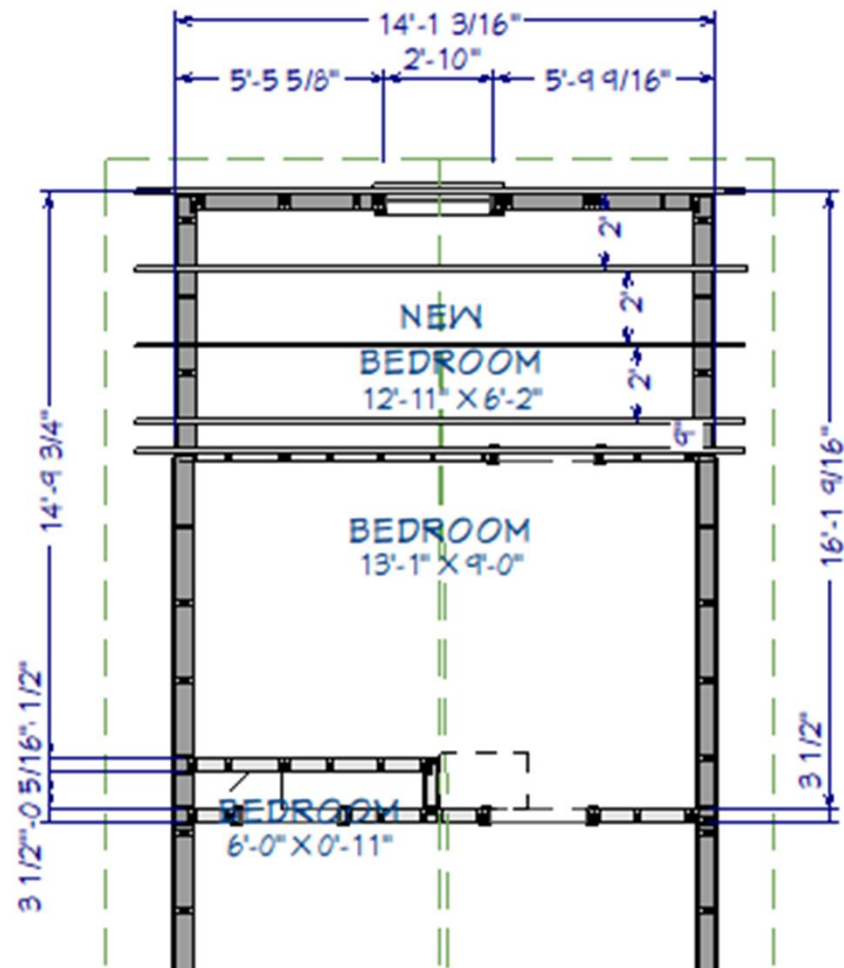
Back Yard



One interior wall to be added between new Bedroom and Family Room. to create a bedroom

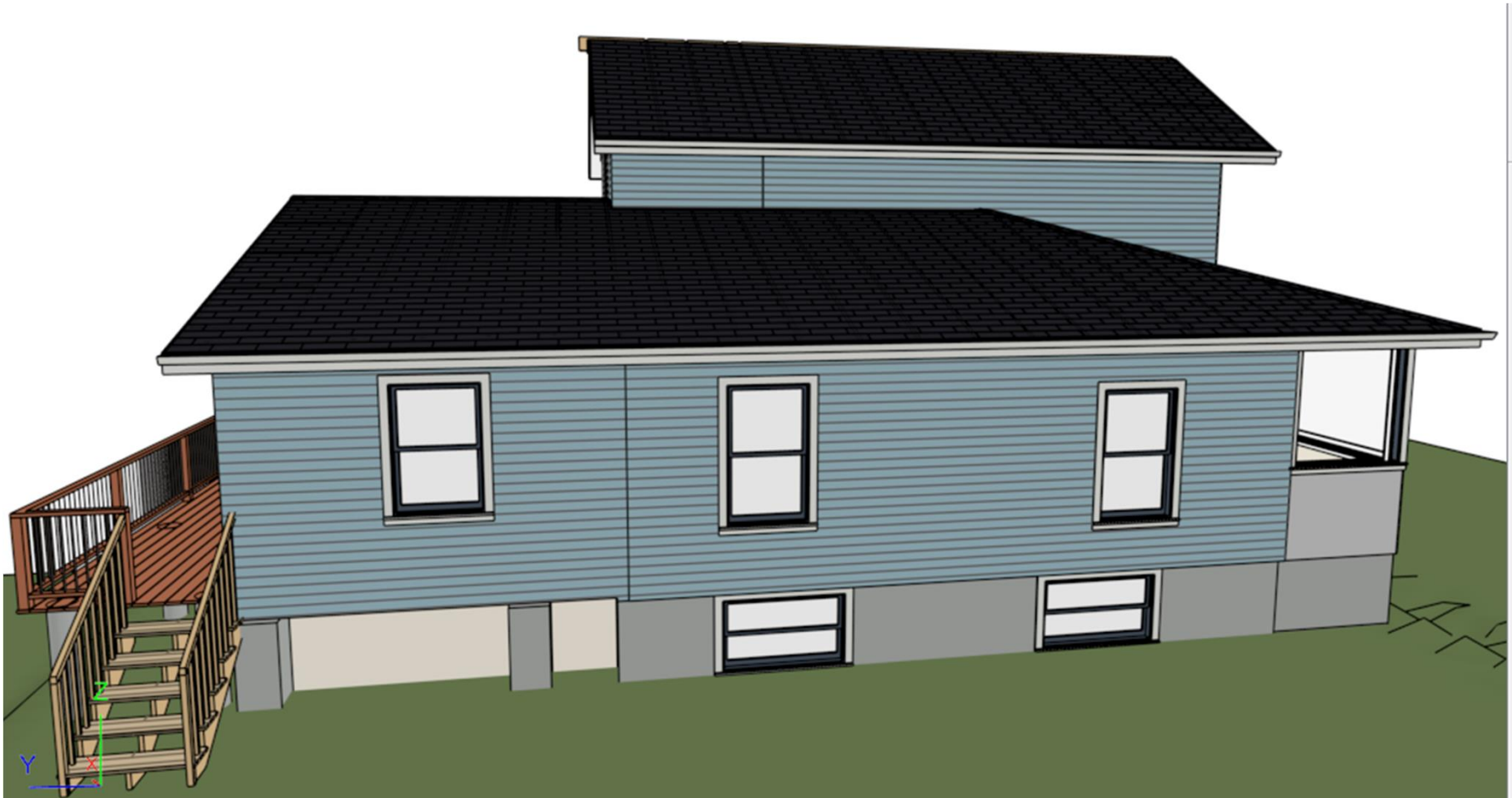
A deck would be installed at the back of the house. See also 3D drawings

Second Floor Addition



Addition

- Areas to the left of the vertical lines on the first floor and on the second floor show the new Construction.



Addition

Area to right of black lines is new construction



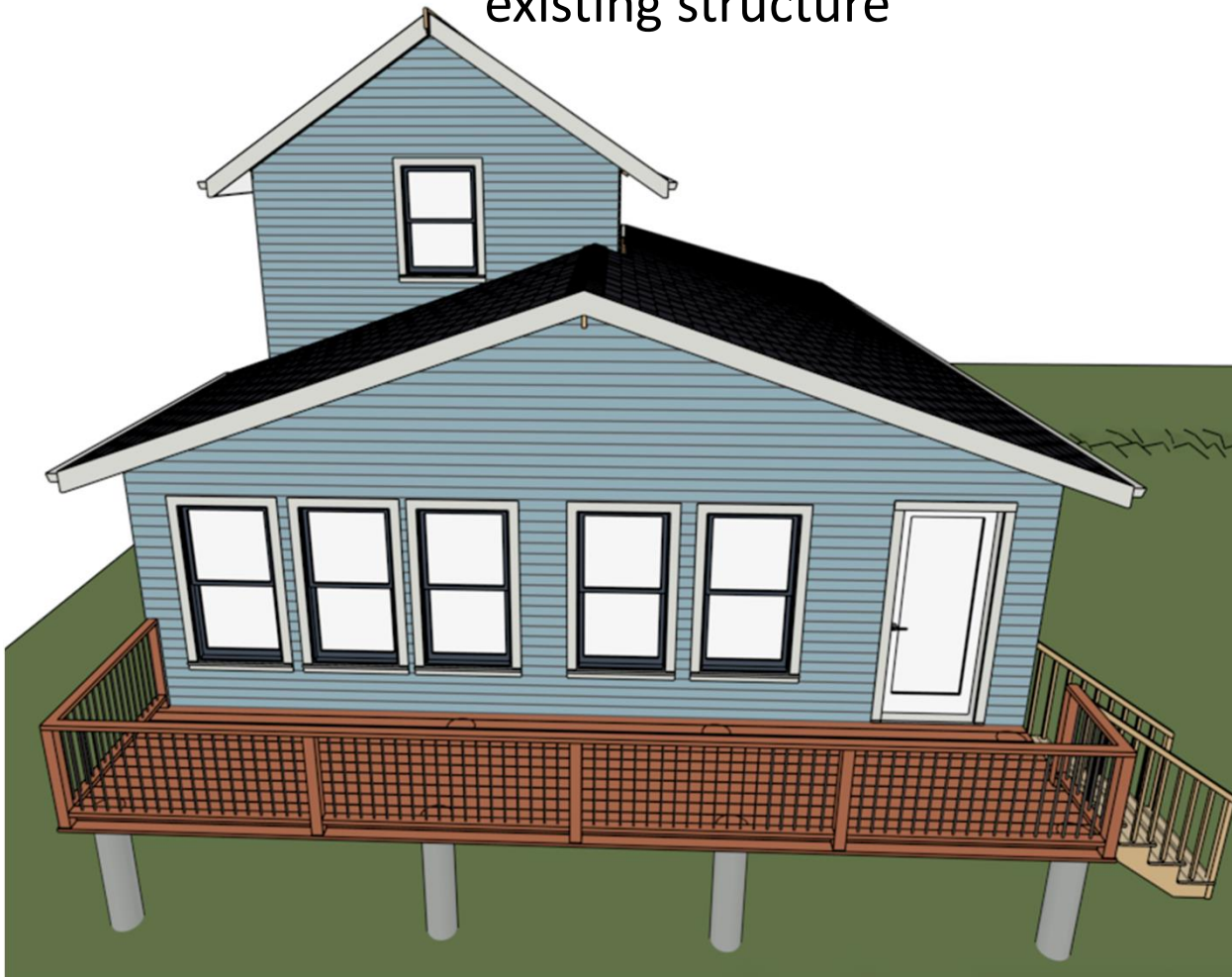
Rear View

First Floor Windows of Addition to be Aluminum Clad over Wood

Door to be Fiberglass.

Rear Deck to be Composite (Trex).

