

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, January 16, 2024

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 17 October 2023 and 19 December 2023

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. *Multiple Potential Addresses* - Infill Construction (Pre-approval of 9 house styles, each with three variants, for infill construction. This is part of a city-led infill construction program) PPZ24-001
Year Built: New Construction
Style: Multiple, predominately Vernacular, Craftsman and Traditional/Colonial
Historic District: Multiple
2. 808 W South - Alteration (Third-story rear porch) PPZ23-0031 (Retroactive Review, Postponed Application)
Year Built: 1900
Style: Greek Revival
Historic District: South Street - Vine Area
3. 723 McCourtie - Alteration (Replace non-historic rear window and front door) PPZ23-0032 (Postponed Application)

Year Built: 1885

Style: Vernacular

Historic District: South Street - Vine Area

4. 712 Willard - Alteration (Porch restoration, including porch columns, railings and top decoration) PPZ23-0033 (Postponed Application)

Year Built: 1895

Style: Queen Anne

Historic District: Stuart

5. 151 Prospect - Alteration (Rear door replacement) PPZ23-0034 (Proposed Application)

Year Built: 1911

Style: Prairie

Historic District: West Main Hill

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, October 17th, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:01 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

Motion made by Ms. Breisach to approve the absence of Mr. Grayson; all commissioners approve.

III. Approval of Agenda:

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

IV. Approval of Minutes: August 15, 2023.

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

V. Public Comment on non-agenda items: None

Disclaimer read by Mr. Pena at 5:03 pm

VI. OLD BUSINESS: None

NEW BUSINESS:

**A) 837 Davis
Year Built: 1900**

5:04 PM

**Alteration – Rear Addition
Style: Greek Revival
Historic District: South St Vine Area**

Mr. Nave is the architect on the project located at 837 Davis and the owner is Mr. Steven Streeter is the current owner. They are looking to do an addition to the rear of the home. The same siding materials will be used as well as the same shingles. The windows will be aluminum clad wood windows and will be reusing one of the current windows. Will be using reinforced concrete block piers. Ms. Underwood states that this addition does meet the current standards. Mr. Stucky 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.

B) 161 E Michigan 5:12 PM Alteration Sign Installation
Year Built: 1900 Style: Commercial
Historic District: Haymarket

Installing a sign on the Haymarket building for the WL Social House. Mr. Kastner states to make sure the sign is placed in the mortar, if possible, for easy removal. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application, the proposed work complies with the Secretary of the Interior standards 1, 9 and 10, with a second by Mr. Stucky. All commissioners approve.

C) 763 W Michigan 5:15 PM Alteration – Trim, Window & Door
Year Built: 1926 Style: Tudor
Historic District: South St – Vine Area

Mr. Comensoli is in the process of rehabbing 763 W. Michigan. He is looking to replace windows, trim and doors on the building. Mr. Comensoli is looking to only address the doors currently and will do a separate application for the windows later to secure the building for the winter. Mr. Kastner is glad that this is getting some attention. Some doors will be full glass and will be secure glass. Mr. Comensoli states that they will not be using screen doors. The building will be air conditioned, and the building will be sprinkled. Ms. Underwood states that this does meet standard #1 regarding the doors as they are not original. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application for the doors only, the proposed work complies with the Secretary of the Interior standards 1, 2, 5 and 6, with a second by Ms. Underwood and Ms. Breisach. All commissioners approve.

D) 930 W Kalamazoo 5:32 PM Alteration- Installation of vinyl siding,
Year Built: 1888 covering existing wood siding
Style: Queen Anne
Historic District: Stuart

Ms. DeLiefde is the current owner of 930 W Kalamazoo Ave. She has brought along the design manager Mr. Travis Wilson from Blackberry Systems. The homeowner is looking to install vinyl siding over existing wood siding.

Ms. Underwood makes motion for a 10-minute recess for Mr. Wilson to send over information and pictures with a second by Mr. Stucky.

Mr. Kastner brings the meeting back to order. Mr. Wilson has sent emails to Mr. Pena showing the information for the project.

Mr. Wilson does feel they are able to replicate the wood siding and repair the more intricate details by sanding and painting. The current siding is a 4-inch lap with transition boards and trim. They do have a 4-inch vinyl siding available and would be able to build out with projections and overlay where needed. Mr. Wilson has photos to show samples of what would be done. Blackberry also offers a premium lap

siding with a matte finish. The composite option is not available in a 4-inch option only a 7-inch option and would be very different then what is currently on the home. Blackberry does not have a cedar option available and would be a substantial cost difference with the removal and then the lead abatement.

The scallops on the home would possibly be replaced with a vinyl option and this would have a full scallop rather than a cut scallop which is currently on the home. The rafter lines on the home would be left as is and would be repaired and repainted to restore them.

Mr. Stucky believes that the house could have a moisture problem which is why the paint is not sticking.

Ms. Underwood 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, 2, 5, 6 and 9 with a second by Ms. Breisach. All commissioners deny the motion for approval, so the motion does not pass.

VII. Coordinators Report: 6:39PM - Information in packet. November meeting will be canceled due to Thanksgiving.

VIII. Adjournment

Motion made to adjourn the meeting by Ms. Underwood with a second by Mr. Johnson. Meeting adjourned at 6:47 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, December 19th, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Ms. Underwood called the meeting to order at 5:07 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Absent

James Johnson-Present

Dan Kastner- Absent

No quorum for the meeting, need 4 commissioner's total. Unable to conduct business.

III. Approval of Agenda:

IV. Approval of Minutes: October 17, 2023.

V. Public Comment on non-agenda items:

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 808 W South St

Year Built: 1900

Alteration – Rear porch third story

Retroactive Review

Style: Greek Revival

Historic District: South St Vine Area

B) 723 Mc Courtie

Year Built: 1885

Alteration- Rear window and front door

Style: Vernacular

Historic District: South Street-Vine Area

C) 712 Willard

Year Built: 1895

Alteration – Porch restoration

Style: Queen Anne

Historic District: Stuart

D) 151 Prospect

Year Built: 1888

Alteration- Rear door replacement

Style: Prairie

Historic District: West Main Hill

VII. Coordinators Report:

VIII. Adjournment

Motion made to adjourn the meeting by Ms. Underwood. Meeting adjourned at 5:15 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: January 16, 2024

SUBJECT: 1. Multiple Potential Addresses - Infill Construction (Pre-approval of 9 house styles, each with three variants, for infill construction. This is part of a city led infill construction program) PPZ24-001

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

The City of Kalamazoo has vacant lots scattered throughout the city that are predominantly held by City of Kalamazoo and Kalamazoo County Land Bank. The plans under review are part of an INFILL strategy that would allow developers to build much needed housing on existing vacant lots. CPED has been working throughout all departments within the city to develop pre-approved plans that would streamline strategic building and afford predictability as it relates to development. The proposed houses would be considered pre-vetted as allowable and individual permitting requirements will be included in the sale of the plans. The proposed houses will be considered pre-approved **ONLY** when they are built according to plan. Deviations may be allowable but will NOT be considered pre-approved.

These plans do not do away with inspections that are required by city code compliance or zoning requirements but offer a much-needed head start on building. These plans were built in accordance and in partnership with the City of Kalamazoo zoning and building code. These plans are intended to open the doors for emerging developers and neighborhood builders to participate in building within the City of Kalamazoo in a way that fits the unique character of our neighborhoods.

The following nine (9) housing type plans create 27 different building options. Each unique housing type has three (3) (A/B/C) of which the developer can choose which option (A/B/C) they would like to build. The general difference between options A/B/C. **Option A** is vernacular in nature, gable roof with no brackets and slender front porch posts. **Option B** is more traditional, classical, colonial in nature, hip roof with front porch columns. **Option C** is more Craftsman in nature, exposed rafter tails, roof brackets, and craftsman columns.

EVALUATION:

Project Details

Pre-approval of 9 house styles (each of the house styles have 3 variants) for infill. This hearing is part of a larger City-led program that seeks to streamline infill development through

streamlining the permitting process. This proposal is not solely aimed at historic districts, but approval from the Historic District Commission is another step in attaining complete pre-approved status (along with other divisions of the City, including but not limited to the building department and public services).

The infill program is not meant to target and demolish existing buildings, but to build on vacant lots throughout the city. Any unpermitted deviations from the plans will not be considered for pre-approval and will be brought back before the Historic District Commission for review.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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 infill construction was developed in a way that is mindful of historic American house styles. Therefore, the proposed housing styles will be compatible with the surrounding historic fabric of Kalamazoo's historic districts. Additionally, infill construction will restore the historic streetscape and environment through filling vacant lots.

Because the proposal is an infill program, historic materials will not be destroyed. Furthermore, since there are 9 different house types, compatibility with the massing, size, and scale of surrounding buildings can be achieved. For example, in areas of historic districts with mostly single story buildings, the Cottage or the Front-to-Back duplex would be appropriate (the Front-to-Back duplex would be more appropriate where the houses have more depth, or are 'longer'). On the other hand, in areas with multiple story buildings, the Side-by-Side duplex or the Standard house would be more appropriate.

Regarding the architectural features of the proposed buildings, the three proposed variants would offer the opportunity for stylistic alignment. The vernacular variant, for example, would fit into most areas of Kalamazoo's historic districts, especially those with buildings that lack architectural ornament. The Traditional/Colonial variant would fit into areas with buildings that have Colonial building stock. The Craftsman variant would fit into areas that have a more modern building stock. The proposed houses are compatible with houses originally built between the mid-to-late-19th century and the mid-20th century. This time period aligns with the majority of the contributing historic building stock in Kalamazoo's historic districts. The proposed variants also contribute to variety in the streetscape.

The use of modern building materials, and construction methods, will differentiate the proposed infill construction from the historic building stock.

If an Accesory Dwelling Unit (ADU) Were proposed, it could be placed in a way that would not obscure historic buildings (such as placing a building of appropriate size behind the 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.

Because the proposal is aimed at infill construction, if properties were removed in the future, the form and integrity of historic properties would be unimpaired (if one of the proposed properties was razed, the environment would not be impaired, as the targeted lots are already vacant). If an Accessory Dwelling Unit (ADU) Were proposed, it could be placed in a way that would not obscure historic buildings (such as placing a building of appropriate size behind the historic building).

Local Historic District Standards and Guidelines

Infill construction within a historic district should complement the other structures in the neighborhood in scale and design. Placement on the lot is very important in maintaining the rhythm of the streetscape. Zoning and planning departments should be involved in the earliest possible stages of designing a new building. A joint meeting with the historic preservation coordinator, the building official and the zoning official is strongly recommended.

As the proposal strives for pre-approval status, joint meetings between the historic preservation coordinator, the building official and the zoning official would not be necessary. Plans will still be reviewed by all applicable staff prior to construction, however.

For example: *(Because the proposal is for a pre-approval program, specifics cannot be adequately addressed. All of the considerations below can be satisfied in practice, however. See the commentary on the Secretary of the Interior's Standards above.)*

If all the houses on the street are set back about twenty feet, the new house should have the same setback.

If the houses all have driveways on the left side, the same pattern should be continued.

The house should be in scale with other nearby houses. If the houses are all two stories tall, the new house should be nearly the same height.

The use of vinyl or synthetic siding will be considered for new construction as a way of differentiating it from the historic houses. Of course, it is the discretion of the new owner and the builder to propose a siding for their project.

As addressed previously, the use of modern building materials will be a way to differentiate the proposed buildings from the historic building stock. The applicant has proposed the use of such materials in their application.

Discussion

The proposed infill program would help to restore the historic streetscape in Kalamazoo's historic districts. Through restoring the streetscape, the historic environment will be more historically accurate. Furthermore, the presentation of multiple variants allows the proposed buildings to blend with the architectural features of Kalamazoo's historic districts, while the use of modern building materials and techniques allows for differentiation from the historic building stock.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 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 20 February 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 13 February 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 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@kalamazoocity.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: City of Kalamazoo and Kalamazoo County Land Bank Infill lots

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

Applicant: City of Kalamazoo

Owner: City Kalamazoo & County Land Bank

Mailing Add: 245 N. Rose Ste 100

Mailing Add: "

City State & Zip: Kalamazoo, MI 49007

City, State Zip: "

Phone: 269) 337-8664

Phone: "

Email: parsonss @ kalamazoocity.org

Email: " @ "

Contractor Jennifer Griffin

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Please see attached.

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

Applicant's Signature: Sharilyn Parsons Date: 1-9-2024

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- 24-001

Date Received*: 01-09-2024

Zoning Various Year built Various

Complete application Yes

Owned since Various

COMMISSION

Meeting Date 01/16/2024

Hearing fee paid \$85 _____

Check # _____

COMMENTS _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

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

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

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

Historic district: Stuart, South Street/Vine Area,
Haymarket, West Main Hill or Rose Place

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

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

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

Example #1: Rather than "Build new garage"

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

Example #2: Instead of "New front door"

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

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

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

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

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

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

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

Proposed Work:

City of Kalamazoo has vacant lots scattered throughout the city that are predominantly held by City of Kalamazoo and Kalamazoo County Land Bank. The plans under review are part of an INFILL strategy that would allow developers to build much needed housing on existing vacant lots. CPED has been working throughout all departments within the city to develop pre-approved plans that would streamline strategic building and afford predictability as it relates to development. The proposed houses would be considered pre-vetted as allowable and individual permitting requirements will be included in the sale of the plans. The proposed houses will be considered pre-approved **ONLY** when they are built according to plan. Deviations may be allowable but will NOT be considered pre-approved.

These plans do not do away with inspections that are required by city code compliance or zoning requirements but offer a much-needed head start on building. These plans were built in accordance and in partnership with the City of Kalamazoo zoning and building code. These plans are intended to open the doors for emerging developers and neighborhood builders to participate in building within the City of Kalamazoo in a way that fits the unique character of our neighborhoods.

The following nine (9) housing type plans create 27 different building options. Each unique housing type has three 3 (A/B/C) of which the developer can choose which option (A/B/C) they would like to build. The general difference between options A/B/C. **Option A** is vernacular in nature, gable roof with no brackets and slender front porch posts. **Option B** is more traditional, classical, colonial in nature, hip roof with front porch columns. **Option C** is more Craftsman in nature, exposed rafter tails, roof brackets, and craftsman columns. The plans will be presented as follows:

I.	Standard House (4 Bed/3.5 Bath)	Pages	1 – C11
	a. Option A		1-5
	b. Option B		6-8
	c. Option C		9-C11
II.	Standard House (3 Bed/2.5 Bath)	Pages	12 – C21
	a. Option A		12-15
	b. Option B		16-18
	c. Option C		19-C21
III.	Narrow House (2 Bed/1.5 Bath)	Pages	22- C31
	a. Option A		22-25
	b. Option B		26-28
	c. Option C		29-C31
IV.	Stacked Duplex (2 Bed/1 Bath p unit)	Pages	32 – C41
	a. Option A		32-35
	b. Option B		36-38
	c. Option C		39-C41
V.	Front/Back Duplex (1 Bed/1 Bath p unit)	Pages	42 – C51
	a. Option A		42-45
	b. Option B		46-48
	c. Option C		49-51
VI.	Carriage House (1 Bed/1 Bath)	Pages	52 – C58
	a. Option A		52-54
	b. Option B		55-56
	c. Option C		57-58

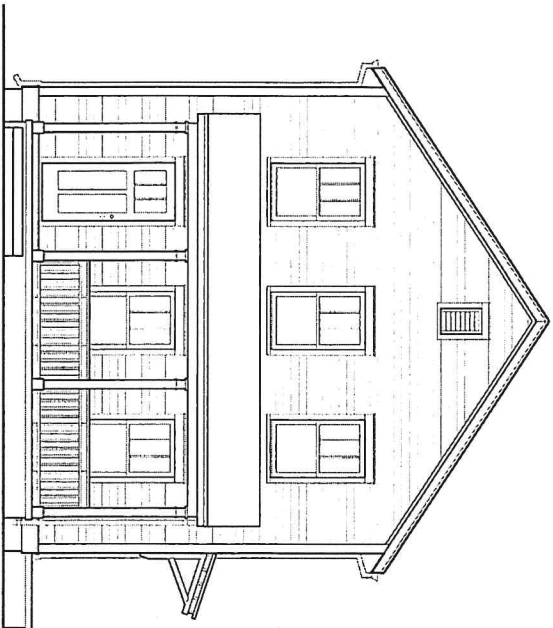
VII.	Cottage (2 Bed/1 Bath)	Pages	59 – C68
	a. Option A		59-62
	b. Option B		63-65
	c. Option C		66-68
VIII.	Cottage (SLAB ON GRADE Option)	Pages	69 and 70
IX.	Side/Side Duplex (2 Bed/1.5 Bath p unit)	Pages	71 – C80
	a. Option A		71-74
	b. Option B		75-77
	c. Option C		78-80

Please note:

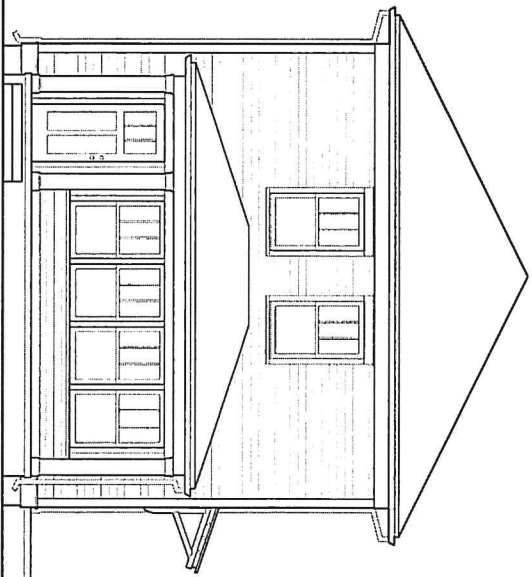
Final plans will have each construction type as a stand alone set.

All City of Kalamazoo codes, zoning and ordinance requirements have been taken into consideration over the last year and a half within the planning of these sets.

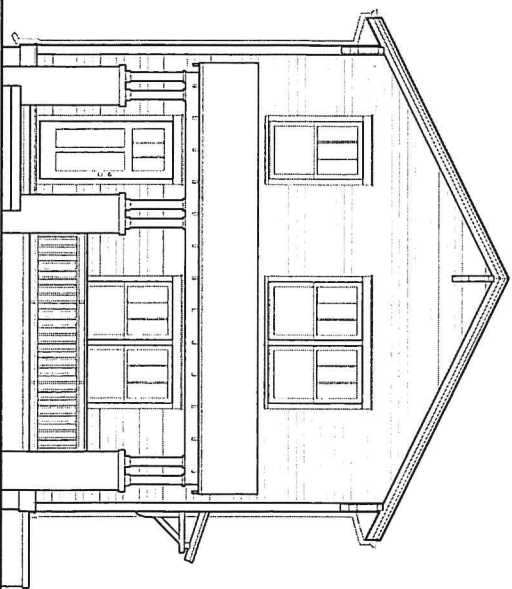
STANDARD HOUSE (4-BED)



EXTERIOR ELEVATION
OPTION A

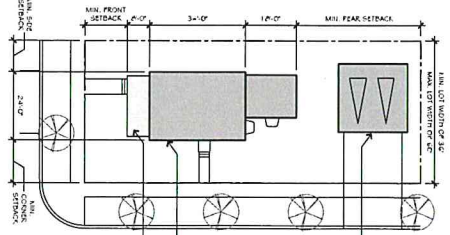


EXTERIOR ELEVATION
OPTION B

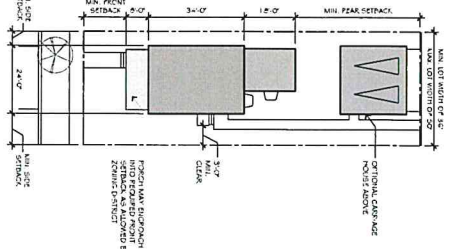


EXTERIOR ELEVATION
OPTION C

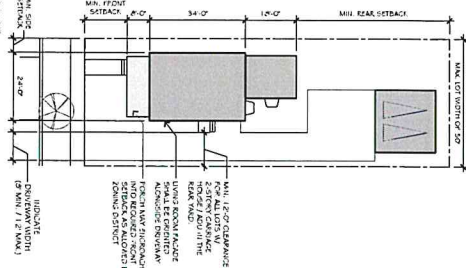
CORNER LOT REQUIREMENTS



INTERIOR LOT WITH ALLEY ACCESS



INTERIOR LOT WITHOUT ALLEY ACCESS



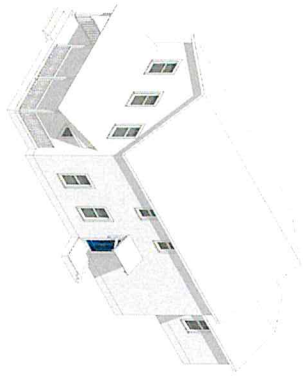
SITE PLAN REQUIREMENTS FOR ALL STANDARD HOUSE PLANS:

THE BUILDING IS REQUIRED TO MATCH ALL DETAILS OF THE ATTACHED ARCHITECTURAL DESIGN SET. ALSO, THE BUILDING IS REQUIRED TO MATCH ALL DETAILS OF THE ATTACHED ARCHITECTURAL DESIGN SET. ALSO, THE BUILDING IS REQUIRED TO MATCH ALL DETAILS OF THE ATTACHED ARCHITECTURAL DESIGN SET.

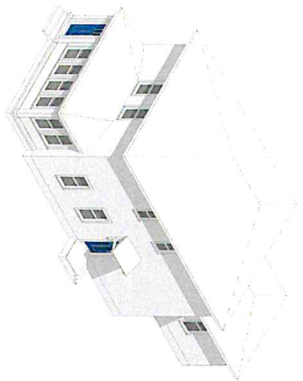
01 SITE PLAN DIAGRAMS

1" = 20'-0"

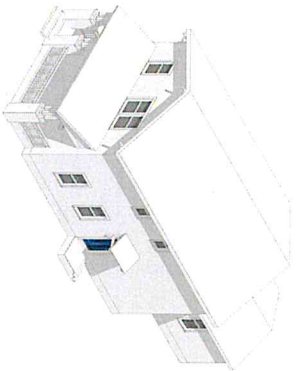
EXTERIOR ELEVATION
OPTION A



EXTERIOR ELEVATION
OPTION B



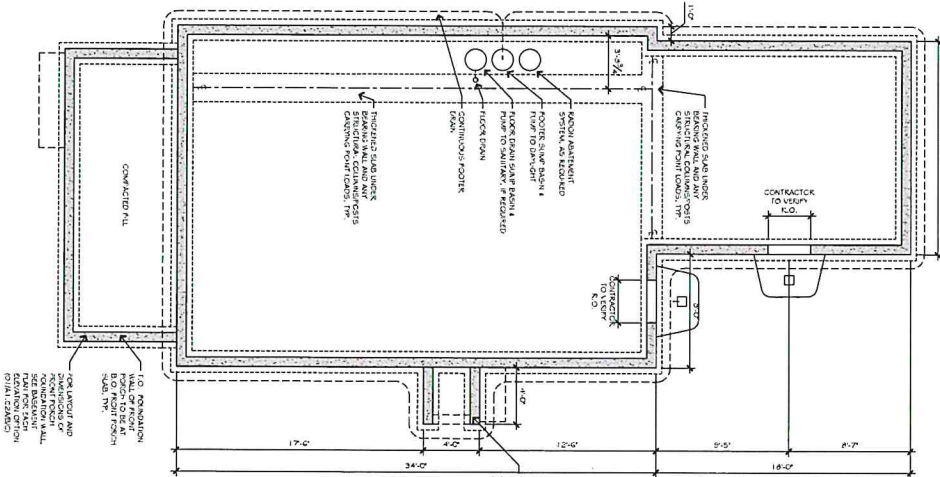
EXTERIOR ELEVATION
OPTION C



02 MASSING MODEL

03 FOUNDATION PLAN

1/2" = 1'-0"



STANDARD HOUSE (4-BED)
KALAMAZOO MODEL BUILDINGS
4 BED / 3.5 BATH
KALAMAZOO, MICHIGAN



Standard House - 4-Bed
3.5 Bath 1.

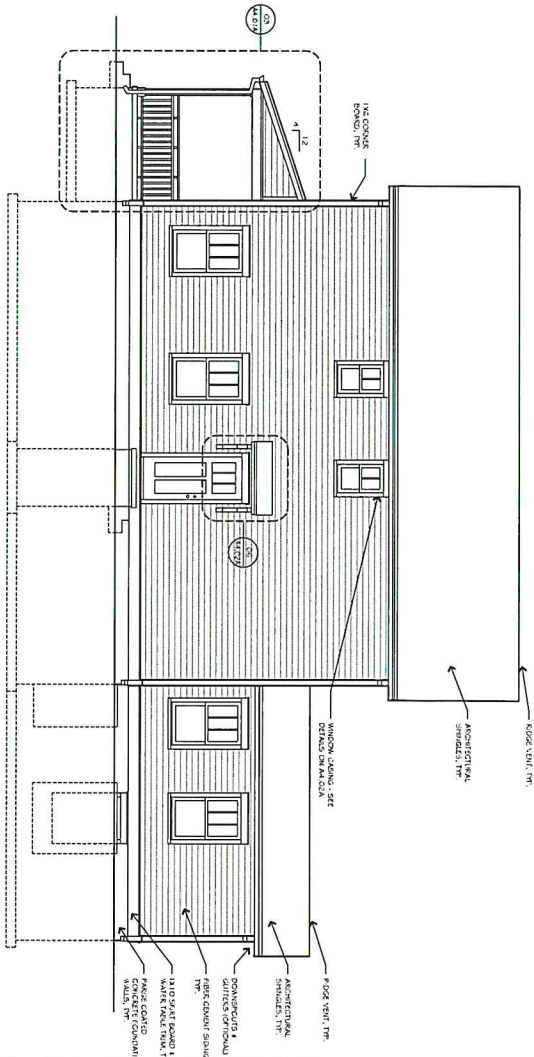
PAKET INFORMATION	
AREA OF PACKAGE	415.57
AREA OF WINDOWS	73.57
TRANSPARENCY %	17.73

AREA OF EXTERIOR SIDING 315.57



PAKET INFORMATION	
AREA OF PACKAGE	742.57
AREA OF WINDOWS	73.57
TRANSPARENCY %	3.58

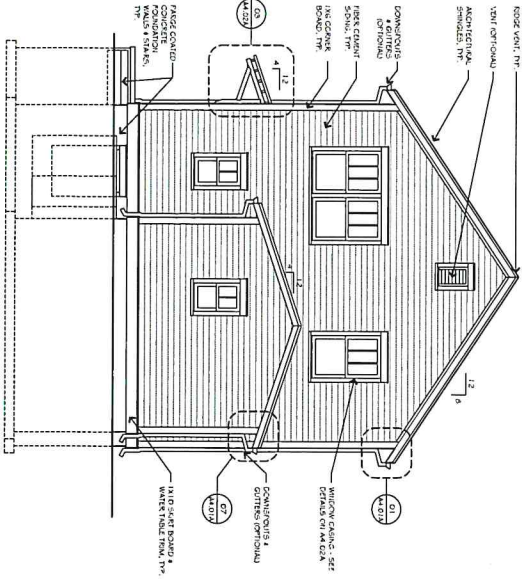
AREA OF EXTERIOR SIDING 621.57



01 FRONT ELEVATION

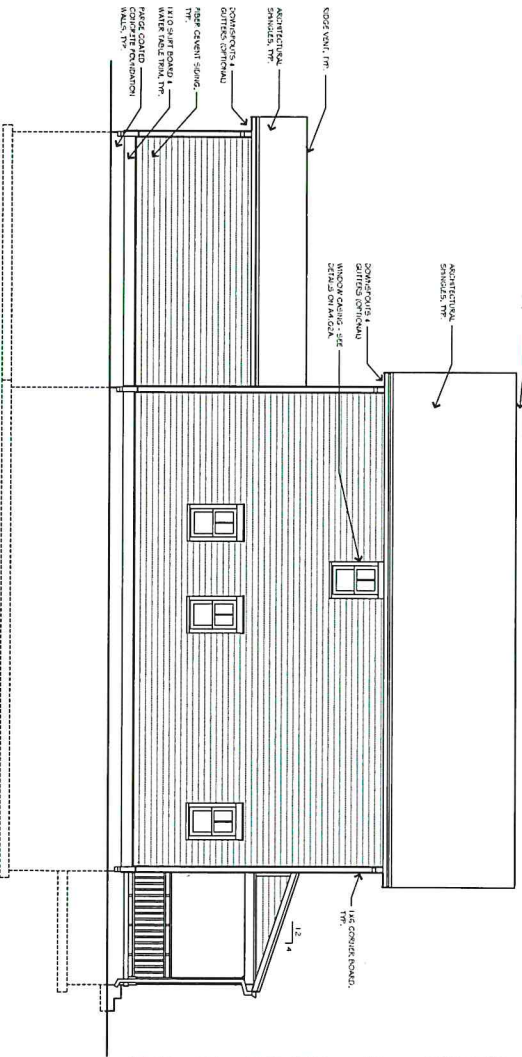
02 RIGHT ELEVATION

1/2" = 1'-0"



AREA OF EXTERIOR SIDING 405.57

03 REAR ELEVATION



AREA OF EXTERIOR SIDING 714.57

04 LEFT ELEVATION

1/2" = 1'-0"

IN-PROGRESS DRAFT

STANDARD HOUSE (4-BED)

KALAMAZOO MODEL BUILDINGS

4 BED / 3.5 BATH

KALAMAZOO, MICHIGAN

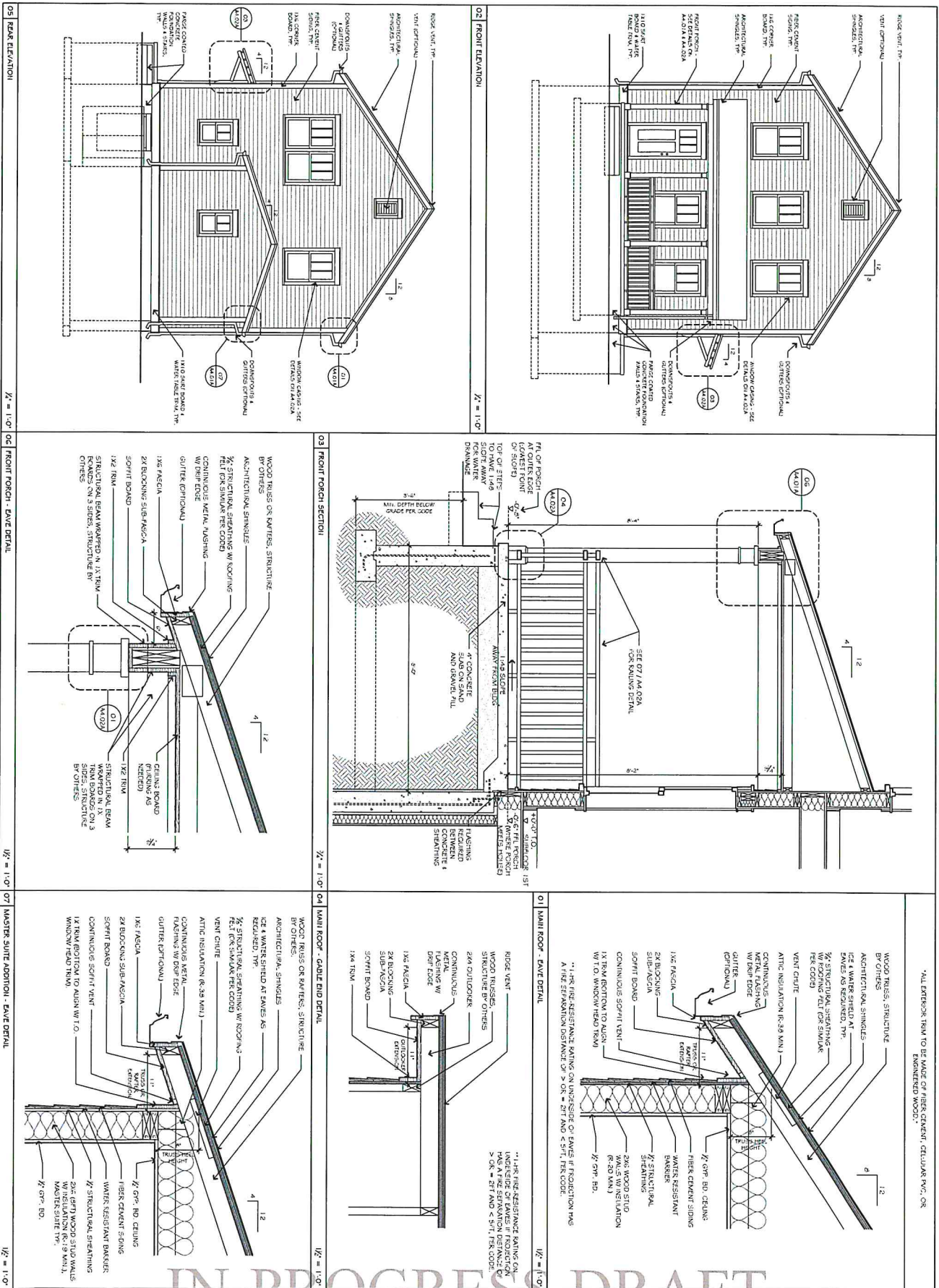


NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

DATE: 01/09/2014
DRAWN BY: [Name]
CHECKED BY: [Name]

EXTERIOR ELEVATIONS (OPTION A)

A-2.01A



STANDARD HOUSE (4-BED)

KALAMAZOO MODEL BUILDINGS

4 BED / 3.5 BATH

KALAMAZOO, MICHIGAN

THE CITY OF

0109 2024

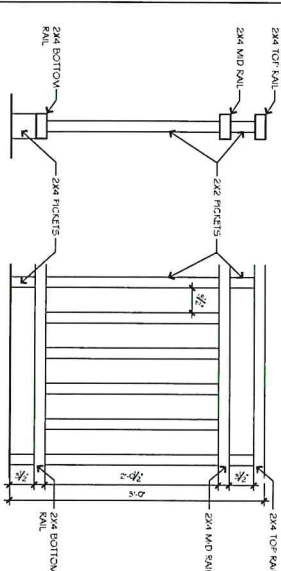
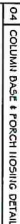
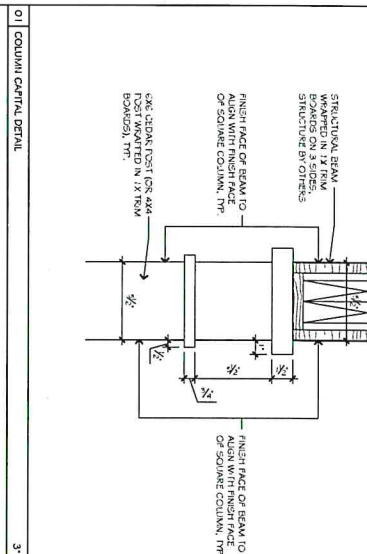
DRAFT SET

EXTENSION

DETAILS

(OPTION A)

A-4.01A

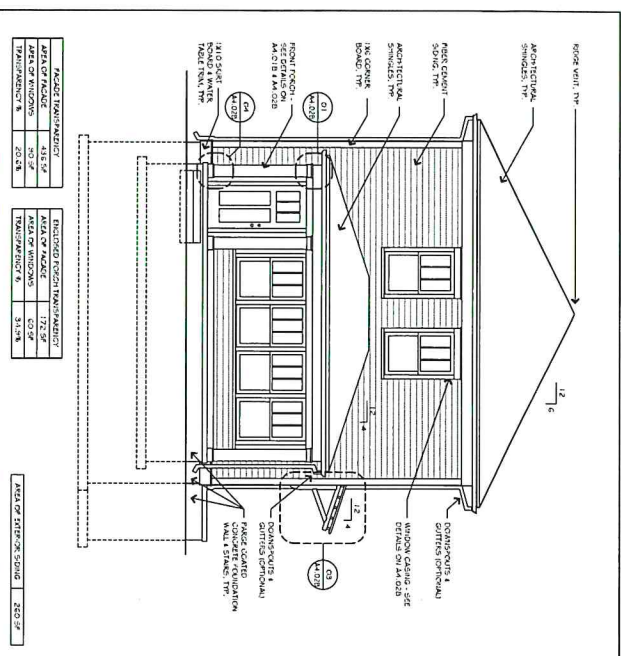


KALAMAZOO, MICHIGAN

DRAFT SET

(OPTIONAL)

A-4.02A

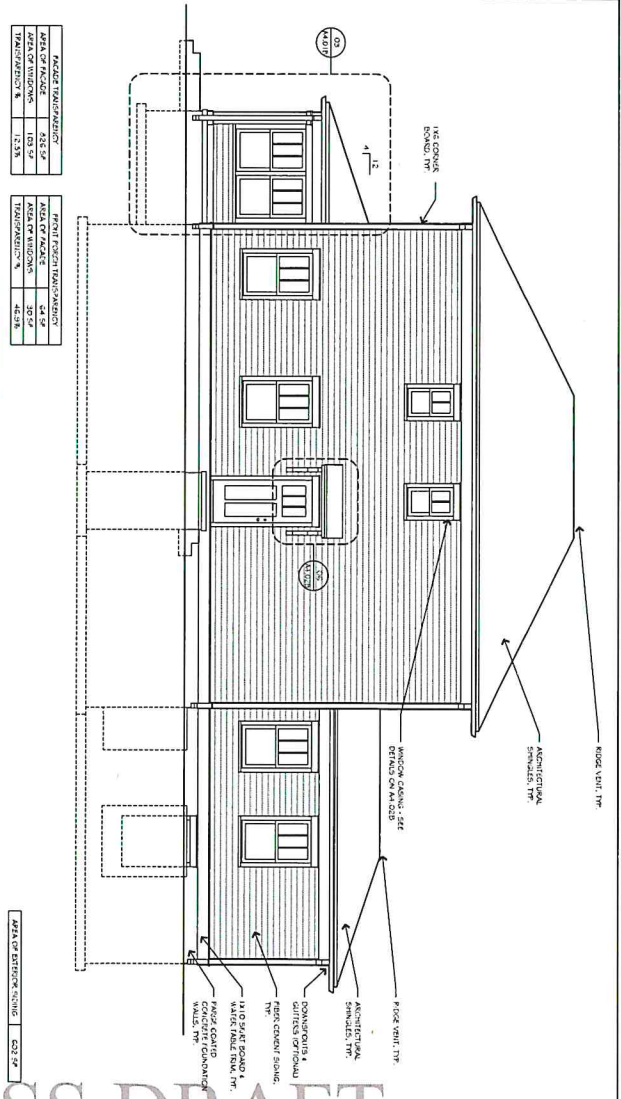


PACKED TRIM/PAINTING	
AREA OF PAINTING	435.54
AREA OF TRIM	172.54
TRIM/PAINTING %	20.28

FINISHED FLOOR FINISHES	
AREA OF FINISH	172.54
AREA OF TRIM	172.54
TRIM/PAINTING %	20.28

AREA OF EXTERIOR SIDING 250.24'

1/2" = 1'-0"