Exterior Siding of Addition to be Painted Cedar Shingles and identical to existing structure

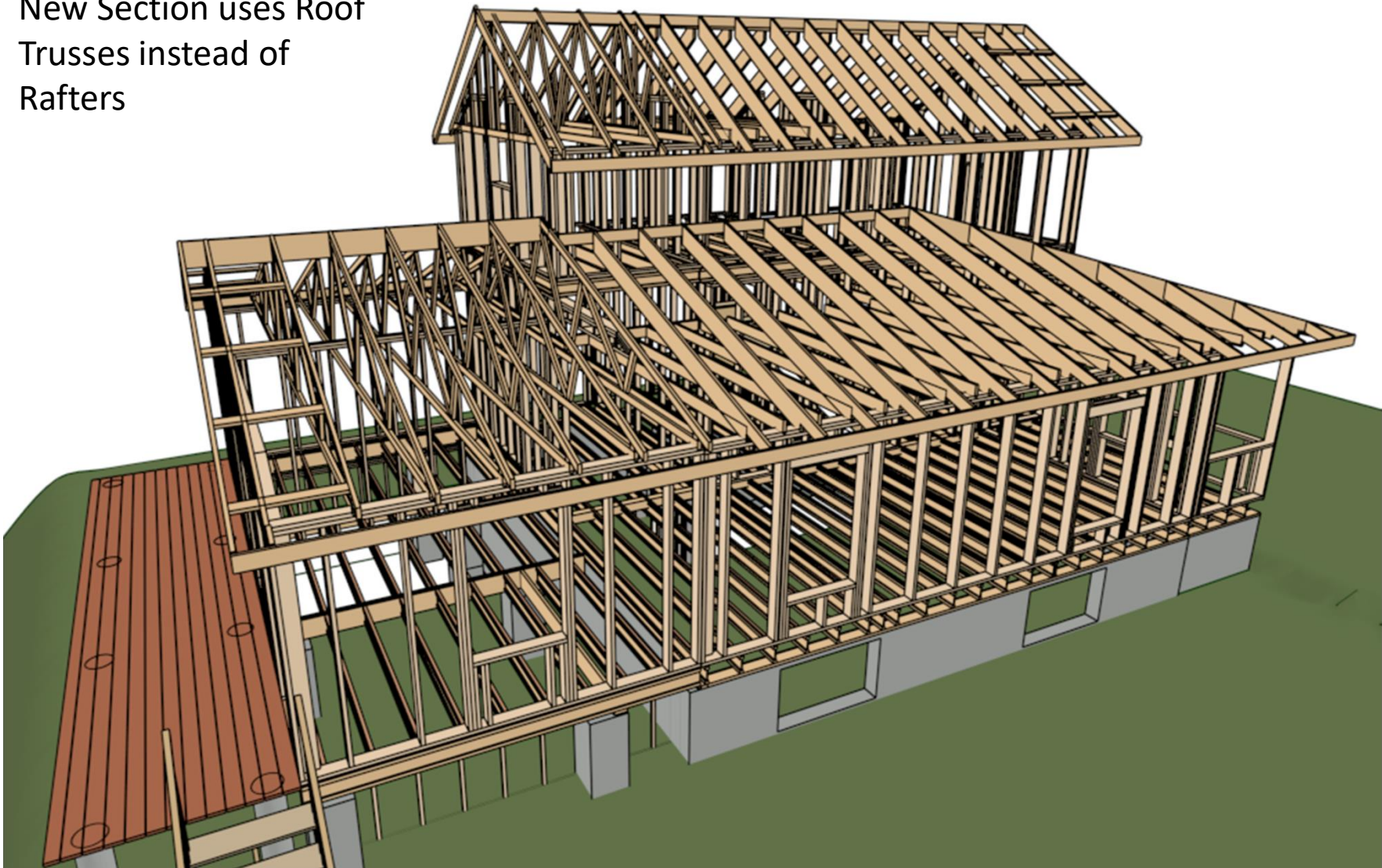


Arial View

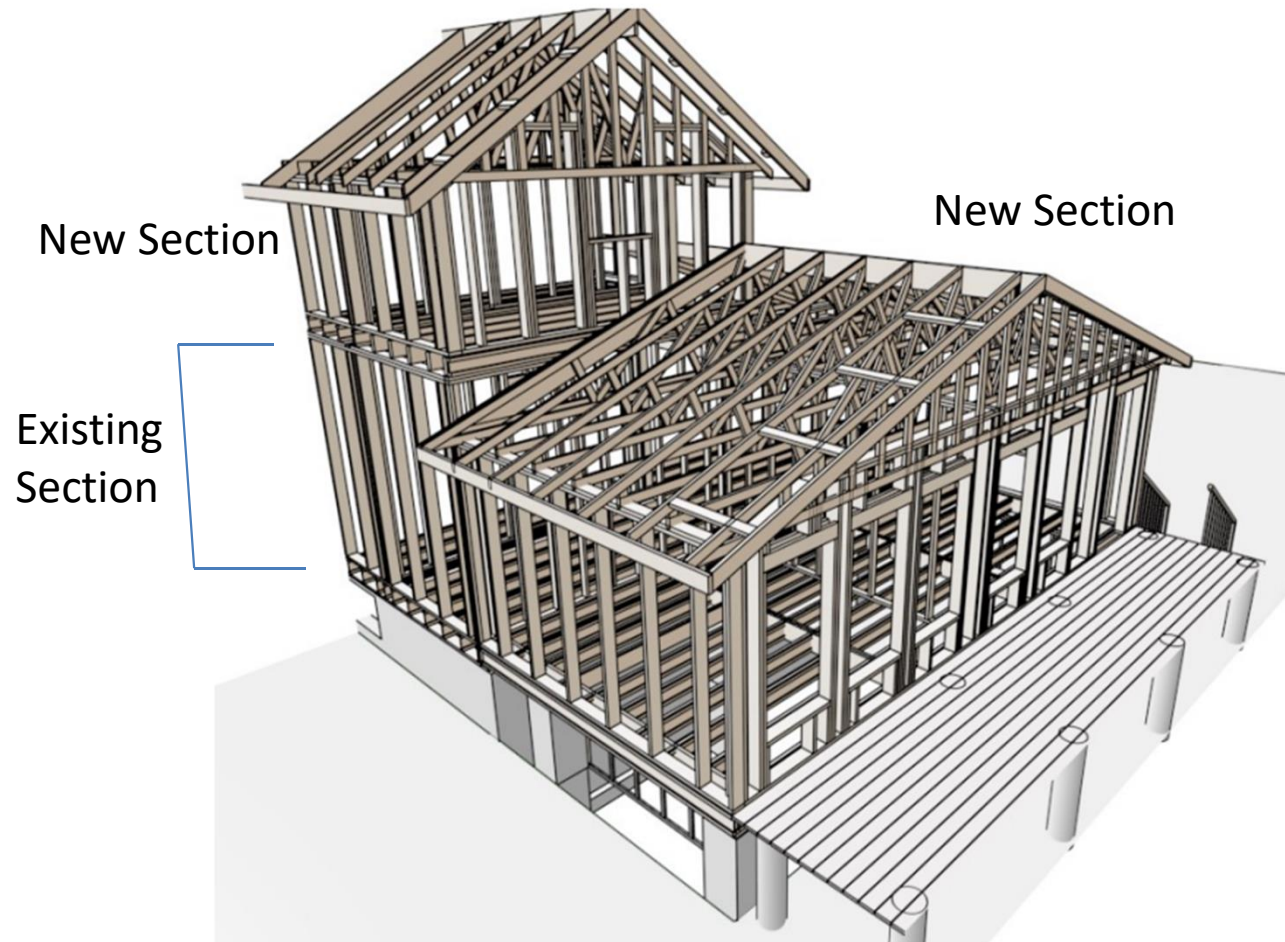


Framing

New Section uses Roof
Trusses instead of
Rafters

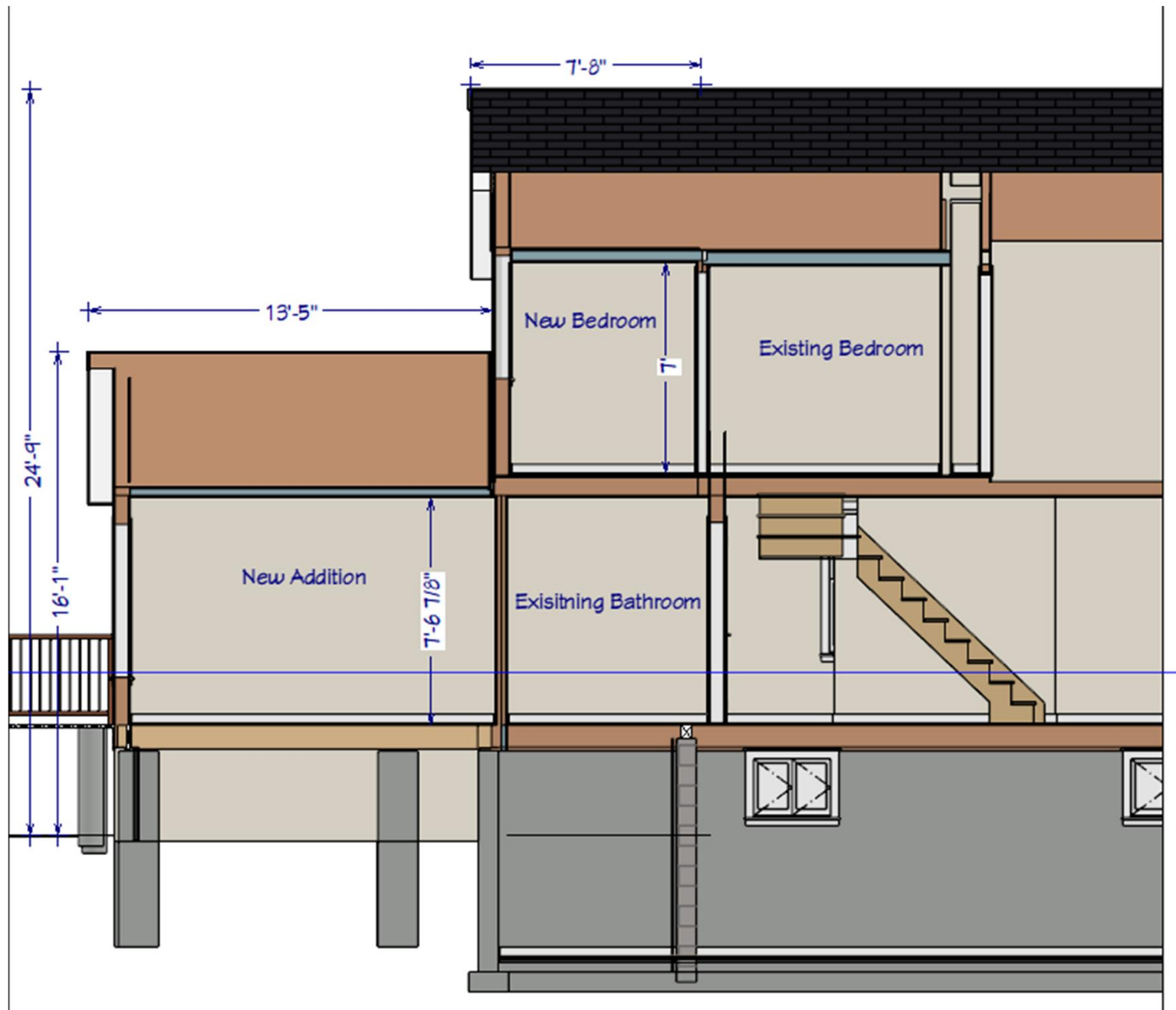


Framing Both Sections

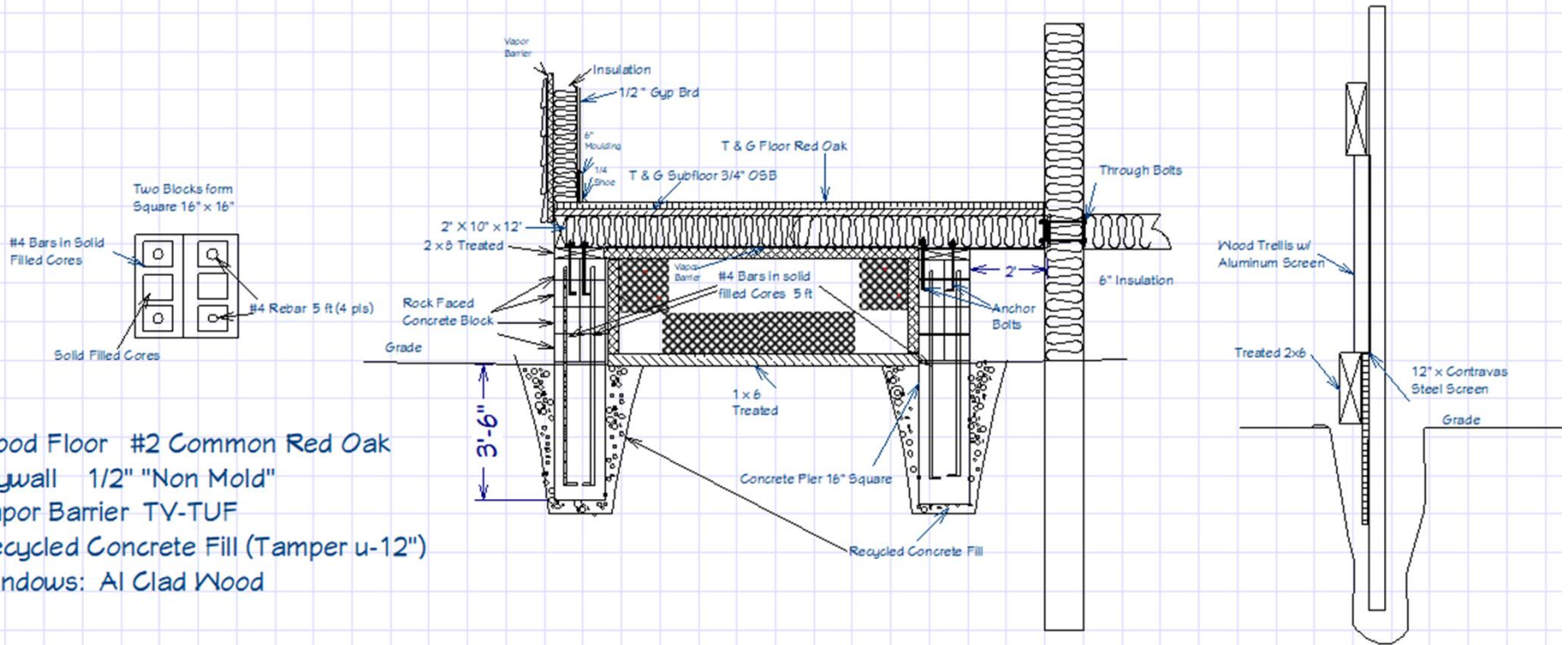


Parts Schedule

Parts List For Addition 837 Davis Street	Size	Qty	Parts List For Addition 837 Davis Street	Size	Qty
Windows Aluminum Clad Wood Window	58" X 34"	5	#4 Rebar	5'	32
Move Existing Window from Back of the House to North Side		1	Square Sonotube	16 X 16 X 8'	8
White Cedar Shingles	Siding over New Construction	24 Bundles	Recycled Concrete Fill		2 Ton
Pre Hung Exterior Door		1	Concrete Mix	80 lb bag	20
White Cedar Shingles	Siding over New Construction	24 Bundles	Pressure Treated Garden Lattice	4 X 8 ft.	7
DMA Air Gap 44 Flooring Underlayment 1/2"	1/2" x 50'	1 roll			
Draywall	4 X 8 X 1/2" non-mold	24			
Vapor Barrier		12	26' Residential Common Truss 4" Pitch	26' 4" Pitch	7
3/4 x 8' OSB subfloor		24	Residential Common Roof Truss	14' 10" Pitch	
1 x 6 base moulding	12 ft	10			
Shoe Molding	12 ft	8	Leak Barrier Self adnering Ice Barrier	33 Lin ft	5 Rol
Red Oak Wood Flooring		400 sq ft	Aluminum Roof Edge	2 5/8" x 1-11" x 12" Style D	8
6" Insulation		10 Rolls	Architectoral Roof Shingles		15 pk
2x6 Pine Studs		45	Roofing Underlayment		2 rol
2 x 4 Pine Studs		25	Roof Vent		2
			Pressure Treated Pine	1 X 6 X 8'	8
Heating Duct	7 fin X 5 ft	15	Rock Faced Block to match existing Foundation	8" X 8" X 16"	24
Duct 7" X 26 ga 90 degree bend		8	Block (3 hole) Smooth Face	8 X 8 X 16 Smoth Face	50
Rock Faced Block to match existing Foundation	8" X 8" X 16"	24	Framing studs	2 X 6 X 8	150
			Joist	2X 10 X 12'	20



Cross Section Addition for House at 837 Davis St.



Wood Floor #2 Common Red Oak
Drywall 1/2" "Non Mold"
Vapor Barrier TV-TUF
Recycled Concrete Fill (Tamper u-12")
Windows: Al Clad Wood



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: October 17, 2023

SUBJECT: 2. 161 E Michigan - Alteration (Installation of Sign) PPZ23-0029

PROPOSED WORK:

Description of Work Supplied by the Applicant: Non-lit panel sign (ACP). Sign with vinyl overlay screwed into fascia.

EVALUATION:

Project Details

Installation of a non-illuminated sign to the east face of the building. The sign is 56"x56" and will be mounted 78" above the ground. The sign will be wall mounted and not anchored to the fascia.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. The building will still be used for its historic purpose (commerce) and the installation of the sign will not constitute a change to defining characteristics of the building.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The installation of the sign will not destroy materials that characterize the property. Additionally, the use of Aluminum Composite Panel (a modern material) will differentiate the new sign from the rest of the property. Because the signs relatively small size (4.6' x 4.6') the sign will be compatible with the massing, size and scale of the property. Finally, the sign will not obstruct any character-defining features on the property.

Page 2

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 sign was removed in the future, the form and integrity of the building would be unimpaired.

Local Historic District Standards and Guidelines

Signs:

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 location of the sign will not conceal or disfigure architectural features on the building. The style and size is also compatible with the building, but modern enough to be differentiated from the historic building.

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

The proposed sign is made from composite aluminum panel.

Discussion

The installation of the sign will not have an adverse effect on the historic character of the building. The sign is small relative to the building, is not placed on the primary facade, does not obstruct or destroy historic character defining features and is reversible/ removable.

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 December 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 December 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: 161 E Michigan Ave, Kalamazoo, MI 49007

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

Applicant: Signarama of Lansing East

Owner: Millenium Restaraunt Group - Shelly Pastor

Mailing Add: 6081 S MLK BLVD

Mailing Add: 161 E Michigan Ave

City State & Zip: Lansing MI 48911

City, State Zip: Kalamazoo, MI 49007

Phone: 517-489-4314

Phone: 269.207.3702

Email: cas @signarama-lansingeast.com

Email: shellypastor @milleniumrestaurants.com

Contractor SignaramaLansingEast

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Non Lit Panel Sign (ACP) Sign with Vinyl Overlay screwed into facia

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

Applicant's Signature: Shelly Pastor

Date: 8/31/23

Owner's Signature: [Signature]

Date: 8/29/23

(if different)

APPLICATION CHECKLIST:

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

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☐ \$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- 23-0029

Date Received*: 08/31/2023

Zoning CCBD Year built 1901

Complete application Yes

Owned since 11/07/2001

COMMISSION

Meeting Date _____

COMMENTS _____

Hearing fee paid \$85 _____

Check # _____

Approve in Concept Date _____

Letter mailed _____

FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____

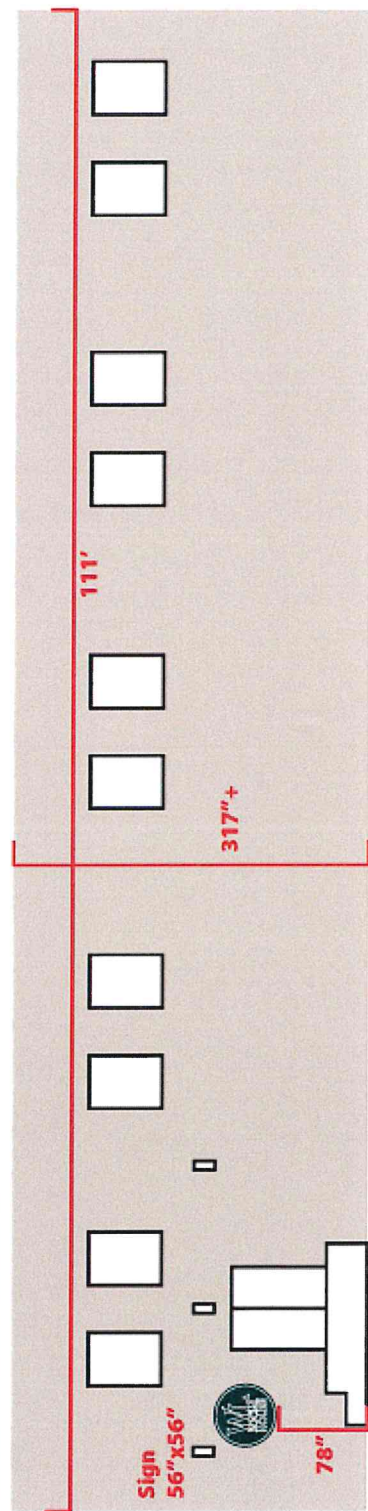
Comments _____

Revised November 22, 2019



Please check layout (size, spacing, dimensions) and location back with signstore. Production cannot begin until written approval is received. Additional charges will be applied for any changes that are needed after approval is received. SIGNARAMA is not responsible for any errors in layout, design, or dimensions that have been approved by the customer. The proof is for layout only. Any changes or alterations by the customer not shown or changed here in will be billed separately. 50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$250).

Phone: 517-489-4314 Email: info@signarama-lansingeast.com

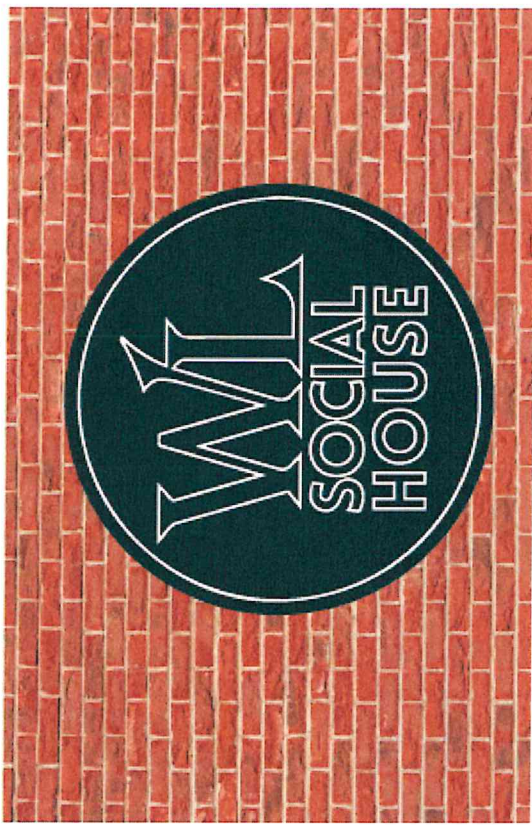


I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN. **CUSTOMER SIGNED BY:** _____ **PRINT:** _____ **DATE:** _____
THIS ORIGINAL DESIGN AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF SIGNARAMA AND ITS USE IN ANYWAY OTHER THAN AS AUTHORIZED IS EXPRESSLY FORBIDDEN. SIGN AND ARTWORK REMAIN THE PROPERTY OF SIGNARAMA. THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL TO ASSURE SAFETY AND QUALITY OUR PRODUCTS IS LISTED
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Please check layout (lettering, spelling, dimensions) and business back with signature. Production cannot begin until written approval is received. Additional charges will be applied for any changes that are needed after approval is received. SIGNARAMA is not responsible for any errors in spelling, layout, or dimensions that have been approved by the customer. The proof is for layout only. Any changes or alterations by the customer not shown or changed here in will be billed separately. **50% DEPOSIT DUE AT TIME OF ORDER** (full amount if under \$250).