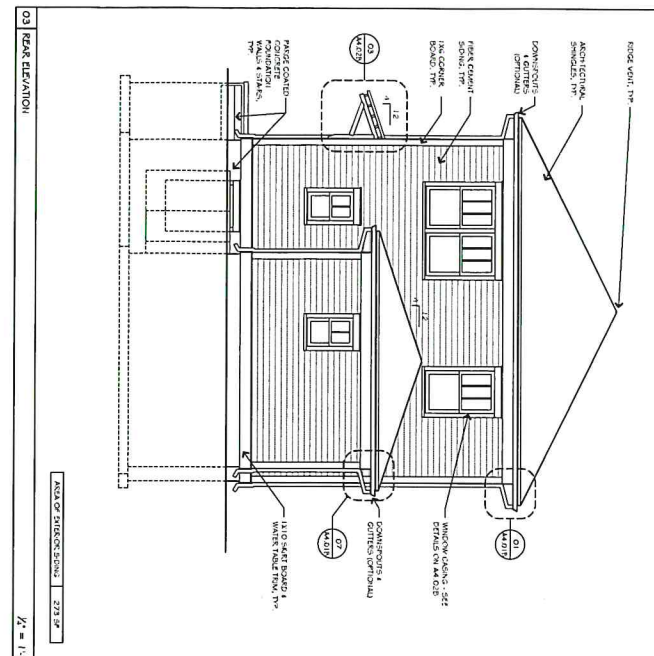


PACKED TRIM/PAINTING	
AREA OF PAINTING	435.54
AREA OF TRIM	172.54
TRIM/PAINTING %	20.28

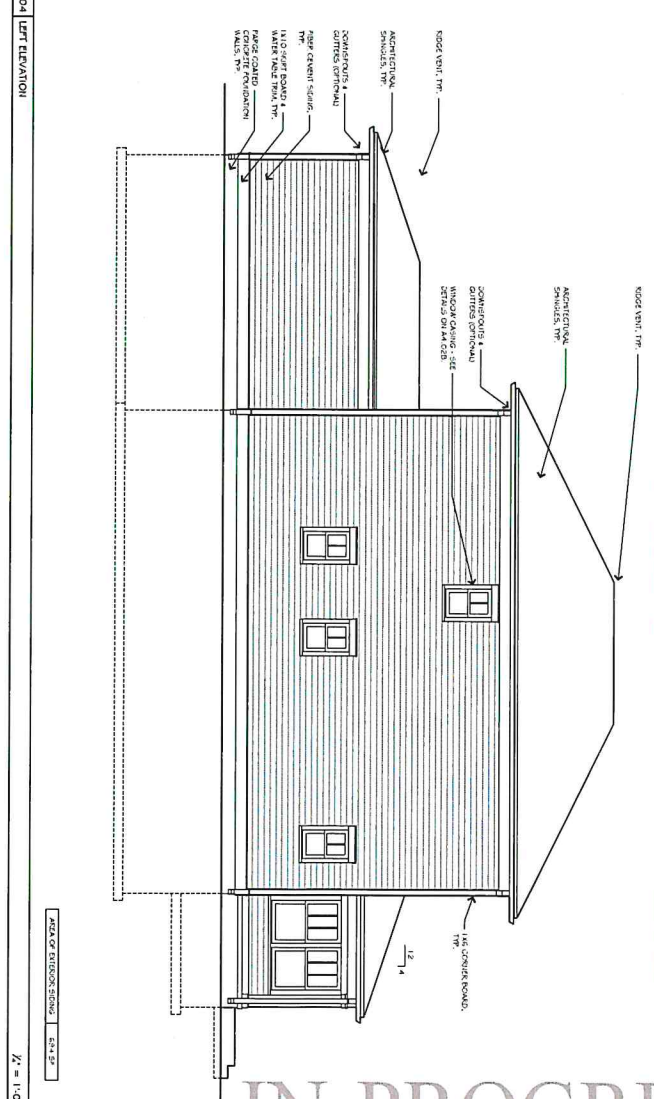
FINISHED FLOOR FINISHES	
AREA OF FINISH	172.54
AREA OF TRIM	172.54
TRIM/PAINTING %	20.28

AREA OF EXTERIOR SIDING 250.24'

1/2" = 1'-0"



1/2" = 1'-0"



1/2" = 1'-0"

04092014
DWG SET

STANDARD HOUSE (4-BED)
KALAMAZOO MODEL BUILDINGS

4 BED / 3.5 BATH

KALAMAZOO, MICHIGAN

PRINTED
DATE: 04/09/2014
BY: [Signature]

03 REAR ELEVATION

STANDARD HOUSE (4-BED)
KALAMAZOO MODEL BUILDINGS

4 BED / 3.5 BATH

KALAMAZOO, MICHIGAN

PRINTED
DATE: 04/09/2014
BY: [Signature]

04 LEFT ELEVATION

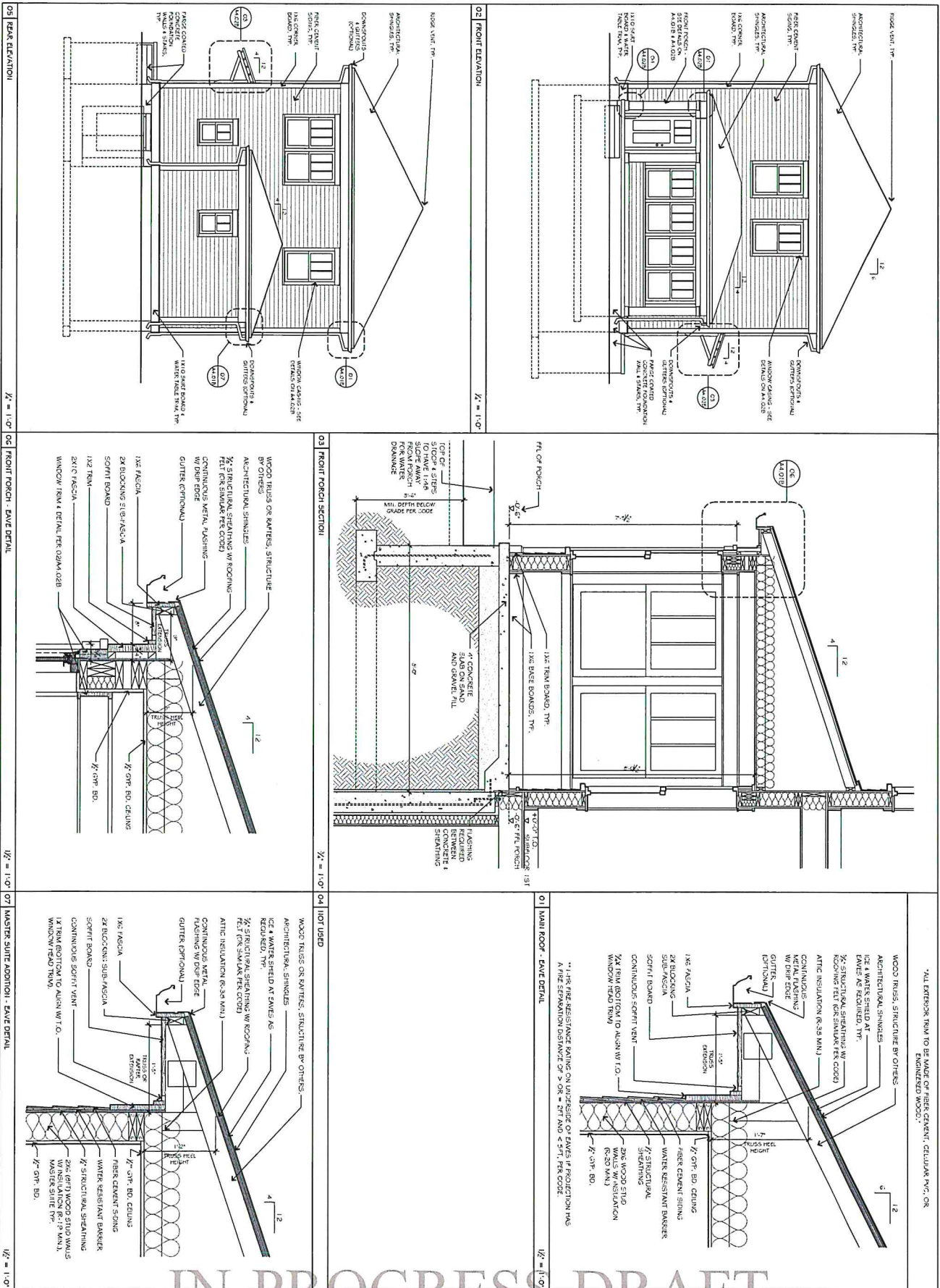
STANDARD HOUSE (4-BED)
KALAMAZOO MODEL BUILDINGS

4 BED / 3.5 BATH

KALAMAZOO, MICHIGAN

PRINTED
DATE: 04/09/2014
BY: [Signature]

Standard House- 4-Bed B.6.



01092024
DRAFT SET

01092024
DRAFT SET

01092024
DRAFT SET

STANDARD HOUSE (4-BED)

KALAMAZOO MODEL BUILDINGS

4 BED / 3.5 BATH

KALAMAZOO, MICHIGAN

01092024
DRAFT SET

01092024
DRAFT SET

01092024
DRAFT SET

01092024
DRAFT SET

01092024
DRAFT SET

01092024
DRAFT SET

STANDARD HOUSE (4-BED)

KALAMAZOO MODEL BUILDINGS

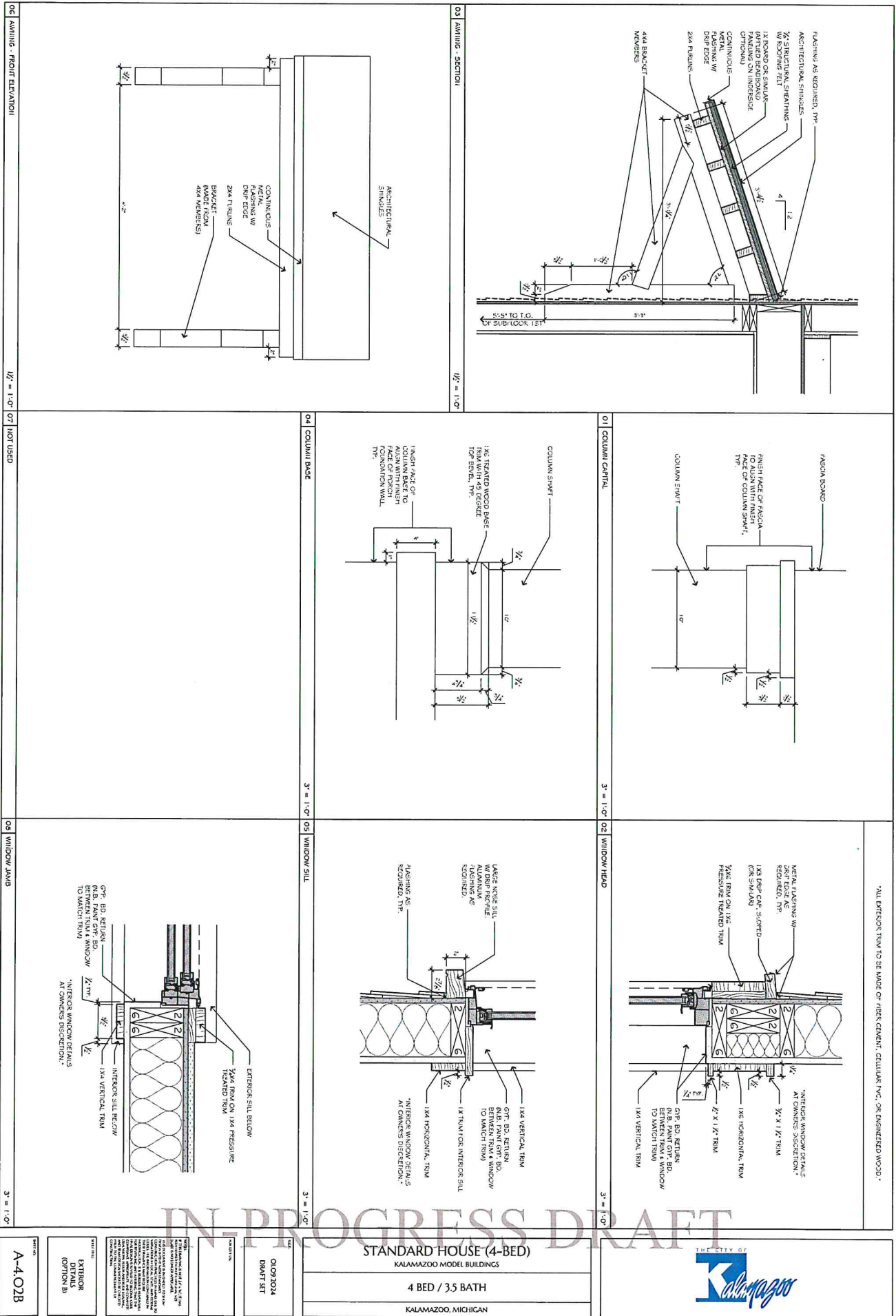
4 BED / 3.5 BATH

KALAMAZOO, MICHIGAN

01092024
DRAFT SET

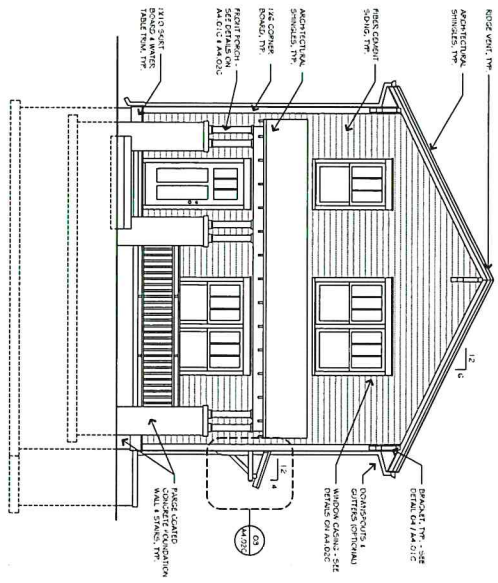
01092024
DRAFT SET

01092024
DRAFT SET



PROJECT TRANSLUCENCY	75.5%
AREA OF WINDOWS	75.5%
TRANSPARENCY	75.5%

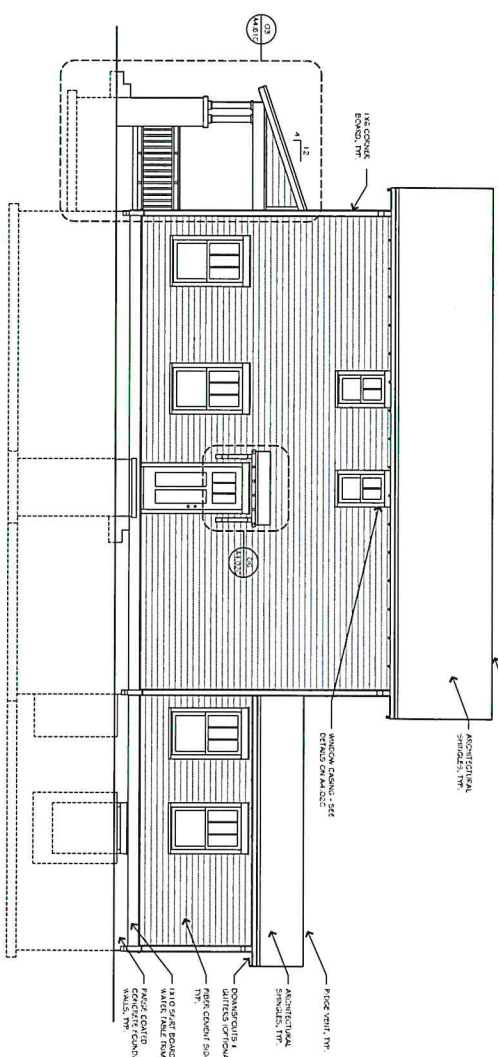
AREA OF EXTERIOR Siding 501.57



1/2" = 1'-0"

PROJECT TRANSLUCENCY	75.5%
AREA OF WINDOWS	75.5%
TRANSPARENCY	75.5%

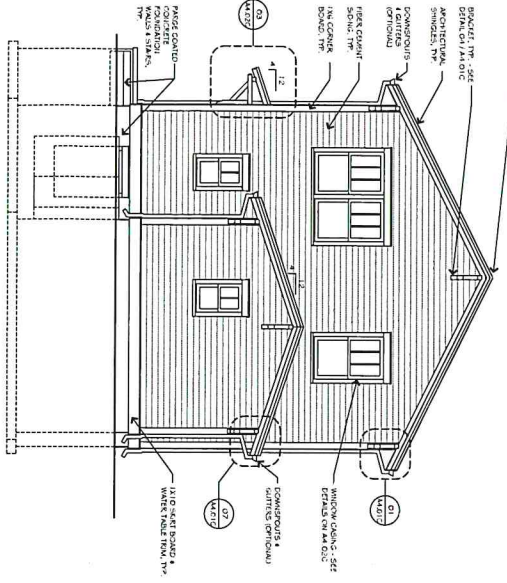
AREA OF EXTERIOR Siding 501.57



1/2" = 1'-0"

03 REAR ELEVATION

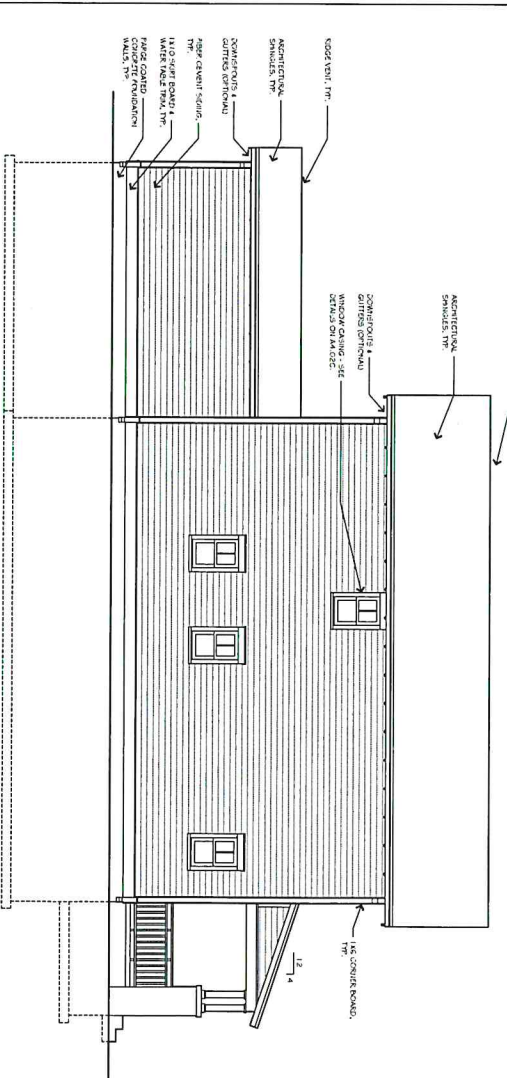
AREA OF EXTERIOR Siding 385.57



1/2" = 1'-0"

04 LEFT ELEVATION

AREA OF EXTERIOR Siding 723.57



1/2" = 1'-0"

01/09/2014
DRAFT SET

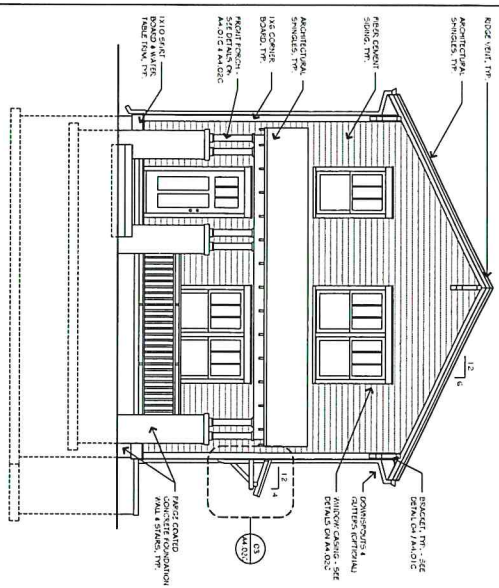
STANDARD HOUSE (4-BED)
KALAMAZOO MODEL BUILDINGS

4 BED / 3.5 BATH
KALAMAZOO, MICHIGAN



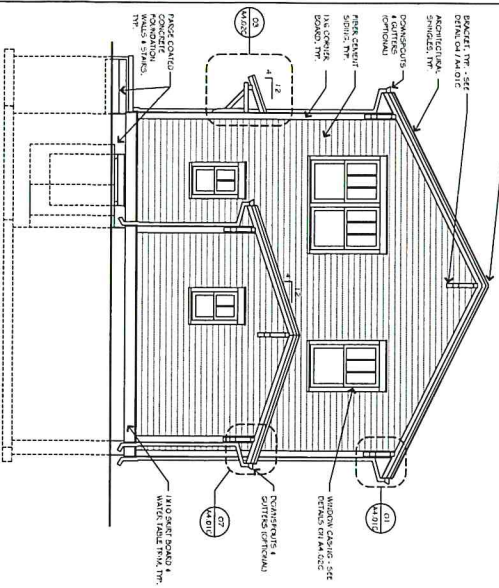
Standard House - 4 Bed c.9

ALL EXTERIOR TRIM TO BE MADE OF FIBER CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.



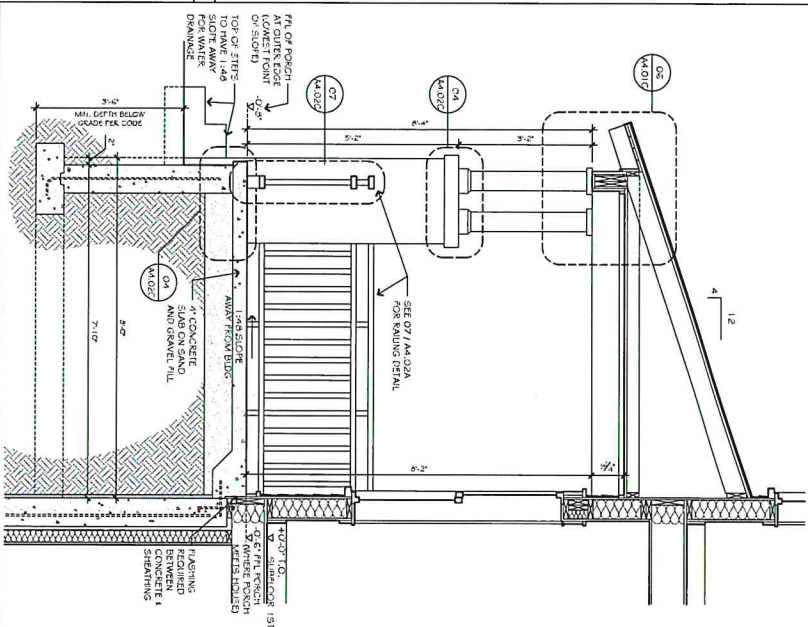
02 FRONT ELEVATION

1/2" = 1'-0"



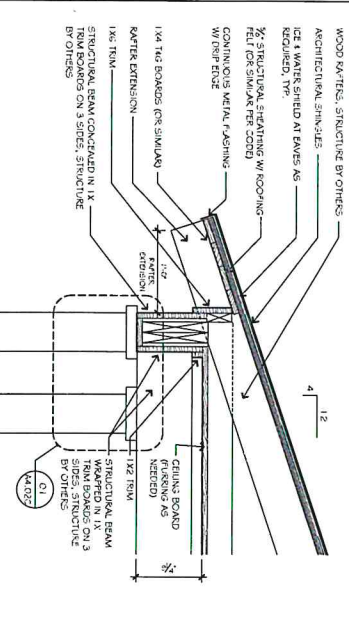
05 REAR ELEVATION

1/2" = 1'-0"



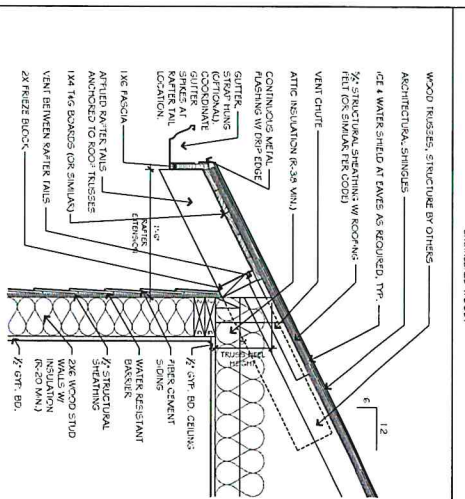
03 FRONT PORCH SECTION

1/2" = 1'-0"



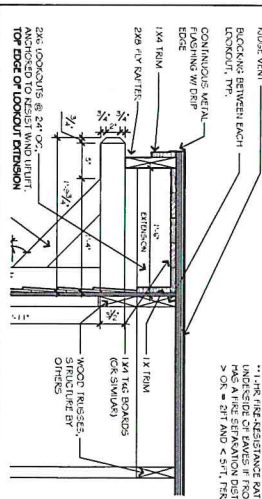
06 FRONT PORCH - EAVE DETAIL

1/2" = 1'-0"



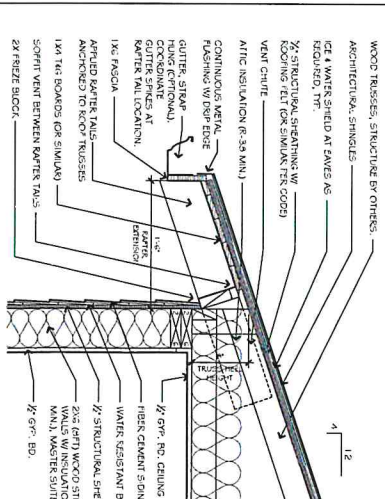
01 MAIN ROOF - EAVE DETAIL

1/2" = 1'-0"



04 MAIN ROOF - GABLE RID DETAIL

1/2" = 1'-0"



07 MASTER SUITE ADDITION - EAVE DETAIL

1/2" = 1'-0"

STANDARD HOUSE (4-BED)

KALAMAZOO MODEL BUILDINGS

4 BED / 3.5 BATH

KALAMAZOO, MICHIGAN

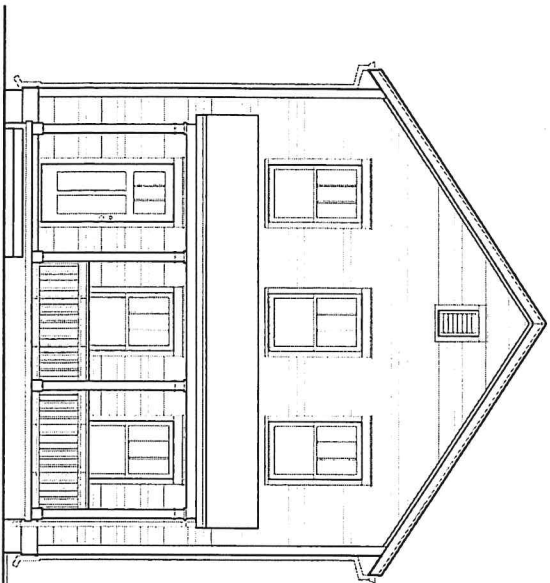


0109 J014
DRAFT SET

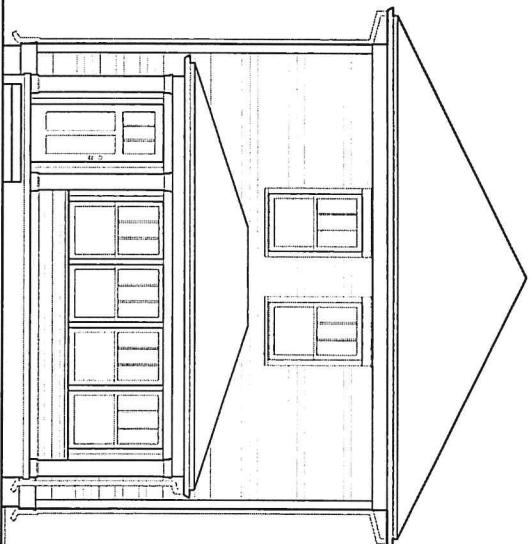
A-4.01C

EXTERIOR
DETAILS
OPTION C

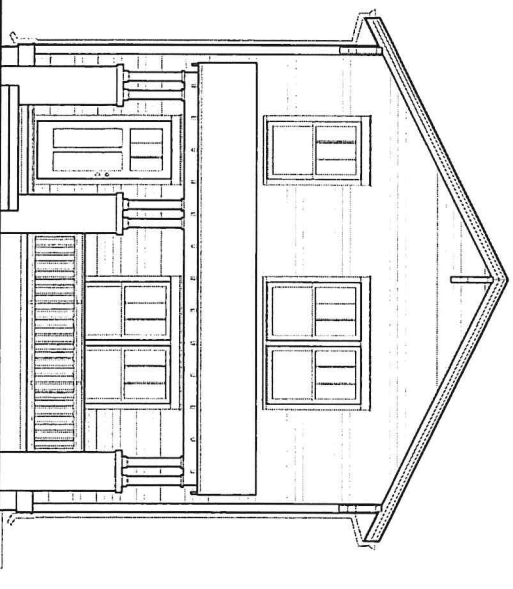
STANDARD HOUSE (3-BED)



EXTERIOR ELEVATION
OPTION A



EXTERIOR ELEVATION
OPTION B



EXTERIOR ELEVATION
OPTION C

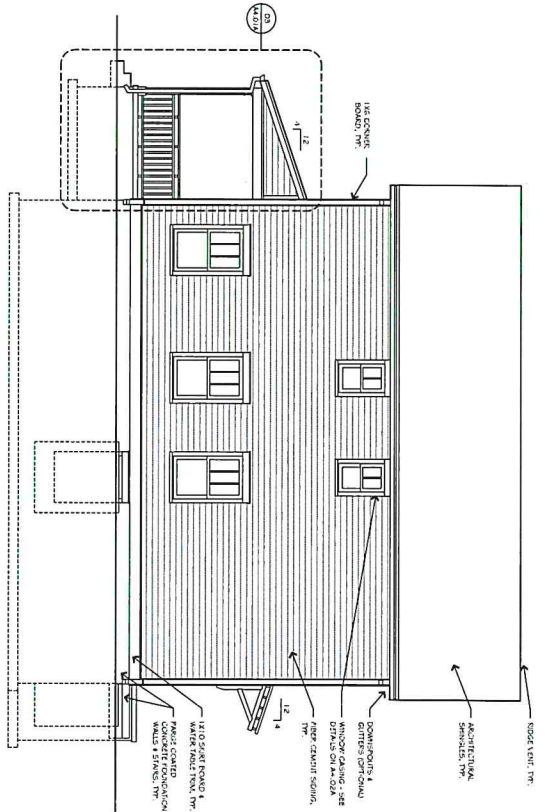
PACKAGE TRANSLUCENCY		
AREA OF PACKAGE	445.57	
AREA OF WINDOWS	73.50	
TRANSPARENCY %	16.60	

AREA OF EXTERIOR SIDING 319.57



PACKAGE TRANSLUCENCY		
AREA OF PACKAGE	618.50	
AREA OF WINDOWS	58.50	
TRANSPARENCY %	9.46	

AREA OF EXTERIOR SIDING 525.57



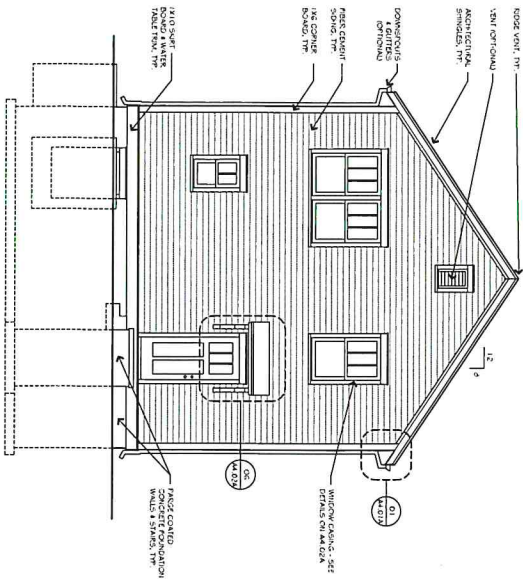
01 FRONT ELEVATION

02 RIGHT ELEVATION

1/2" = 1'-0"

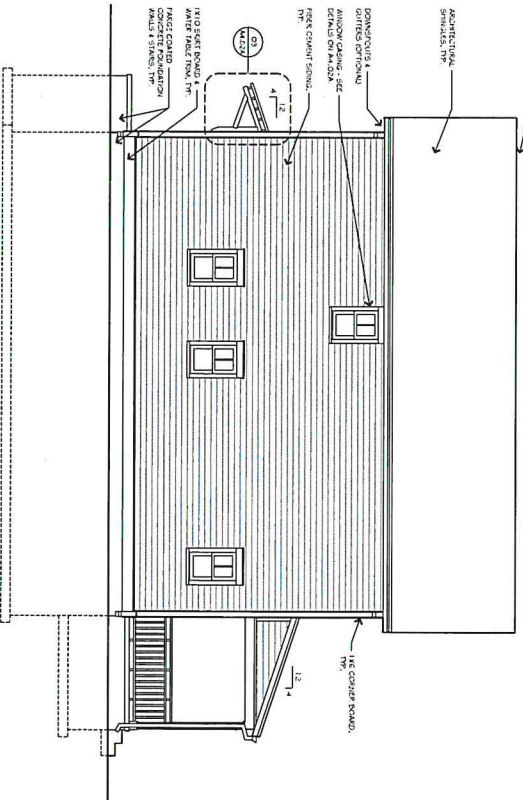
03 REAR ELEVATION

AREA OF EXTERIOR SIDING 410.57



04 LEFT ELEVATION

1/2" = 1'-0"



STANDARD HOUSE (3-BED)

KALAMAZOO MODEL BUILDINGS

3 BED / 2.5 BATH

KALAMAZOO, MICHIGAN



04091004
DRAFT SET

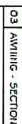
A-2.01A

EXTERIOR
ELEVATIONS
(OPTION A)

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADE IS INDICATED BY A DOTTED LINE.
3. ELEVATIONS ARE SHOWN FOR OPTION A.
4. SEE PLAN FOR WINDOW AND DOOR SCHEDULES.
5. SEE PLAN FOR ROOF PITCH AND GUTTER LOCATIONS.
6. SEE PLAN FOR PORCH AND DECK LOCATIONS.
7. SEE PLAN FOR LANDSCAPE AND HEDGING LOCATIONS.
8. SEE PLAN FOR UTILITY LOCATIONS.
9. SEE PLAN FOR DRIVEWAY AND WALKWAY LOCATIONS.
10. SEE PLAN FOR FENCE AND GATE LOCATIONS.
11. SEE PLAN FOR PATIO AND PERGOLA LOCATIONS.
12. SEE PLAN FOR SWIMMING POOL AND SPA LOCATIONS.
13. SEE PLAN FOR TRAILER HOOKUP LOCATIONS.
14. SEE PLAN FOR ACCESSORY BUILDING LOCATIONS.
15. SEE PLAN FOR FURNITURE AND DECOR LOCATIONS.
16. SEE PLAN FOR LIGHTING LOCATIONS.
17. SEE PLAN FOR IRIGATION LOCATIONS.
18. SEE PLAN FOR FLOOD LIGHT LOCATIONS.
19. SEE PLAN FOR SECURITY LIGHT LOCATIONS.
20. SEE PLAN FOR MOTION DETECTOR LOCATIONS.
21. SEE PLAN FOR SMOKE DETECTOR LOCATIONS.
22. SEE PLAN FOR CARBON MONOXIDE DETECTOR LOCATIONS.
23. SEE PLAN FOR THERMIST LOCATIONS.
24. SEE PLAN FOR THERMIST LOCATIONS.
25. SEE PLAN FOR THERMIST LOCATIONS.


$$3^* = 1.0$$


3' = 1.0°

 $3^{\circ} = 15.0^{\circ}$ 
$$W_2^* = 1.0$$
 $1/2 = 1.0$ 

3' = 1.0'


$$3' = 1'-0'$$
 $1Y_2 = 1.0$

KALAMAZOO MODEL BUILDINGS

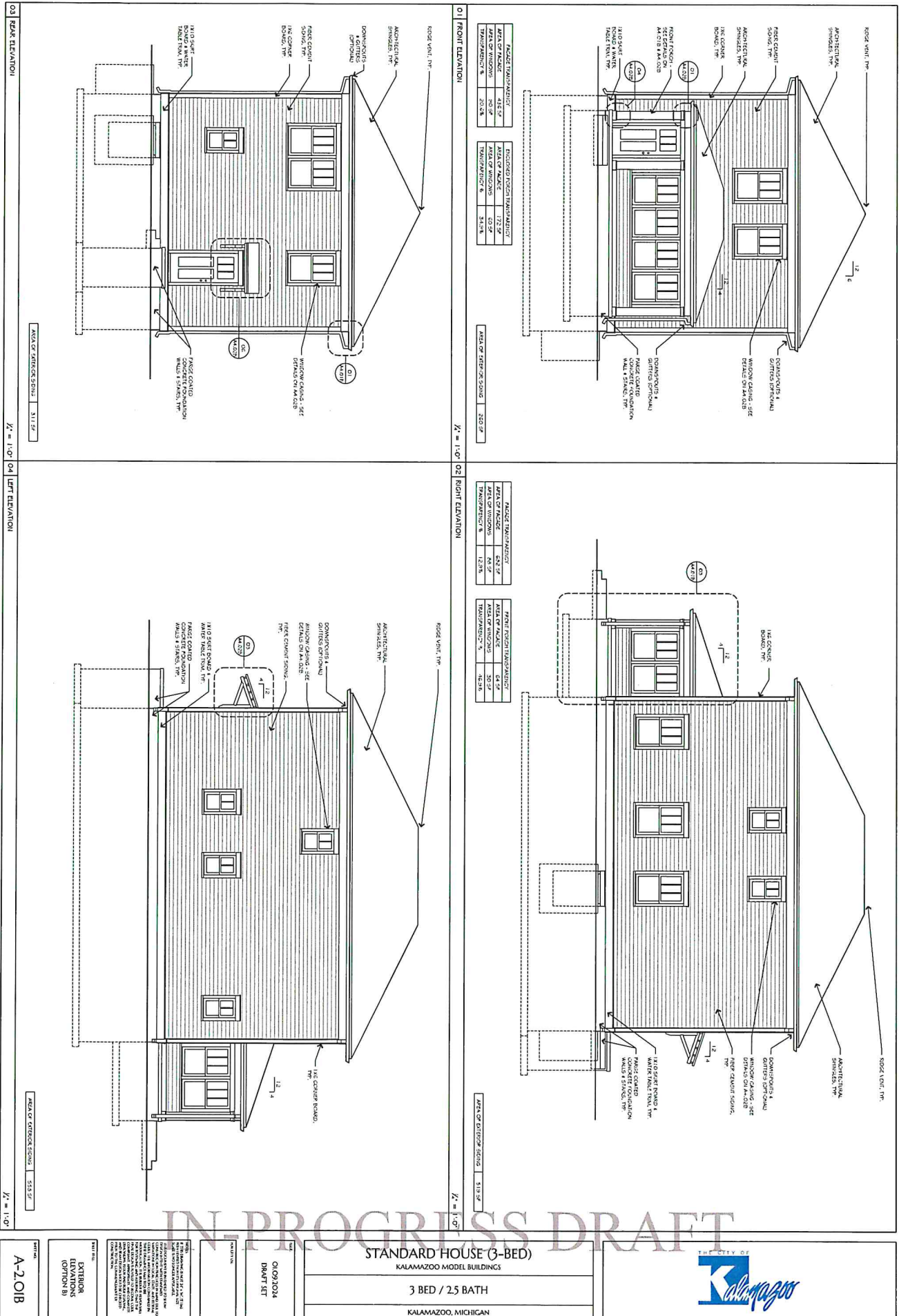
3 BED / 2.5 BATH

KALAMAZOO, MICHIGAN

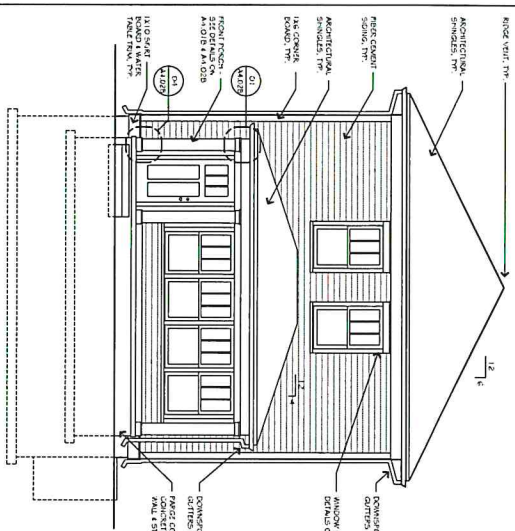
01.09.2024
DRAFT SET

EXTERIOR
DETAILS
(OPTION A)