Phone: 517-489-4314 Email: info@signarama-lansingeast.com



56" x 56" ACP Panel

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN: **CUSTOMER APPROVAL SIGNED BY:** _____ **PRINT:** _____ **DATE:** _____
THIS ORIGINAL DESIGN AND ALL INFORMATION CONTAINED THEREIN IS THE PROPERTY OF SIGNARAMA AND ITS USE IN ANYWAY OTHER THAN AS AUTHORIZED IS EXPRESSLY FORBIDDEN. SIGN AND ARTWORK REMAIN THE PROPERTY OF SIGNARAMA.
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Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: October 17, 2023

SUBJECT: 3. 763 W Michigan - Alteration (Door, window and trim replacement) PPZ23-0030

PROPOSED WORK:

Description of Work Supplied by the Applicant:

Location (1)- Page (2)

Replace large window by main door with window of same size and design, dark bronze framed thermal pane with metal insets.

Location (2)- Page (3)

Replace dilapidated wood door with dark bronze security door, all wood trim to be replaced or reused based on wear. Opening size to remain the same.

Location (3) - Page (4)

Single metal door to be replace with dark bronze double pane glass security door: Opening to remain the same and wood trim will be added at a later date when front rehabilitation work begins.

Location (4)- Page (5)

Painted security door to be replaced with solid dark bronze metal door to match other doors installed, opening to remain the same. Will be used as a main entrance into second space. Wood trim will be added to match door at Location (2).

Location (5) - Page (6)

Rusted metal single pane windows will be replaced with dark bronze thermal panes. Look and size will remain the same with metal insets used in glass. Wood trim in area will be restored/replaced to maintain look.

Location (6) - Page (8)

Page 2

Rusted metal single pan windows will be replaced with dark bronze thermal panes. Look and size will remain the same with metal insets used in glass.

Location (7) - Page (10)

Small window will be replaced with thermal pane of same size. Metal insets not noted on design but will be added.

EVALUATION:

Project Details

Replacing a number of doors and windows:

Doors - The doors slated for replacement are likely not historic. These doors include the entrance at the corner of Oakland and Academy (west face) and two doors on the south face (one wooden door and one metal door).

Windows - The windows slated for replacement are original to the structure. These windows include a window (two individual 6 lite sashes in the same opening under a 4 lite transom window) on the south side of the building (location 2), multiple windows surrounding the recessed entrance on the north side of the property (location 5), a series of three windows under transoms at the east end of the buildings north face (location 6), and a casement window (2 lite sashes in the same opening) located on the north face (location 7).

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.

Doors - The building can still be used for its original use (commerce) after the installation of doors. As the doors to be replaced are not original, the replacement will not change character defining features.

Windows - The replacement of windows would allow for the building to still be used for its original purpose.

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 - As noted above, since the doors are not original to the property, the proposed door replacements will not remove historic materials or alter features that characterize the property.

Windows - Removal of the historic historic windows constitutes the removal of historic materials (metal windows) and features that characterize the building and should thus be avoided.

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

Doors - The doors are not distinctive features that characterize a property and do not need to be preserved.

Windows - The metal casement and fixed pane windows are examples of distinctive craftsmanship and distinctive features of the property and the Tudor style. The original windows should be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Doors - As the doors are not historic, they can more readily be replaced rather than repaired.

Windows - Some of the windows slated for replacement are designed as rusty. Without fully identifying the extent of the damage, the rust can be removed and the windows repaired. If additional damage exists that warrants the replacement of the windows, the windows should match the existing in design, color, texture and other visual qualities. The muntins in the existing windows appear to be thinner than those depicted in the renderings of the proposed windows. Furthermore, the existing muntin differ in profile from the muntins in the proposed windows.

Local Historic District Standards and Guidelines

Windows:

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

The dimension of the original window must be retained.

The application states the the new windows will fit existing openings.

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

While the new muntins and sash profiles may approximate the existing windows, they are not exact. This approximation will have a negative effect on the overall character of the historic resource.

Discussion

The proposed replacement of doors on the property will not have a negative impact on the property. The replacement of the windows, however, with new windows that do not mimic the muntin profile and size will have a negative impact on the historic character of the building. The removal of the original windows on the property should be avoided, and the windows should be repaired instead of replaced.

POTENTIAL ACTIONS:

Page 4

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

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

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

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards [1, 2, 5 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: 763 West Michigan Ave

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

Applicant: Uptal LLC Owner: Peter Comensoli

Mailing Add: 762 West Main Mailing Add: _____

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

Phone: (269) 598-0228 Phone: (269) 598-3202

Email: info@comensolis.com Email: paul.comensoli@gmail.com

Contractor Arnie's Glass

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

See attached.

All measurements on design equal what is there currently -

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

Applicant's Signature: Peter Comensoli Date: 10/4/23

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

APPLICATION CHECKLIST:

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

☒ Drawings 11x17 or smaller with dimensions

☒ Materials list

☒ Site plan including north arrow

☐ Other:

☒ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0030

Date Received*: 10/04/2023

Zoning CCBD Year built 1926

Complete application Yes

Owned since _____

COMMISSION

Meeting Date 10/17/2023

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

763 West Michigan Window/Door Design Proposal

Upkal LLC

MATERIALS REQUIRED – Trim Wood, Prebuild Dark Bronze Windows / Doors

Location – Refer to site plan

Page – Refer to window design PDF

Location (1)- Page (2)

Replace large window by main door with window of same size and design, dark bronze framed thermal pane with metal insets.

Location (2) – Page (3)

Replace dilapidated wood door with dark bronze security door, all wood trim to be replaced or reused based on wear. Opening size to remain the same.

Location (3) – Page (4)

Single metal door to be replace with dark bronze double pane glass security door. Opening to remain the same and wood trim will be added at a later date when front rehabilitation work begins.

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Painted security door to be replaced with solid dark bronze metal door to match other doors installed, opening to remain the same. Will be used as a main entrance into second space. Wood trim will be added to match door at Location (2).

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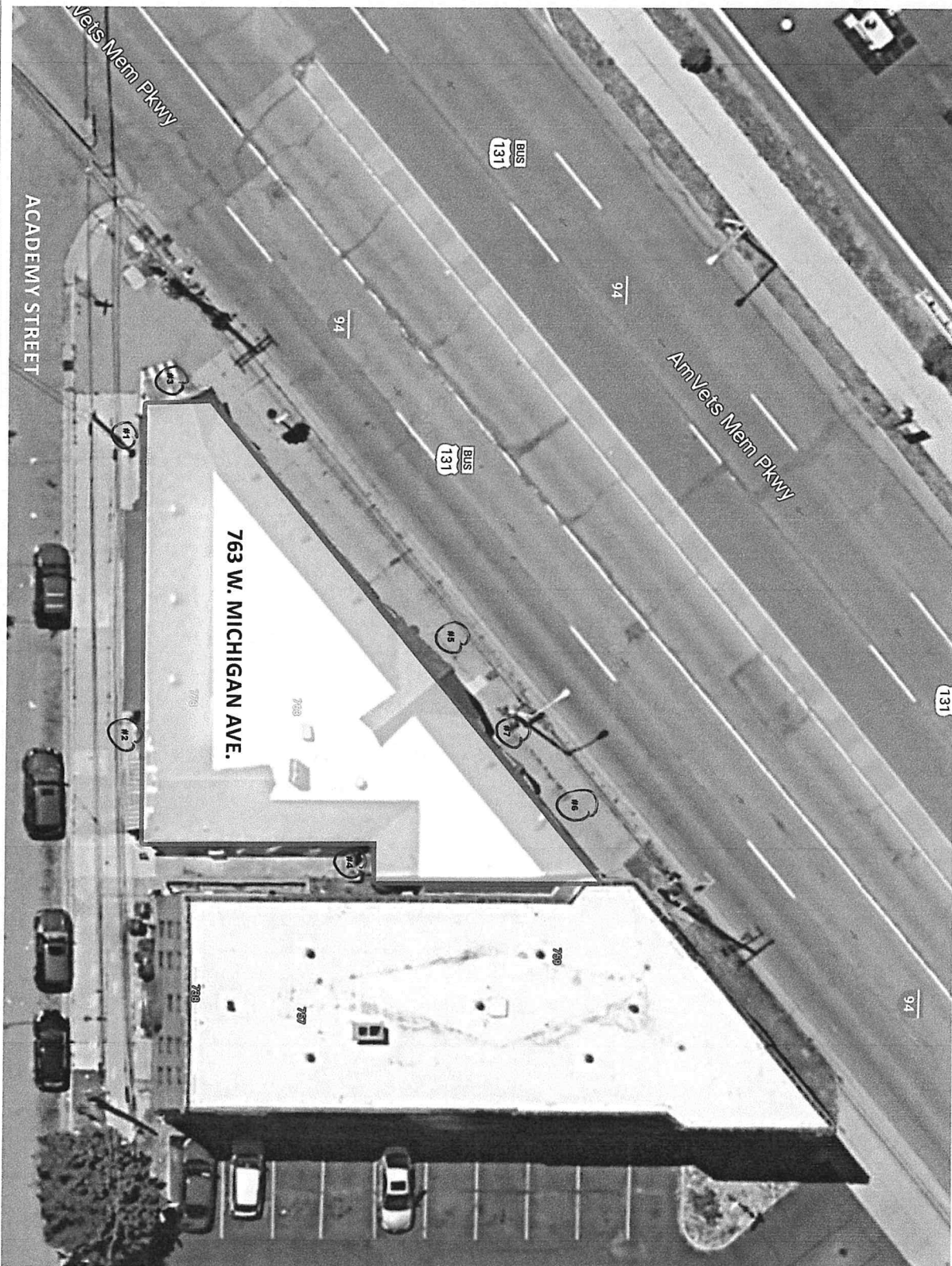
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Location (6) – Page (8)