A-4.02A

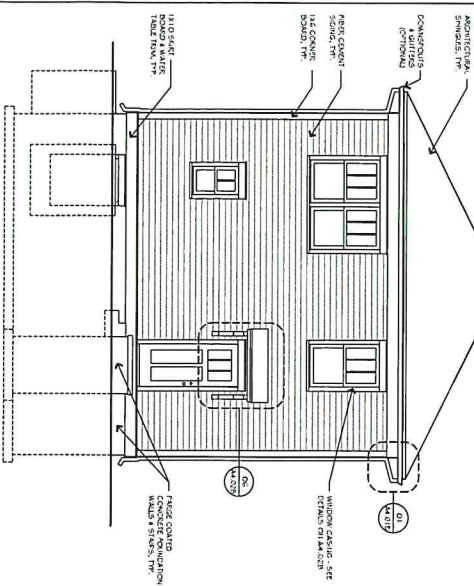


Standard House 3-Bed R 11



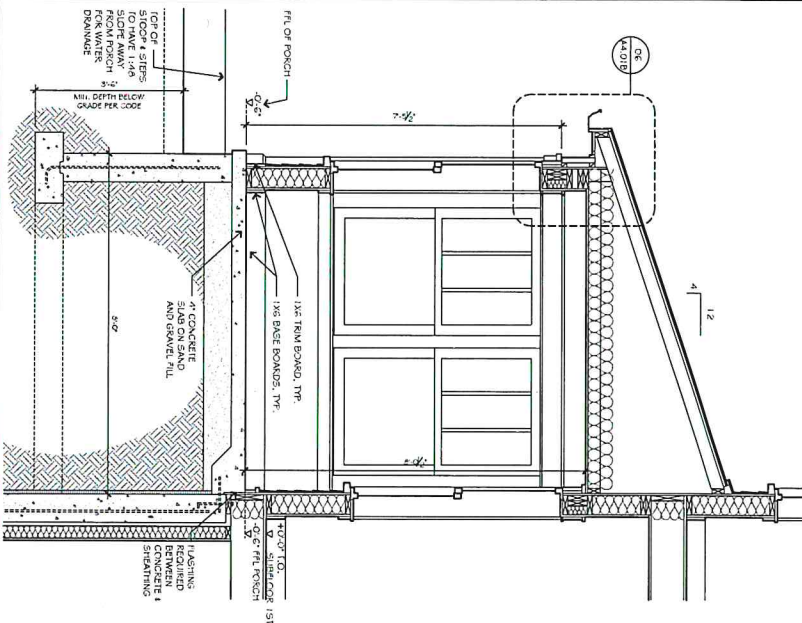
02 FRONT ELEVATION

1/2" = 1'-0"



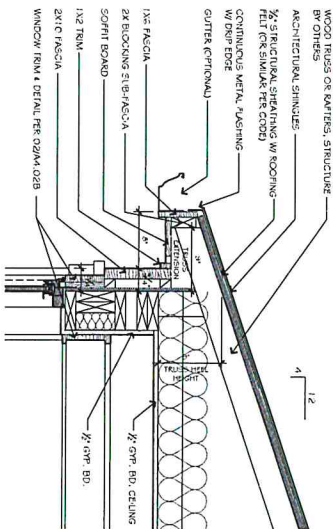
03 SIDE ELEVATION

1/2" = 1'-0"



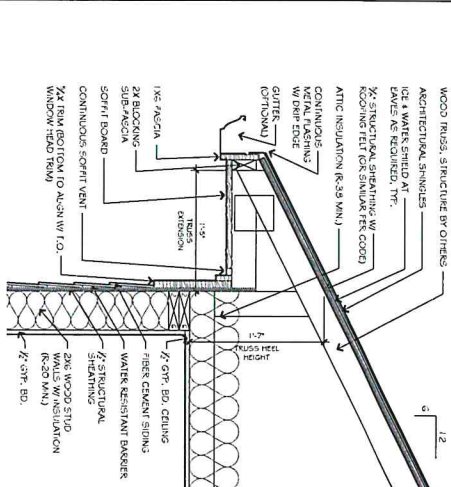
03 FRONT PORCH SECTION

1/2" = 1'-0"



04 FRONT PORCH - EAVE DETAIL

1/2" = 1'-0"



01 MAIN ROOF - EAVE DETAIL

1/2" = 1'-0"

1. PER FIRE RESISTANCE RATING REQUIREMENTS OF TABLE 6.1, ROOFING HAS A FIRE SEPARATION DISTANCE OF 2'-0\"/>

IN PROGRESS DRAFT

STANDARD HOUSE (3-BED)

KALAMAZOO MODEL BUILDINGS

3 BED / 2.5 BATH

KALAMAZOO, MICHIGAN



A-4.OIB

EXTERIOR DETAILS (OPTION B)

DATE: 01/09/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]



3 BED / 2.5 BATH

KALAMAZOO, MICHIGAN

KALAMAZOO, MICHIGAN

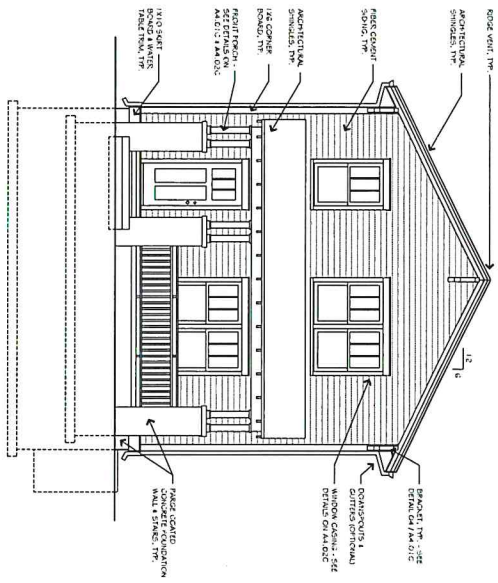
KALAMAZOO, MICHIGAN

[illegible]

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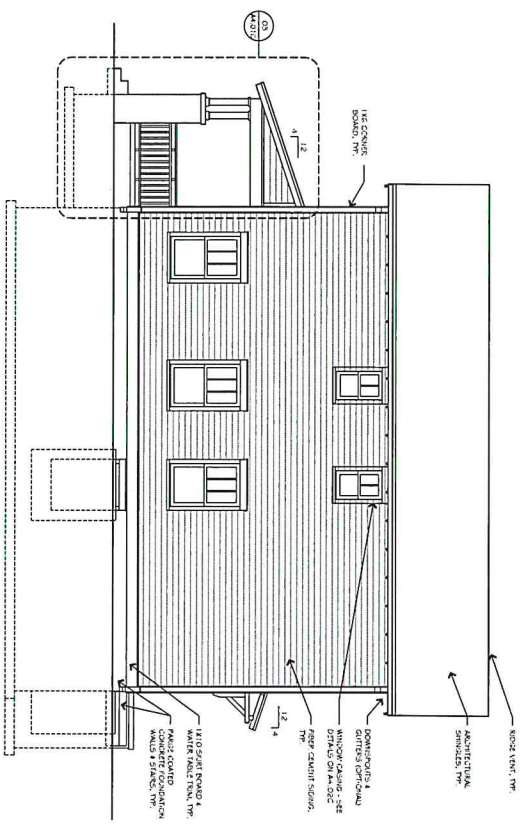
MAJOR TRANSLATIONS	AREA OF HOUSE	AREA OF PORCH	TRANSPARENCY %
12.25	425.00	17.25	12.25

AREA OF EXTERIOR SCENE 1 30.1 SF



MAJOR TRANSLATIONS	AREA OF HOUSE	AREA OF PORCH	TRANSPARENCY %
12.25	425.00	17.25	12.25

AREA OF EXTERIOR SCENE 1 30.1 SF

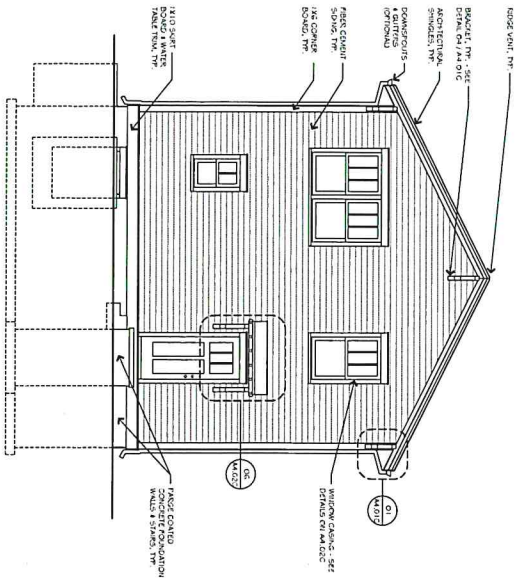


1/2\"/>

1/2\"/>

03 REAR ELEVATION

AREA OF EXTERIOR SCENE 1 30.1 SF

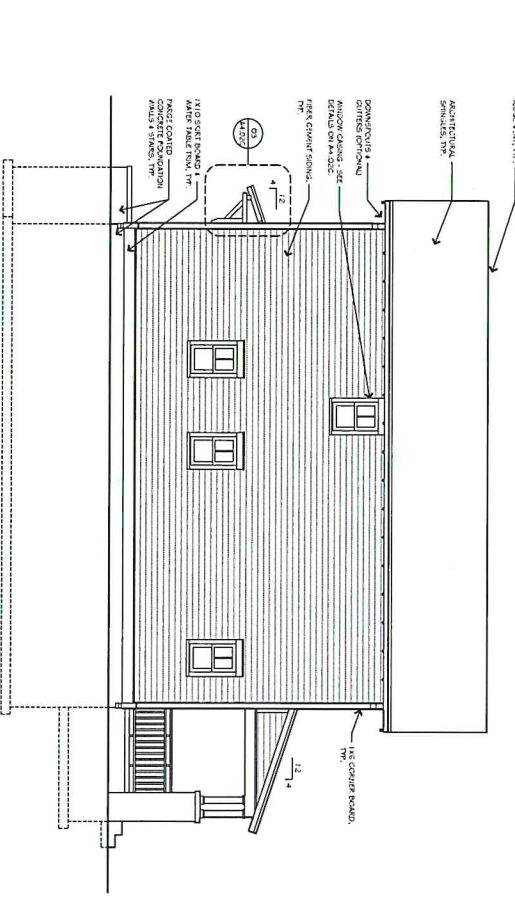


1/2\"/>

1/2\"/>

04 LEFT ELEVATION

AREA OF EXTERIOR SCENE 1 30.1 SF



1/2\"/>

STANDARD HOUSE (3-BED)

KALAMAZOO MODEL BUILDINGS

3 BED / 2.5 BATH

KALAMAZOO, MICHIGAN

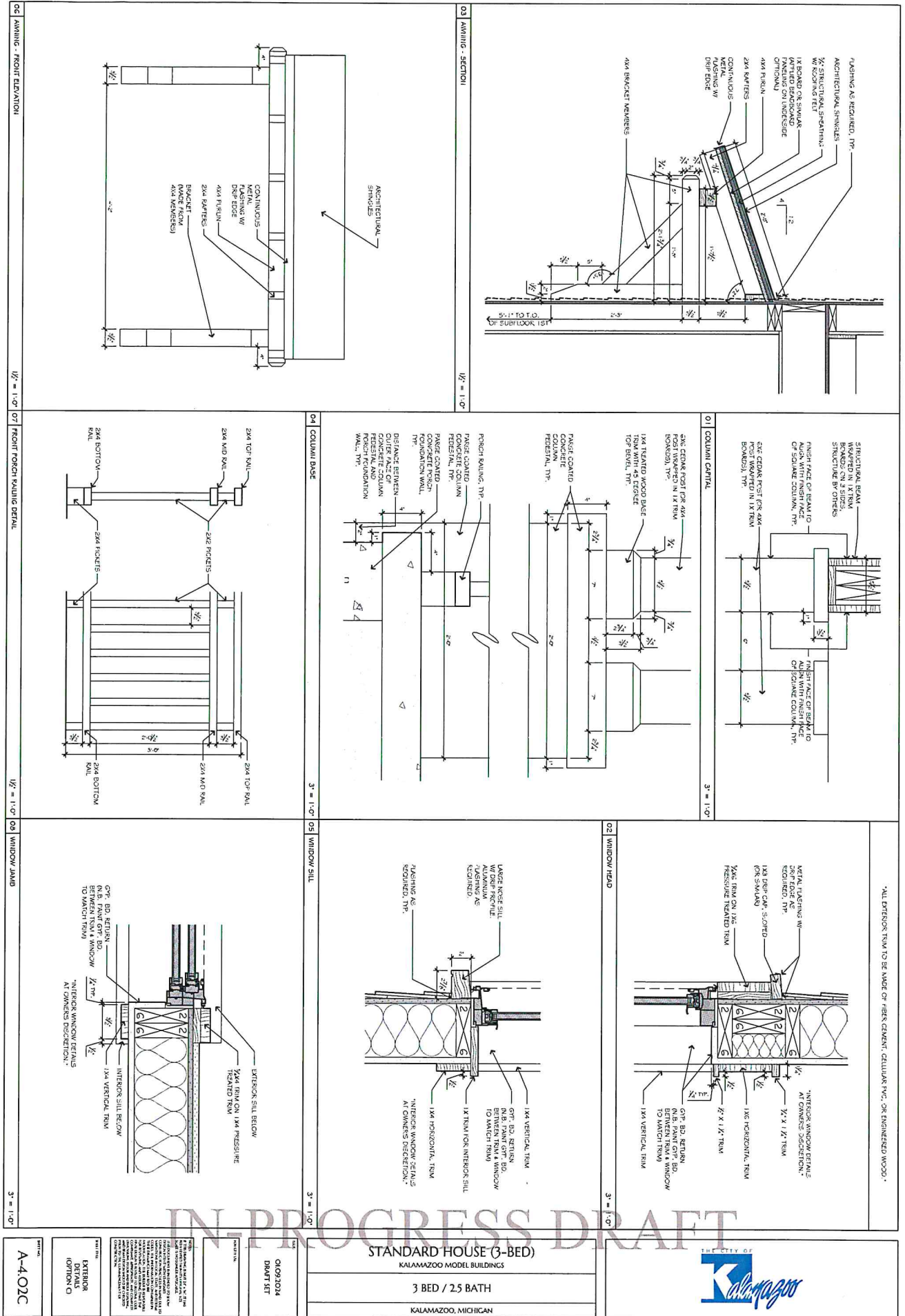
01/09/2024
DRAWN SET

EXTERIOR
ELEVATIONS
(OPTION C)

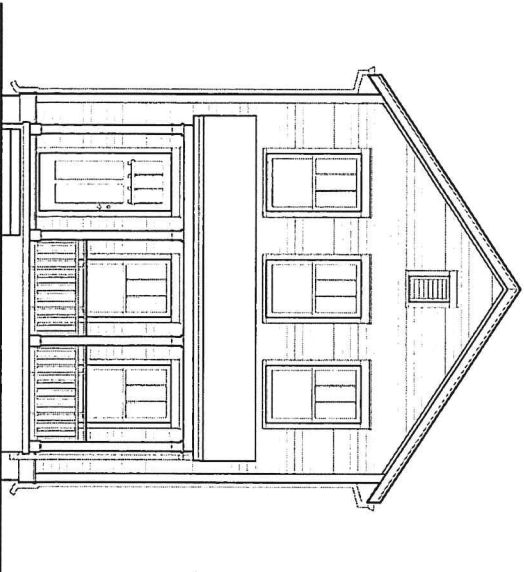
A-2.01C

Standard House - 3Bed

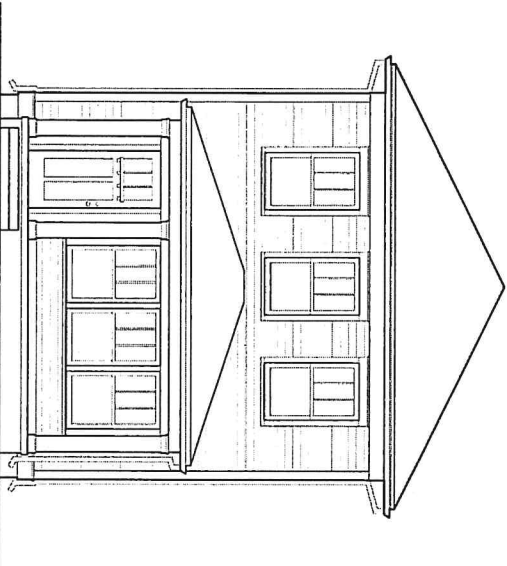
C.19



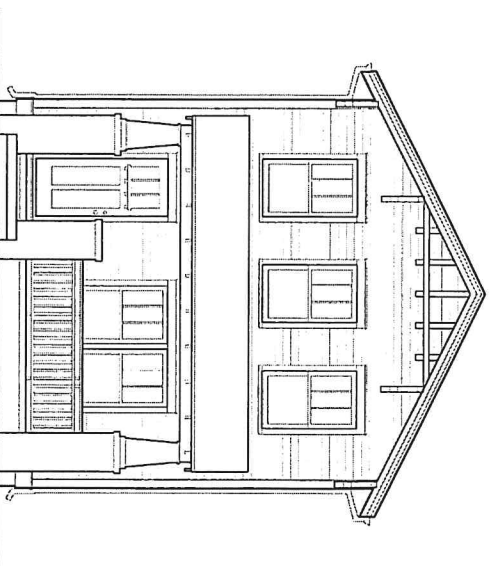
NARROW HOUSE (2-BED)



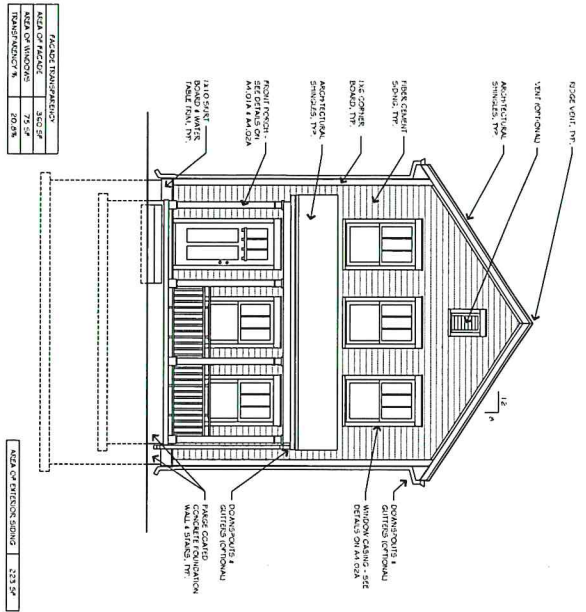
EXTERIOR ELEVATION
OPTION A



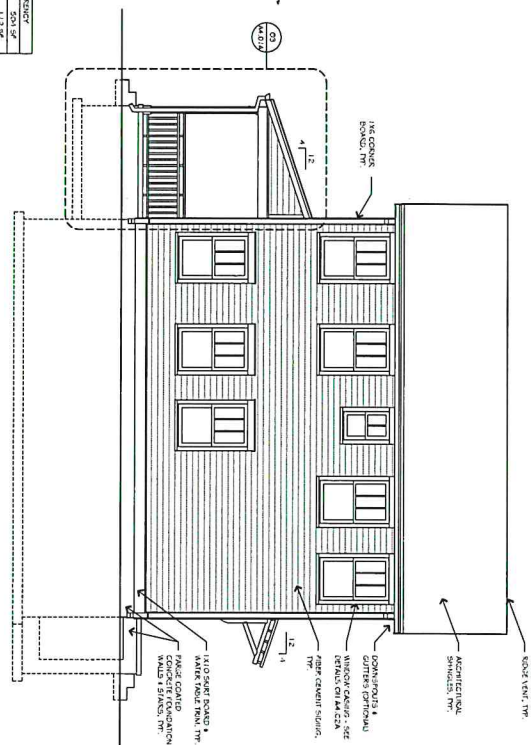
EXTERIOR ELEVATION
OPTION B



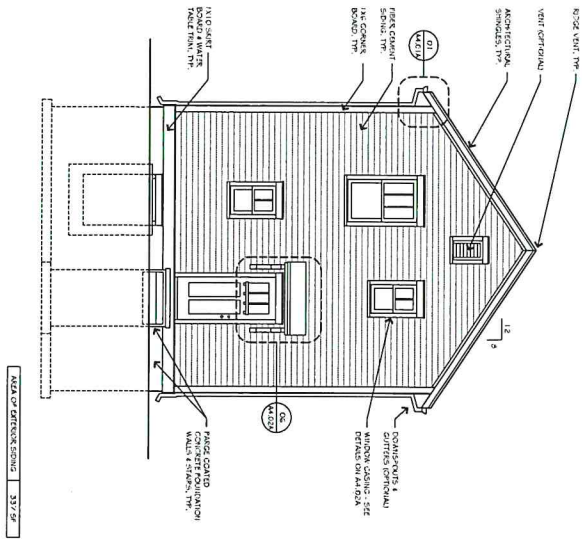
EXTERIOR ELEVATION
OPTION C



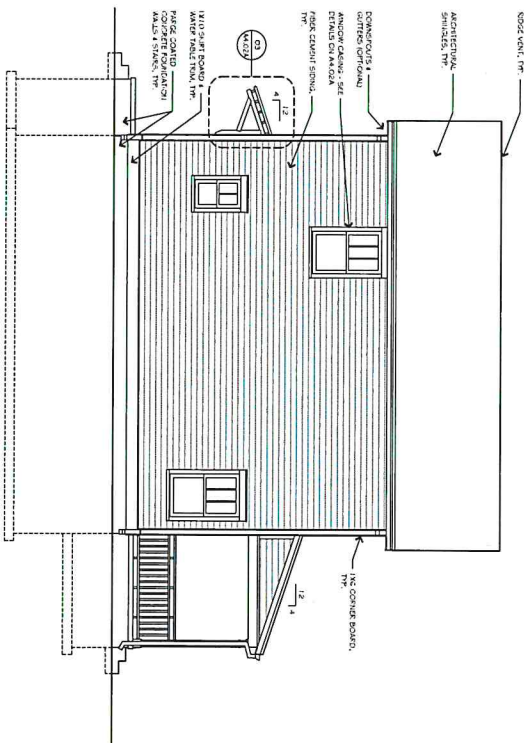
FACADE TRANSPARENCY	
AREA OF FACADE	504.54
AREA OF WINDOWS	112.54
TRANSPARENCY %	22.2%



AREA OF EXTERIOR SIDING	349 SF
-------------------------	--------



AREA OF EXTERIOR SIDING	337 SF
-------------------------	--------

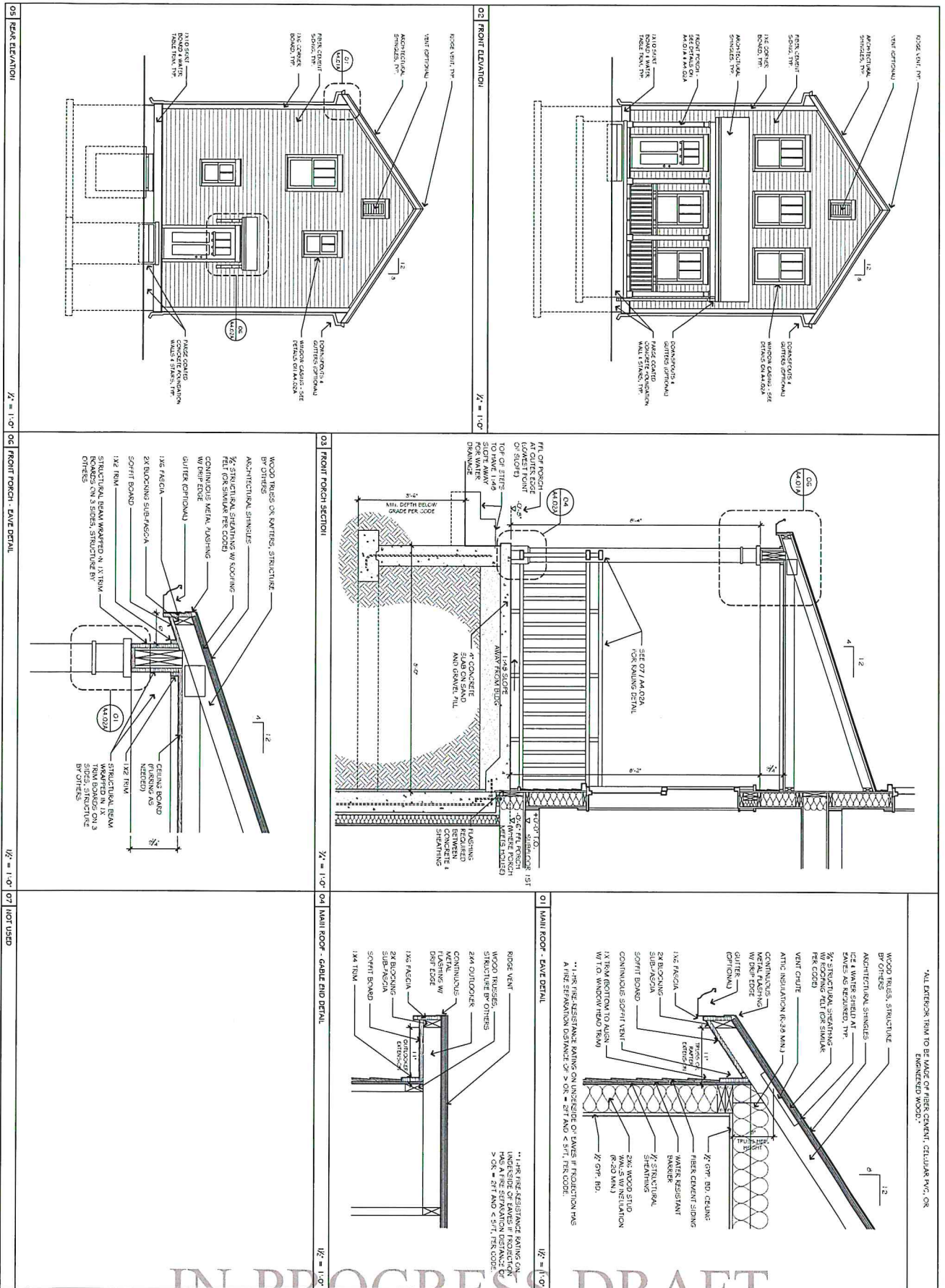


AREA OF EXTERIOR SIDING	449 SF
-------------------------	--------

NARROW HOUSE (2-BED)
KALAMAZOO MODEL BUILDINGS

2 BED / 1.5 BATH





PROJECT

CLIENT

DATE

SCALE

NOTES

NARROW HOUSE (2-BED)

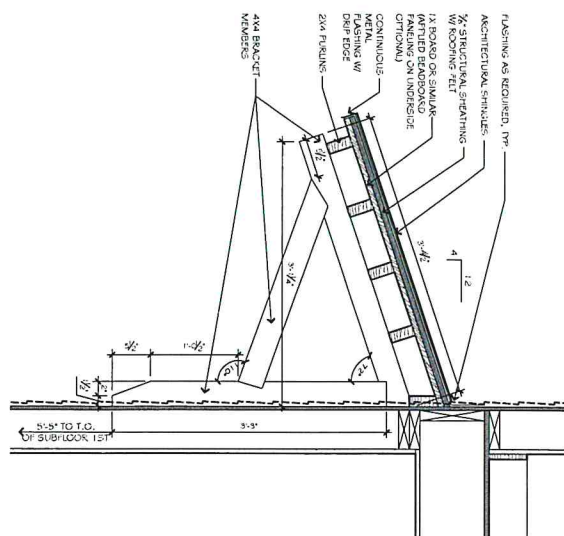
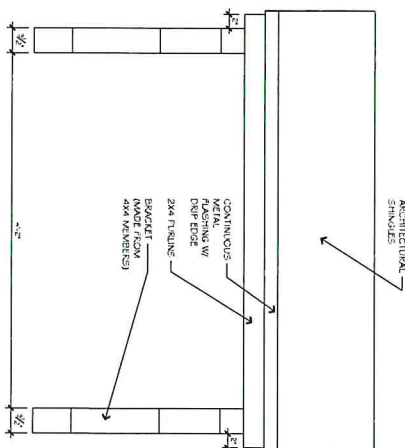
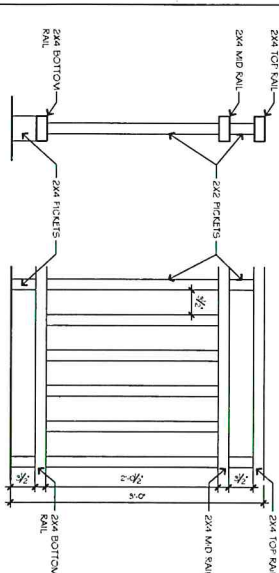
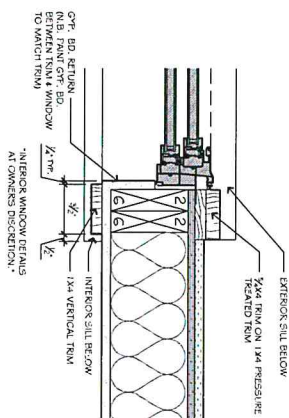
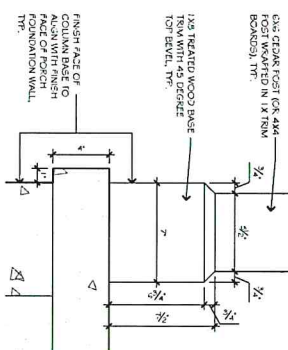
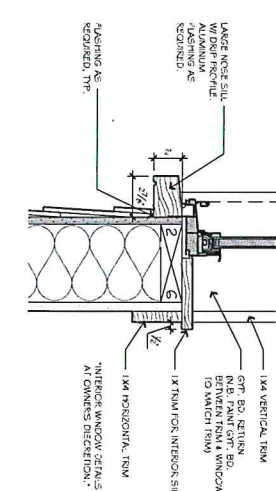
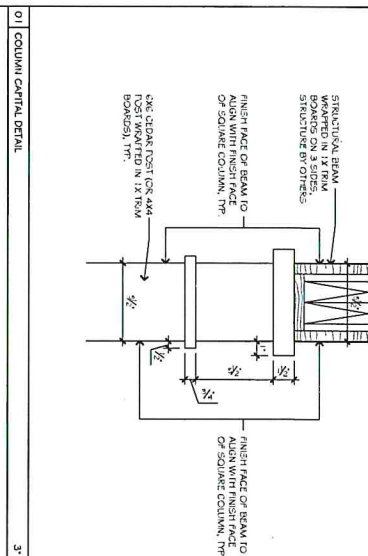
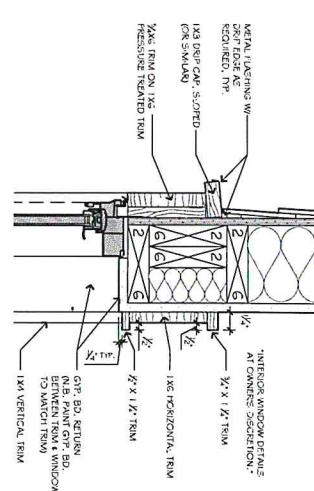
KALAMAZOO MODEL BUILDINGS

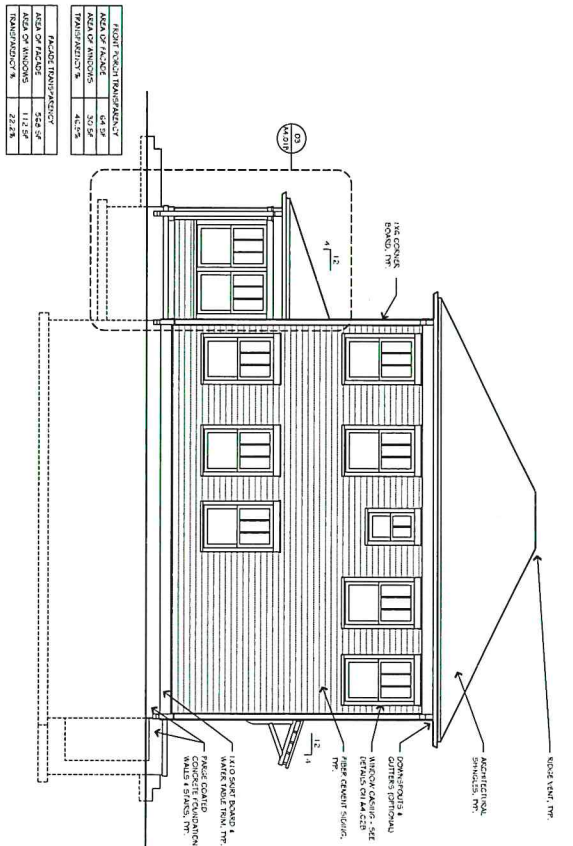
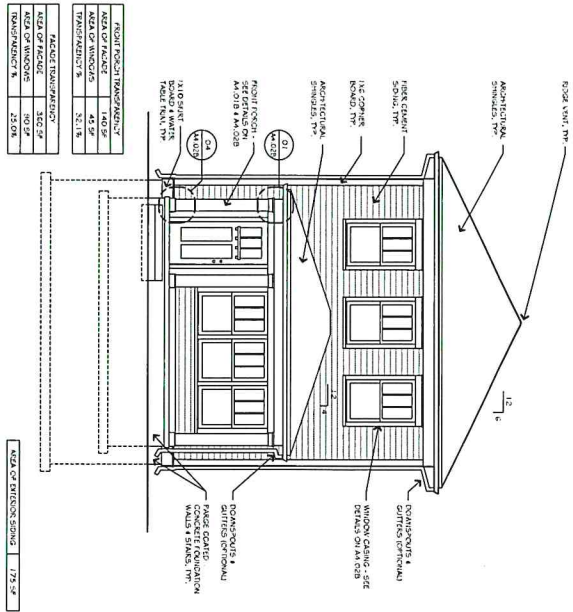
2 BED / 1.5 BATH

KALAMAZOO, MICHIGAN

EXTERIOR DETAILS (OPTION A)

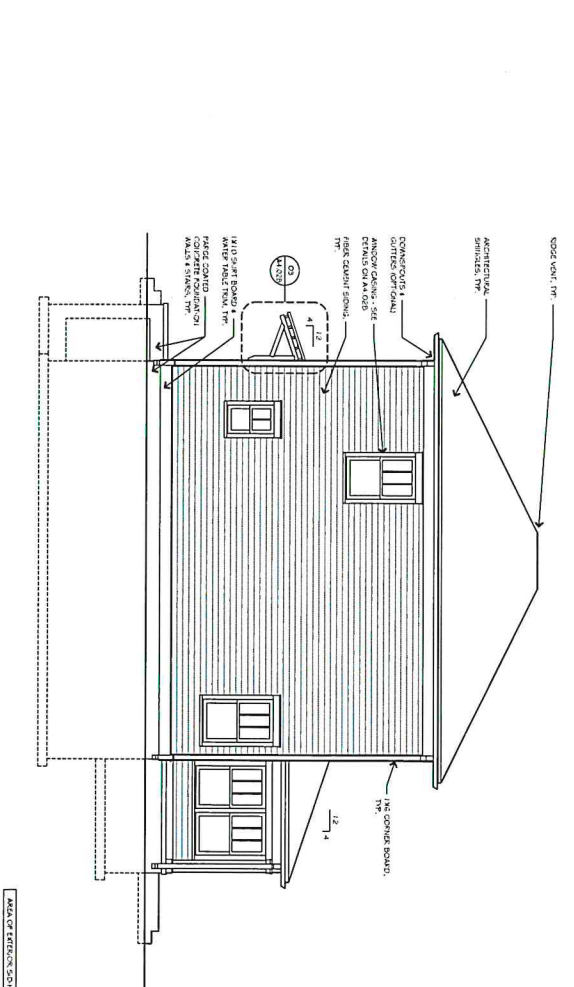
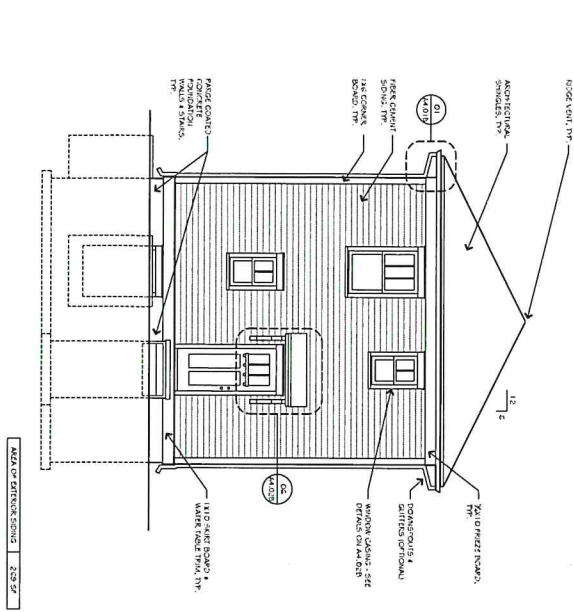
A-4.01A





RIGHT ELEVATION TRANSPARENT	140 sq. ft.
AREA OF PORCH	45 sq. ft.
TRANSPARENT %	32.1 %

RIGHT ELEVATION TRANSPARENT	64 sq. ft.
AREA OF PORCH	30 sq. ft.
TRANSPARENT %	42.5 %



REAR ELEVATION TRANSPARENT	140 sq. ft.
AREA OF PORCH	45 sq. ft.
TRANSPARENT %	32.1 %

LEFT ELEVATION TRANSPARENT	64 sq. ft.
AREA OF PORCH	30 sq. ft.
TRANSPARENT %	42.5 %

03 REAR ELEVATION 1/2" = 1'-0" 04 LEFT ELEVATION 1/2" = 1'-0"

A-2-01B

Narrow House - 2-Bed 201

IN-PROGRESS DRAFT

NARROW HOUSE (2-BED)

KALAMAZOO MODEL BUILDINGS

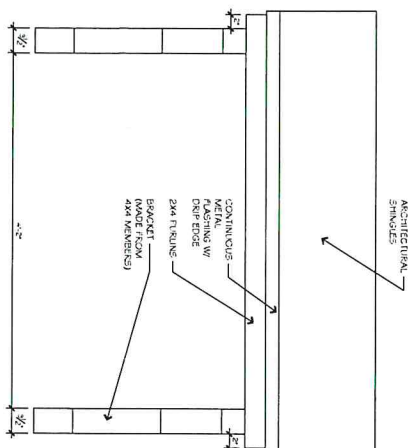
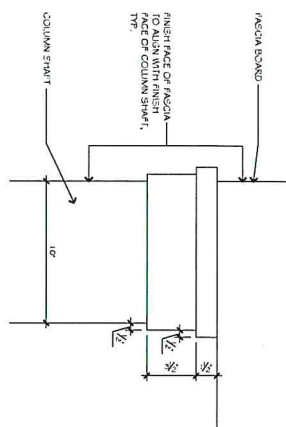
2 BED / 1.5 BATH

KALAMAZOO, MICHIGAN

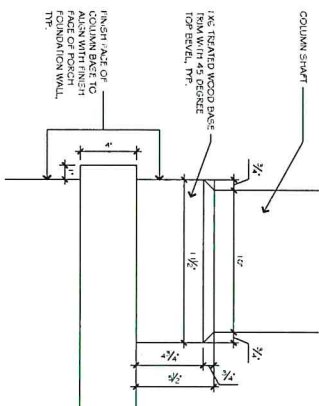




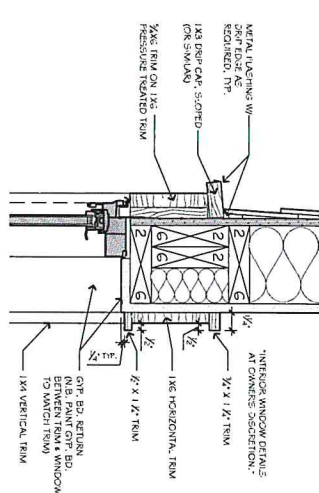
03	AIMING - SECTION
----	------------------

[illegible]

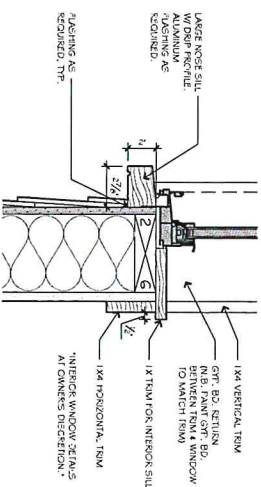
01	COLUMN CAPITAL
----	----------------



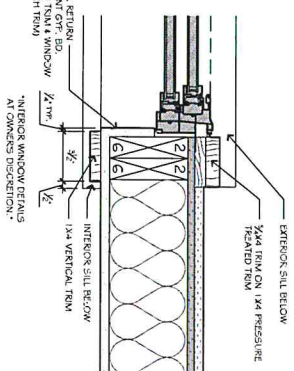
04	COLUMN BASE
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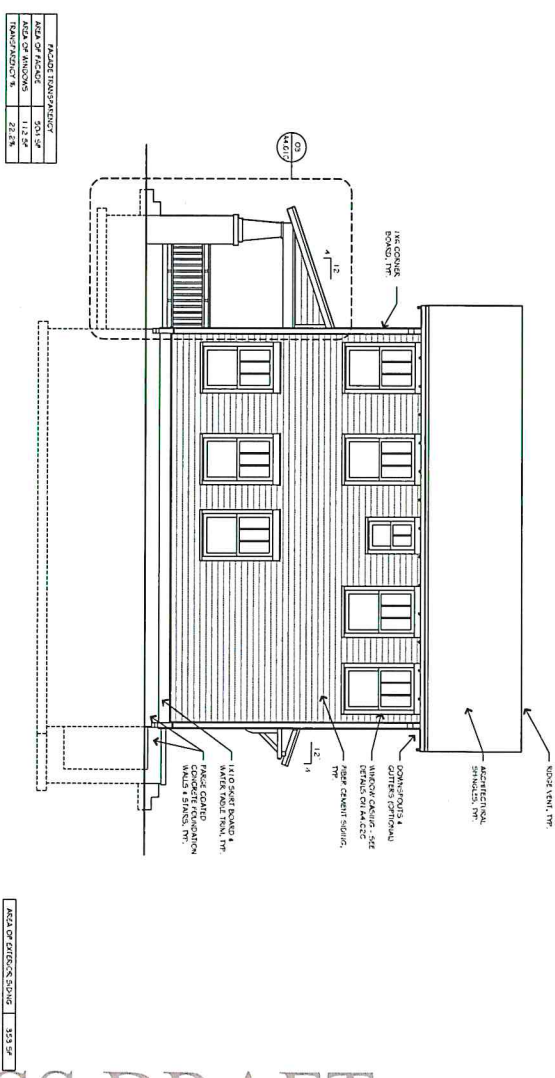
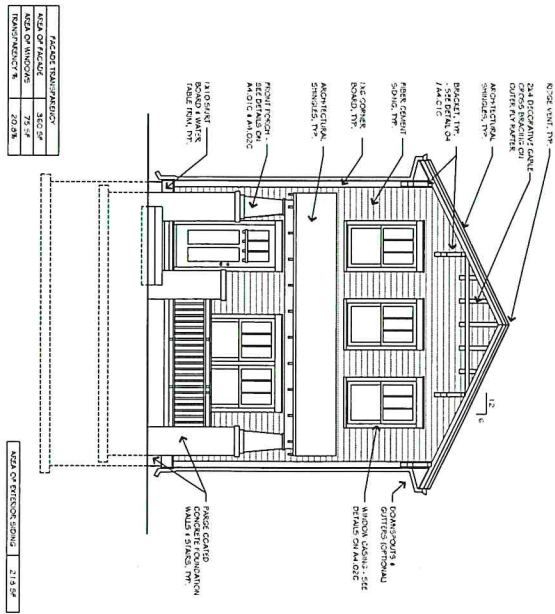
02	WINDOW HEAD
----	-------------



05	WINDOW SILL
----	-------------

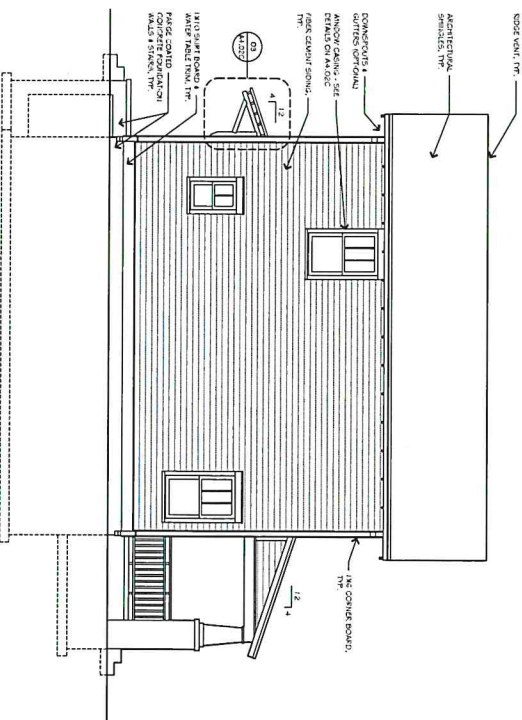
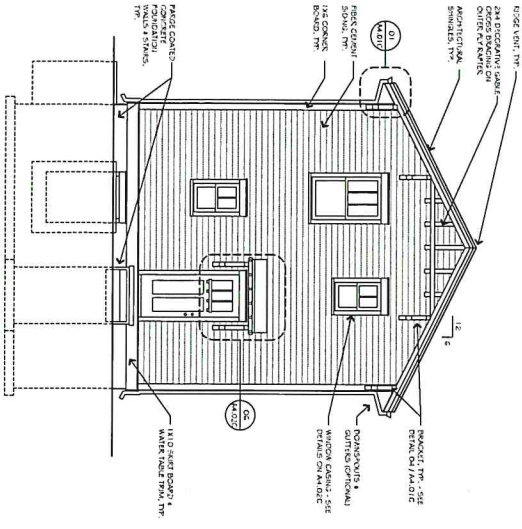


05	WINDOW SILL
----	-------------



MAJOR DIMENSIONS	AREA OF FLOORING	AREA OF ROOFING	TRANSPIRANCY %
35.0' x 21.0'	75.0' x 21.0'	75.0' x 21.0'	22.2%

MAJOR DIMENSIONS	AREA OF FLOORING	AREA OF ROOFING	TRANSPIRANCY %
35.0' x 21.0'	75.0' x 21.0'	75.0' x 21.0'	22.2%



01 REAR ELEVATION

02 LEFT ELEVATION

03 RIGHT ELEVATION

04 FRONT ELEVATION

05 REAR ELEVATION

06 LEFT ELEVATION

07 RIGHT ELEVATION

08 FRONT ELEVATION

09 REAR ELEVATION

10 LEFT ELEVATION

11 RIGHT ELEVATION

12 FRONT ELEVATION

13 REAR ELEVATION

14 LEFT ELEVATION

15 RIGHT ELEVATION

16 FRONT ELEVATION

17 REAR ELEVATION

18 LEFT ELEVATION

19 RIGHT ELEVATION

20 FRONT ELEVATION

21 REAR ELEVATION

22 LEFT ELEVATION

23 RIGHT ELEVATION

24 FRONT ELEVATION

25 REAR ELEVATION

26 LEFT ELEVATION

27 RIGHT ELEVATION

28 FRONT ELEVATION

29 REAR ELEVATION

30 LEFT ELEVATION

31 RIGHT ELEVATION

32 FRONT ELEVATION

33 REAR ELEVATION

34 LEFT ELEVATION

35 RIGHT ELEVATION

36 FRONT ELEVATION

37 REAR ELEVATION

38 LEFT ELEVATION

39 RIGHT ELEVATION

40 FRONT ELEVATION

41 REAR ELEVATION

42 LEFT ELEVATION

43 RIGHT ELEVATION

44 FRONT ELEVATION

45 REAR ELEVATION

46 LEFT ELEVATION

47 RIGHT ELEVATION

48 FRONT ELEVATION

49 REAR ELEVATION

50 LEFT ELEVATION

51 RIGHT ELEVATION

52 FRONT ELEVATION

53 REAR ELEVATION

54 LEFT ELEVATION

55 RIGHT ELEVATION

56 FRONT ELEVATION

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93 REAR ELEVATION

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96 FRONT ELEVATION

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100 FRONT ELEVATION

101 REAR ELEVATION

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103 RIGHT ELEVATION

104 FRONT ELEVATION

105 REAR ELEVATION

106 LEFT ELEVATION

107 RIGHT ELEVATION

108 FRONT ELEVATION

109 REAR ELEVATION

110 LEFT ELEVATION

111 RIGHT ELEVATION

112 FRONT ELEVATION

113 REAR ELEVATION

114 LEFT ELEVATION

115 RIGHT ELEVATION

116 FRONT ELEVATION

117 REAR ELEVATION

118 LEFT ELEVATION

119 RIGHT ELEVATION

120 FRONT ELEVATION

121 REAR ELEVATION

122 LEFT ELEVATION

123 RIGHT ELEVATION

124 FRONT ELEVATION

125 REAR ELEVATION

126 LEFT ELEVATION

127 RIGHT ELEVATION

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159 RIGHT ELEVATION

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162 LEFT ELEVATION

163 RIGHT ELEVATION

164 FRONT ELEVATION

165 REAR ELEVATION

166 LEFT ELEVATION

167 RIGHT ELEVATION

168 FRONT ELEVATION

169 REAR ELEVATION

170 LEFT ELEVATION

171 RIGHT ELEVATION

172 FRONT ELEVATION

173 REAR ELEVATION

174 LEFT ELEVATION

175 RIGHT ELEVATION

176 FRONT ELEVATION

177 REAR ELEVATION

178 LEFT ELEVATION

179 RIGHT ELEVATION

180 FRONT ELEVATION

181 REAR ELEVATION

182 LEFT ELEVATION

183 RIGHT ELEVATION

184 FRONT ELEVATION

185 REAR ELEVATION

186 LEFT ELEVATION

187 RIGHT ELEVATION

188 FRONT ELEVATION

189 REAR ELEVATION

190 LEFT ELEVATION

191 RIGHT ELEVATION

192 FRONT ELEVATION

193 REAR ELEVATION

194 LEFT ELEVATION

195 RIGHT ELEVATION

196 FRONT ELEVATION

197 REAR ELEVATION

198 LEFT ELEVATION

199 RIGHT ELEVATION

200 FRONT ELEVATION

201 REAR ELEVATION

202 LEFT ELEVATION

203 RIGHT ELEVATION

204 FRONT ELEVATION

205 REAR ELEVATION

206 LEFT ELEVATION

207 RIGHT ELEVATION

208 FRONT ELEVATION

209 REAR ELEVATION

210 LEFT ELEVATION

211 RIGHT ELEVATION

212 FRONT ELEVATION

213 REAR ELEVATION

214 LEFT ELEVATION

215 RIGHT ELEVATION

216 FRONT ELEVATION

217 REAR ELEVATION

218 LEFT ELEVATION

219 RIGHT ELEVATION

220 FRONT ELEVATION

221 REAR ELEVATION

222 LEFT ELEVATION

223 RIGHT ELEVATION

224 FRONT ELEVATION

225 REAR ELEVATION

226 LEFT ELEVATION

227 RIGHT ELEVATION

228 FRONT ELEVATION

229 REAR ELEVATION

230 LEFT ELEVATION

231 RIGHT ELEVATION

232 FRONT ELEVATION

233 REAR ELEVATION

234 LEFT ELEVATION

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250 LEFT ELEVATION

251 RIGHT ELEVATION

252 FRONT ELEVATION

253 REAR ELEVATION

254 LEFT ELEVATION

255 RIGHT ELEVATION

256 FRONT ELEVATION

257 REAR ELEVATION

258 LEFT ELEVATION

259 RIGHT ELEVATION

260 FRONT ELEVATION

261 REAR ELEVATION

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265 REAR ELEVATION

266 LEFT ELEVATION

267 RIGHT ELEVATION

268 FRONT ELEVATION

269 REAR ELEVATION

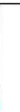
270 LEFT ELEVATION

271 RIGHT ELEVATION

272 FRONT ELEVATION

273 REAR ELEVATION

274 LEFT



KALAMAZOO MODEL BUILDINGS

KALAMAZOO, MICHIGAN

DRAFT - SE

A-4.02C

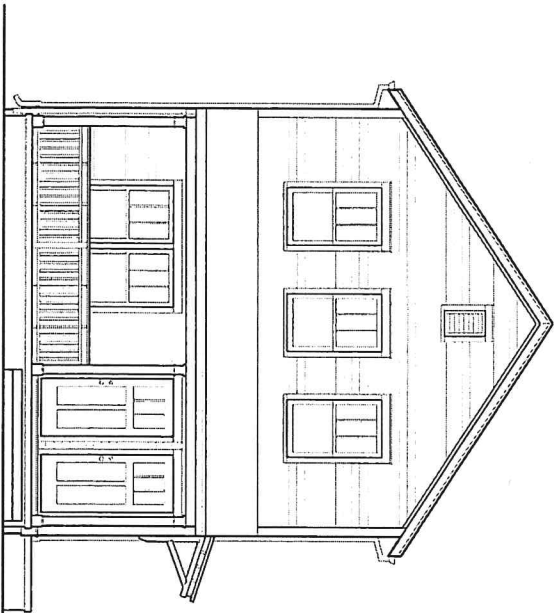
OPTION C

4. THE BOARD OF DIRECTORS OF THE COMPANY SHALL HAVE THE AUTHORITY TO MAKE SUCH CHANGES IN THE CHARTER AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THE COMPANY.

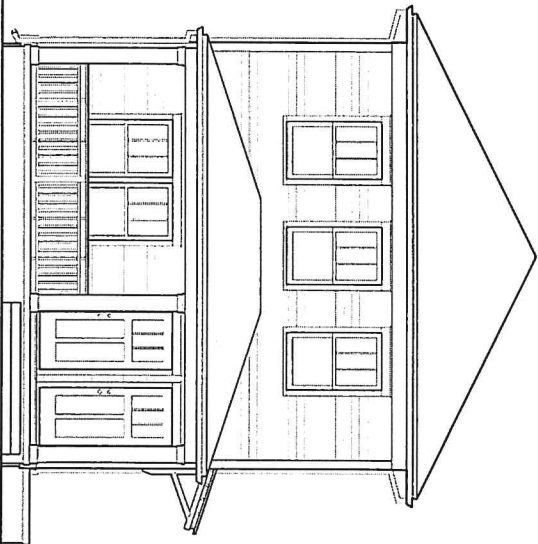
IN-PROGRESS DRAFT



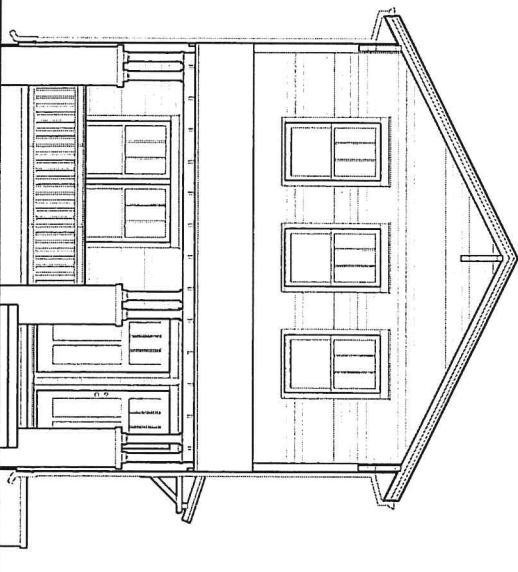
STACKED DUPLEX



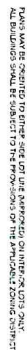
EXTERIOR ELEVATION
OPTION A



EXTERIOR ELEVATION
OPTION B



EXTERIOR ELEVATION
OPTION C

 $1^{\circ} = 20^{\circ} \cdot 0^{\circ}$ 

03	FOUNDATION PLAN
----	-----------------

STACKED DUPLEX
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN



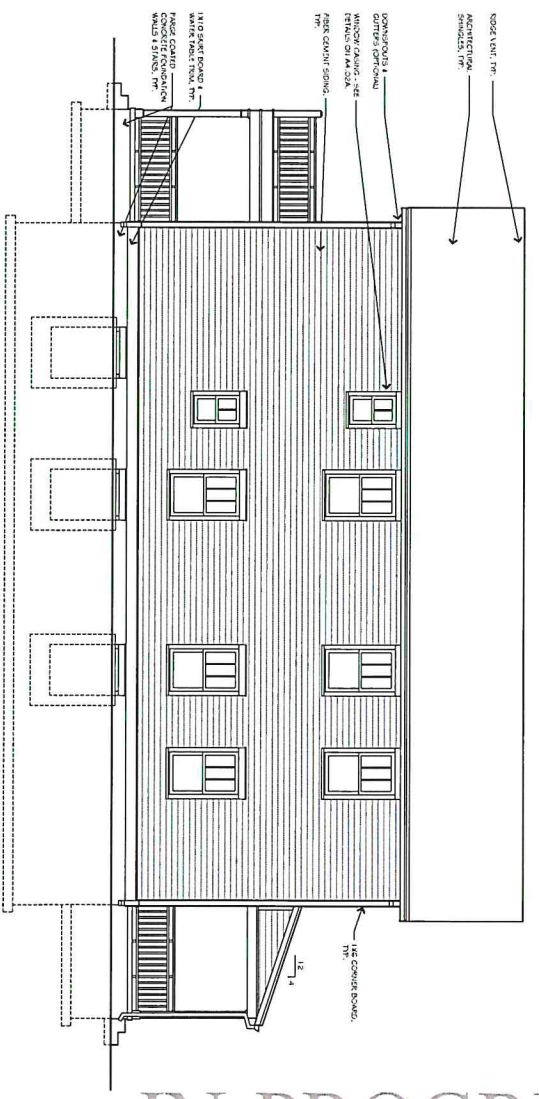
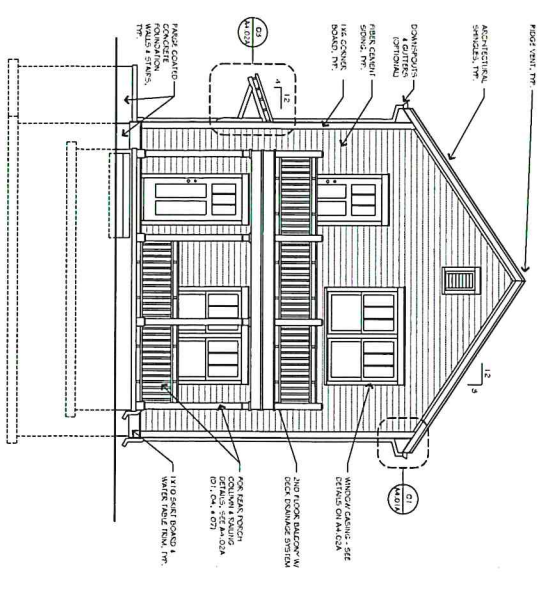
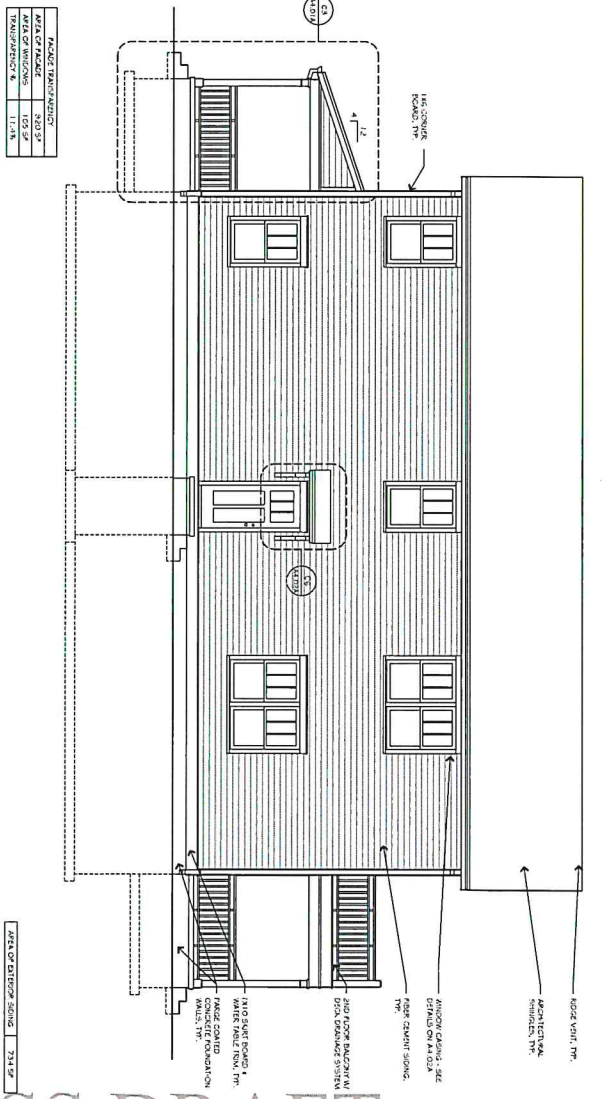
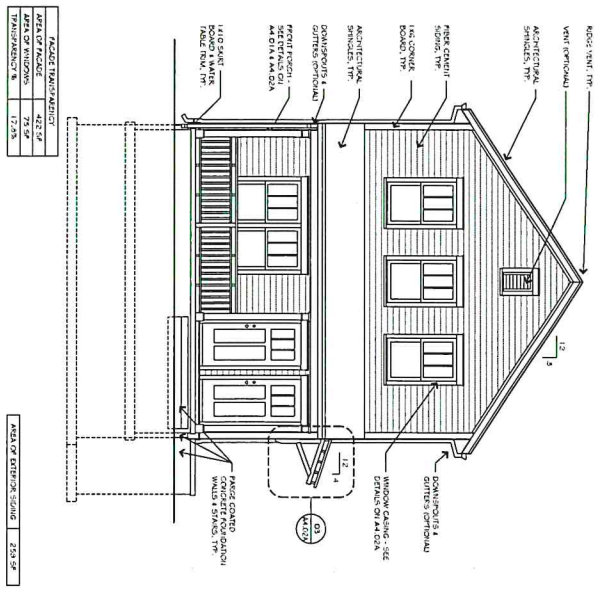
MALE FILL: SITE PLAN DIAGRAMS & FOUNDATION PLAN

A-1.01

01.09.20
DRAFT

01.09.20
DRAFT

Stacked Duplex
2 Bed / 1 Bath unit



IN-PROGRESS DRAFT

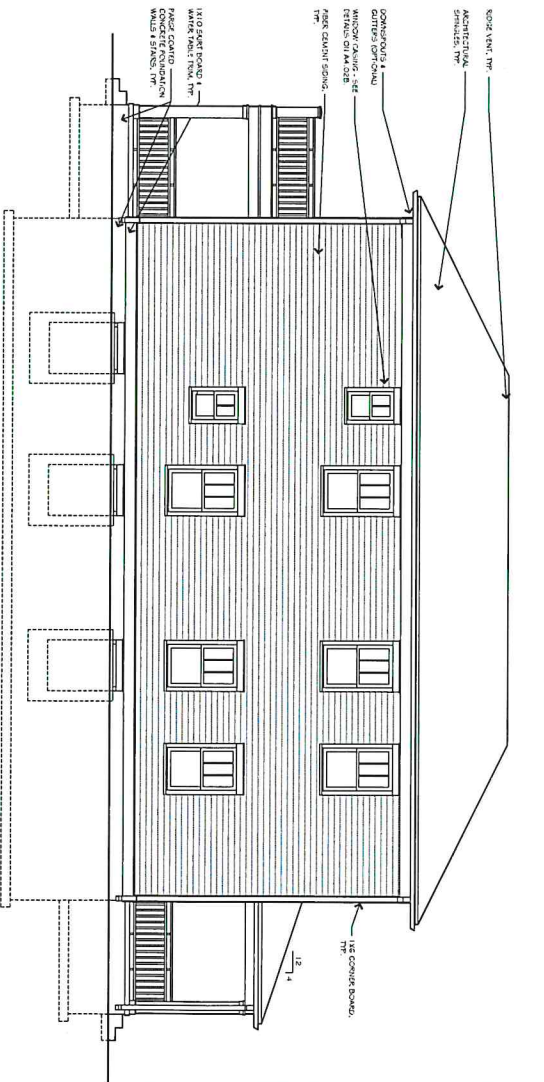
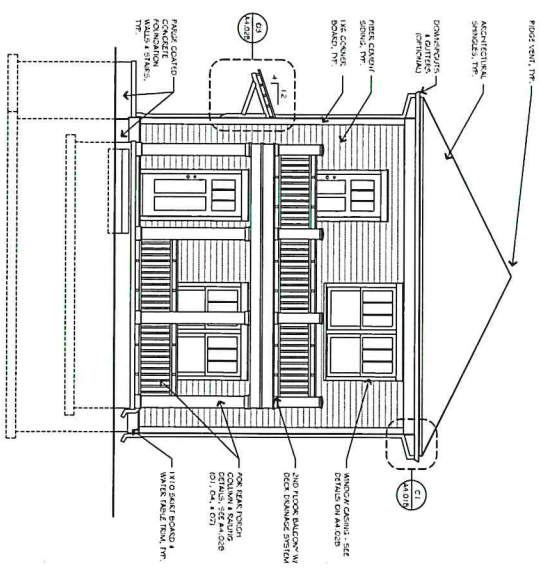
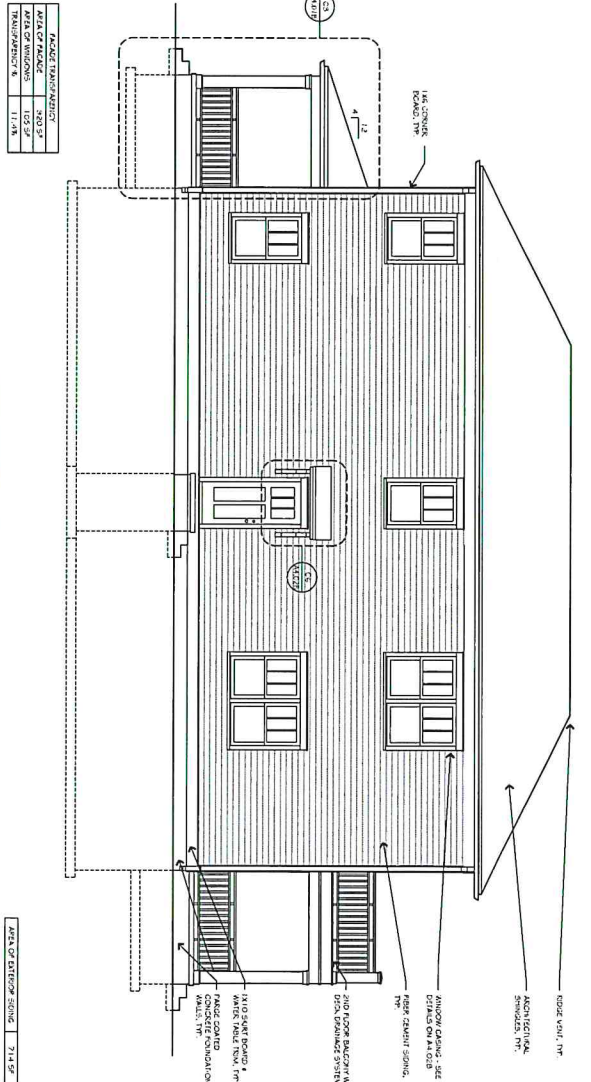
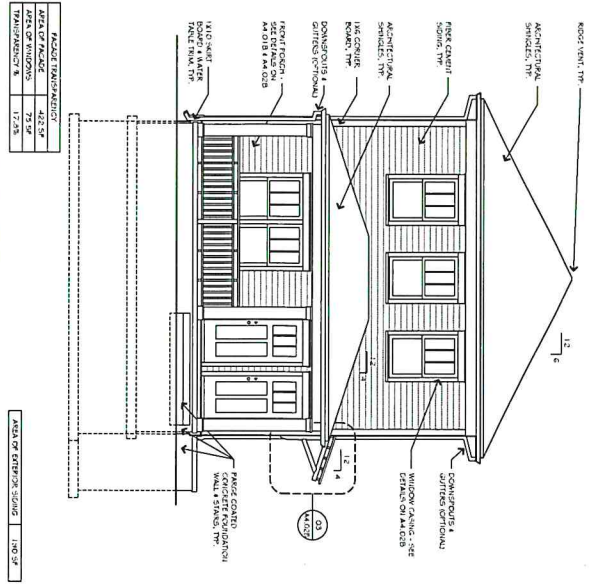
STACKED DUPLEX
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN



DATE: 01/09/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

EXTERIOR ELEVATIONS (OPTION A)

A-2.01A



IN-PROGRESS DRAFT



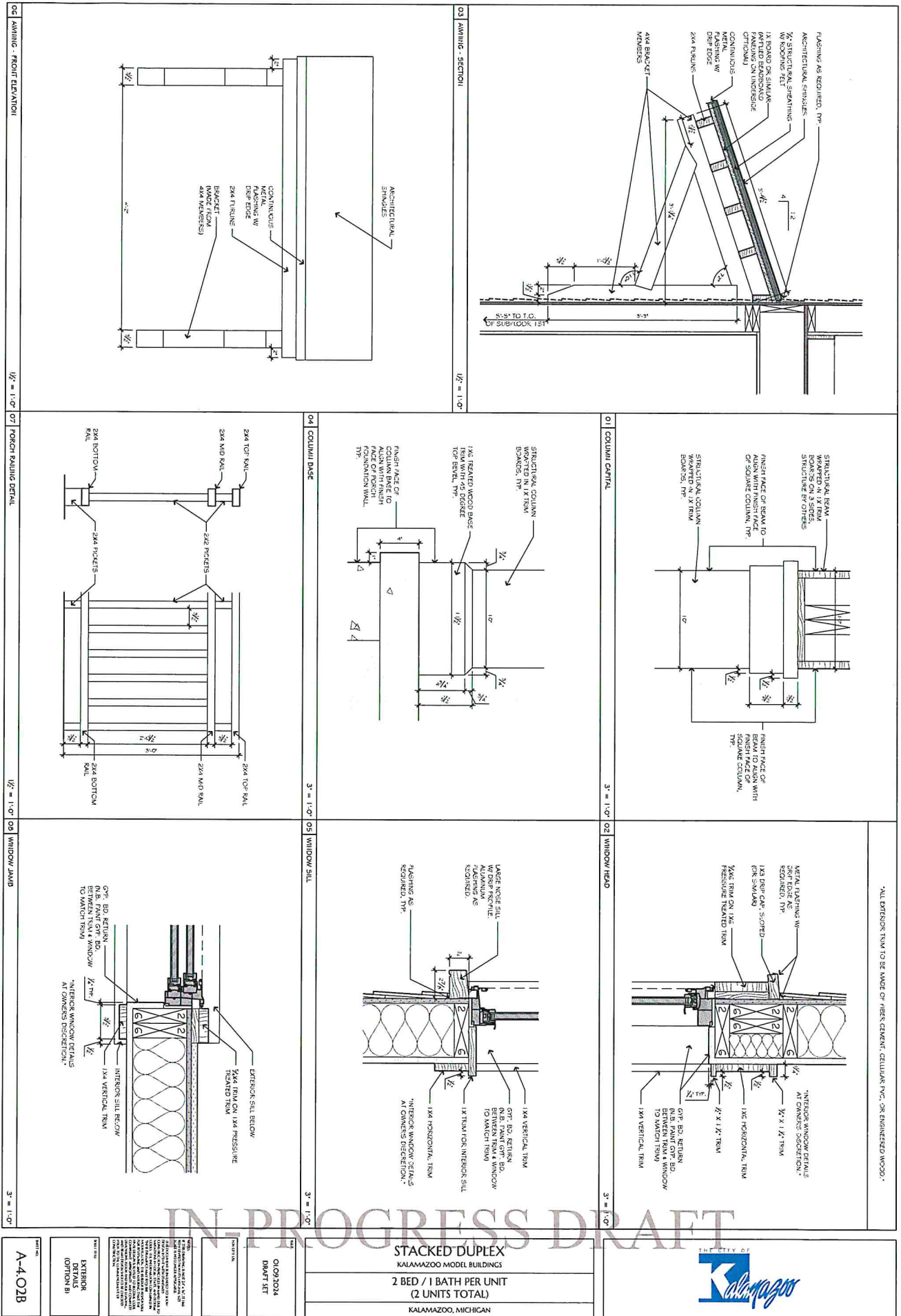
STACKED DUPLEX
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN

DATE: 01/09/2024
DRAWN BY: SET

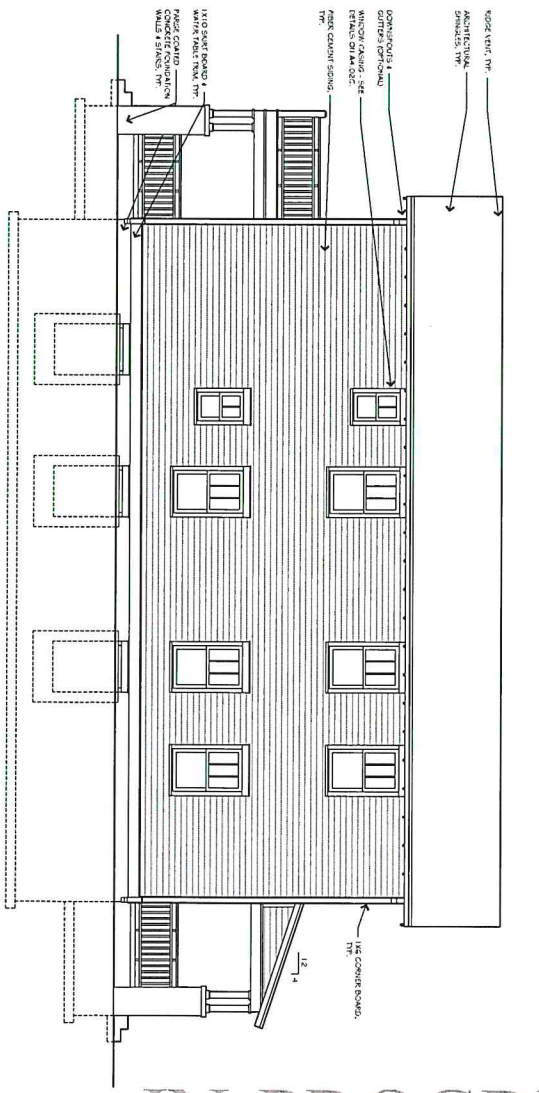
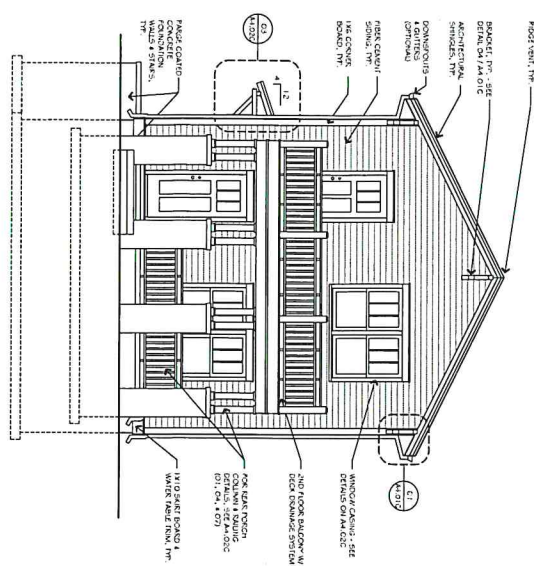
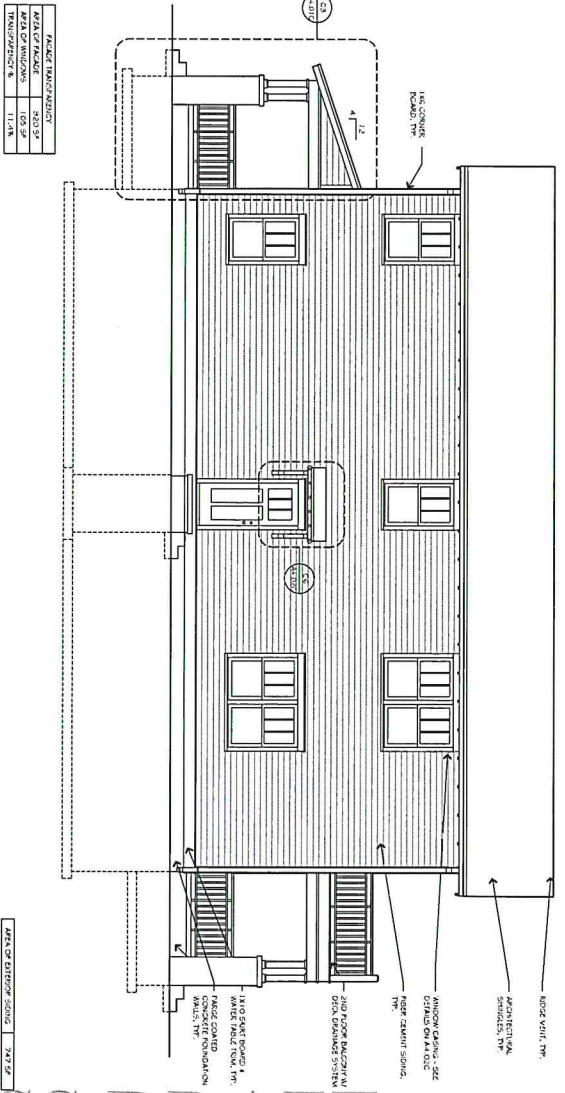
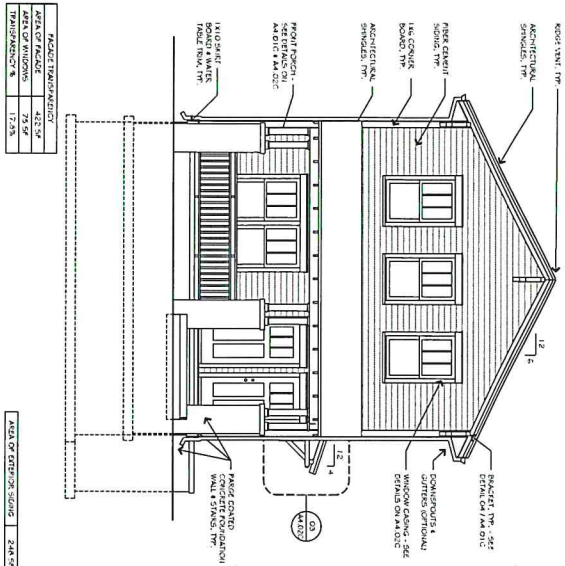
EXTENSION
(OPTION B)

A-2-01B

Stacked Duplex



B.28



03 REAR ELEVATION

04 LEFT ELEVATION

A-2-01C

EXTERIOR ELEVATIONS OPTION C

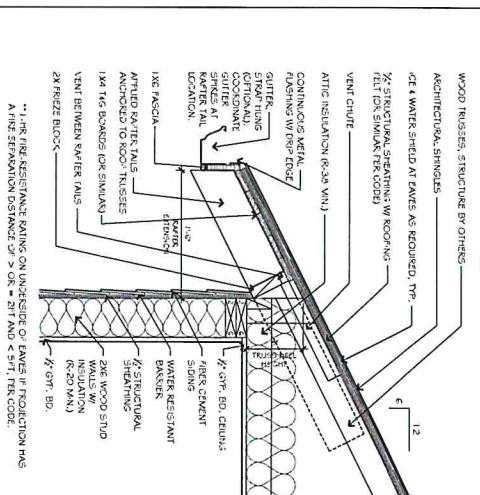
DATE: 01/09/2024
DRAWN BY: [Name]

STACKED DUPLEX
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN

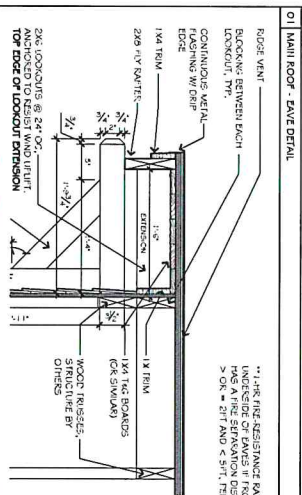


Stacked Duplex

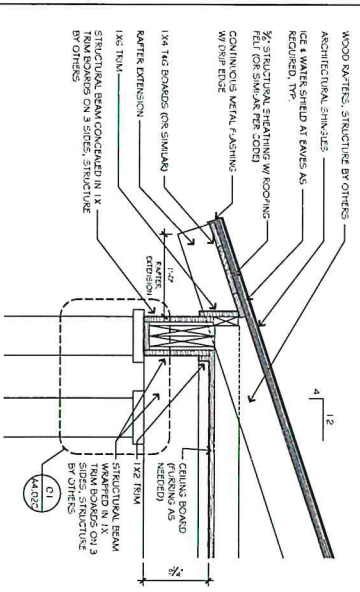
"ALL EXTERIOR ROOF TO BE MADE OF #300 CONCRETE, CELLULAR P.C., OR ENGINEERED WOOD."