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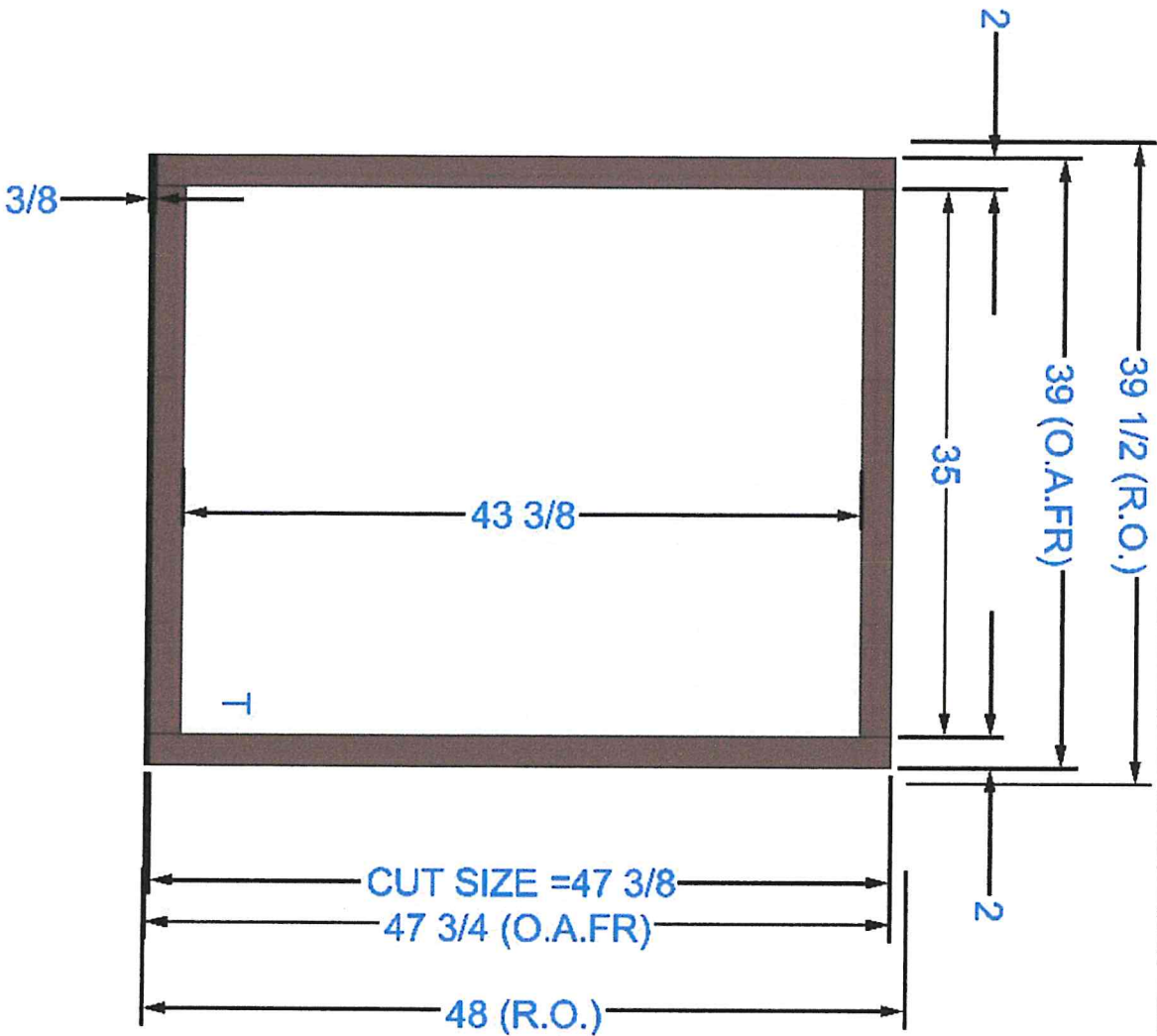
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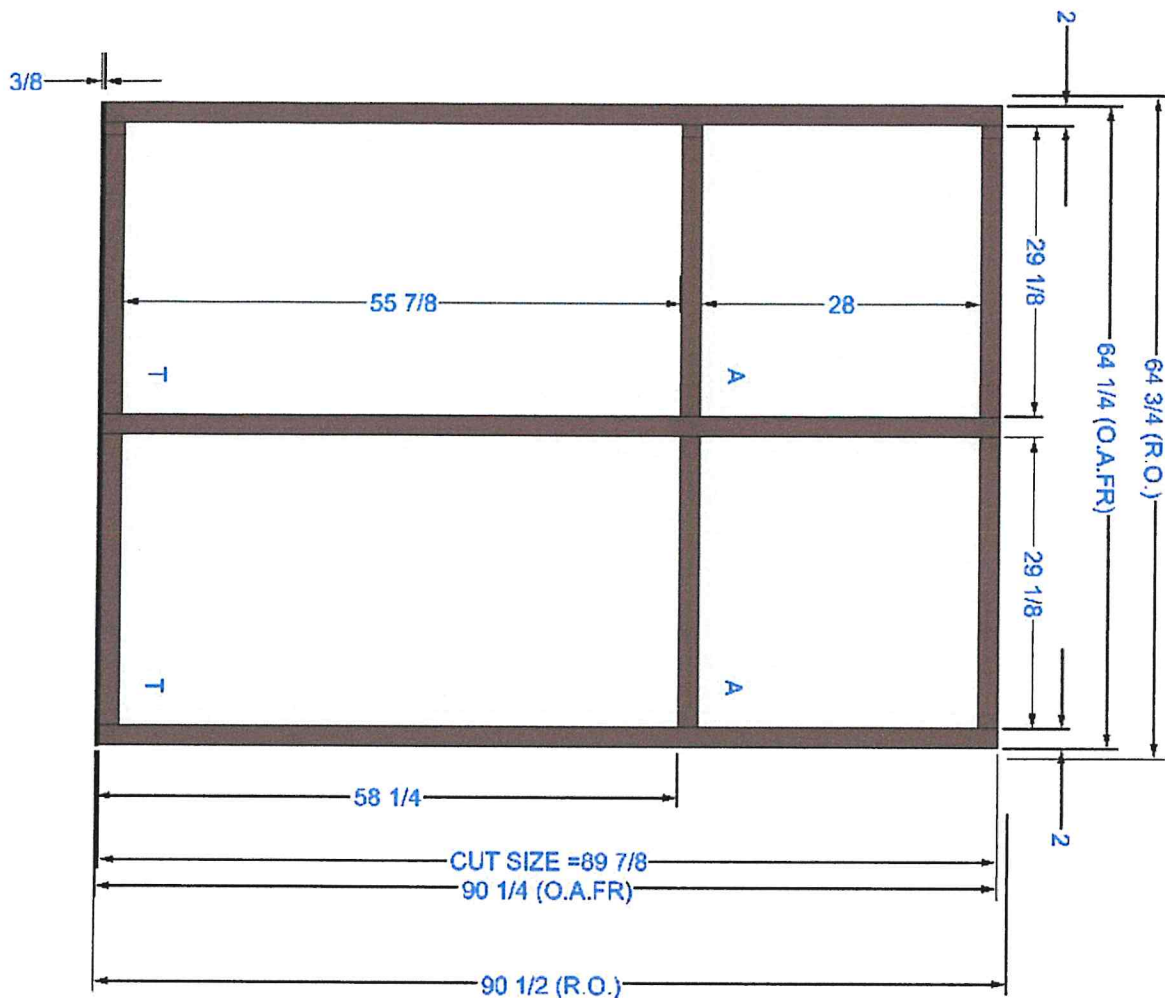
SITE PLAN
763 W. MICHIGAN AVE.

N
 Scale: 1/8" = 10'
 AUGUST 16, 2023

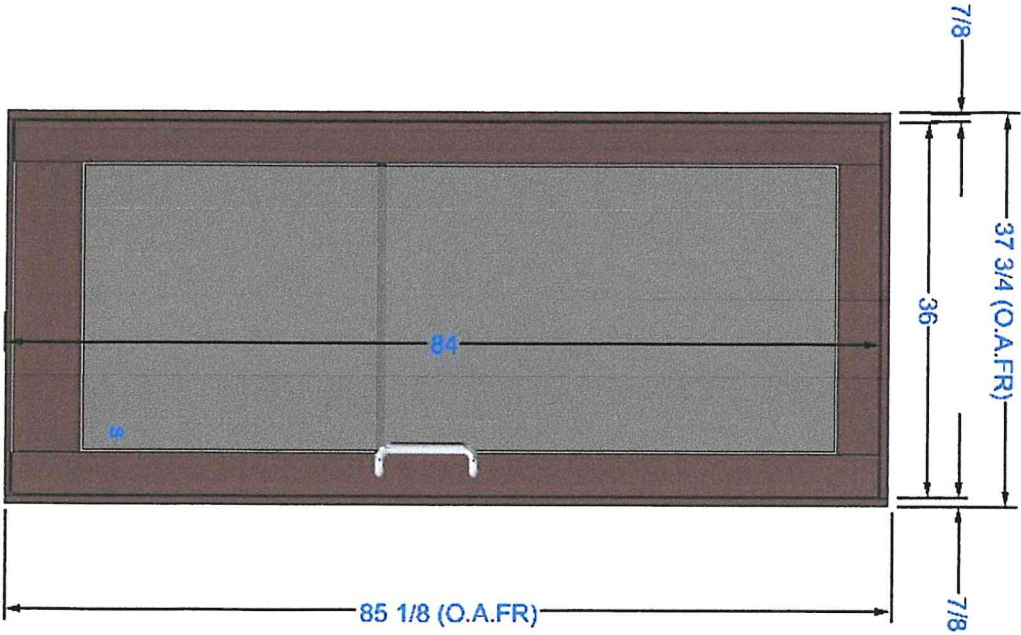
Project Name: Boogie Records
 Frame Set Name: Frame Set 1
 Metal Group: T14000 THERMAL PRECISION STANDARD
 Required: 6
 Back Member Color: DB DARK BRONZE : ANODIZED
 Frame Name: South Elevation
 D/S: 1
 Frame Type: Standard
 Face Member Color: DB DARK BRONZE : ANODIZED
 Panels: 1
 Rows: 1
 4/5/2023 7:45 AM
 Frame Width: 39
 Frame Height: 47 3/4



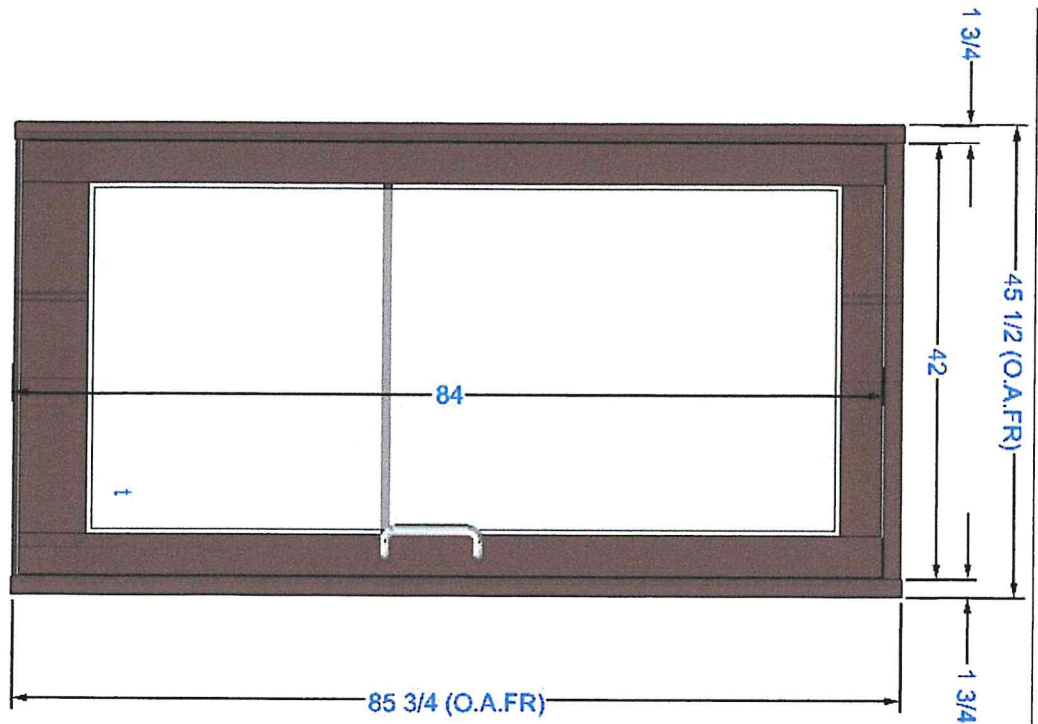
Project Name: Boogie Records		4/5/2023 7:45 AM	
Frame Set Name: Frame Set 1	Frame Name: Tall South Elevation	Panels: 2	Rows: 2
Metal Group: T14000 THERMAL PRECISION STANDARD	D/S: 1	Frame Type: Standard	Frame Width: 64 1/4
Required: 1	Back Member Color: DB DARK BRONZE : ANODIZED	Face Member Color: DB DARK BRONZE : ANODIZED	Frame Height: 90 1/4



Project Name: Boogie Records
Frame Set Name: Frame Set 1
Metal Group: T14000 THERMAL PRECISION STANDARD
Required: 1 Back Member Color: DB DARK BRONZE : ANODIZED
Frame Name: Door South Elevation
D/S: 1 Frame Type: Standard
Face Member Color: DB DARK BRONZE : ANODIZED
Panels: 1
Rows: 1
4/5/2023 7:45 AM
Frame Width: 37 3/4
Frame Height: 85 1/8



Project Name: Boogie Records		4/5/2023 7:45 AM	
Frame Set Name: Frame Set 1	Frame Name: Main door	Panels: 1	Rows: 1
Metal Group: 4500 SCREW SPLINE no sub	D/S: 1	Frame Type: Standard	Frame Width: 45 1/2
Required: 1	Back Member Color: DB DARK BRONZE : ANODIZED	Face Member Color: DB DARK BRONZE : ANODIZED	Frame Height: 85 3/4