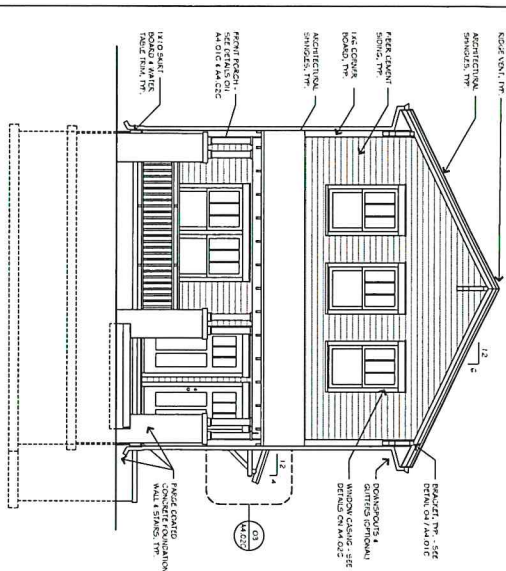
"1-HR FIRE RESISTANCE RATING ON UNDERSIDE OF EAVES IF PROTECTION HAS A FIRE SEPARATION DISTANCE OF > 0\"/>



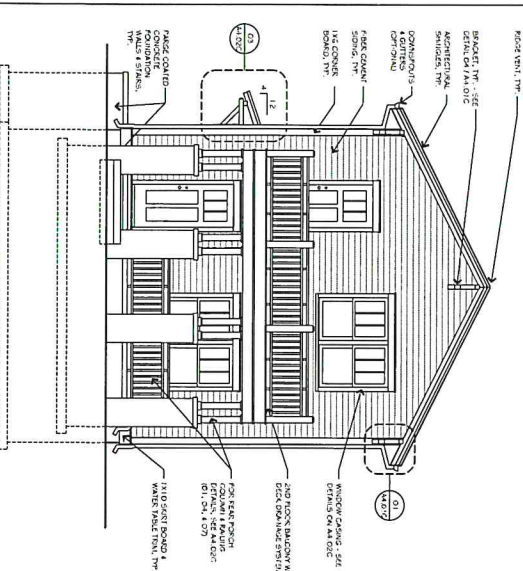
03 FRONT ROOF - EAVE DETAIL



05 FRONT ROOF - EAVE DETAIL



07 FRONT ELEVATION



09 REAR ELEVATION



STACKED DUPLEX
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN

01/09/2014
DRAWN SET

EXTENSION
DETAILS
OPTION C

A-4.01C

C.40

 $1\frac{1}{2}$ min. $1\frac{1}{2}'' =$ 
$$\underline{3' = 1.0}$$

$$\underline{3^* = 1.0}$$

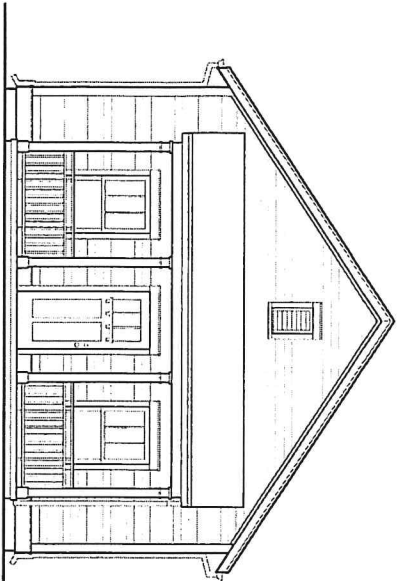
$$3' = 1.0$$


EXTERIOR
DETAILS
OPTION C

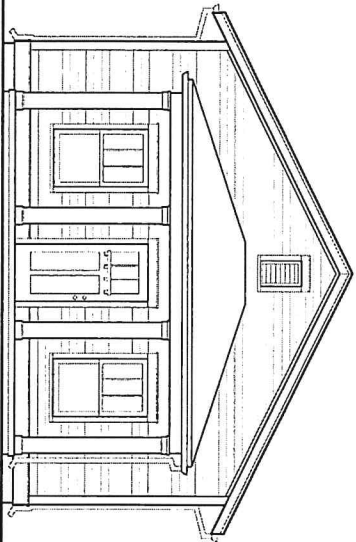
A-4.02C

C.44

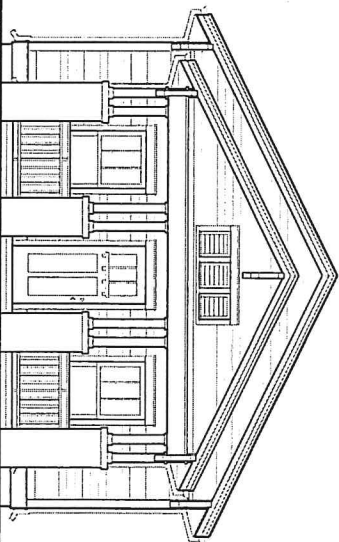
FRONT-TO-BACK DUPLEX



EXTERIOR ELEVATION
OPTION A

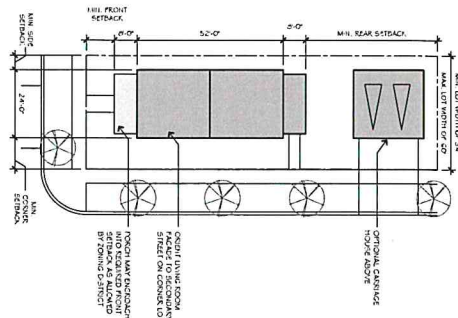


EXTERIOR ELEVATION
OPTION B

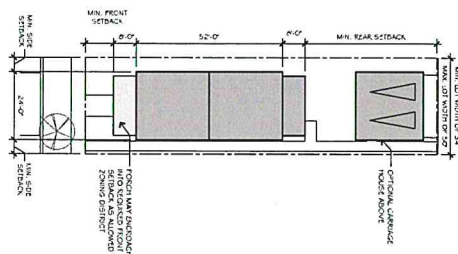


EXTERIOR ELEVATION
OPTION C

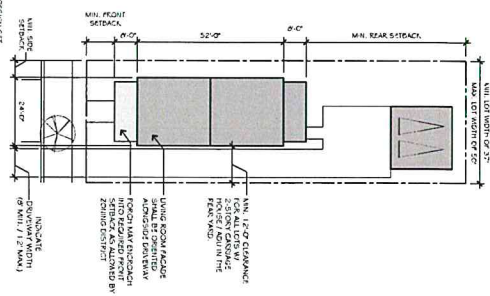
CORNER LOT REQUIREMENTS



INTERIOR LOT WITH ALLEY ACCESS



INTERIOR LOT WITHOUT ALLEY ACCESS



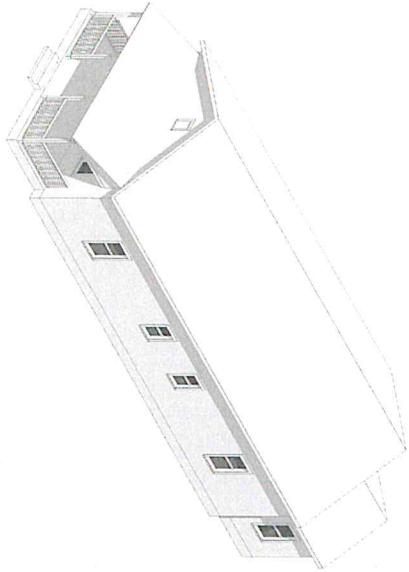
SITE PLAN REQUIREMENTS FOR ALL STANDARD HOUSE PLANS

THE BUILDING SETBACKS IS REQUIRED TO MATCH ALL DETAILS OF THE PRE-APPROVED ARCHITECTURAL DESIGN SITE. ALL BUILDINGS SHALL BE SUBJECT TO THE PROVISIONS OF THE PRE-APPROVED ARCHITECTURAL DESIGN SITE.

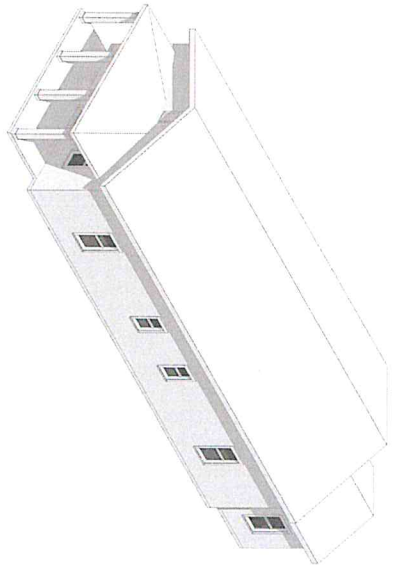
01 SITE PLAN DIAGRAMS

1" = 20'-0"

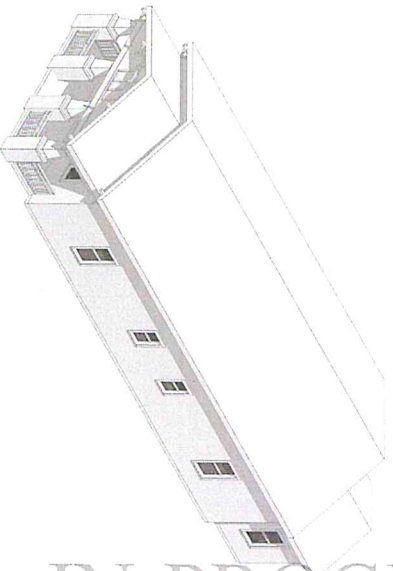
EXTERIOR ELEVATION
OPTION A



EXTERIOR ELEVATION
OPTION B



EXTERIOR ELEVATION
OPTION C



02 MASSING MODELS

A-101

SITE PLAN DIAGRAMS

DATE: 01/09/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

01/09/2014
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

FRONT-TO-BACK DUPLEX
KALAMAZOO MODEL BUILDINGS
1 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN



Front-to-Back Duplex



01	FRONT ELEVATION
----	-----------------

 $\gamma_{\Delta} = 1.0$

02	RIGHT ELEVATION
----	-----------------

 $\frac{1}{2} \times 100 = 50\%$

03	REAR ELEVATION
----	----------------

 $\gamma_A = 1.0$

04	LEFT ELEVATION
----	----------------

 $\gamma_A = 1.0$

FRONT-TO-BACK DUPLEX

KALAMAZOO MODEL BUILDINGS

1 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)

KALAMAZOO, MICHIGAN

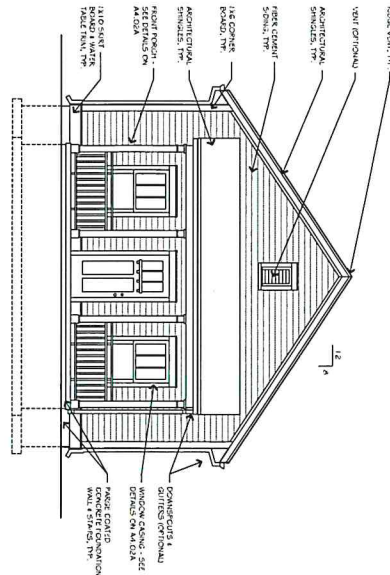
01.09.2024
DRAFT SET

**EXTERIOR
ELEVATIONS
(OPTIONAL)**

A-2.OIA

of 1700, including the first 300, a new edition featuring the first 100,000 words used in 1000 English texts.



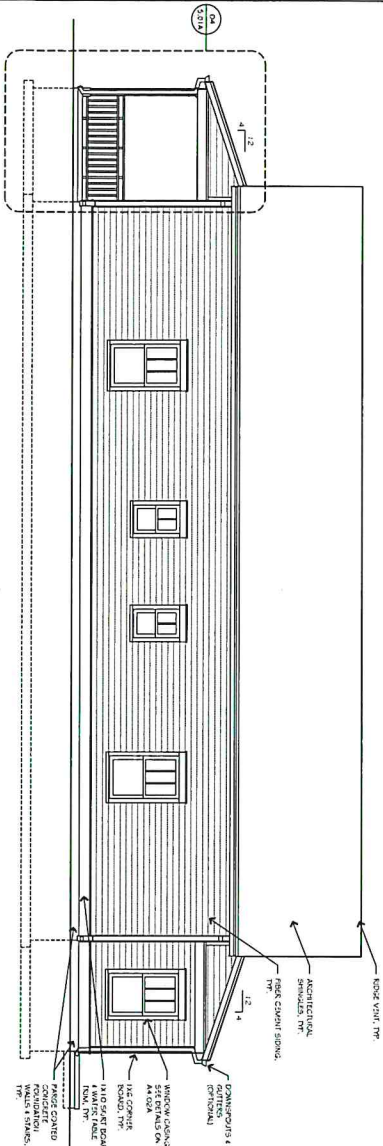
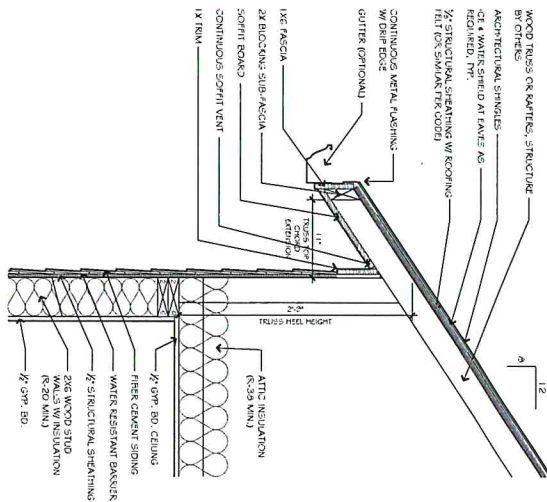


01 FRONT ELEVATION

1/4" = 1'-0"

02 MAIN ROOF - EAVE DETAIL

1/8" = 1'-0"

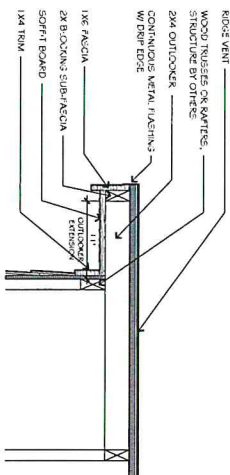


03 REAR ELEVATION

1/4" = 1'-0"

04 MAIN ROOF - GABLE END DETAIL

1/8" = 1'-0"



IN-PROGRESS DRAFT

FRONT-TO-BACK DUPLEX

KALAMAZOO MODEL BUILDINGS

1 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)

KALAMAZOO, MICHIGAN

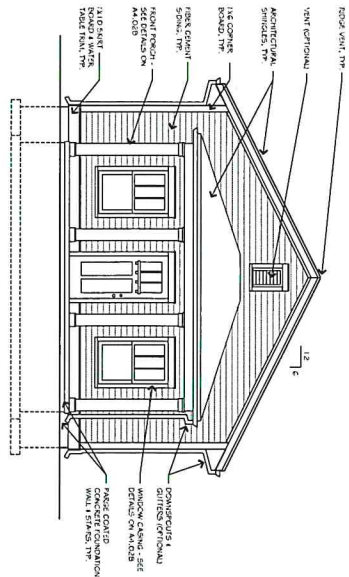


DATE: 01/09/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

EXTERIOR
DETAILS
(OPTION A)

A-4.01A

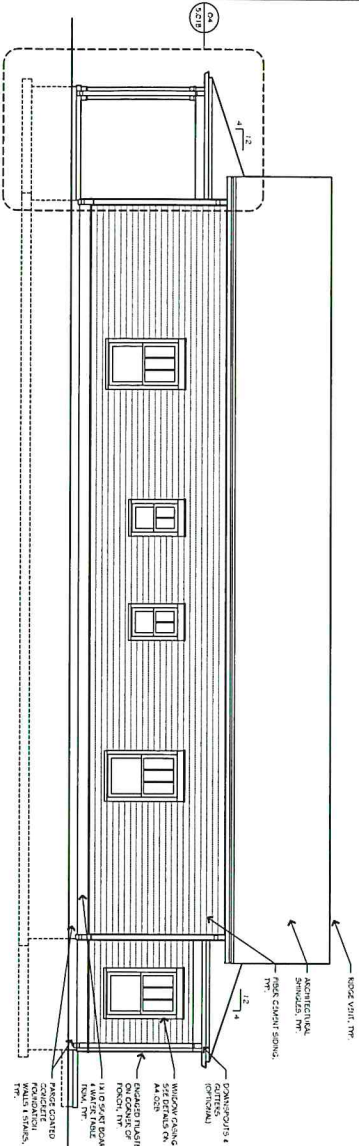
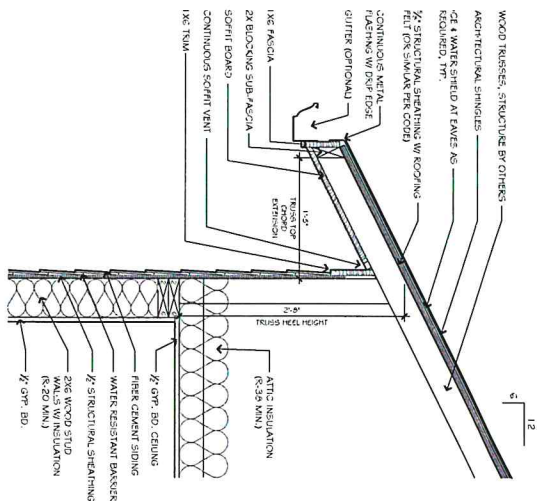
ALL EXTERIOR TRIM TO BE MADE OF "FIBER CEMENT", CELLULAR PVC, OR ENGINEERED WOOD.



01 FRONT ELEVATION

1/8" = 1'-0" 02 MAIN ROOF - EAVE DETAIL

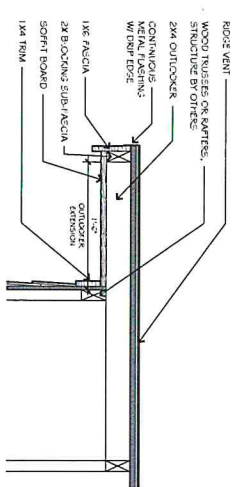
1/8" = 1'-0"



03 RIGHT ELEVATION

1/8" = 1'-0" 04 MAIN ROOF - GABLE RIDG DETAIL

1/8" = 1'-0"



FRONT-TO-BACK DUPLEX

KALAMAZOO MODEL BUILDINGS

1 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)

KALAMAZOO, MICHIGAN



DATE: 01/09/2024
DRAWN BY: KST

PROJECT:

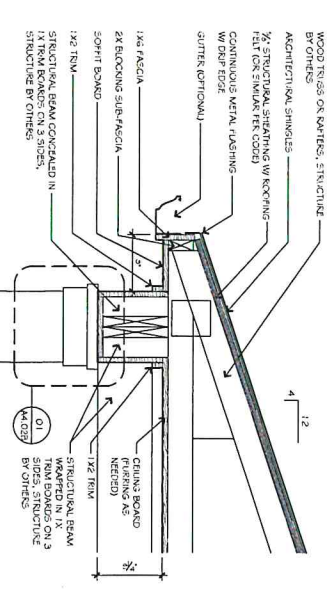
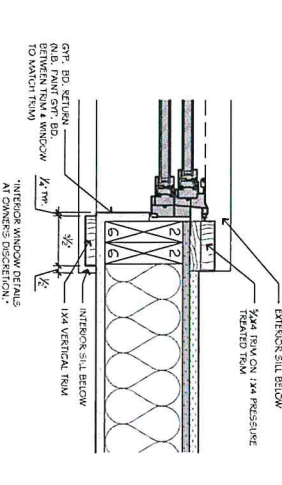
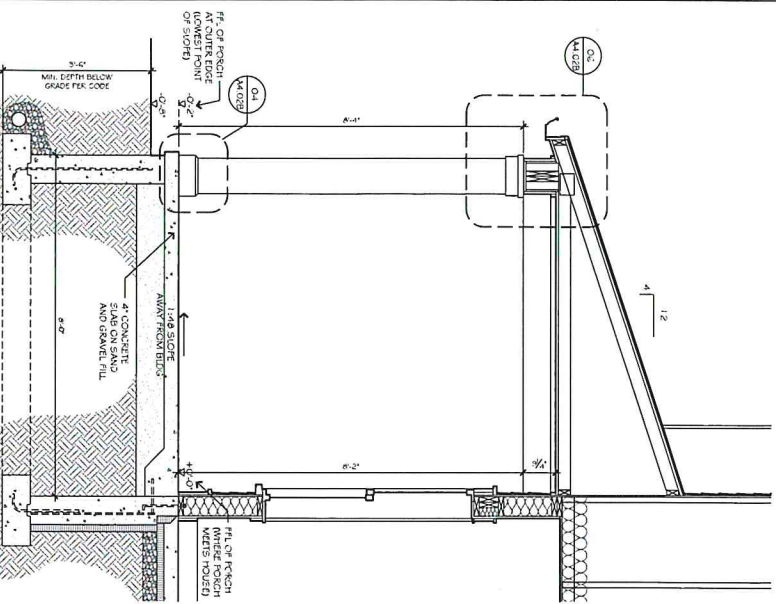
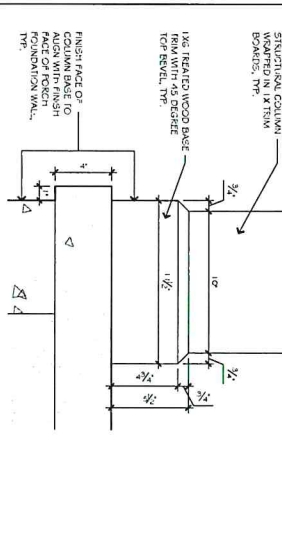
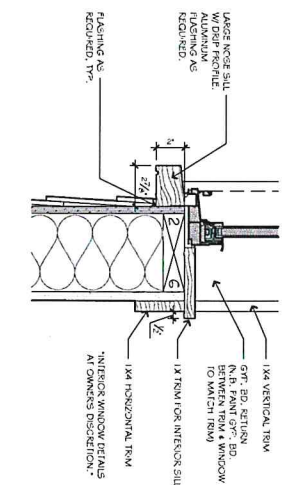
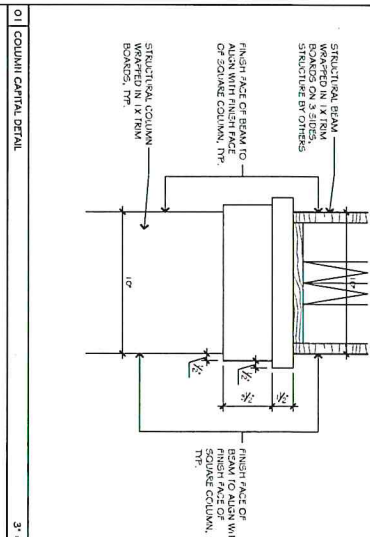
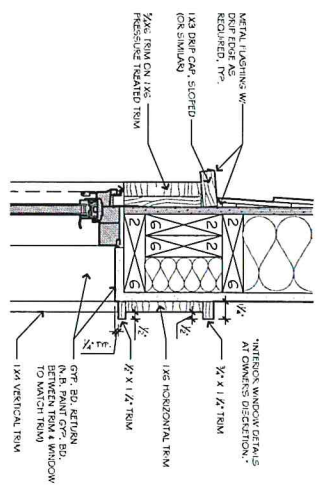
EXTERIOR
DETAILS
OPTION B

A-4.OIB

NOTES:
1. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.
2. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.
3. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.
4. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.
5. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.
6. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.
7. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.
8. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.
9. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.
10. SEE SHEET A-4.OIB FOR EXTERIOR FINISHES.

B.47

ALL EXTERIOR TRIM TO BE MADE OF HICK, CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.

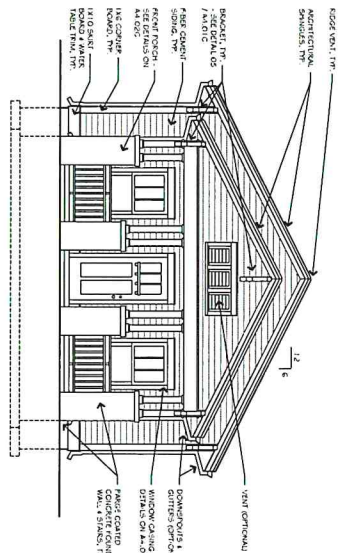


FRONT-TO-BACK DUPLEX
KALAMAZOO MODEL BUILDINGS
1 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN

01092024
DRAWN BY
DATE

EXTERIOR
DETAILS
(OPTION B)

A-4.02B

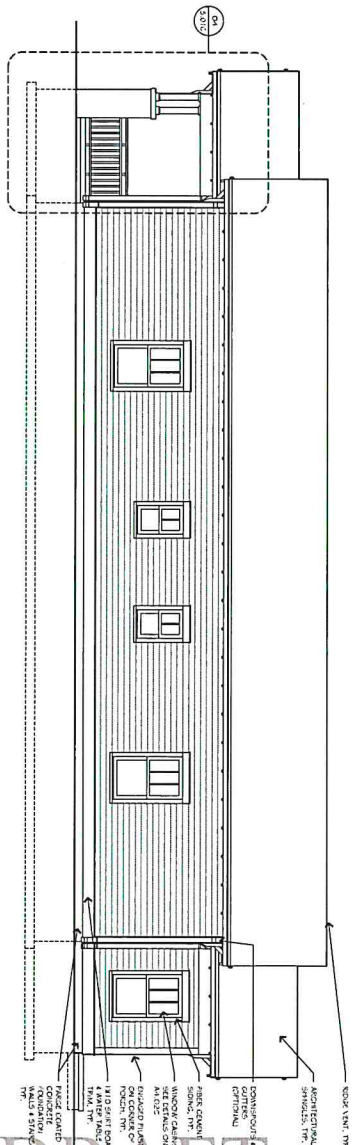


FINISH TRANSLATION	
AREA OF FINISH	216.54
AREA OF WINDOW	50.54
TRANSPARENCY %	13.2%

AREA OF EXTERIOR SOUND 114.54

01 FRONT ELEVATION

1/2" = 1'-0"

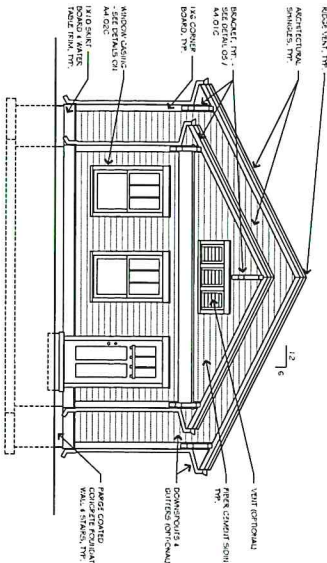


FINISH TRANSLATION	
AREA OF FINISH	53.54
AREA OF WINDOW	50.54
TRANSPARENCY %	10.3%

AREA OF EXTERIOR SOUND 472.54

02 RIGHT ELEVATION

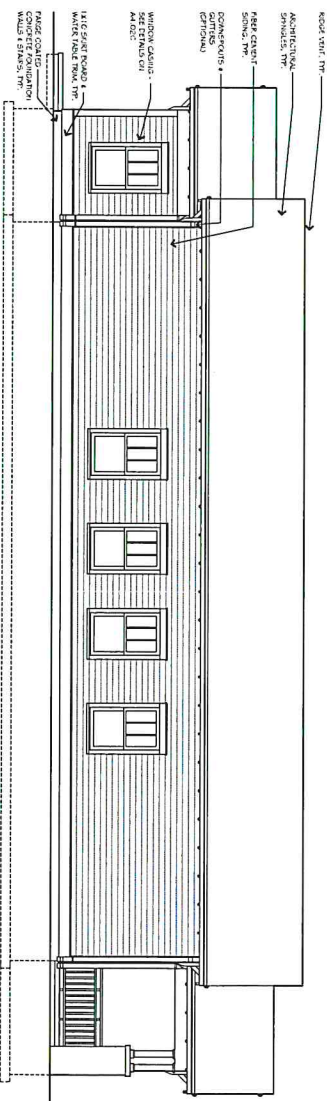
1/2" = 1'-0"



AREA OF EXTERIOR SOUND 230.54

03 REAR ELEVATION

1/2" = 1'-0"



AREA OF EXTERIOR SOUND 455.54

04 LEFT ELEVATION

1/2" = 1'-0"

Front-to-Back Duplex

IN-PROGRESS DRAFT

FRONT-TO-BACK DUPLEX

KALAMAZOO MODEL BUILDINGS

1 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)

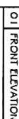
KALAMAZOO, MICHIGAN



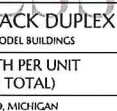
EXTERIOR ELEVATIONS (OPTION C)

A-2.01C

C 49


$$\gamma_A = 1.0$$

02	MAIN ROOF - EAVE DETAIL
----	-------------------------

$$1\frac{1}{2} \times 1.0$$


KALAMAZOO MODEL BUILDINGS

1 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)

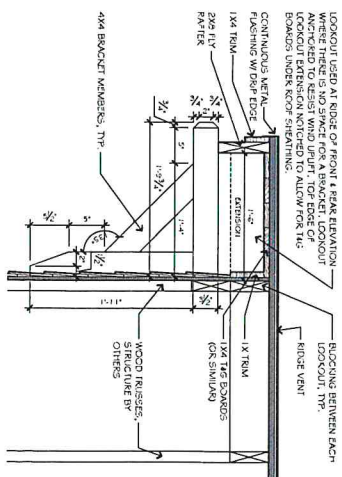
KALAMAZOO, MICHIGAN



03	RIGHT ELEVATION
----	-----------------

 $\gamma_A^* = 1.00$

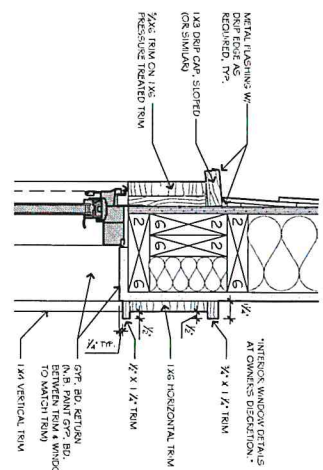
04	MAIN ROOF - GABLE END DETAIL
----	------------------------------

$$W_{\text{c}}^* = 1.0$$


**EXTERIOR
DETAILS
(OPTION C)**

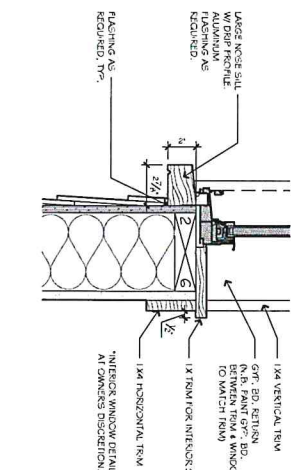
A-4.01C

ALL EXTERIOR TRIM TO BE MADE OF HICKORY, CANTON, CELLULAR PVC, OR ENGINEERED WOOD.



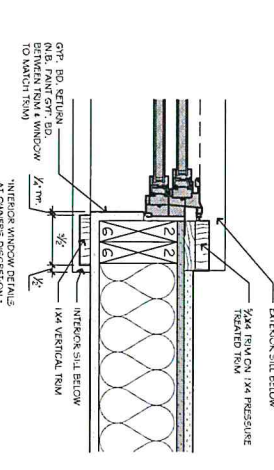
01 WINDOW HEAD

3" = 1'-0"



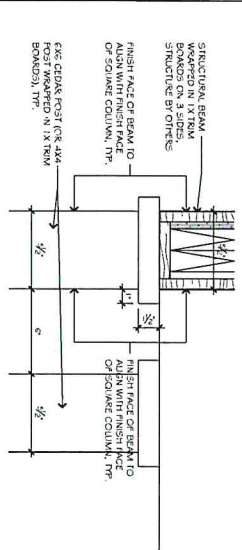
02 WINDOW SILL

3" = 1'-0"



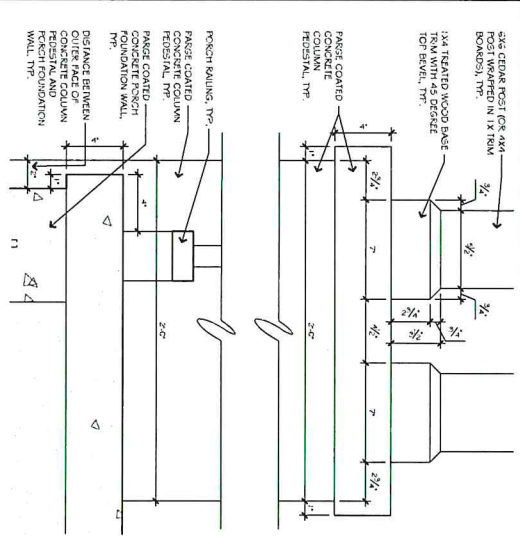
03 WINDOW JAMB

3" = 1'-0"



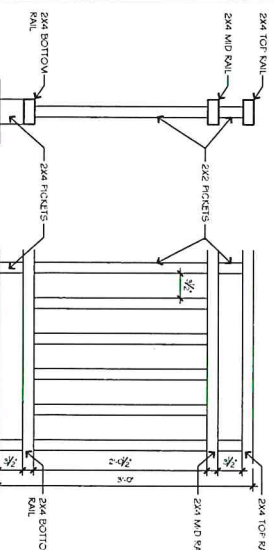
04 COLUMN CAPITAL DETAIL

3" = 1'-0"



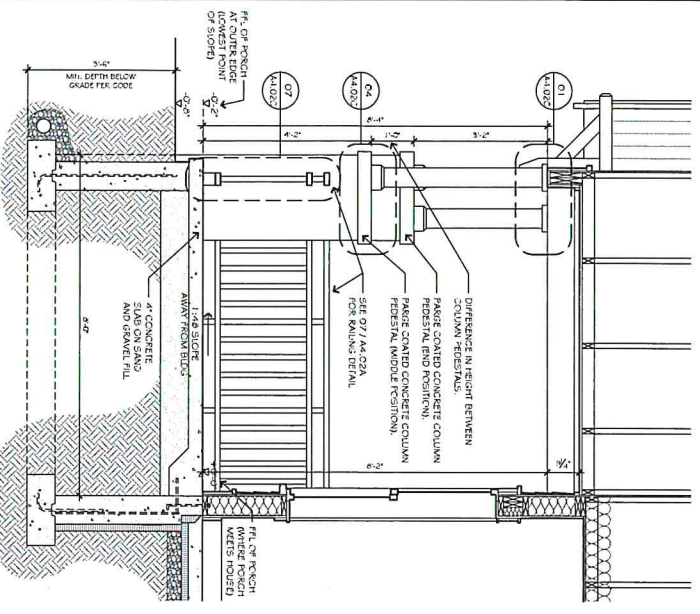
05 COLUMN RAILING DETAIL

3" = 1'-0"



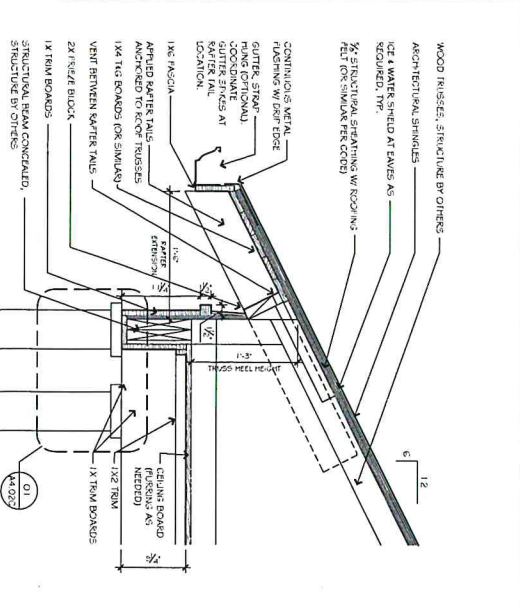
06 FRONT PORCH EAVE DETAIL

3" = 1'-0"



07 FRONT PORCH SECTION

3" = 1'-0"



08 FRONT PORCH EAVE DETAIL

3" = 1'-0"

FRONT-TO-BACK DUPLEX
KALAMAZOO MODEL BUILDINGS
1 BED / 1 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN



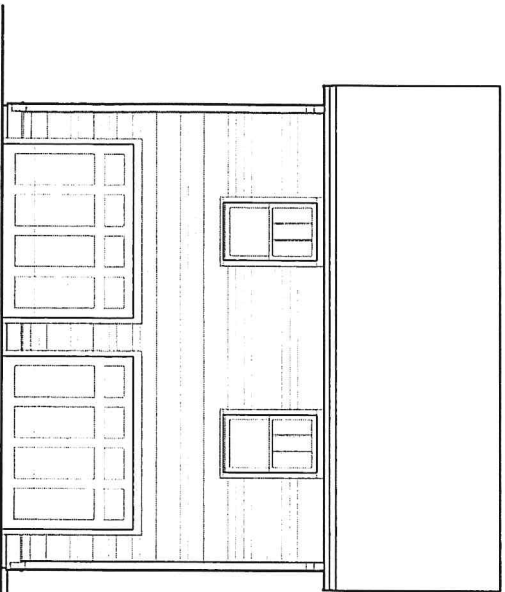
A-4.02C

EXTERIOR
FRONT
OPTION C

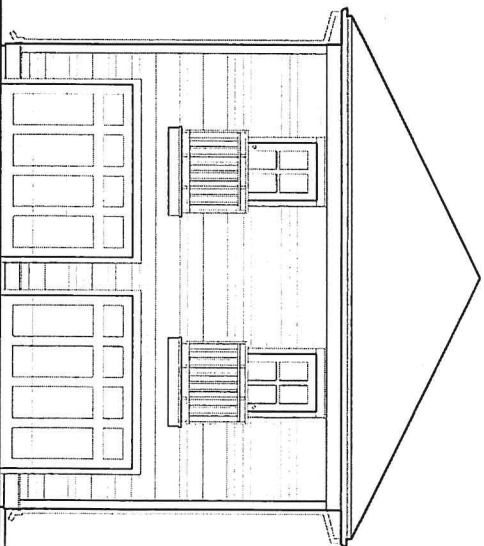
01092024
DRAWN BY
JST

051.

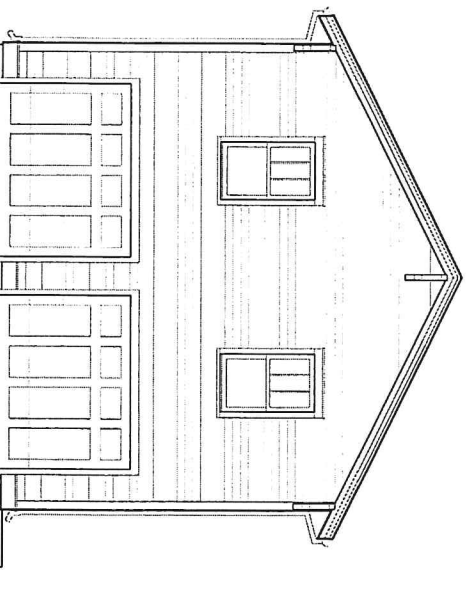
CARRIAGE HOUSE



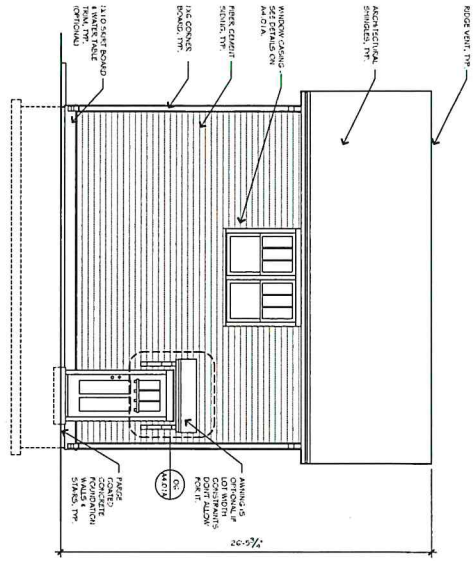
EXTERIOR ELEVATION
OPTION A



EXTERIOR ELEVATION
OPTION B



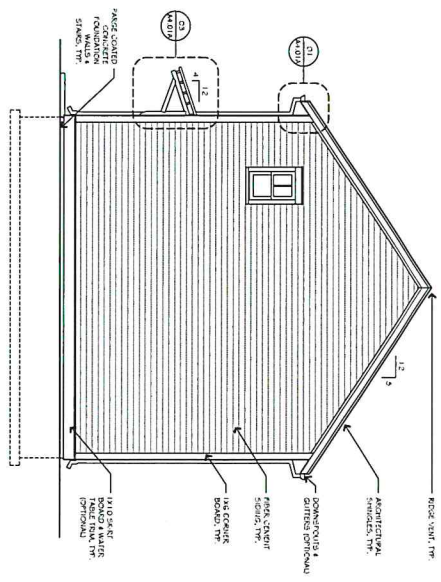
EXTERIOR ELEVATION
OPTION C



AREA OF EXTERIOR SIDING | 204 SF

01 FRONT ELEVATION

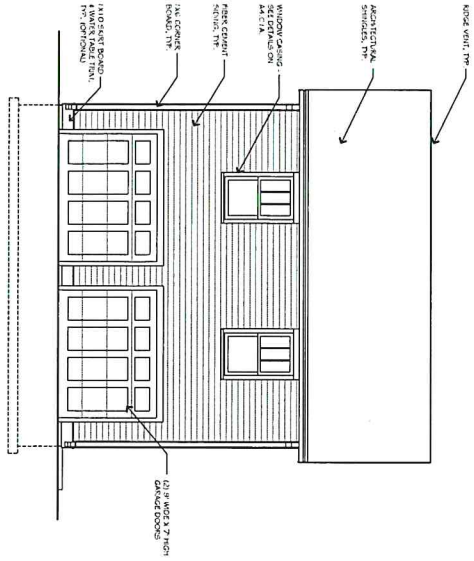
1/2" = 1'-0"



AREA OF EXTERIOR SIDING | 442 SF

02 RIGHT ELEVATION

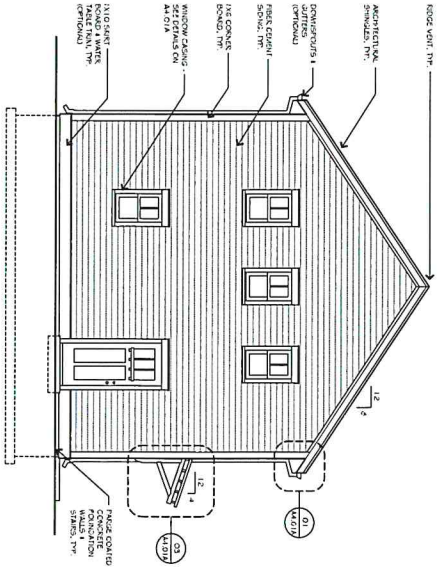
1/2" = 1'-0"



AREA OF EXTERIOR SIDING | 215 SF

03 REAR ELEVATION

1/2" = 1'-0"



AREA OF EXTERIOR SIDING | 412 SF

04 LEFT ELEVATION

1/2" = 1'-0"

IN-PROGRESS DRAFT

CARRIAGE HOUSE
KALAMAZOO MODEL BUILDINGS

1 BED / 1 BATH

KALAMAZOO, MICHIGAN



EXTERIOR ELEVATIONS (OPTION A)

A-2-01A

01/09/2024
DWG SET

DATE

01/09/2024

DATE

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

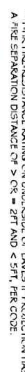
22



03	AIMING - SECTION
----	------------------



200



01	MAIN ROOF - EAVE DETAIL
----	-------------------------

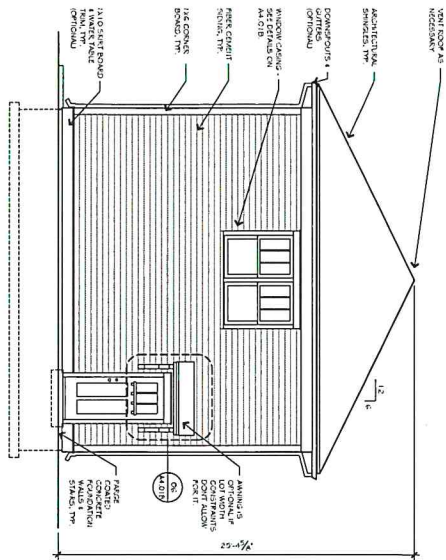


04	MAIL ROOM - GABLE END DETAIL
----	------------------------------

02	WINDOW HEAD
----	-------------

05	WINDOW SILL
----	-------------

05	WIDOW JAMB
----	------------



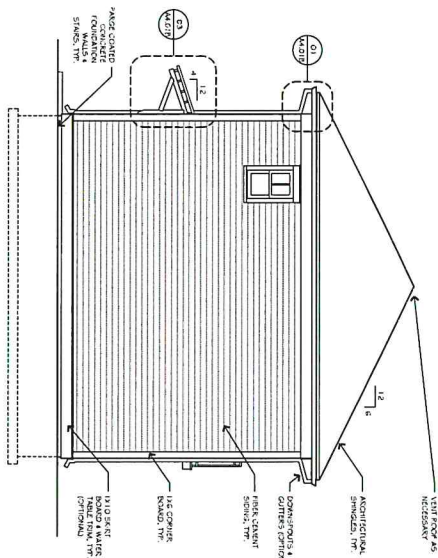
AREA OF PATIO/SCREEN DOOR: 300 SF

01 FRONT ELEVATION

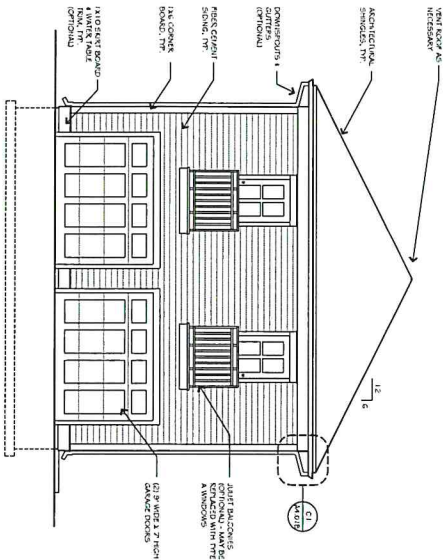
1/2" = 1'-0"

02 RIGHT ELEVATION

1/2" = 1'-0"



AREA OF PATIO/SCREEN DOOR: 300 SF



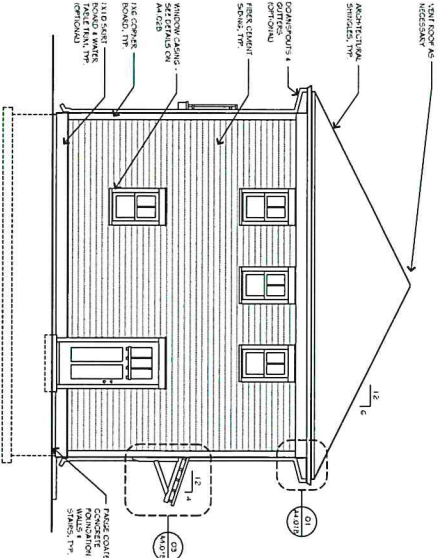
AREA OF PATIO/SCREEN DOOR: 300 SF

03 REAR ELEVATION

1/2" = 1'-0"

04 LEFT ELEVATION

1/2" = 1'-0"



AREA OF PATIO/SCREEN DOOR: 300 SF

IN-PROGRESS DRAFT

CARRIAGE HOUSE
KALAMAZOO MODEL BUILDINGS

1 BED / 1 BATH

KALAMAZOO, MICHIGAN



EXTERIOR
ELEVATIONS
(OPTION B)

A-2.01B

04/09/2024
DWG SET

1/2" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

Carriage House

R 155

FLASHING AS REQUIRED, TYP. ARCHITECTURAL SHINGLES 1/2" BOARD OR SIMILAR W/ ROOFING FELT 1" BOARD OR SIMILAR W/ ROOFING FELT CONTINUOUS FLASHING ON UNDERSIDE OF RAFTERS 2x4 FUELING 4x4 BRACKET MEMBERS 3'-0" 1'-2" 4'-0" 8'-0" TO FIN OF 1ST FLOOR 1/2" = 1'-0"	WOOD TRUSS STRUCTURE BY OTHERS ICE & WATER SHIELD AT ROOF AS REQUIRED, TYP. 1/2" STRUCTURAL SHEATHING W/ ROOFING FELT (ON SHINGLES GOOD ATTIC INSULATION R-38 MIN.) CONTINUOUS FLASHING ON UNDERSIDE OF RAFTERS 1/2" BOARD OR SIMILAR W/ ROOFING FELT 1" BOARD OR SIMILAR W/ ROOFING FELT 2x4 FUELING 4x4 BRACKET MEMBERS 3'-0" 1'-2" 4'-0" 8'-0" TO FIN OF 1ST FLOOR 1/2" = 1'-0"	*ALL EXTERIOR TRIM TO BE MADE OF PINE, CEDAR, REDWOOD OR ENGINEERED WOOD.* 1/2" = 1'-0" 3" = 1'-0"
FLASHING AS REQUIRED, TYP. ARCHITECTURAL SHINGLES 1/2" BOARD OR SIMILAR W/ ROOFING FELT 1" BOARD OR SIMILAR W/ ROOFING FELT CONTINUOUS FLASHING ON UNDERSIDE OF RAFTERS 2x4 FUELING 4x4 BRACKET MEMBERS 3'-0" 1'-2" 4'-0" 8'-0" TO FIN OF 1ST FLOOR 1/2" = 1'-0"	WOOD TRUSS STRUCTURE BY OTHERS ICE & WATER SHIELD AT ROOF AS REQUIRED, TYP. 1/2" STRUCTURAL SHEATHING W/ ROOFING FELT (ON SHINGLES GOOD ATTIC INSULATION R-38 MIN.) CONTINUOUS FLASHING ON UNDERSIDE OF RAFTERS 1/2" BOARD OR SIMILAR W/ ROOFING FELT 1" BOARD OR SIMILAR W/ ROOFING FELT 2x4 FUELING 4x4 BRACKET MEMBERS 3'-0" 1'-2" 4'-0" 8'-0" TO FIN OF 1ST FLOOR 1/2" = 1'-0"	*ALL EXTERIOR TRIM TO BE MADE OF PINE, CEDAR, REDWOOD OR ENGINEERED WOOD.* 1/2" = 1'-0" 3" = 1'-0"
FLASHING AS REQUIRED, TYP. ARCHITECTURAL SHINGLES 1/2" BOARD OR SIMILAR W/ ROOFING FELT 1" BOARD OR SIMILAR W/ ROOFING FELT CONTINUOUS FLASHING ON UNDERSIDE OF RAFTERS 2x4 FUELING 4x4 BRACKET MEMBERS 3'-0" 1'-2" 4'-0" 8'-0" TO FIN OF 1ST FLOOR 1/2" = 1'-0"	WOOD TRUSS STRUCTURE BY OTHERS ICE & WATER SHIELD AT ROOF AS REQUIRED, TYP. 1/2" STRUCTURAL SHEATHING W/ ROOFING FELT (ON SHINGLES GOOD ATTIC INSULATION R-38 MIN.) CONTINUOUS FLASHING ON UNDERSIDE OF RAFTERS 1/2" BOARD OR SIMILAR W/ ROOFING FELT 1" BOARD OR SIMILAR W/ ROOFING FELT 2x4 FUELING 4x4 BRACKET MEMBERS 3'-0" 1'-2" 4'-0" 8'-0" TO FIN OF 1ST FLOOR 1/2" = 1'-0"	*ALL EXTERIOR TRIM TO BE MADE OF PINE, CEDAR, REDWOOD OR ENGINEERED WOOD.* 1/2" = 1'-0" 3" = 1'-0"
FLASHING AS REQUIRED, TYP. ARCHITECTURAL SHINGLES 1/2" BOARD OR SIMILAR W/ ROOFING FELT 1" BOARD OR SIMILAR W/ ROOFING FELT CONTINUOUS FLASHING ON UNDERSIDE OF RAFTERS 2x4 FUELING 4x4 BRACKET MEMBERS 3'-0" 1'-2" 4'-0" 8'-0" TO FIN OF 1ST FLOOR 1/2" = 1'-0"	WOOD TRUSS STRUCTURE BY OTHERS ICE & WATER SHIELD AT ROOF AS REQUIRED, TYP. 1/2" STRUCTURAL SHEATHING W/ ROOFING FELT (ON SHINGLES GOOD ATTIC INSULATION R-38 MIN.) CONTINUOUS FLASHING ON UNDERSIDE OF RAFTERS 1/2" BOARD OR SIMILAR W/ ROOFING FELT 1" BOARD OR SIMILAR W/ ROOFING FELT 2x4 FUELING 4x4 BRACKET MEMBERS 3'-0" 1'-2" 4'-0" 8'-0" TO FIN OF 1ST FLOOR 1/2" = 1'-0"	*ALL EXTERIOR TRIM TO BE MADE OF PINE, CEDAR, REDWOOD OR ENGINEERED WOOD.* 1/2" = 1'-0" 3" = 1'-0"

DATE: 01/09/2014

DRAWN BY: [Signature]

PROJECT: KALAMAZOO MODEL BUILDINGS

1 BED / 1 BATH

KALAMAZOO, MICHIGAN

REVISIONS:

NO.	DESCRIPTION
1	REVISION

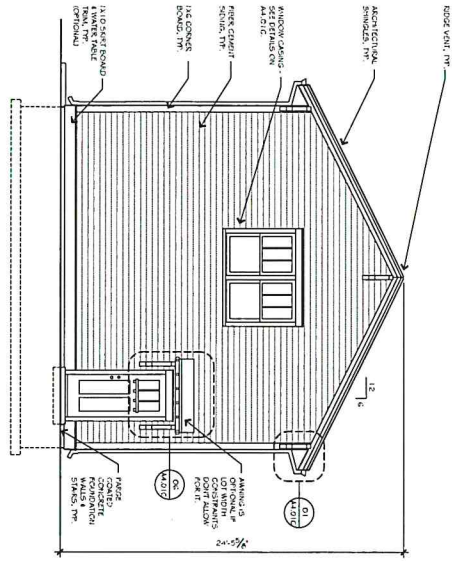
APP. BY: [Signature]

DATE: 01/09/2014

EXT. DETAILS (OPTION B)

A-4.01B

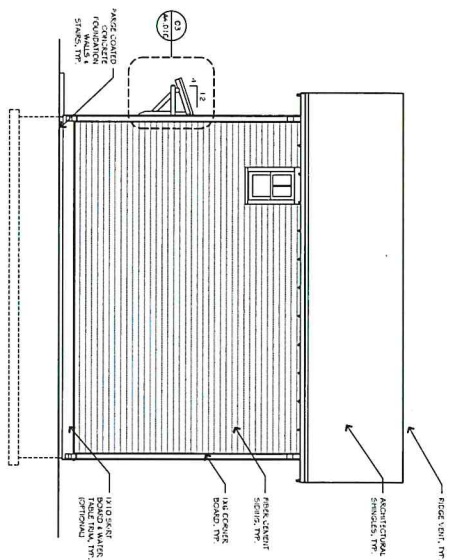
2.5



AREA OF EXTERIOR SIDING 258.57'

01 FRONT ELEVATION

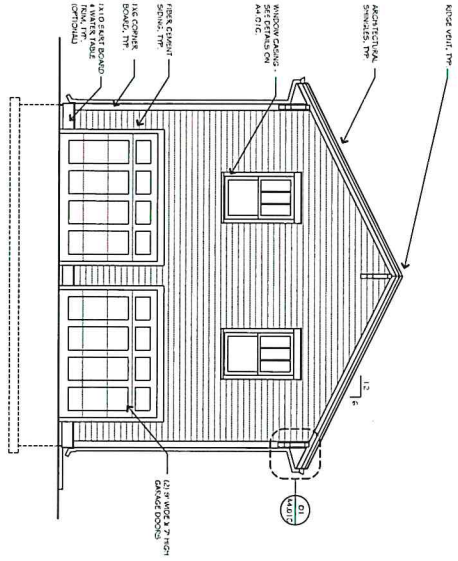
1/4" = 1'-0"



AREA OF EXTERIOR SIDING 376.52'

02 RIGHT ELEVATION

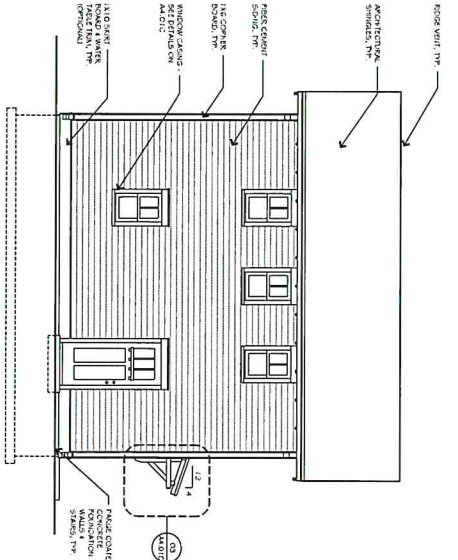
1/4" = 1'-0"



AREA OF EXTERIOR SIDING 284.52'

03 REAR ELEVATION

1/4" = 1'-0"



AREA OF EXTERIOR SIDING 330.57'

04 LEFT ELEVATION

1/4" = 1'-0"

Carriage House

IN-PROGRESS DRAFT

CARRIAGE HOUSE
KALAMAZOO MODEL BUILDINGS

1 BED / 1 BATH
KALAMAZOO, MICHIGAN



A-2.01C

EXTERIOR ELEVATIONS (OPTION C)

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. FINISH GRADE SHALL BE USED FOR ALL ELEVATIONS.
3. ELEVATIONS SHALL BE USED FOR ALL ELEVATIONS.
4. ELEVATIONS SHALL BE USED FOR ALL ELEVATIONS.
5. ELEVATIONS SHALL BE USED FOR ALL ELEVATIONS.

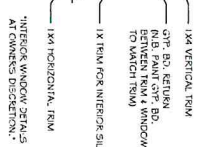
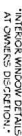
DATE: 01/09/2014
DRAWN BY: JLT


$$W_2 =$$
 $1\frac{1}{2}$ 

01	MAIN ROOF - EAVE DETAIL
----	-------------------------

 $\frac{1}{2}$ 

111


$$3^{\circ} = 1^{\circ}$$


05	WINDOW SILL
----	-------------

1

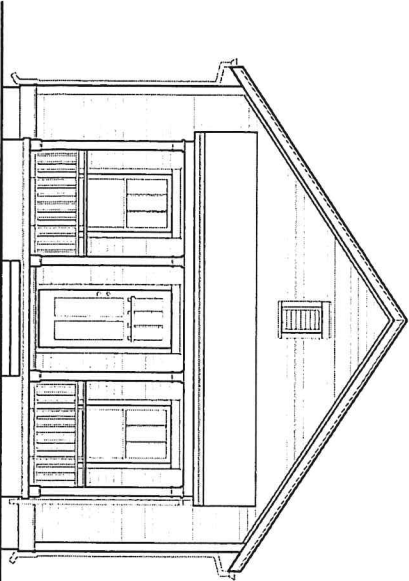
KALAMAZOO, MICHIGAN

1 BED / 1 BATH

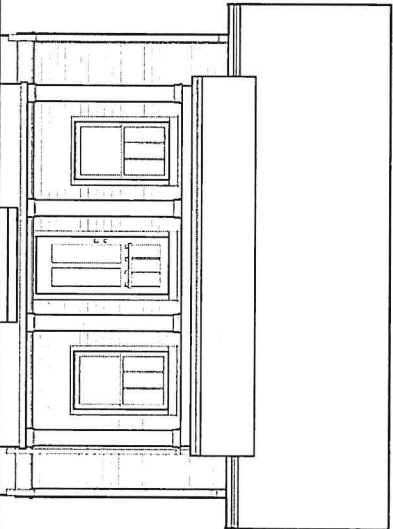
01.09.2024
DRAFT SET

A-4.01C

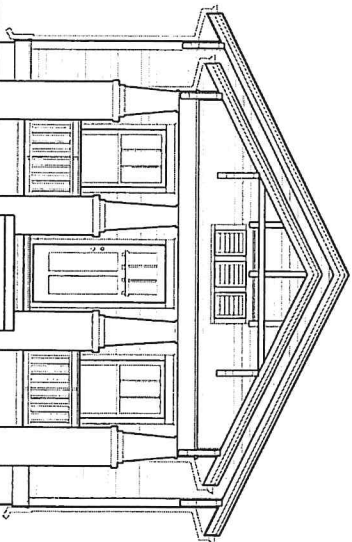
COTTAGE



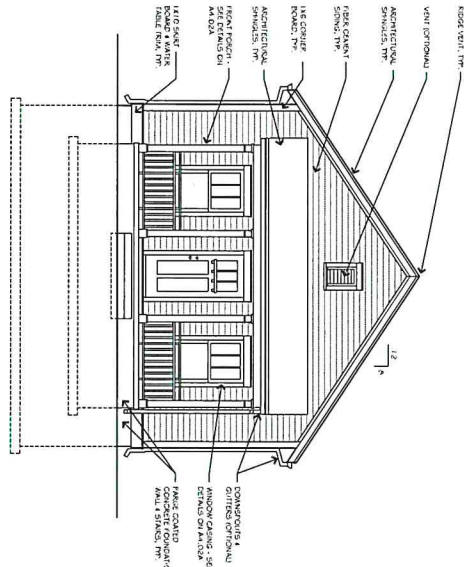
EXTERIOR ELEVATION
OPTION A



EXTERIOR ELEVATION
OPTION B



EXTERIOR ELEVATION
OPTION C

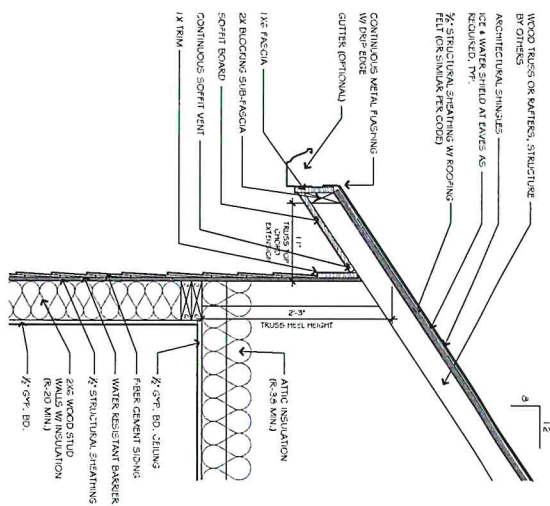


01 FRONT ELEVATION

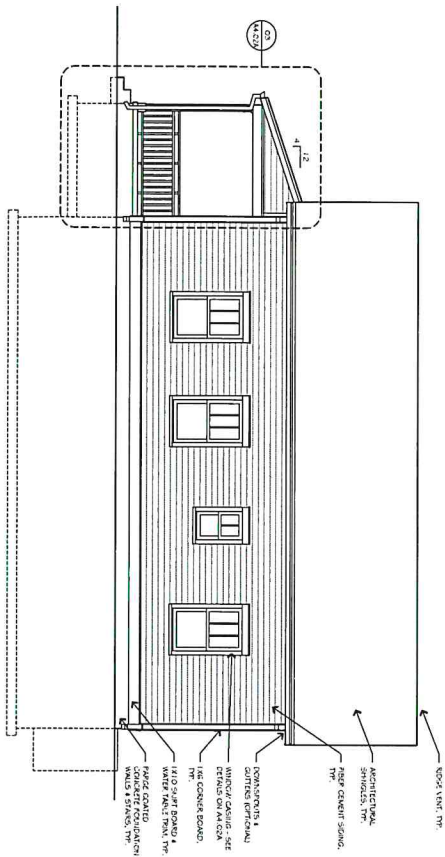
1/2" = 1'-0"

02 MAIN ROOF - EAVE DETAIL

1/2" = 1'-0"



ALL EXTERIOR TRIM TO BE MADE OF FIBER CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.

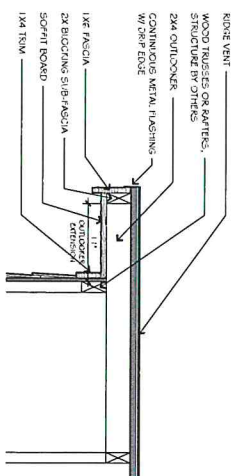


03 RIGHT ELEVATION

1/2" = 1'-0"

04 MAIN ROOF - GABLE RID DETAIL

1/2" = 1'-0"



IN PROGRESS DRAFT

COTTAGE
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH
KALAMAZOO, MICHIGAN



01092024
DRAFT SET

EXTENSION
DETAILS
(OPTIONAL)

A-4-01A



03	FROIT PORCH SECTION
----	---------------------



04	COLUMN BASE & PORCH NOSING DETAIL
----	-----------------------------------



05	WINDOW SILL
----	-------------



01	COLUMN CAPITAL DETAIL
----	-----------------------



02	WINDOW HEAD
----	-------------



$1\frac{1}{2}^{\circ}$	1.0	0.7	F
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07	FRONT PORCH RAILING DETAIL
----	----------------------------



08	WINDOW JAMB
----	-------------

2 BED / 1 BATH

KALAMAZOO, MICHIGAN

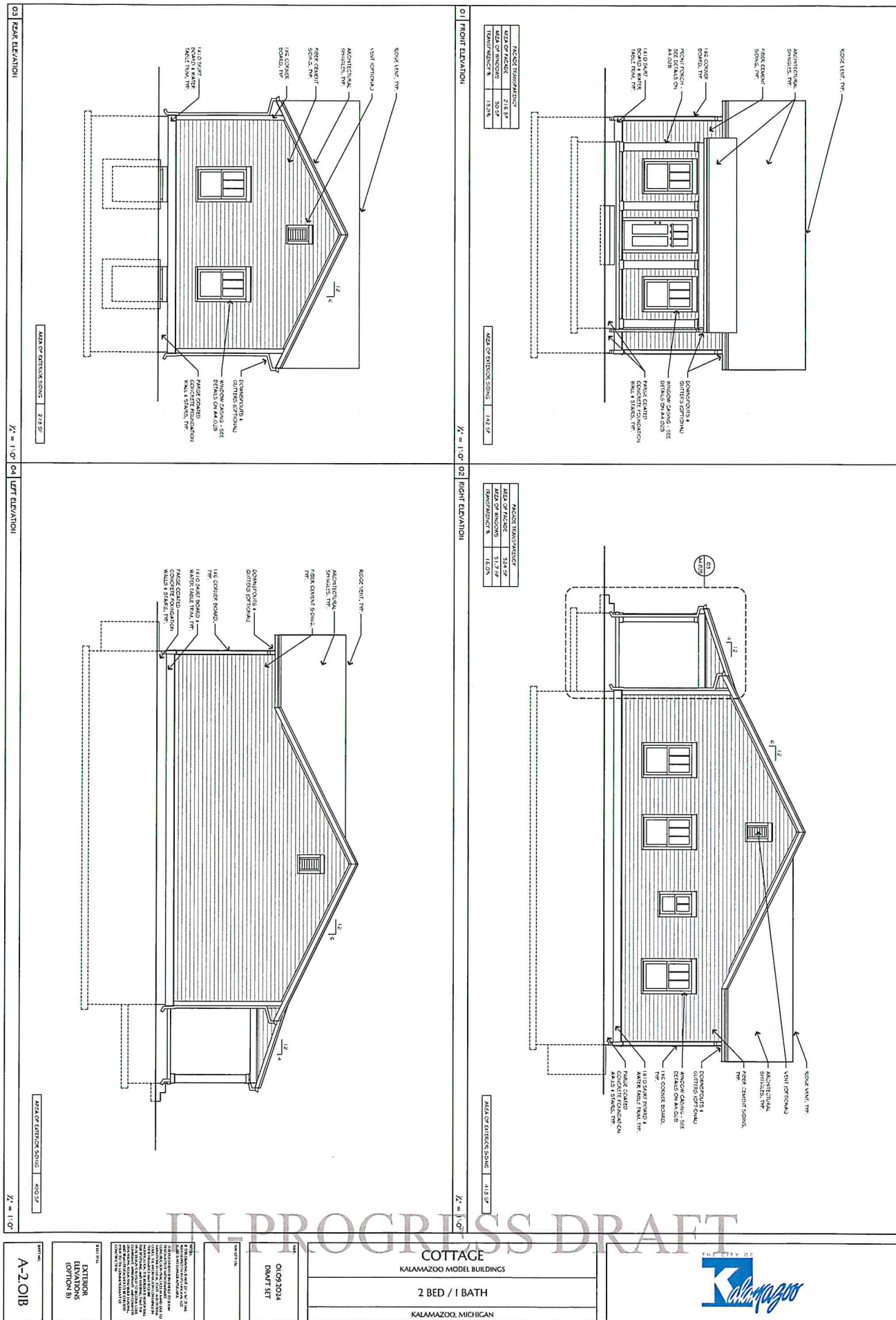
KALAMAZOO, MICHIGAN

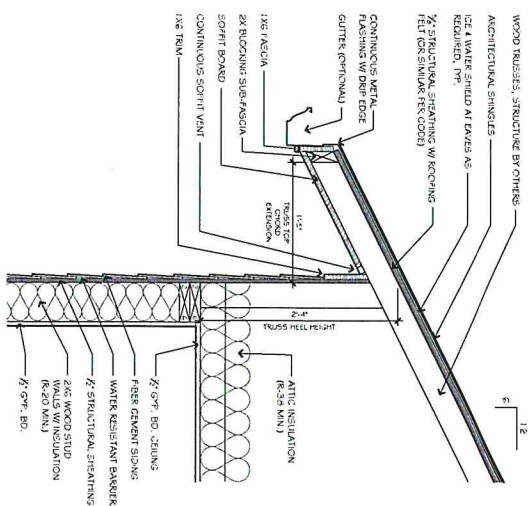
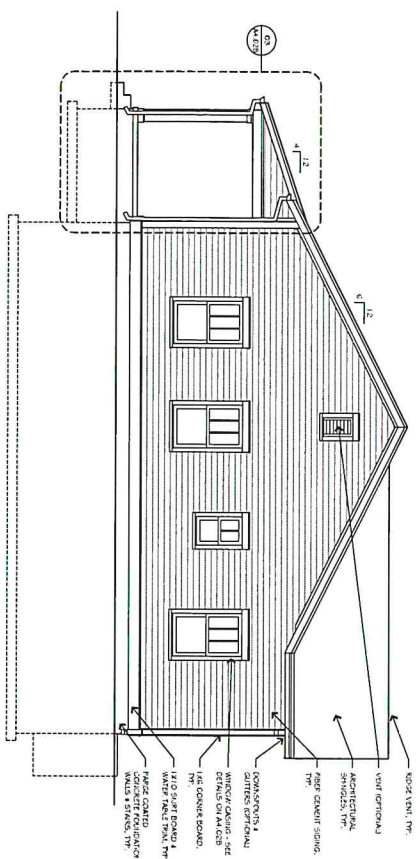
01.09.2024
DRAFT SET

Dr. J. H. Bland, D. Phil. Sc. D., M. Sc. D. and
M. Ed. D., is a member of the faculty of
Psychology and Psychiatry, University of
Colorado, Boulder, Colorado.

A-4.02A

b2.



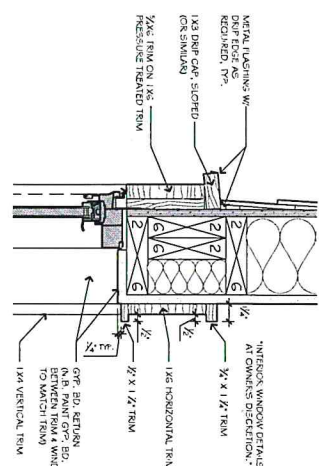

$$W_2 = 1.0^*$$


04	NOT USED
----	----------

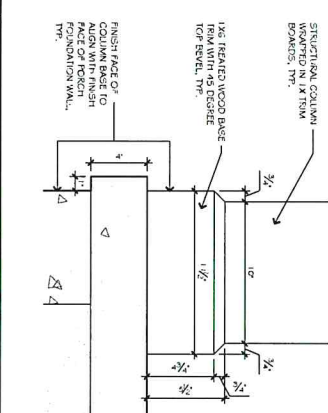
KALAMAZOO, MICHIGAN

EXTERIOR
DETAILS
(OPTION B)

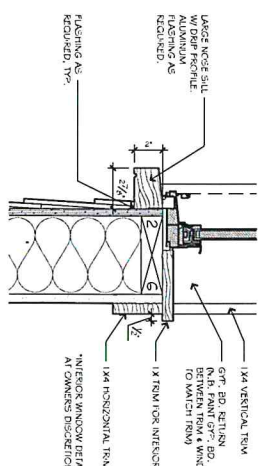
A-4.01B



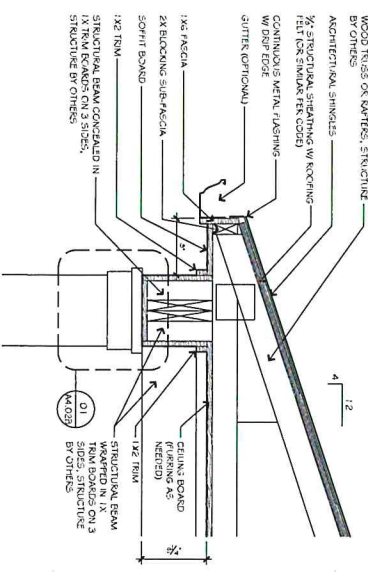
3" = 1'-0"	02	WINDOW HEAD
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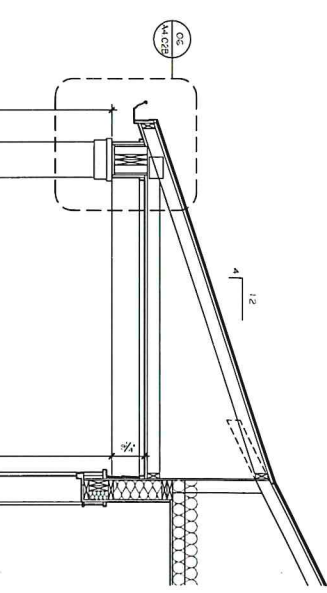
3' = 1'-0"	05	WINDOW SILL
------------	----	-------------



05	WINDOW SILL
----	-------------



03	FRONT PORCH SECTION
----	---------------------



%

06	FRONT PORCH EAVE DETAIL
----	-------------------------

$1/2^* = 1.0^*$	07	NOT USED
-----------------	----	----------

08	WINDOY JAMB
----	-------------

3' = 1

COTTAGE
KALAMAZOO MODEL BUILDINGS

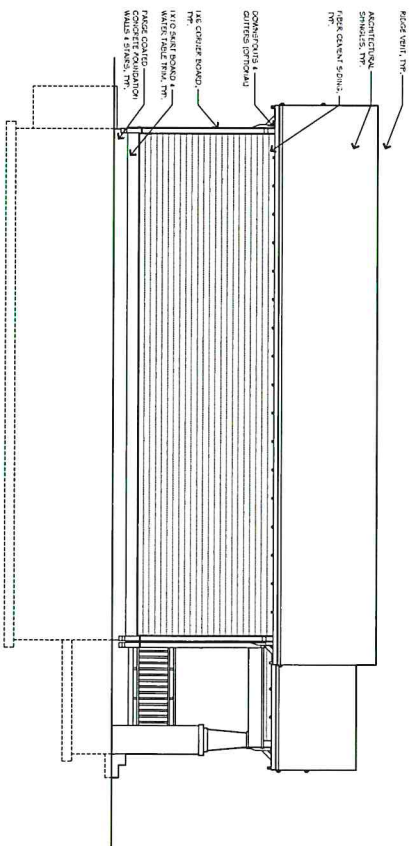
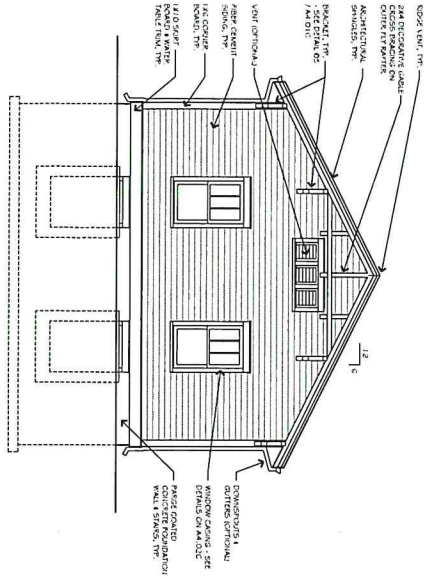
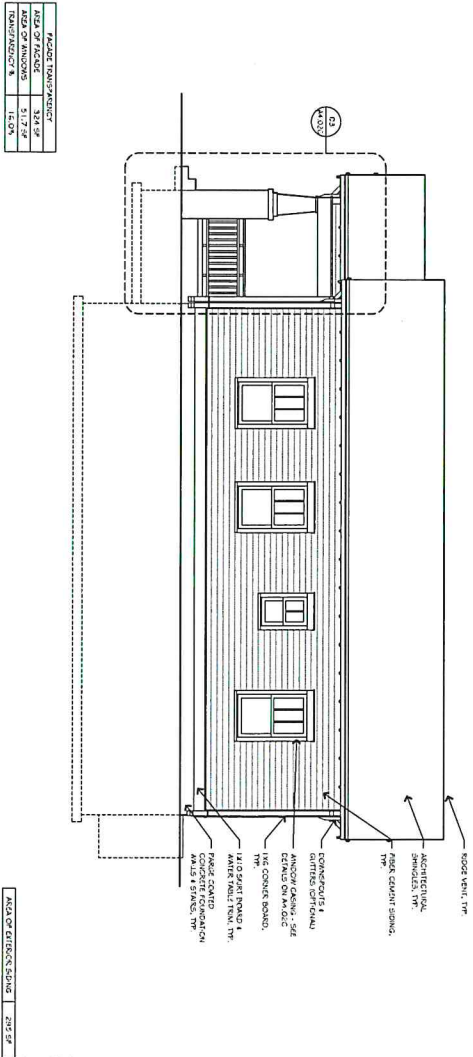
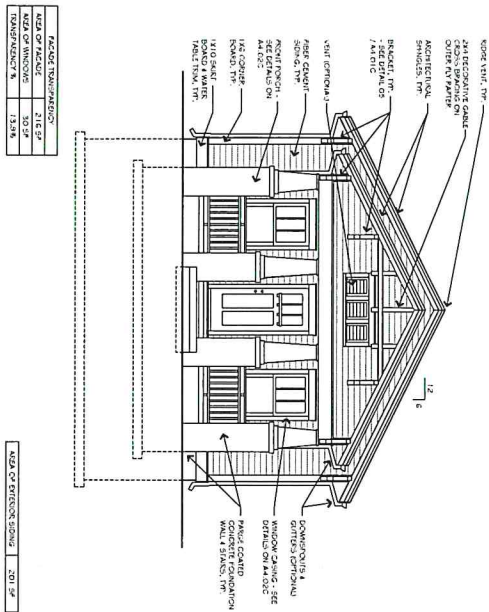
2 BED / 1 BATH

KALAMAZOO, MICHIGAN

01.09.2024
DRAFT SET

EXTERIOR
DETAILS
(OPTION B)

A-4.O2B



03 REAR ELEVATION 1/2" = 1'-0" 04 LEFT ELEVATION 1/2" = 1'-0"

01 FRONT ELEVATION 1/2" = 1'-0" 02 RIGHT ELEVATION 1/2" = 1'-0"

Cottage

C. C. C.

IN-PROGRESS DRAFT

COTTAGE
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH
KALAMAZOO, MICHIGAN



01091024
DRAWN SET

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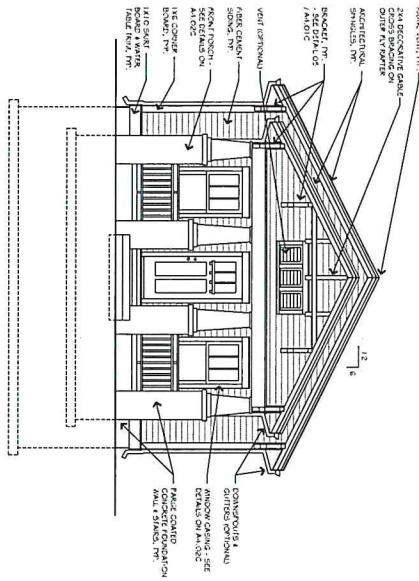
01091024
DRAWN SET

01091024
DRAWN SET

01091024
DRAWN SET

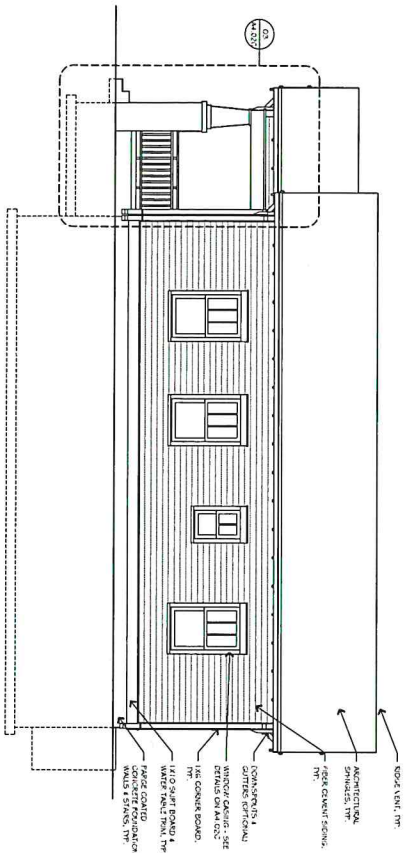
01091024
DRAWN SET

01091024
DRAWN SET



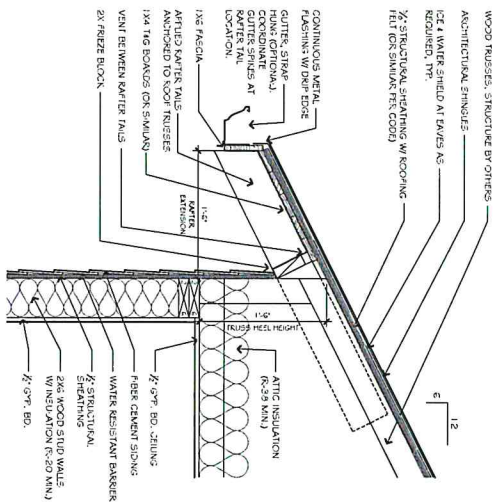
01 FRONT ELEVATION

1/2" = 1'-0"



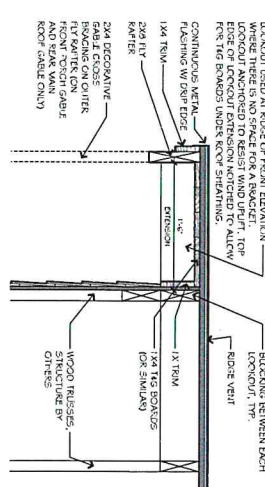
04 RIGHT ELEVATION

1/2" = 1'-0"



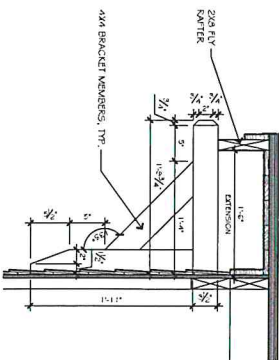
02 MAIN ROOF - EAVE DETAIL

1/2" = 1'-0"



03 MAIN ROOF - GABLE END DETAIL

1/2" = 1'-0"



05 BRACKET DETAIL

1/2" = 1'-0"

ALL EXTERIOR ISM TO BE MADE OF FIBER CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.