Report Provided Courtesy of Glazier Studio - 5.0.0.62

Project Name: Boogie Records

Frame Set Name: Frame Set 1

Metal Group: T14000 THERMAL PRECISION STANDARD

Required: 1

Frame Name: Alley Door

D/S: 1

Back Member Color: DB DARK BRONZE : ANODIZED

4/5/2023 7:45 AM

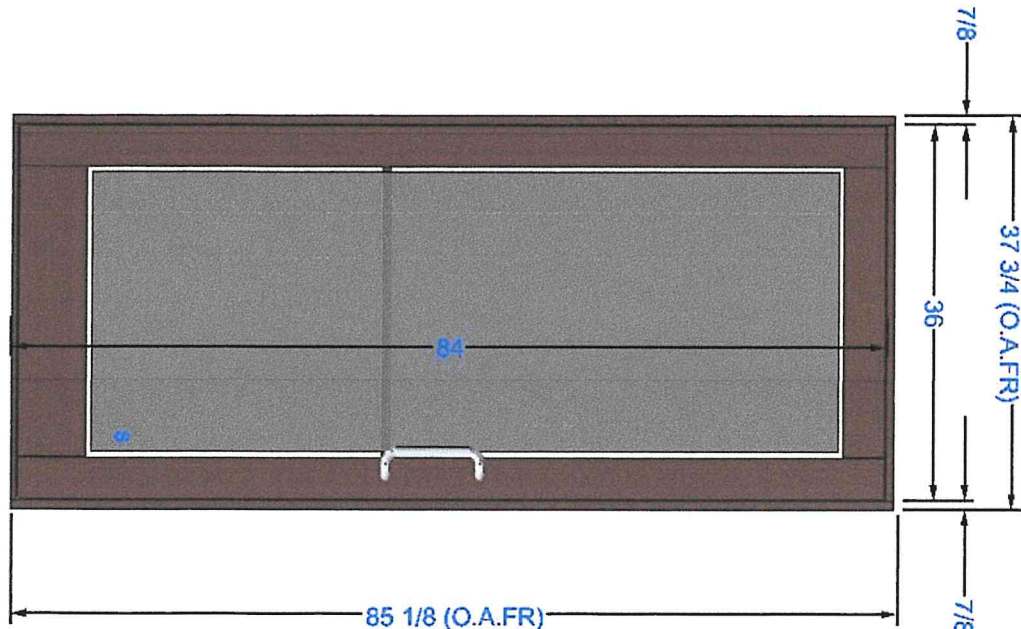
Panels: 1

Rows: 1

Frame Width: 37 3/4

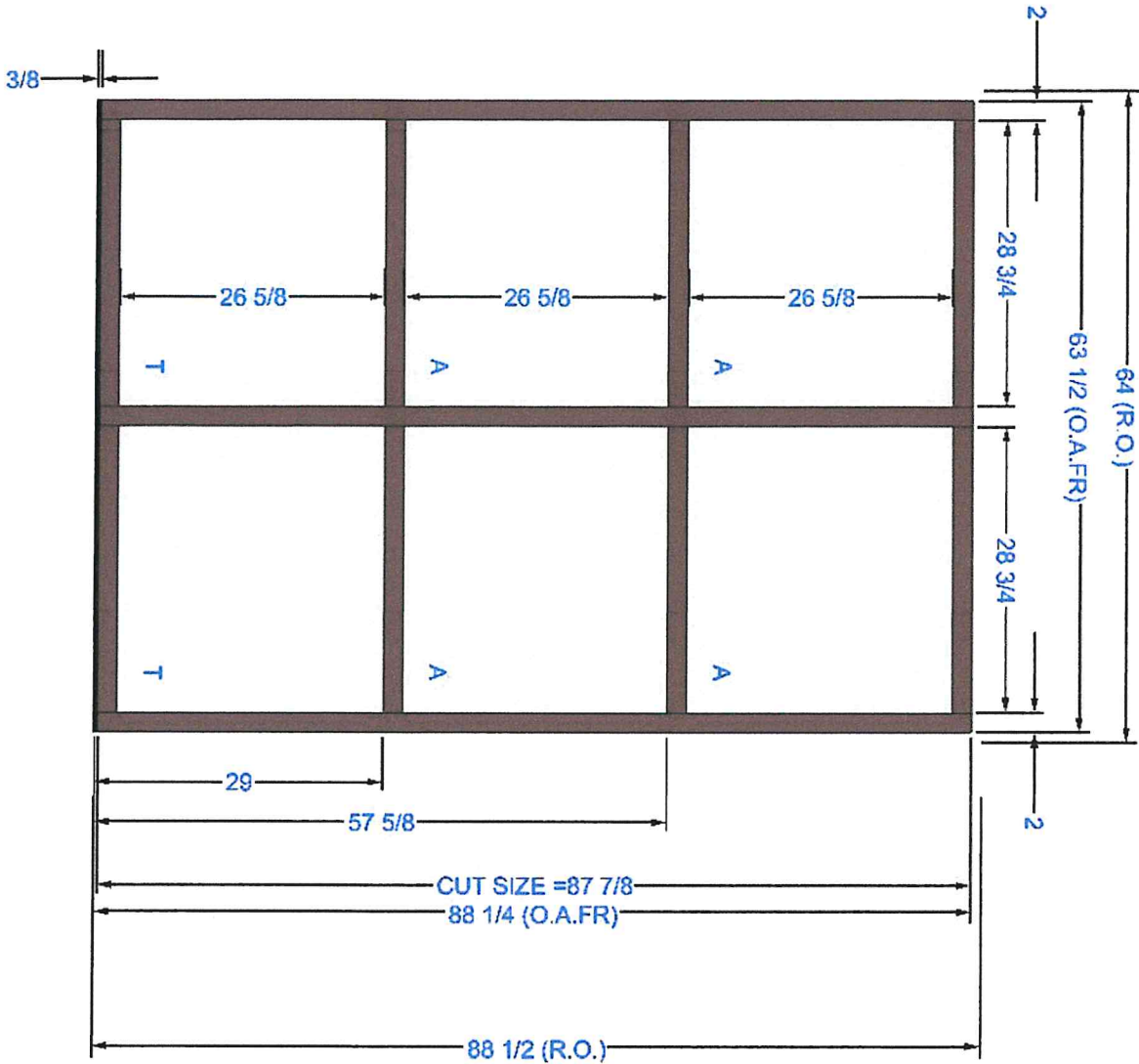
Frame Height: 85 1/8

Face Member Color: DB DARK BRONZE : ANODIZED



Report Provided Courtesy of Glazier Studio - 5.0.0.62

Project Name: Boogie Records
 Frame Set Name: Frame Set 1
 Metal Group: T14000 THERMAL PRECISION STANDARD
 Required: 2
 Back Member Color: DB DARK BRONZE : ANODIZED
 Frame Name: North Elevation Doubles
 Panels: 2
 Rows: 3
 D/S: 1
 Frame Type: Standard
 Frame Width: 63 1/2
 Frame Height: 88 1/4
 Face Member Color: DB DARK BRONZE : ANODIZED



Project Name: Boogie Records

4/5/2023 7:45 AM

Frame Set Name: Frame Set 1

Frame Name: N Elevation Double Alt

Panels: 2

Rows: 2

Metal Group: T14000 THERMAL PRECISION STANDARD

D/S: 1

Frame Type: Standard

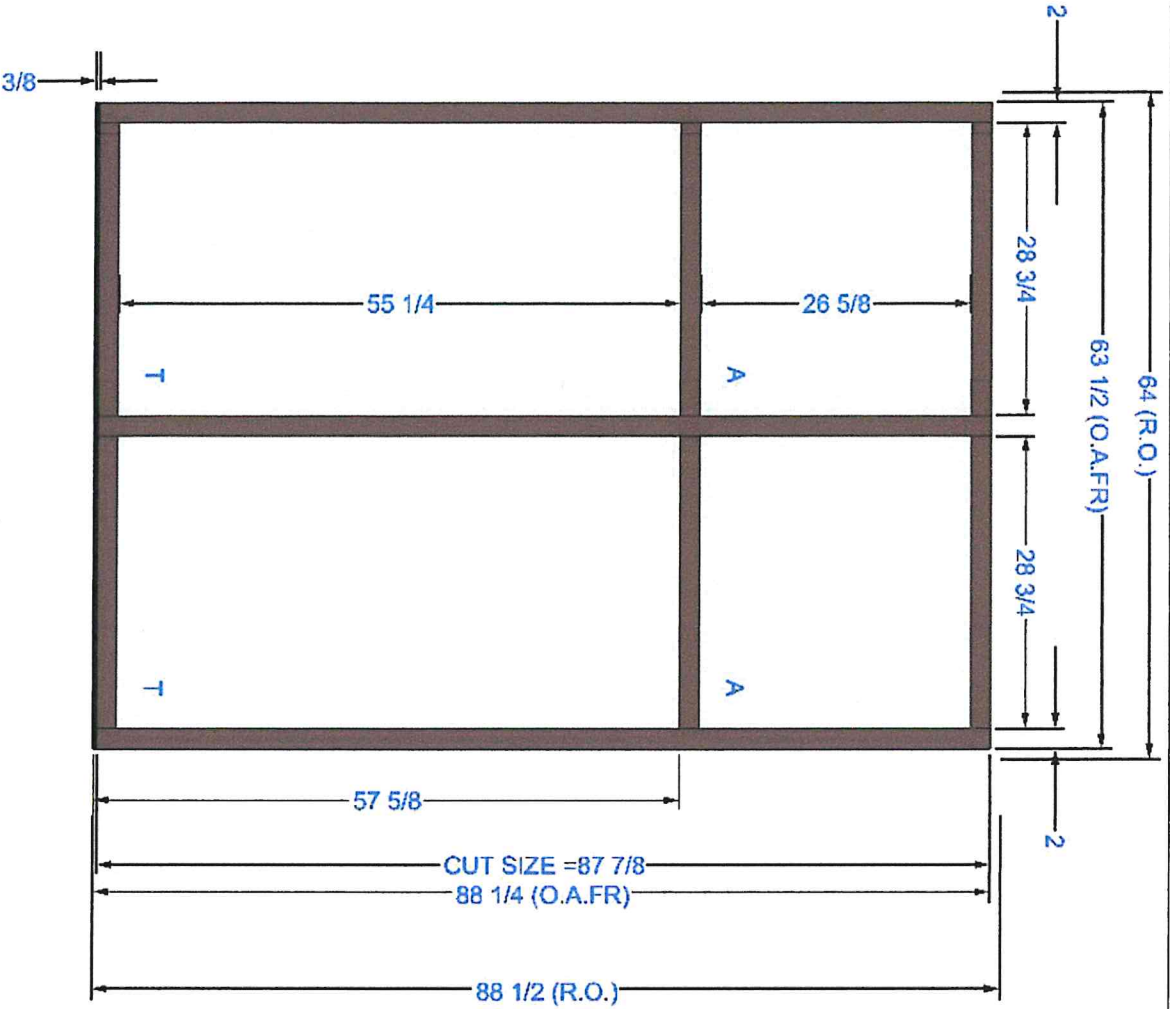
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Frame Height: 88 1/4