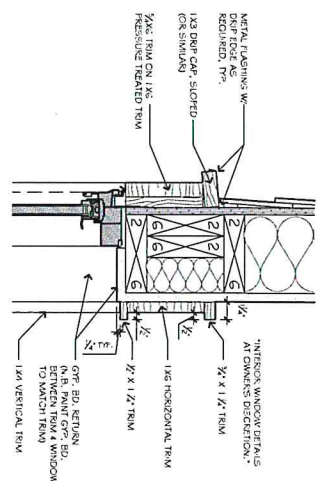
COTTAGE
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH
KALAMAZOO, MICHIGAN

01091014
DRAFT SET

EXTERIOR
DETAILS
OPTION D

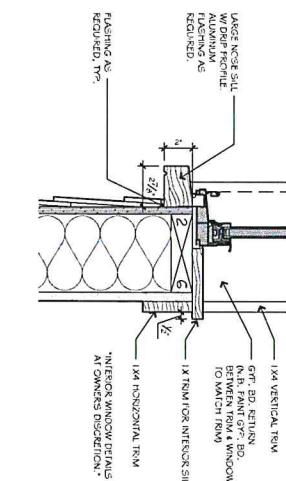
A-4.01C

ALL EXTERIOR TRIM TO BE MADE OF HICK, CEDAR, CELLULAR PVC, OR ENGINEERED WOOD.



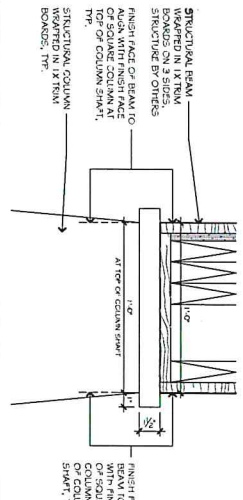
02 WINDOW HEAD

3' = 1'-0"



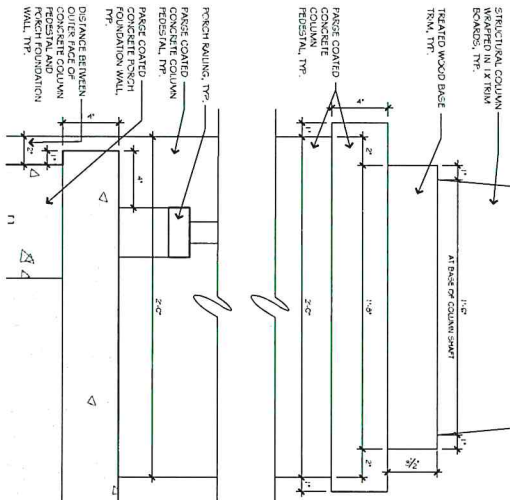
05 WINDOW SILL

3' = 1'-0"



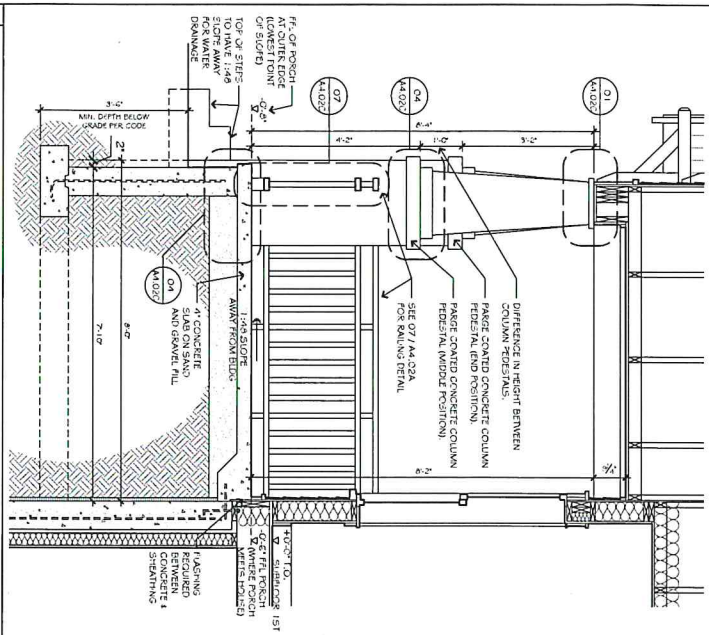
01 COLUMN CAPITAL DETAIL

3' = 1'-0"



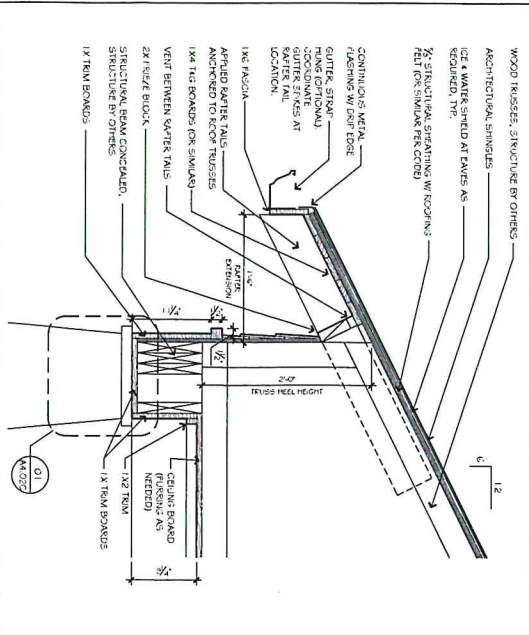
04 COLUMN BASE & PORCH HOSIOL DETAIL

3' = 1'-0"



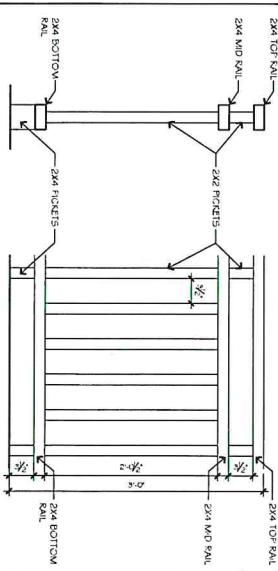
03 FRONT PORCH SECTION

3/4\"/>



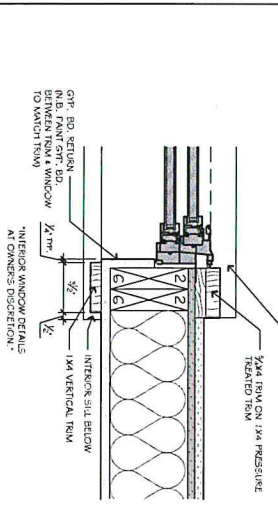
06 FRONT PORCH EAVE DETAIL

1/2\"/>



07 FRONT PORCH RAILING DETAIL

1/2\"/>



08 WINDOW JAMB

3' = 1'-0"

COTTAGE
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH
KALAMAZOO, MICHIGAN



DATE: 01/09/2024

DRAWN BY: A-4.02C

EXTENSION: DETAIL 01

REVISION: 1

REVISION: 2

REVISION: 3

REVISION: 4

REVISION: 5

REVISION: 6

REVISION: 7

REVISION: 8

REVISION: 9

REVISION: 10

REVISION: 11

REVISION: 12

REVISION: 13

REVISION: 14

REVISION: 15

REVISION: 16

REVISION: 17

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REVISION: 81

REVISION: 82

REVISION: 83

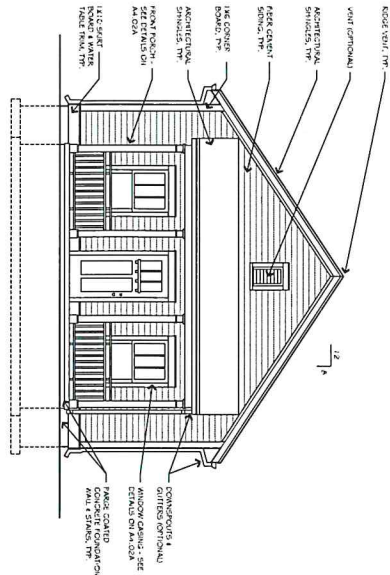
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REVISION: 85

REVISION: 86

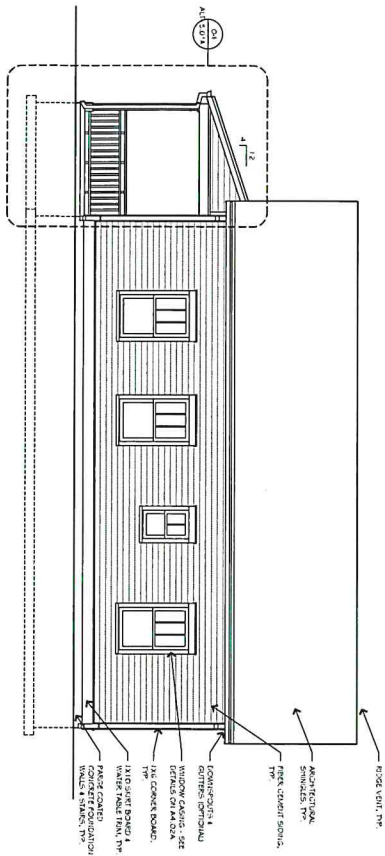
REVISION: 87

C.68



02 FRONT ELEVATION

1/2" = 1'-0"

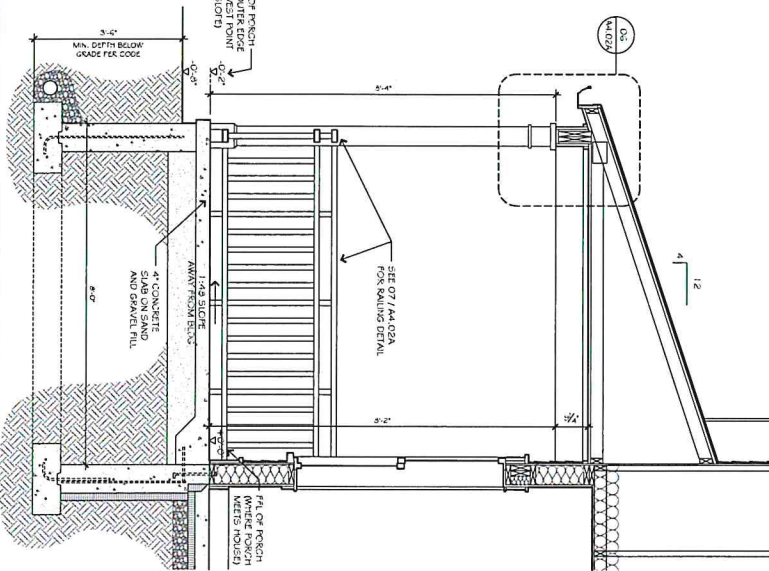
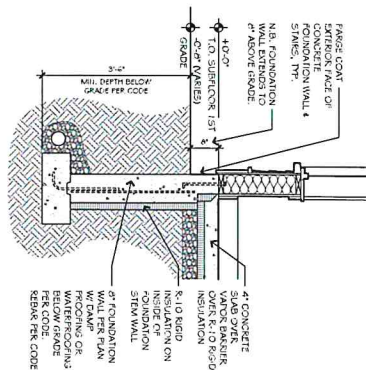


03 RIGHT ELEVATION

1/2" = 1'-0"

01 TYPICAL EXTERIOR WALL SECTION (AT FOUNDATION)

3/4" = 1'-0"



04 FRONT PORCH SECTION

3/4" = 1'-0"

ALTERNATIVE: SLAB-ON-GRADE (ELEVATION OPTION A ONLY)

ALTERNATIVE NOTES
THIS DRAWING IS USED TO SHOW THE ALTERNATIVE DESIGN OPTION OF A SLAB-ON-GRADE CONFIGURATION.

COTTAGE
KALAMAZOO MODEL BUILDINGS

2 BED / 1 BATH

KALAMAZOO, MICHIGAN

01091014
DWG SET

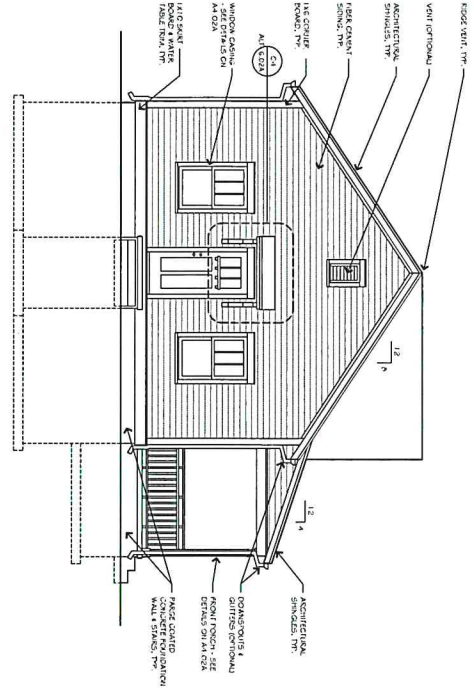
SLAB-ON-GRADE
ELEVATION DETAILS
(OPTION A)

ALT-5-01A



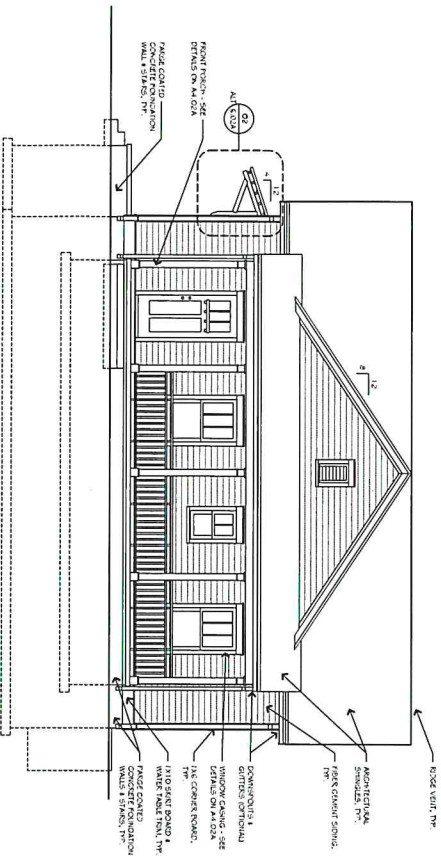
Alternative Slab-on-Grade
Cottage

6/9/70



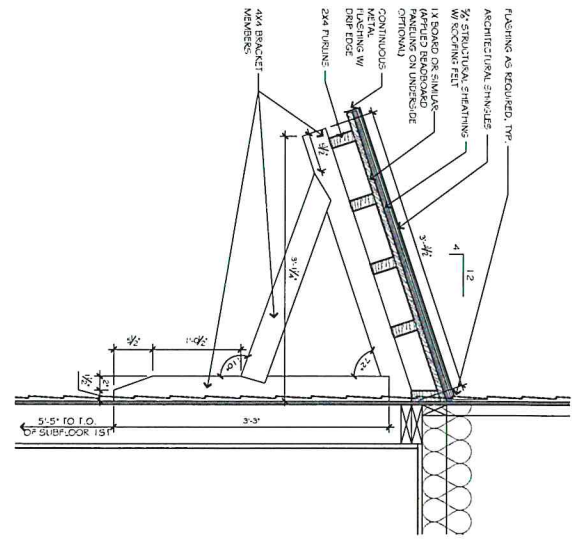
01 FRONT ELEVATION

1/2" = 1'-0"



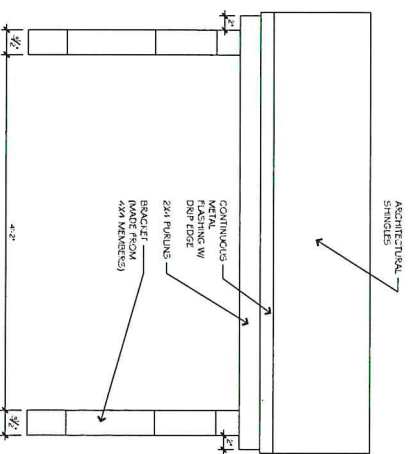
03 FRONT ELEVATION

1/2" = 1'-0"



02 ROOFING - SECTION

1/2" = 1'-0"



04 SIDING - FRONT ELEVATION

1/2" = 1'-0"

ALL EXTERIOR TRIM TO BE MADE OF PINE, CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.

ALTERNATIVE NOTES
THIS DRAWING IS USED TO SHOW THE ALTERNATIVE DESIGN OPTION OF A SIDE PORCH ENTRY CONFIGURATION. THIS OPTION IS ONLY TO BE USED WITH A COTTAGE COURT DESIGN.

ALTERNATIVE: SIDE PORCH ENTRY (ELEVATION OPTION A ONLY)



COTTAGE
KALAMAZOO MODEL BUILDINGS
2 BED / 1 BATH
KALAMAZOO, MICHIGAN

DATE
01/09/2024
DRAWN SET

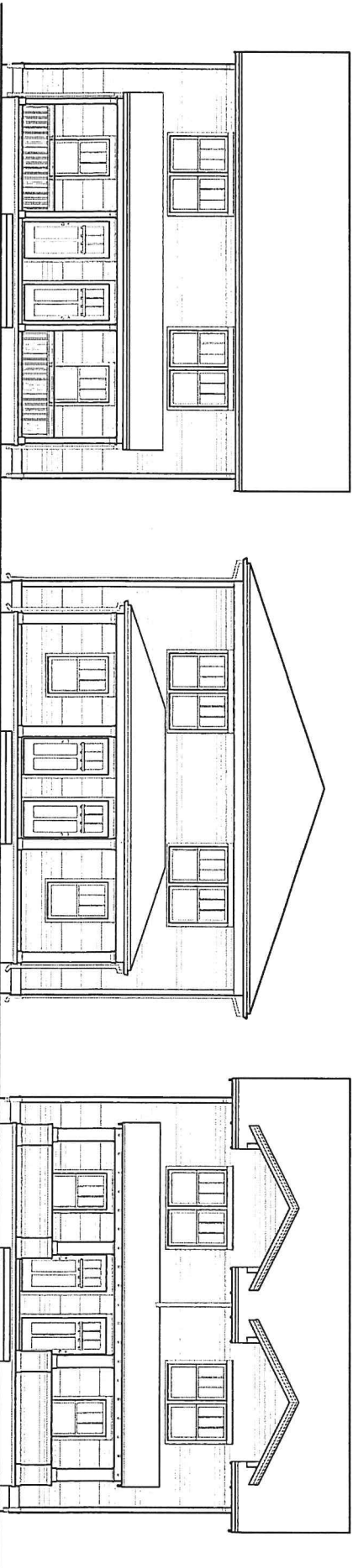
PROJECT
ALT-6-02A

THIS SIDE PORCH ENTRY ELEVATION AND DETAILS (OPTION A)

NOTES:
1. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.
2. ALL EXTERIOR TRIM TO BE MADE OF PINE, CEMENT, CELLULAR PVC, OR ENGINEERED WOOD.
3. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.

Alternative Side facing porch 6/9/70

SIDE-BY-SIDE DUPLEX

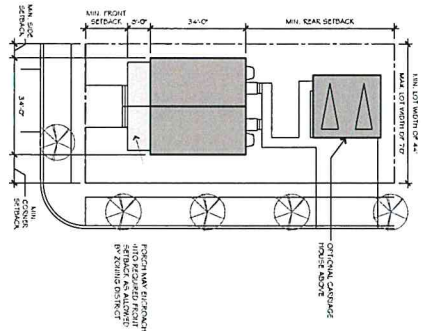


EXTERIOR ELEVATION
OPTION A

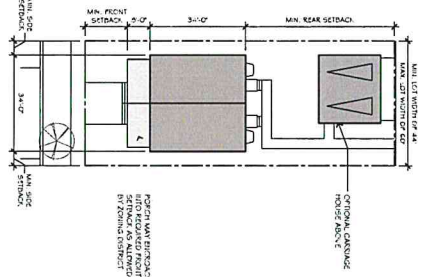
EXTERIOR ELEVATION
OPTION B

EXTERIOR ELEVATION
OPTION C

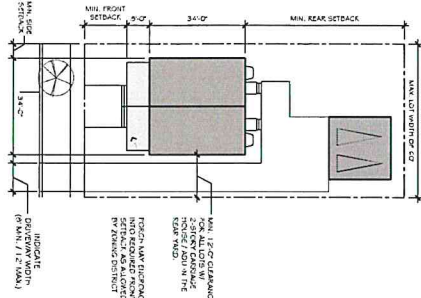
CORNER LOT REQUIREMENTS



INTERIOR LOT WITH ALLEY ACCESS



INTERIOR LOT WITHOUT ALLEY ACCESS



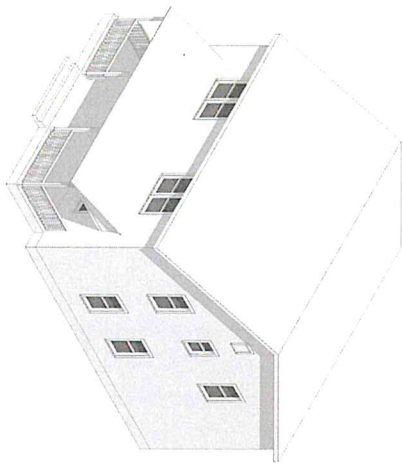
SITE PLAN REQUIREMENTS FOR ALL SIDE-BY-SIDE DUPLEX FLANS

THE BUILDING ENVELOPE IS REQUIRED TO MATCH ALL DETAILS OF THE PRE-APPROVED ARCHITECTURAL DESIGN SET. ALL BUILDINGS SHALL BE SUBJECT TO THE JURISDICTION OF THE Kalamazoo ZONING DISTRICT.

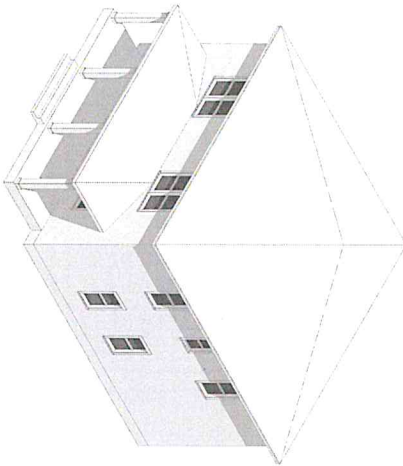
01 SITE PLAN DIAGRAMS

1" = 20'-0"

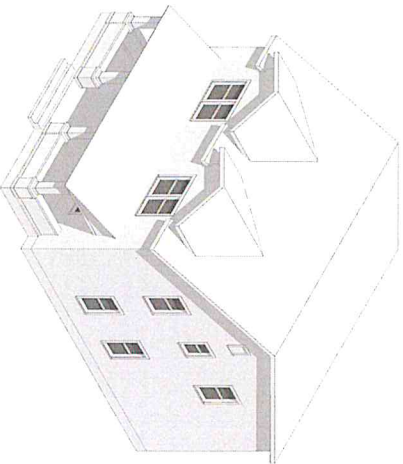
EXTERIOR ELEVATION
OPTION A



EXTERIOR ELEVATION
OPTION B



EXTERIOR ELEVATION
OPTION C



02 MASSING MODEL

A-101

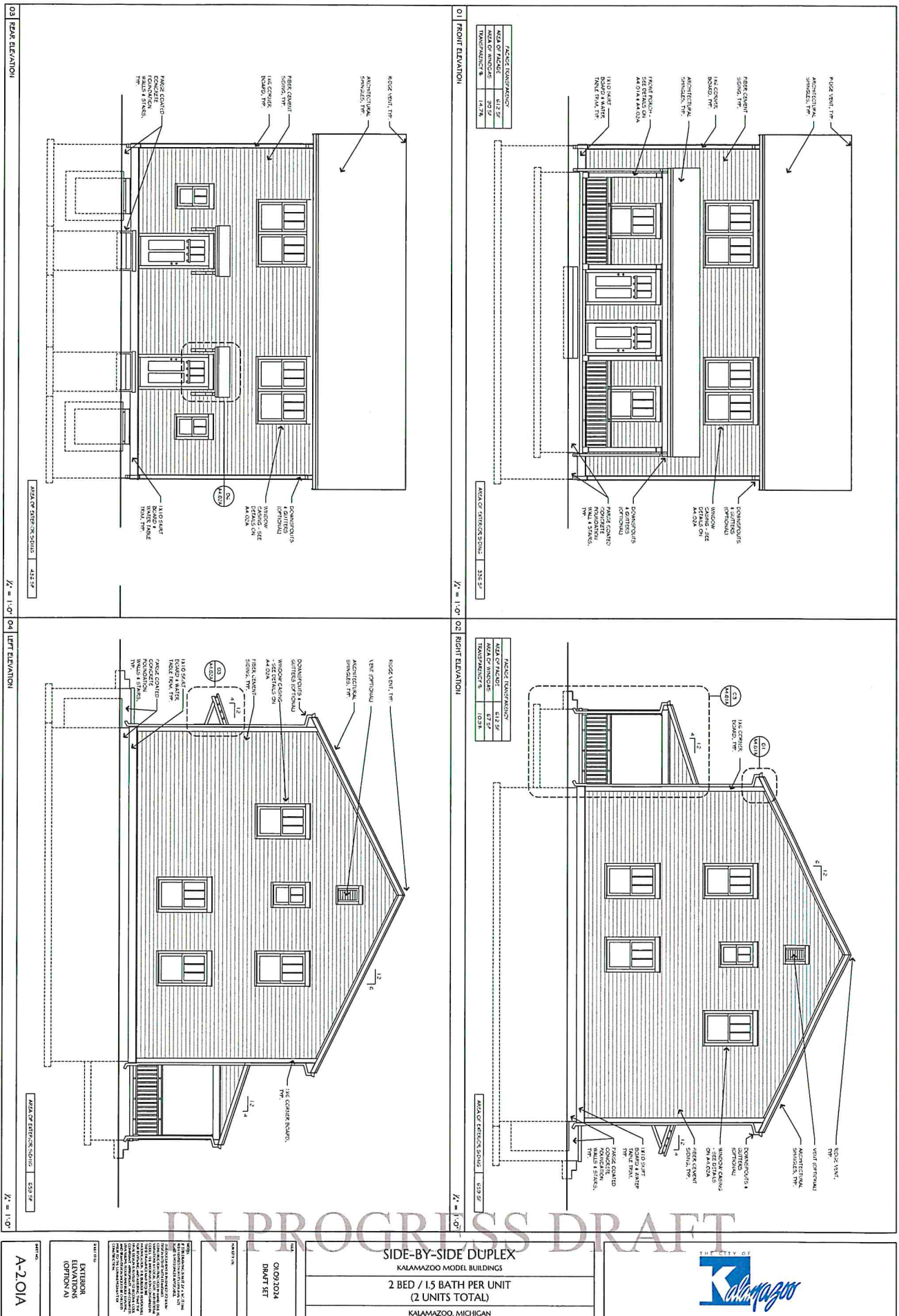
SITE PLAN DIAGRAMS

DATE: 01/09/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

DATE: 01/09/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

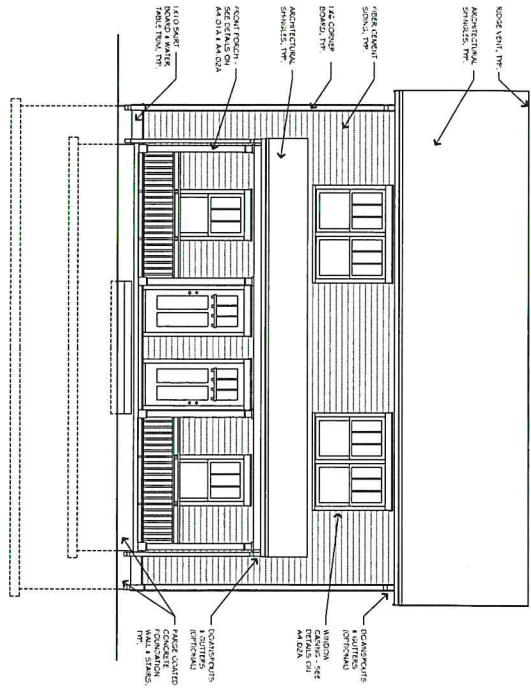
SIDE-BY-SIDE DUPLEX
KALAMAZOO MODEL BUILDINGS
2 BED / 1.5 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN



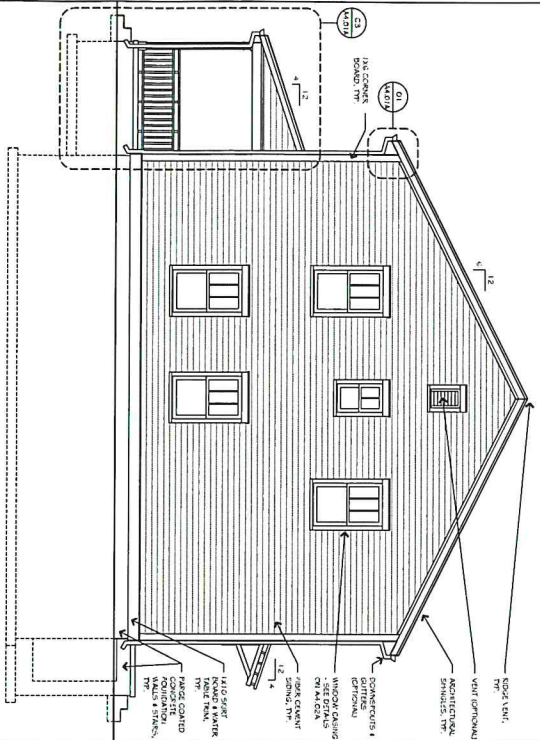


77

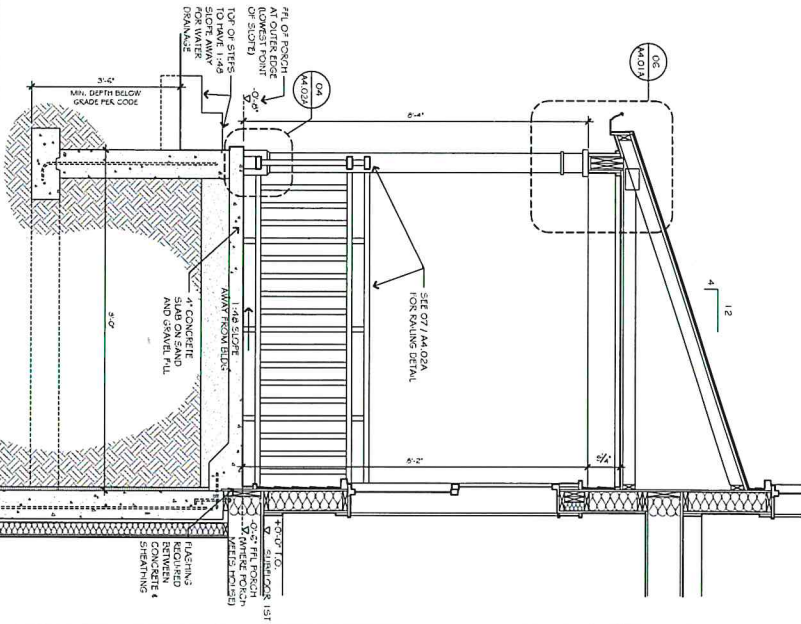
ALL EXTERIOR TRIM TO BE MADE OF PIER CEDAR, CELLULAR PVC, OR ENGINEERED WOOD.