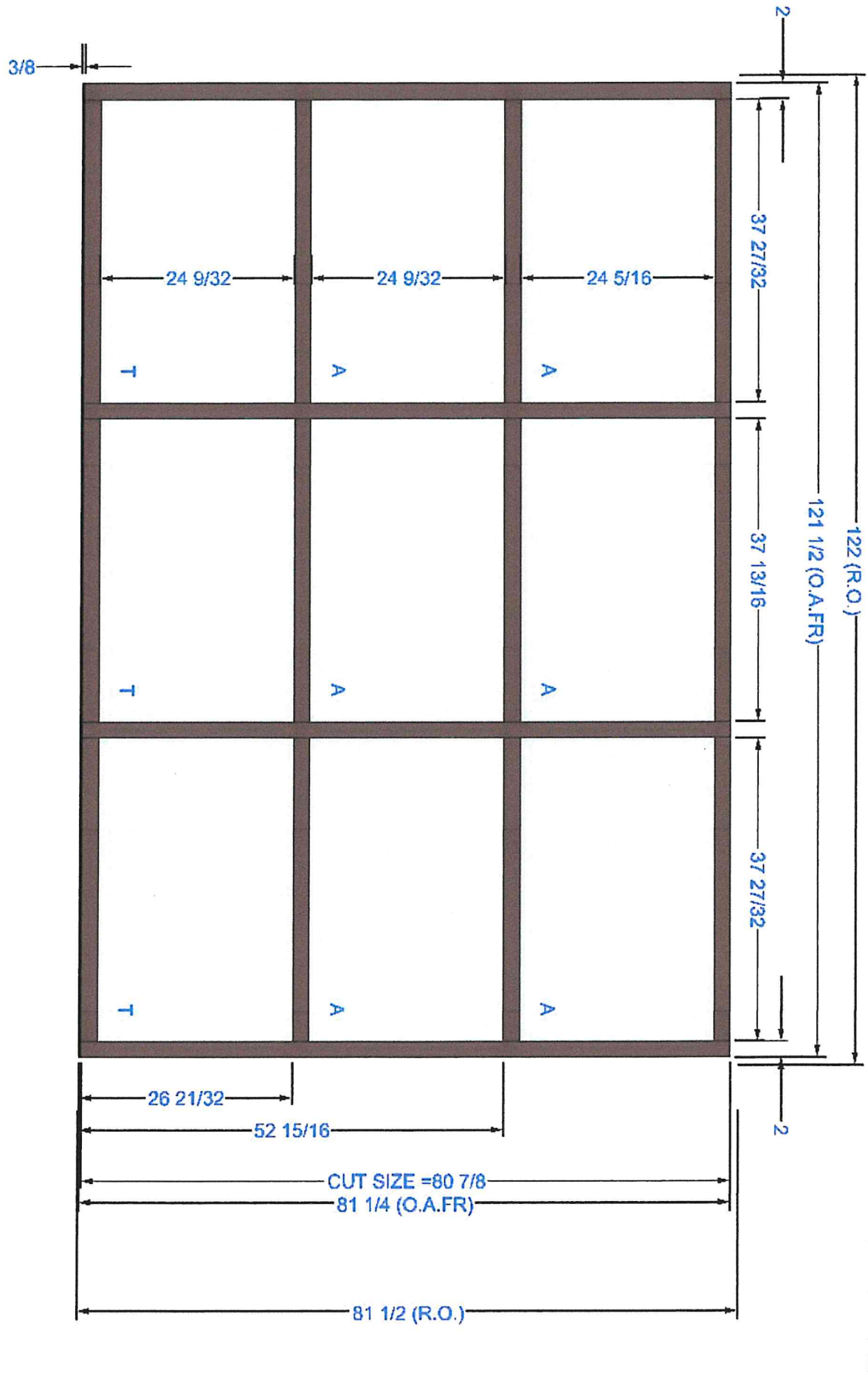
Required: 2

Back Member Color: DB DARK BRONZE : ANODIZED

Face Member Color: DB DARK BRONZE : ANODIZED



Project Name: Boogie Records
 Frame Set Name: Frame Set 1
 Metal Group: T14000 THERMAL PRECISION STANDARD
 Required: 1 Back Member Color: DB DARK BRONZE : ANODIZED
 Frame Name: North Elevation Triple
 D/S: 1 Frame Type: Standard
 Face Member Color: DB DARK BRONZE : ANODIZED
 Panels: 3 Rows: 3
 Frame Width: 121 1/2
 Frame Height: 81 1/4
 4/5/2023 7:45 AM



Project Name: Boogie Records

4/5/2023 7:45 AM

Frame Set Name: Frame Set 1

Frame Name: N Elevation Triple Alt

Panels: 3

Rows: 2

Metal Group: T14000 THERMAL PRECISION STANDARD

D/S: 1

Frame Type: Standard

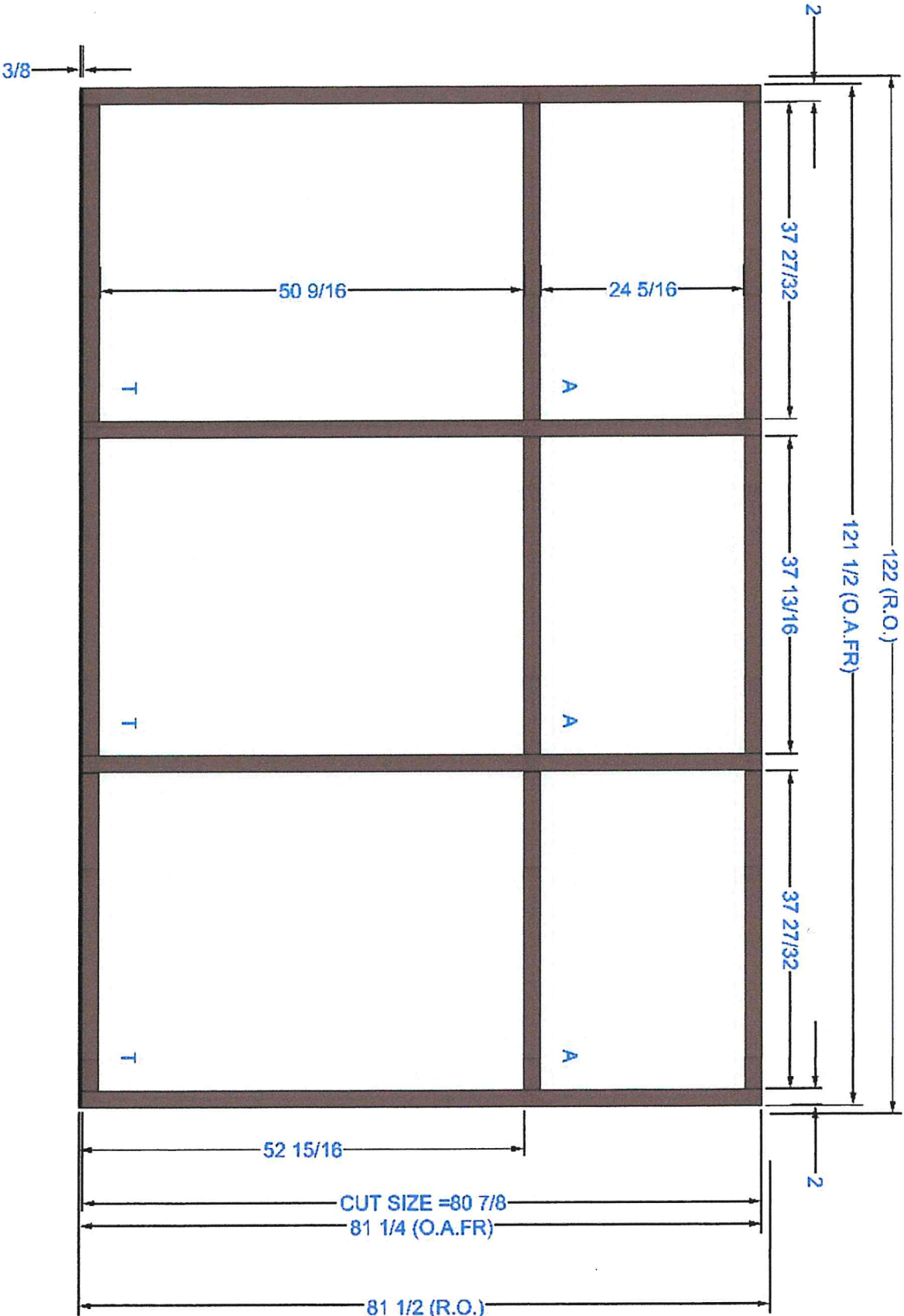
Frame Width: 121 1/2

Frame Height: 81 1/4

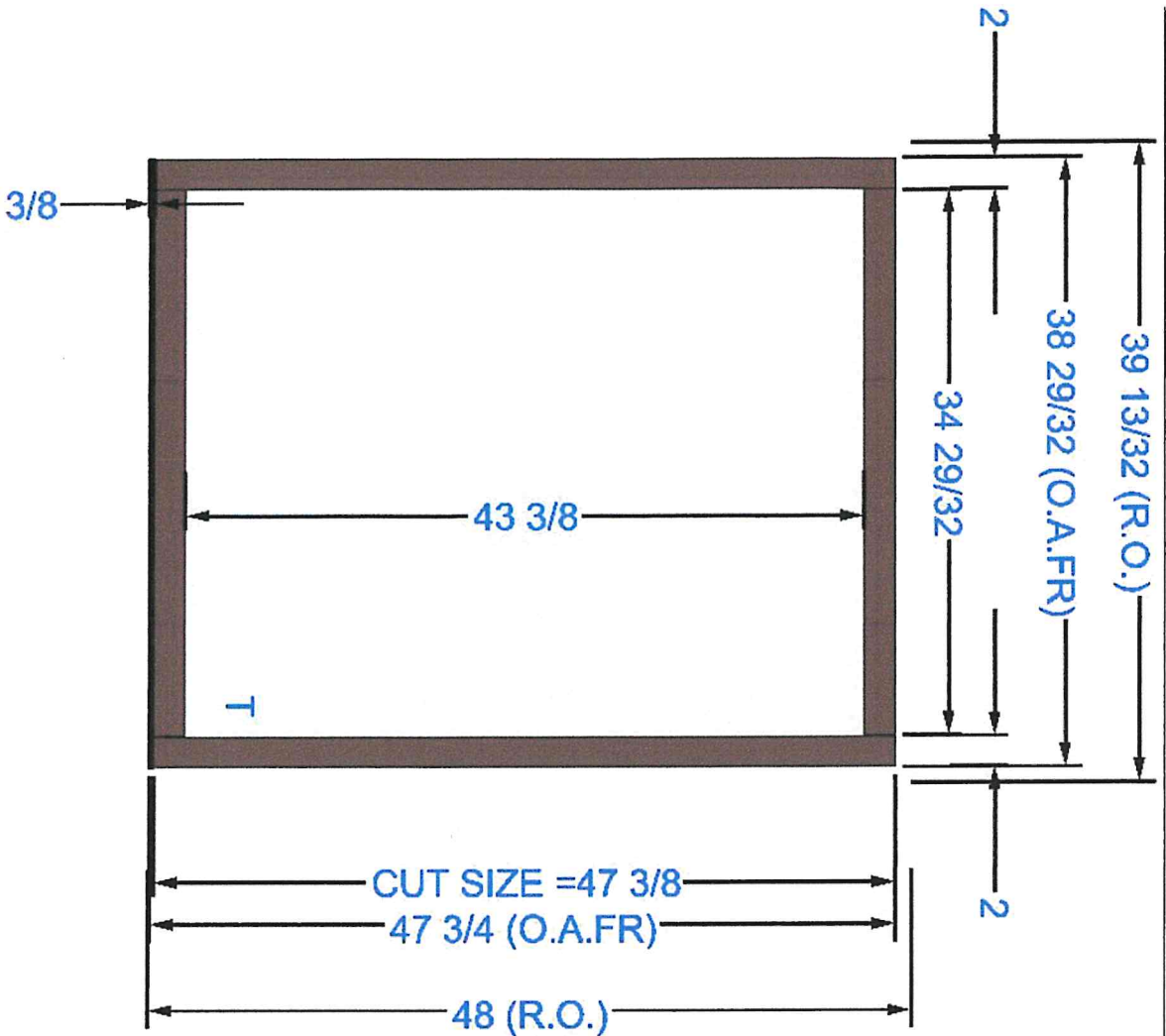
Required: 1

Back Member Color: DB DARK BRONZE : ANODIZED

Face Member Color: DB DARK BRONZE : ANODIZED



Project Name: Boogie Records		4/5/2023 7:45 AM	
Frame Set Name: Frame Set 1		Frame Name: North Elevation Single	
Metal Group: T14000 THERMAL PRECISION STANDARD		D/S: 1	Frame Type: Standard
Required: 1	Back Member Color: DB DARK BRONZE : ANODIZED	Face Member Color: DB DARK BRONZE : ANODIZED	
		Panels: 1	Rows: 1
		Frame Width: 38 29/32	Frame Height: 47 3/4



763 West Michigan Window/Door Design Proposal

Upkal LLC

MATERIALS REQUIRED – Trim Wood, Prebuild Dark Bronze Windows

Location – Refer to site plan

Page – Refer to window design PDF

Location (1)- Page (2)

Replace large window by main door with window of same size and design, dark bronze framed thermal pane with metal insets.