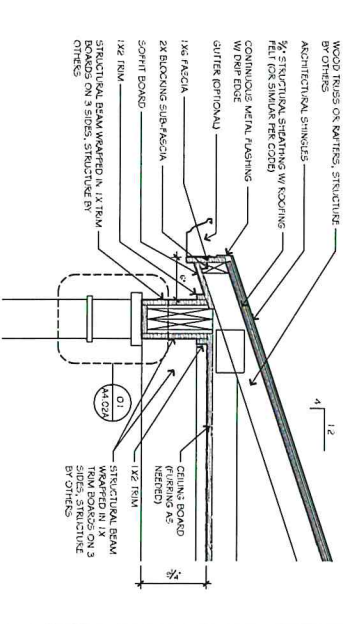
02 FRONT ELEVATION
1/2" = 1'-0"



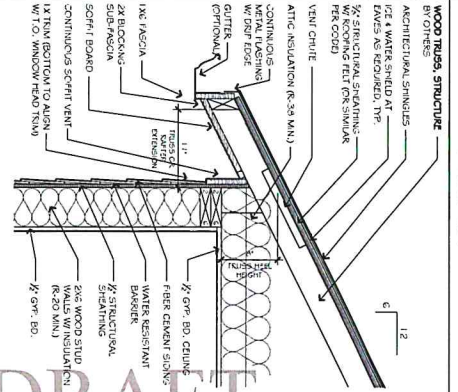
05 RIGHT ELEVATION
1/2" = 1'-0"



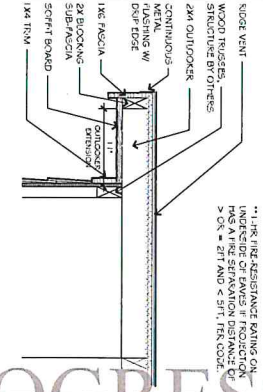
03 FRONT PORCH SECTION
1/2" = 1'-0"



06 FRONT PORCH - EAVE DETAIL
1/2" = 1'-0"



01 MAIN ROOF - EAVE DETAIL
1/2" = 1'-0"



04 MAIN ROOF - GABLE END DETAIL
1/2" = 1'-0"

SIDE-BY-SIDE DUPLEX
KALAMAZOO MODEL BUILDINGS
2 BED / 1.5 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN



A-4.01A

EXTERIOR
DETAILS
(OPTIONAL)

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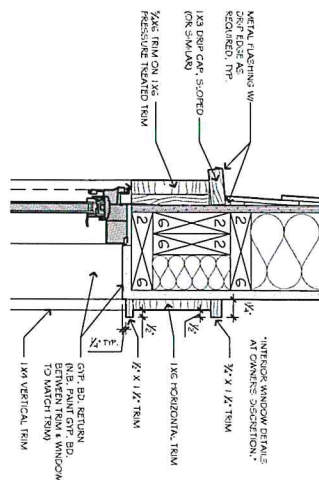
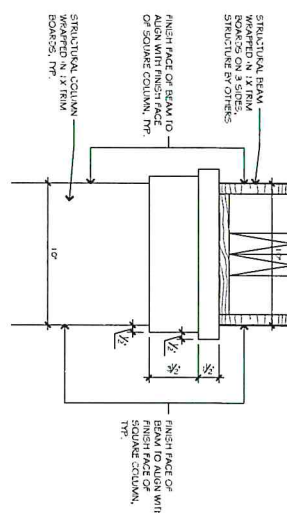
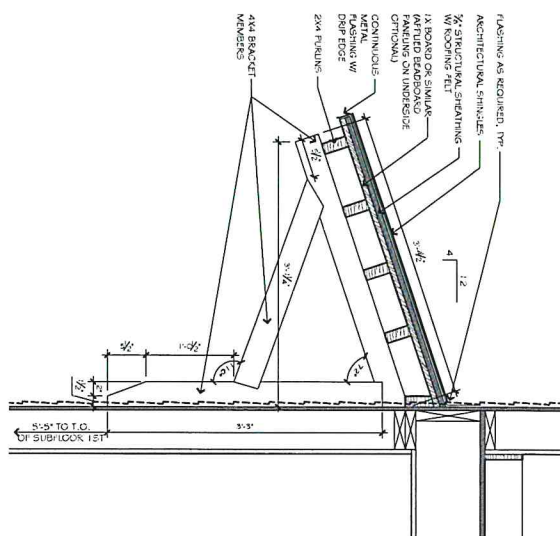
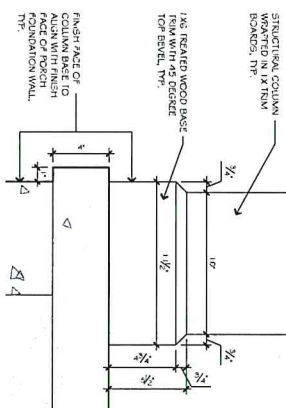
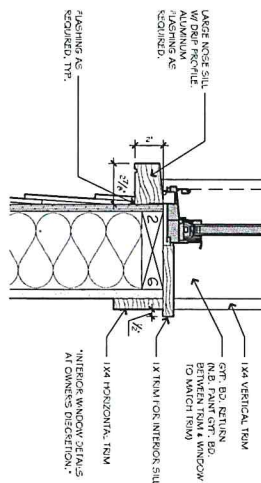
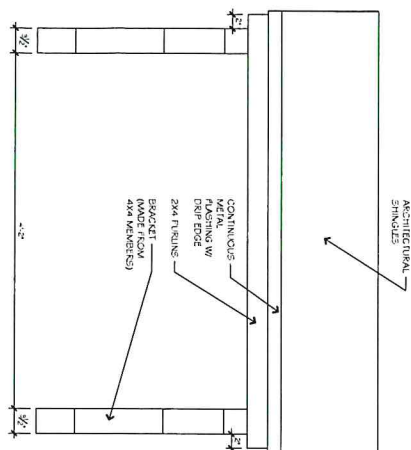
03 AWNING - SECTION	01 COLUMN CAPITAL DETAIL	02 WINDOW HEAD
04 COLUMN BASE & PORCH FLOORING DETAIL	05 WINDOW SILL	03 WINDOW JAMB
06 AWNING - FRONT ELEVATION	07 FRONT PORCH RAILING DETAIL	08 WINDOW DETAIL

DATE: 04/09/2024
DRAWN BY: JET

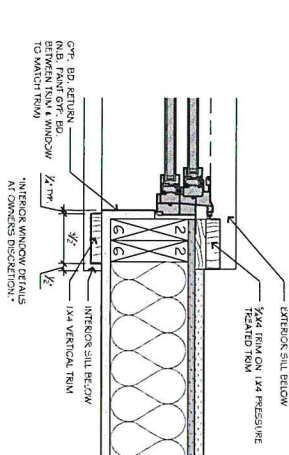
PROJECT: SIDE-BY-SIDE DUPLEX
KALAMAZOO MODEL BUILDINGS
2 BED / 1.5 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN

REVISION:
A-4, 02A
EXTERIOR DETAILS (OPTIONAL)

THE CITY OF
Kalamazoo


$$3' = 1.0$$

$$3' = 1.0$$

$$\frac{1}{2} = 1.0$$
$$\frac{1}{2} = 1.0$$
 $3' = 1.0$  $3' = 1.0$ 

3' = 1.0'



3' = 1.0'



**EXTERIOR
DETAILS
(OPTION C)**

A-4.01C

SIDE-BY-SIDE DUPLEX
KALAMAZOO MODEL BUILDINGS
2 BED / 1.5 BATH PER UNIT
(2 UNITS TOTAL)
KALAMAZOO, MICHIGAN

01.09.2024
DRAFT SET

c. 79



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: January 16, 2024

SUBJECT: 2. 808 W South Street - Alteration (Third-story rear porch) PPZ23-0031
(Postponed Application)

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Remove and replace second floor deck. Deck provides second means of egress for third floor apartment.

EVALUATION:

Project Details

Construction of third-story deck at the rear (north side) of the property. The proposed deck will be built on an existing flat roof and will be decked with Trex (synthetic wood). The deck will be enclosed with at 4' fence or railing.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. The property will still be used for its historic purpose if the porch is constructed (as a residence). The construction of the porch will not constitute a change to defining characteristics of the property.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The construction of the property will not remove any historic materials, or alter features or spaces that characterize the property.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and

shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The construction of the deck will be differentiated from the rest of the property through the use of the modern material used for decking (Trex). Furthermore, the deck will be unobtrusive, and located at the rear of the house where it will be minimally visible from the street at some angles. The size, scale and massing of the deck will be subservient to the historic structure.

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

The proposed deck could be removed in the future without impairing the core historic structure.

Local Historic District Standards and Guidelines

Decks are allowed on the rear of a structure and may be constructed of cedar, cypress, redwood or pressure treated lumber. They should be placed in an unobtrusive location and be minimally visible from the street. Decks are exempt from the painted exterior woodwork requirement. Rails should be to standards as above but may be of pressure treated lumber and may be taller than porch rails, as required by the building code for the chosen site. Very low decks may not need a rail. The decking boards should be 5/4 lumber laid with small gaps between the boards. The boards may be parallel or perpendicular to the body of the house. The flooring boards should extend past the support framing over an apron board. A lattice porch skirt may be attached under the deck, using materials and techniques as specified for porches in the standards.

Approved Deck Materials

Cedar

Redwood

Cypress

Pressure treated lumber. (Pressure treated lumber may twist, warp and check over time.)

The proposed deck will be at the rear of the porch, in an unobtrusive location that will be minimally visible from the street. The railing on the proposed porch is solid (no transparency) and taller than average, but this will serve as a barrier. While the decking is not on the approved list, it will not be visible from the street.

Discussion

The proposed deck on the rear of the house will not adversely effect the integrity or character of the property. If the deck were removed, the property would be unimpaired.

POTENTIAL ACTIONS:

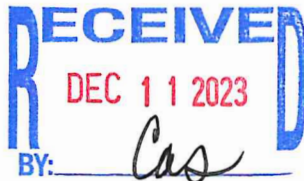
1. The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10.

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 20**

February 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 13 February 2024.

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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: _____

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

Applicant: Chris Horvat

Owner: _____

Mailing Add: 810 W South St

Mailing Add: _____

City State & Zip: Kal, mi 49007

City, State Zip: _____

Phone: 972/757-6777

Phone: _____

Email: cgh52@yahoo

Email: _____@_____

Contractor _____

☒ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

*remove & replace 2nd floor deck.
Deck provides 2nd means of egress for
3rd floor apartment.*

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

Applicant's Signature: [Signature]

Date: 12/10/23

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- 23-0031

Date Received*: 12/11/2023

Zoning RM-15 Year built 1915

Complete application Yes

Owned since _____

COMMISSION

Meeting Date 12/19/2023

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 _____

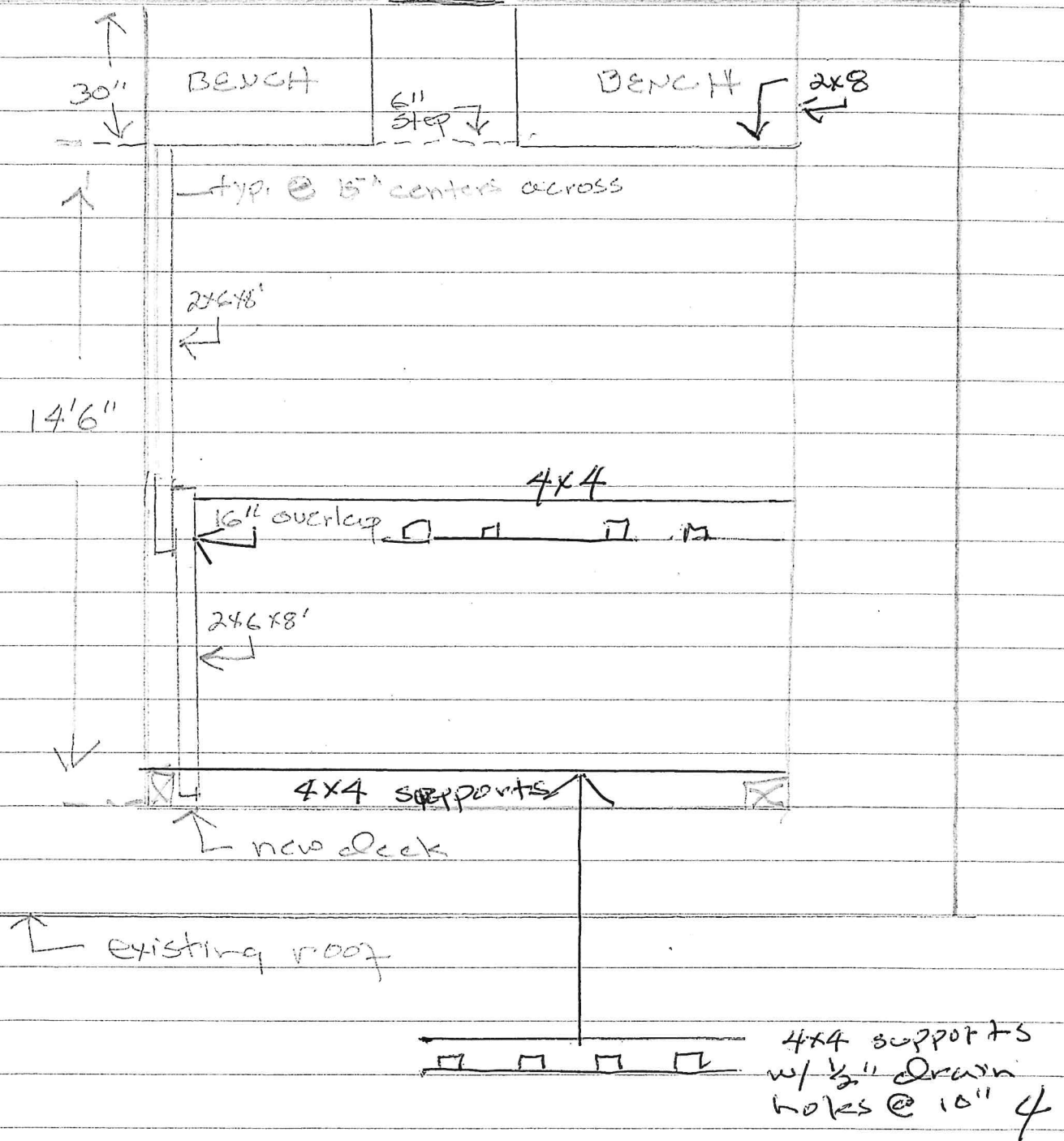
Notice of Denial with appeals information _____

Notice to Proceed _____

Comments _____

Revised November 22, 2019

3rd Floor Apartment + 2x10 e wall

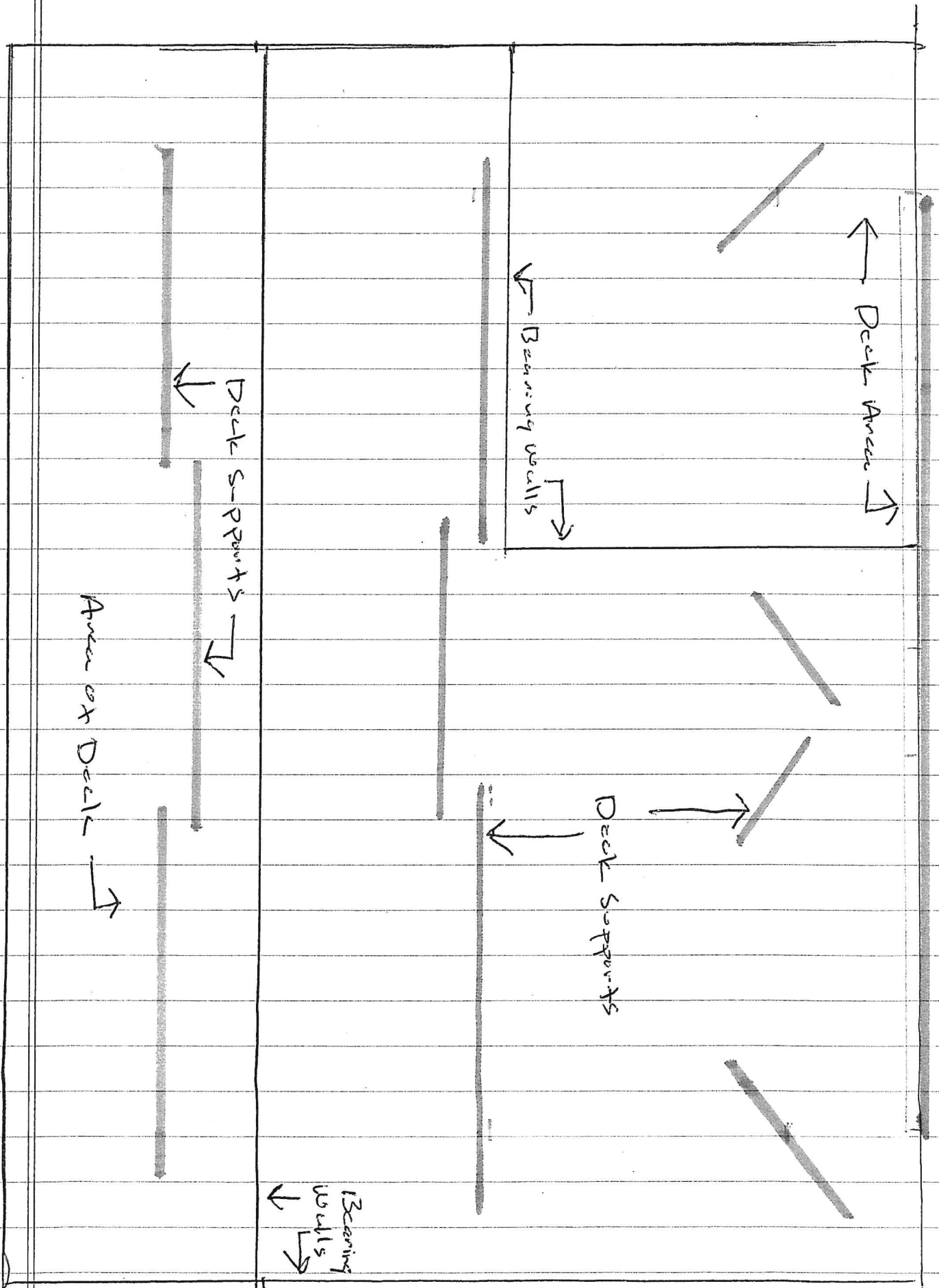


Ice & water shield (2 layers) & over 2x10
metal flashing

2x10 bolted to ext. wall
2x4 on hanger @ wall

2x10 2x8
2x8 for support (spans 3 joists)

2x10 2x8 16" overlap
8' 2x6 8' 2x6
4x4 across roof w/ drainage slots every 8"









Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: January 16, 2024

SUBJECT: 3. 723 McCourtie - Alteration (Replace non-historic rear window and front door)
PPZ23-0032

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: We have 2 items for your consideration: 1. Replace metal front door with period-appropriate wooden door. Ideally this will be 6-panel with glass. 2. Replace window in south-side-upstairs bedroom with a wooden window that provides appropriate egress

EVALUATION:

Project Details

The replacement of the non-historic front door of the property. The replacement of 1 non-historic second-story vinyl window on the rear of the property with a contemporary wooden window. The window replacement is meant to provide appropriate egress.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. The property could still be used as a residence if both proposed changes were made. As both the door and window in question are non-historic, there is no danger of changing character defining features of the property.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. As neither the door or the window in question are historic, the removal will not constitute the removal of character defining components on the property.

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

Door- The existing door is non-historic, so there is no danger of removing character defining features by replacing the door. The proposed wooden door will be more compatible with the historic structure.

Window - The existing rear door is both vinyl and non-historic. The replacement of the window will not constitute the loss of character from the property (both because the window is non original, and it is on the rear of the structure). The new wooden window will be more compatible with the existing property, as it is double hung, and wood, like the rest of the windows on the structure.

Local Historic District Standards and Guidelines

Doors

Standards

The coordinator may approve repairs to existing doors. Repairs may include stripping paint, glass replacement and locks. The commission must review any work, which changes the appearance of the door. Administrative approvals are also available for the replacement of non-original side or rear doors. Metal paneled doors may be approved on side or rear applications in such cases, though wood is preferred

Guidelines Occasionally, a wooden door is too deteriorated to retain, or an inappropriate modern door is already in place. In that case, the commission must review the proposed replacement door.

If possible, a salvaged door of the same approximate age and style should be used.

The finish of the door shall be appropriate to the design of the building.

The primary or front door must be made of wood in an appropriate design. Metal paneled doors will be considered on the side and at the rear of a house.

Per the standard, the door replacement will be subject to commission review. Per the guidelines, the new door that is sought for the property is a salvaged wood door. A paneled design with a half lite is appropriate for the building.

Windows

Guidelines for Replacement

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

The dimension of the original window must be retained.

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

New windowsills must be extended to receive the nominal 4” wide vertical exterior casing.

Aluminum and vinyl clad windows do not meet the above requirements. Vinyl plastic windows are not acceptable because they are made of non-historic materials and do not comply with the Secretary of the Interior’s Standards for Rehabilitation.

The proposed window is a contemporary double hung window. The dimensions may change to

accommodate egress requirements, but the new style will more closely align with the rest of the windows on the building.

Discussion

The replacement of both the front door and rear second-story window will not constitute the loss of any character defining features on the property. In fact, the proposed alterations would more closely align with the character of the building.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 9. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 20 February 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 13 February 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 9.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 327-8804; FAX (269) 327-8543
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 first Tuesday of the month. The meeting is on the first Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 723 McCourtie St

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

Applicant: Peter Barnard

Owner: Same

Mailing Address: 227 Williams Drive

Mailing Address:

City State & Zip: Naperville, IL 60540

City, State Zip:

Phone: 773.575.0813

Phone:

Email: psbarnard@me.com

Email: @

Contractor

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

We have 2 items for your consideration: 1. Replace metal front door with period-appropriate wooden door. Ideally this will be 6-panel with glass. 2. Replace window in south-side-upstairs bedroom with a wooden window that provides appropriate egress. Please see attached.

APPLICATION CHECKLIST:

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

☐ Drawings 11x17 or smaller with dimensions

☐ Materials list

☐ Site plan including north arrow

☐ Other:

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

(PSB) 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 Barnard Date: 12/11/2023

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

===== For Historic Preservation Coordinator's Use Only =====

Case Number: PPZ- 23-0032

Date Received*: 12/11/2023

Zoning RM-15 Year built 1885

Complete application Yes

Owned since 09/22/2023

COMMISSION

Meeting Date 12/19/2023

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

Request for Historic District Review
723 McCourtie Street

1. Replacement of Metal Front Door – Our current front door is metal, and was fitted with a hasp for security. We propose replacing this door with a period appropriate wooden door, preferably six-panel, sourced from The Heritage Company. (Per the Standards documentation.) Latch and deadbolt would be drilled appropriately.

Current front door – from McCourtie Street, facing south:





2. Replacement of Upstairs South Bedroom Window with Insufficient Egress – The upstairs bedroom window does not provide sufficient egress. We propose replacing this vinyl window with a wooden window that allows egress. This window faces the rear of the house, and is not visible from the street.

Rear of house, facing north towards McCourtie Street. Window to be replaced is upstairs, rear bedroom.



Please note: All but 3 other windows (first floor rear kitchen and both side bathrooms) are being restored in accordance with window repair/preservation guidelines.

Thank you for your consideration.

Peter S. Barnard
237 Willoway Drive
Naperville, IL 60540

West Michigan Lumber
7440 Clyde Park SW
Byron Center, MI 49315

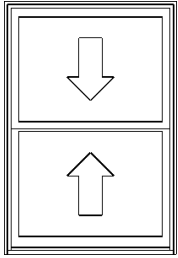
QUOTE BY : Jason Wagner
SOLD TO : ROELOFS, BILL
PO# :
Ship Via : Ground

QUOTE # : JW2312006QW - Version 0
SHIP TO :
PROJECT NAME:
REFERENCE :

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.2

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1		Frame Size : 38 1/4 X 56 1/4 (Outside Casing Size: 40 7/8 X 58 7/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner Chestnut Bronze Hardware, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, BetterVue Mesh Brilliant White Screen, *Custom-Width*, *Custom-Height*, IGThick=0.698(3/32 / 3/32), Clear Opening:34.5w, 24.5h, 5.8 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.47, Energy Rating: 14.00, CR: 60.00, CPD: JEL-N-885-01791-00001 PEV 2023.4.0.4479/PDV 7.192 (11/30/23)NW			
			\$1,000.37	1	\$1,000.37



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

Total: \$1,000.37

SALES TAX (6.0000%): \$60.02

Net Total: \$1,060.39

Total Units: 1

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



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: January 16, 2024

SUBJECT: 4. 712 Willard - Alteration (Porch restoration, including porch columns, railings and top decoration) PB23-0032

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Restoration of porch columns, porch railings and top decorations. (See attachments).

EVALUATION:

Project Details

1. Proposed replacement of 6" columns and pilasters with new 4" columns that are not identical, but do resemble the historic beams. Replacements are being requested because the existing historic columns are severely rotted.
2. Replacement of the existing, non-historic, porch railing. The existing railing does not allow for water shed, and is accelerating the deterioration of the porch decking. The replacement railing would align with the standards for railings, and be more historically appropriate.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. The building will still be used for its historic purpose (as a residence). The proposed changes would not alter the use.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The columns and pilasters are character defining features of the property, and while the proposed replacements are not replicas, they are approximations of the historic components.

The existing porch railing is non-historic, and is accelerating the deterioration of the porch decking. Replacement of the existing railing would not constitute the removal of a character defining feature.

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. Some of the columns that are slated for replacement are deteriorated, it is unclear how many of the columns are deteriorated beyond repair, however. The proposed columns do match the original in design, but do approximate the turned style of the historic columns. The new columns can be painted to match the color of the historic columns, and will match the material of the historic columns, as the proposed columns will be made of wood. The porch railing slated for replacement is a non-historic feature of the property.

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

The proposed replacement columns would be a reversible change to the property, especially if the historic columns (or at least one historic column) was retained for possible future replication. The proposed porch railing would also be reversible.

Local Historic District Standards and Guidelines

Porches in the historic districts were designed as open spaces, the commission encourages keeping them open and does not approve closing them off for additional living space. Secretary of the Interior's Standards recommend against:

Removing or radically changing entrances and porches, which are important to defining the overall historic character of the building so that, as a result, the character is diminished.

Removing an entrance or a porch because the building has been reoriented to accommodate a new use.

Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood stucco or masonry or permanent windows. Applications for porch alterations should provide a lot of detail:

Why is the change proposed? (Piers sinking, porch pulling away from wall, storm damage, restoration, broken or missing trim and/or rails, etc)

Be specific: wooden framed screens painted to match/contrast with house measuring X" x Y" with 3" wide framing held in place with hooks and eyes on the screens and _ round on the deck.

Measurements – depth of new porch, guardrail height, type and pitch of roof, placement of steps.

Column Repair – Over time, porch columns and the piers they rest on may settle and no longer support the weight of the porch roof properly. Repairs must be made to the original material or replacement must be in matching material. Fiberglass replacement columns may be considered if they substantially replicate the existing columns.

The application provides information regarding the reason why column replacements are being requested. The replacements will approximate the existing columns, but will not replicate them.

Discussion

The proposed replacement columns will not replicate the existing historic columns, and it is unclear how many columns are deteriorated beyond repair. In the application, it is stated that the SW column is the most severely damaged. Repair or replacement of only the deteriorated columns would more closely align with the standards and guidelines, but may lead to stylistic inconsistency (if a few of the columns did not match the rest, for example).

As the existing porch railing is non-historic, the replacement with an appropriate railing would more closely align with the character of the building.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 20 February 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 13 February 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 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: 712 Willard Street

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

Applicant: Tony Clark

Owner: Same

Mailing Add: 7088 US Hwy 31

Mailing Add:

City State & Zip: Berrien Springs, MI 49103

City, State Zip:

Phone: (269) 208-7299

Phone:

Email: clark @ greatlakesmodular.com

Email: @

Contractor

☒ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Porch restoration: See attached sheets for full description of work.

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

Applicant's Signature:  Date: 12/12/2023

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

APPLICATION CHECKLIST:

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

☐ Drawings 11x17 or smaller with dimensions

☒ Materials list

☒ Site plan including north arrow

☐ Other:

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0033

Date Received*: 12/12/2023

Zoning RD-19 Year built 1895

Complete application Yes

Owned since 09/18/2019

COMMISSION

Meeting Date 12/19/2023

Hearing fee paid \$85

Check #

COMMENTS

Approve in Concept Date

Letter mailed

FINAL ACTION

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

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed

Comments

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

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

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

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

Historic district: Stuart, South Street/Vine Area, Haymarket, West Main Hill or Rose Place

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

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

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

Example #1: Rather than "Build new garage"

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

Example #2: Instead of "New front door"

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

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

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

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

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

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the

Historic Distric Commission
245 N. Rose Street
Kalamazoo, MI 49007
(269) 337-8804

Re: 712 Willard Street Porch Project

To the Kalamazoo Historic District Commission,

Thank you for taking the time to review this project. We are in the process of restoring the front porch for 712 Willard Street. There are three areas of work that we would like the board to advise on, review, and approve.

- 1) Porch Columns
- 2) Porch Railings
- 3) Top Decorations

1. Porch Columns

The porch consists of four supporting columns and two decorative half columns. All of the columns are 6 inch with the exception of the front center column which was replaced with a smaller but non-matching 4 inch column. The turning pattern of the 4 inch column (Ref. **picture 1**) *does not* match the original columns.

The southeast and west corner columns have suffered severe rot at the base (Ref. **picture 2**) and were at some point repaired with a concrete shoe which has only caused the rot to progress more rapidly. The southeast column has the most damage, with rot extending through the lower portion of the turnings (Ref. **picture 3**).

We believe that it is urgent, from a structural stand-point, to replace the two corner columns. The 4 inch center column also needs to be replaced with a larger 6 inch column to properly support the frieze beam. We have been unable to find an exact match for the original columns, so we would like the commission to approve the replacement of all columns, both structural and decorative.

The current candidate for a replacement column can be viewed here:

<https://www.menards.com>

Search for SKU: 1113259

Ref. **Picture 4** shows a comparison of new column to the original.

2. Porch Railings

The current railings on the porch are not original (Ref. **picture 1** and **picture 3**) and have contributed to severe rotting of the decking material. We are seeking to restore the railings to an appropriate design for the house. It is our understanding that the height of the railing should be approximately 22-23 inches to be at or below the sill of the front window. If a variance is required to install railings at that height, we would like to request the variance.

3. Top Decorations

There is evidence that some combination of spandrels, brackets, and/or bead rails originally existed as part of the porch (Ref. **picture 5**). If the commission has any examples or resources that could help us greatly appreciate any recommendations on examples to follow.

In conclusion, please review and approve the replacement of the columns as noted. If a variance is required for the porch railing height, we would like to request that a variance be issued.

Thank you very much for your time. Please contact us with any questions, comments, or concerns that the commission may have.

Best Regards,

Tony Clark
7088 US Hwy 31
Berrien Springs, MI 49103
clark@greatlakesmodular.com
(269) 208-7299



Picture 1: 712 Willard, June 2021 showing porch configuration



Picture 2: Rot on southwest corner column



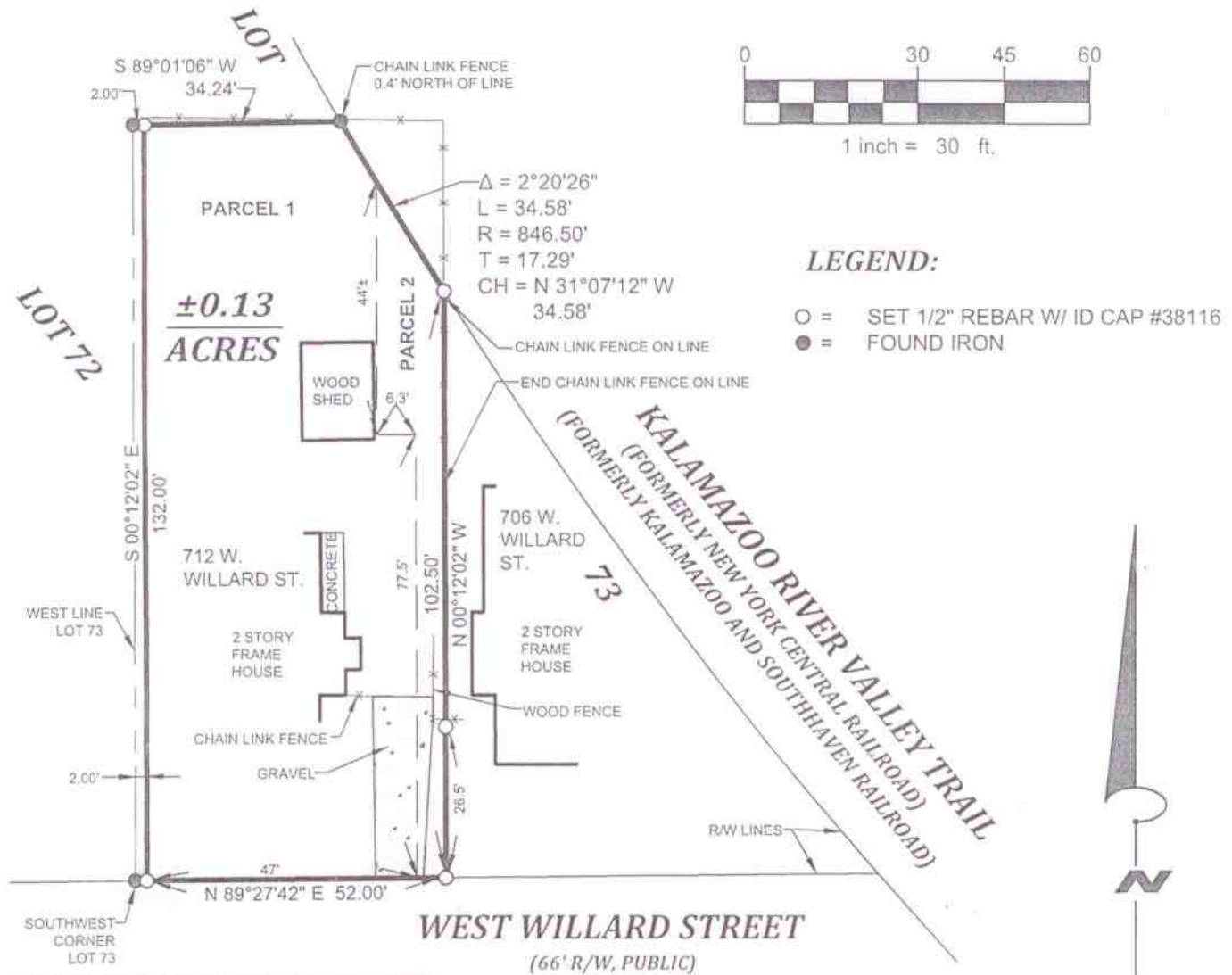
Picture 3: Rot on the southeast corner column



Picture 4: Turning detail on new vs original column



Picture 5: Top decoration outline on east column



LEGAL DESCRIPTION PROVIDED:

LAND SITUATED IN THE CITY OF KALAMAZOO, COUNTY OF KALAMAZOO, STATE OF MI DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING ON THE SOUTH LINE OF LOT 73 OF THE REVISED PLAT OF PROUTY'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO AT A POINT 2 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 47 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT 77.5 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT, 6.3 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID LOT ABOUT 44 FEET TO THE WESTERLY LINE OF SAID RIGHT OF WAY OF THE SOUTH HAVEN BRANCH OF THE NEW YORK CENTRAL RAILROAD (FORMERLY KALAMAZOO AND SOUTH HAVEN RAILROAD); THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY ABOUT 12.5 FEET TO A POINT 8 RODS NORTH OF THE SOUTH LINE OF SAID LOT 73; THENCE WEST ALONG THE LINE 8 RODS NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 73, 34.3 FEET TO A POINT WHICH IS 2 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT, 132 FEET TO THE PLACE OF BEGINNING.

PARCEL 2

ALL OF THAT PART OF LOT 73 OF THE REVISED PLAT OF PROUTY'S ADDITION TO THE VILLAGE (NOW CITY) OF KALAMAZOO, LYING WEST OF A LINE BEGINNING ON THE SOUTH LINE OF SAID LOT 73 AT A POINT 54 FEET EAST OF THE SOUTHWEST CORNER THEREOF, AND RUNNING NORTH PARALLEL TO THE WEST LINE OF SAID LOT TO THE WESTERLY LINE OF THE RIGHT OF WAY OF THE SOUTH HAVEN BRANCH OF THE NEW YORK CENTRAL RAILROAD (FORMERLY KALAMAZOO AND SOUTH HAVEN RAILROAD) AND LYING SOUTHWESTERLY OF SAID RAILROAD RIGHT OF WAY.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING IN MICHIGAN.

BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: January 16, 2024

SUBJECT: 5. 151 Prospect - Alteration (Rear door replacement) PPZ23-0034

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Back door replacement.

EVALUATION:

Project Details

Installation of new pre-hung door that will fit the original opening in width and height. New door will swing outwards (while the current door swings inward).

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The property will still be used for its historic purpose (as a residence).

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

While the rear door is of an indeterminate age, it is likely original to the house. As the house is in the rear of the property, and is not highly visible, however, the door is not a character defining feature.

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

The installation of the door is a reversible change.

Local Historic District Standards and Guidelines

Rear doors should match existing opening.

Wood construction is preferred, but metal and fiberglass are permitted if they are painted.

The proposed door will fit the existing opening, be fiberglass or wood, and be half-lite.

Discussion

The replacement of the rear door will not constitute the removal of a character defining feature. The replacement will not have an adverse effect on the property, and can be reversible.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 20 February 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 13 February 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2 and 10.**



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

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 151 Prospect Street

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

Applicant: Matthew Nielsen

Owner: Matthew Nielsen

Mailing Add: 151 Prospect St

Mailing Add: 151 Prospect St

City State & Zip: Kalamazoo, MI 49006

City, State Zip: Kalamazoo, MI 49006

Phone: 307-760-4441

Phone: 307-760-4441

Email: mattnielsen91@gmail.com

Email: mattnielsen91@gmail.com

Contractor

☒ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Please see additional sheets for description of back door replacement.

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: Photos
- ☒ \$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

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

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

Applicant's Signature: _____

Date: 12-12-23

Owner's Signature: _____

Date: 12-12-23

(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0034

Date Received*: 12-12-2023

Zoning RS-5 Year built 1911

Complete application Yes

Owned since _____

COMMISSION

Meeting Date 12/19/2023

Hearing fee paid \$85 _____

Check # _____

COMMENTS _____

Approve in Concept _____

Date _____

Letter mailed _____

FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____

Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

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

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

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

Historic district: Stuart, South Street/Vine Area,
Haymarket, West Main Hill or Rose Place

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

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

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

Example #1: Rather than "Build new garage"

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

Example #2: Instead of "New front door"

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

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

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

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

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

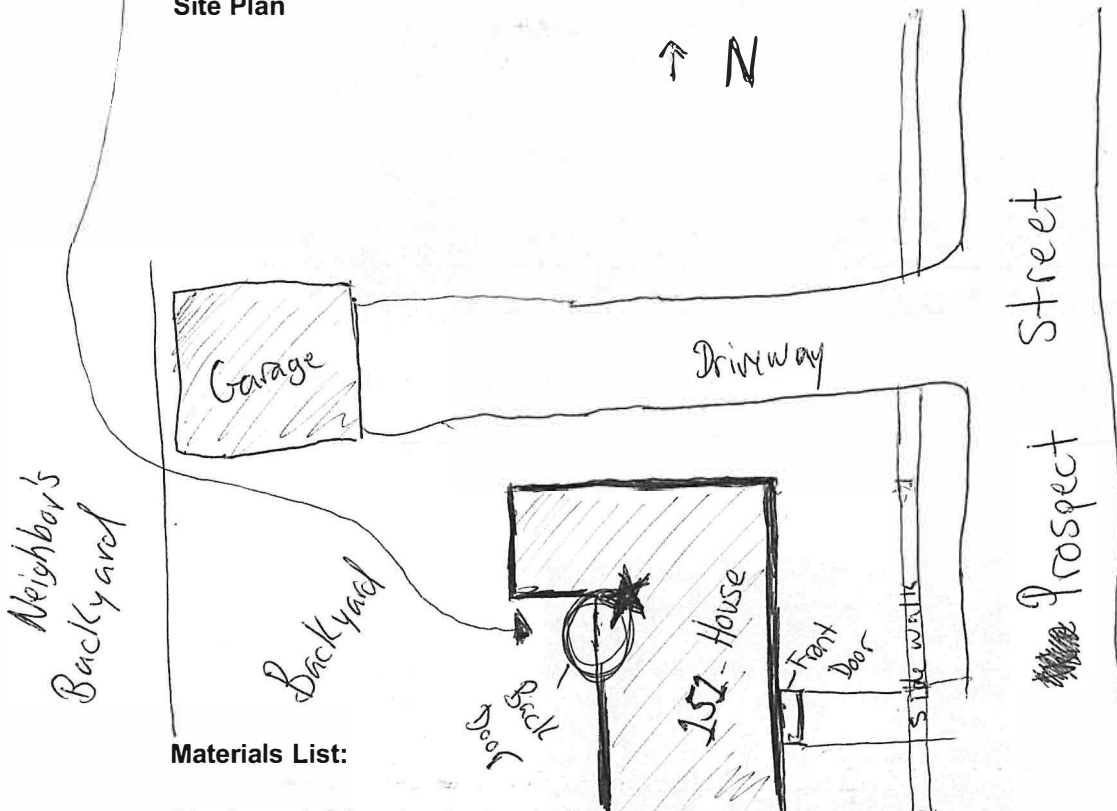
Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support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

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

★ Proposed Work

I plan to install a new pre-hung rear exterior door that will fit the original opening in width and height. This back door is not visible from the street. The existing door consists of a left hand inswing wooden door and a left hand outswing storm door. The new door will be a left hand outswing door (fiberglass or wood). Similar to the existing door, it will be half lite. The old door is $33 \frac{3}{4} \times 79$. The rough opening is 36×82 . The new door will be 32×80 or 34×80 .

Site Plan



Materials List:

- *Pre-hung, left hand outswing, half lite exterior door (fiberglass or wood)
- *Existing trim will be reused if possible. If not, new trim will be made to replicate it.
- *Exterior trim paint to match existing trim.

Photos #1



This is the existing door and storm door. The door is wood and glass (half lite). The storm door is plastic, metal, and glass (3/4 lite). They are not visible from the street.

Photos #2



I have removed the trim from around the door jam and measured the rough opening: 32 x 86



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: 16 January 2024

SUBJECT: Historic Preservation Coordinator's Report

MHPN 2024

Please remember that the Michigan Historic Preservation Network's annual conference will be held in Kalamazoo next May. While not mandatory, attending the conference will be an opportunity to network with other preservationists.

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative, no permit	\$0	29	\$0
Administrative, permit	\$35	42	\$1,470
Hearing	\$85	34	\$2,890
		105	\$4,360

There have been now Certificates of Appropriateness issued in 2024.