Location (2) – Page (3)

Replace dilapidated wood door with dark bronze security door, all wood trim to be replaced or reused based on wear. Opening size to remain the same.



Location (3) – Page (4)

Single metal door to be replace with dark bronze double pane glass security door. Opening to remain the same and wood trim will be added at a later date when front rehabilitation work begins.



Location (4) – Page (5)

Painted security door to be replaced with solid dark bronze metal door to match other doors installed, opening to remain the same. Will be used as a main entrance into second space. Wood trim will be added to match door at Location (2).



Location (5) – Page (6)

Rusted metal single pane windows will be replaced with dark bronze thermal panes. Look and size will remain the same with metal insets used in glass. Wood trim in area will be restored/replaced to maintain look.







Location (6) – Page (8)

Rusted metal single pan windows will be replaced with dark bronze thermal panes. Look and size will remain the same with metal insets used in glass.



Location (7) – Page (10)

Small window will be replaced with thermal pane of same size. Metal insets not noted on design but will be added.



2,660 SF FOR LEASE

Kalamazoo
COMMERCIAL REAL ESTATE
KALAMAZOOCRE.COM 269-888-2755

773

Jeanne Hess
for Kalamazoo
City Commission

RE-ELECT
CHRIS PRAEDEL
KALAMAZOO CITY COMMISSION







Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: October 17, 2023

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

PROPOSED WORK:

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

EVALUATION:

Project Details

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

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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

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

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. *The wood siding on the property is a distinctive feature and an example of craftsmanship that*

characterizes the property. Areas in the gables of the property especially display features that characterize the property.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

Local Historic District Standards and Guidelines

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

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

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

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

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

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

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

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

(a) Existing cornice or building trim elements shall not be covered or replaced without Commission approval. Commission approval will depend upon how closely the trim cladding or new trim elements duplicate the appearance of the existing building trim elements. The application should be as detailed as possible.

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

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

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

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

Some of the particular details regarding the design aspects of the siding such as texture, size, and pattern have not yet been provided.

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.

Page 4

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

Proposal for Siding 930 W. Kalamazoo Avenue

I. Statement of Problem

The history of the exterior paint problem is detailed in the last four pages of this proposal. The house at 930 West Kalamazoo Avenue has been expertly painted on multiple occasions since the 1970's and each time, the paint "pops open" and/or peels off within one to two years. The best paint products have been used (Benjamin Moore paint and primer for the last two paint jobs) and the prep has been exceptional, but the paint will not adhere properly.

In the last year, the current owner requested repainting estimates from two high quality painting companies in the Kalamazoo area (VanTuinen and PMV). Van Tuinen refused to bid on the house as they were unwilling to guarantee the job, given the history of previous painting failures. PMV agreed to repaint the house but would only guarantee their work for one-year (vs. their normal 5-year warranty), due to the previous failures.

II. Goal

The goal of this proposal is to restore the exterior of the home in a manner that brings back the original beauty of the house and resolves the perpetual problem of the exterior paint peeling off shortly after being painted. Retaining the original character of the house and not losing any of the defining architectural features is the highest priority. After looking at numerous alternatives, the option that appears to be best suited to replicate the original look of the house is vinyl siding combined with painting of the some of the intact decorative features.

III. Historic Features to be Protected

To maintain the original character of the house, the following decorative features must be maintained

- A. Soffits
- B. Fascia
- C. Gingerbread trim
- D. Front and side porches
- E. Siding
- F. Scalloped peaks
- G. Angled siding in the peaks
- H. House corner trim
- I. Window trim

IV. How the historic features will be protected

- A. Soffits-the open soffits will currently remain and be professionally painted.
- B. Fascia-the fascia will remain and be professionally painted in conjunction with the soffits.
- C. Gingerbread Trim-these defining features throughout the exterior of the home will also be left and professionally painted.
- D. Front and side porches-these areas will also be painted and protected
- E. Siding-to maintain the character and appearance of the home new siding will be installed over the existing siding. Current horizontal siding is a 4" board with ½" projection.
 - a. This will first be started by installing a ⅜" insulated fan fold moisture barrier over the existing siding.
 - b. Over the moisture barrier new vinyl siding will be installed.
 - i. Alside double 4" panel options with ½" projection
 - ii. Alside premium double 4 ½" panel option with ¾" projection (available in a matte finish)
- F. Scalloped peaks- these will be replaced in the same method as the horizontal vinyl siding. We will overlay and install new scalloped or shake siding to maintain the projection needed for the vinyl siding.
 - a. Alside architectural vinyl shake (standard or staggered) - squared
 - b. Alside architectural vinyl scallops - fully rounded
- G. Angled siding- moisture barrier over existing, the same as the other aspects of new siding. Alside charter oak vinyl soffit comes in a 3 ⅛" exposure that can be installed on an angle or vertical to replicate the current desired areas on the home.
- H. House corner trim-currently a 1" projection from the sided areas along with a 1" transition "belly band" board separating the different styles of siding. These are different widths throughout the exterior.
 - a. These trim areas will be built out with a 1" board and installed in the desired width so the current design will remain.
 - b. These boards will then be custom wrapped in a smooth aluminum finish to be protected from the elements.
 - c. The custom wrap of the trims will be dual purpose and serve additionally as our built in j-channel to conceal the siding edges and give an accurate representation of the current design.
 - i. This will remove your traditional j-channel that is more commonly used in current vinyl siding installations.
- I. Window trim-the window trim will be built out, installed and wrapped the same as the corner trim and the transition boards.

V. Garage

The garage's defining features like the house will currently be protected and painted professionally. The siding and trims will be installed with new horizontal vinyl siding in the same manner as the house to replicate the current design.

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 930 West Kalamazoo Avenue

1992	The previous owner (Dwight Kelter) had the house painted in preparation for selling. He used discontinued automobile paint. The painter he hired advised Dwight not to use auto paint but the Dwight had already purchased 5-gallon drums at a greatly discounted rate.
1993	My husband and I bought the house.

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

2021	After my father passed away in 2016, I started a one-guest B&B; then returned to my career in 2020. In the spring of 2021, I solicited bids from multiple painting companies to repaint the house. I ended up selecting Steve Doud of A-Plus Painting because he assured me that he would attend to every detail and do an exceptional job. His internet reviews were all good. To prepare, I hired a carpenter who repaired and replaced all of the broken or rotted wood. Like every other painting company I contacted, A-Plus was not able to paint my house until the following summer (2022) due to COVID and the shortage of workers. Consequently, I had to wait another year.
2022	A-Plus started on my house in early spring of 2022. They power washed it and then let it sit to dry for 3-4 weeks. Then they came back to scrape and prep. I was working in Colorado at the time, frequently flying back to check on the house. After the prep was done, I flew home to check, only to find that they had started spraying primer on the house (without my permission) right on top of unfinished scraping and no sanding whatsoever. I called the owner (Steve Doud) immediately to ask if he planned to scrape and sand after the priming. He became irate, told me I had no right to tell him how to do his job; then said he was coming over to pick up his equipment – refusing to return \$8000 of my deposit and leaving the house in worse condition than before they started. I contacted the other painters I had received bids from but no one could do the job until the following summer (2023). I asked Luis Pena to come over so that he could assess the situation and the additional damage done by A-Plus Painting.
2023	After the first of this year, I started contacting painters to repaint the house this summer (2023). By this point, I was only willing to work with a well-established, reputable and insured company who provided a minimum 5-year guarantee. That search resulted in two companies – Van Tuinen and PMV Custom Finishes. Nick at Van Tuinen Painting said they would not bid on the job because they could not guarantee it and they do not do jobs they can't guarantee. Phil, the owner of PMV, provided a bid (\$64,275) which included removal of all the loosening paint, sanding, and repair of all the rough spots – but he will not guarantee the job due to the history of previous paint jobs failing.
5/2023	Last month, I contacted a siding company in Kalamazoo and their representative came out to look at the house along with Luis Pena to assess the situation. At that time, Luis explained the process for requesting permission for an exception from the Historic Commission. Shortly after their visit, I saw that another area of the painted siding had popped out. This “pop” just happened several weeks ago and is a continuation of what has been happening since 1994.

6/2023	I have been researching siding companies and was referred to one well-established company in Grand Rapids that has sided a number of historic homes throughout Grand Rapids. I have spoken with the company owner and he assured me that my house can be sided in a manner that looks just like the original wood siding. It will be a complex and expensive job but after 30 years of external disrepair, the house will finally look as it should look.
8/6/2023	Today, I contacted Sharon Carlson to ask if she knew any history about painting the exterior of my house. Sharon is a longtime Stuart area homeowner, historian, and previous chairperson of the Stuart Historic Area 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.”



*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: 17 October 2023

SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative, no permit	\$0	29	\$0
Administrative, permit	\$35	32	\$1,120
Hearing	\$85	27	\$2,295
		88	\$3,415

Administrative reviews

1. 521 W Walnut – Porch repair
2. 715 Minor - Roof
3. 522 Village – Front steps
4. 207 Elm - Roof
5. 527 W Cedar - Porch
6. 1513 W Main - Roof
7. 721 Forest - Fence
8. 425 Sprague - Roof
9. 530 W South – Wall repair
10. 306 W Walnut - Fence
11. 917 Oak – Removal of non-historic second story inaccessible landing
12. 511 Locust – Storm windows
13. 724 McCourtie – Rear ADA ramp
14. 156 Monroe - Fence
15. 727 Forest - Roof

Sale Date	HD	Address	previous owner	new owner	NEZ?
9/25/2023	Haymarket	234 E MICHIGAN AVE	HOUSER, MICHAEL & MARY R	234/238 EM LLC 6314 REDFERN CIR PORTAGE, MI 49024	No
9/25/2023	Haymarket	234 E MICHIGAN AVE	HOUSER, MICHAEL & MARY R	234/238 EM LLC 6314 REDFERN CIR PORTAGE, MI 49025	No
9/22/2023	South Street - Vine Area	723 MC COURTIE ST	MUNONGE-RUTEYE, JOSHUA K	BARNARD, PETER 237 WILLOWAY DR NAPERVILLE, IL 60540	No
9/20/2023	South Street - Vine Area	432 W VINE ST	MCKEON, MARK	ATRE, PARIKSHIT 5227 SADDLE CLUB DR KALAMAZOO, MI 49009	No
9/20/2023	South Street - Vine Area	436 W VINE ST	MCKEON, MARK	ATRE, PARIKSHIT 5227 SADDLE CLUB DR KALAMAZOO, MI 49010	No
9/15/2023	South Street - Vine Area	727 FOREST ST	CHARLTON, HEATHER A	BAILER, REBECCA 727 FOREST ST KALAMAZOO, MI 49008	Yes
9/6/2023	South Street - Vine Area	1007 S WESTNEDGE AVE	ASHWELL, JOSEPH E & SARAH E	API, LLC 1813 EMORY RD REISTERSTOWN, MD 21136	No
9/6/2023	Stuart	407 MITCHELL PL	WU, CHUNWU & LIAO, FU	MCVEY, DONOVAN 407 MITCHELL PL KALAMAZOO, MI 49007	No