

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, July 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 18 June 2024

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 813 W Lovell - Alteration (Painting non-contributing brick apartment buildings, addition of signs) Retroactive Application PPZ24-0018
Year Built: 1965
Style: N/A
Historic District: South Street - Vine Area
2. 712 W Kalamazoo - Alteration (Replace all wood siding with fiber cement siding that replicates original look in the second floor only) PPZ24-0019
Year Built: 1905
Style: Craftsman
Historic District: Stuart

F. COORDINATOR'S REPORT

1. Coordinator's Report

G. ADJOURNMENT

DISCLAIMER

Chapter 16, Section 22 of the City of Kalamazoo Code of Ordinance states:

Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

- a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.
- b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Planning and Economic Development Department located at 245 North Rose Street. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district: MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at www.kalamazoocity.org/historicpreservation.

GUIDELINES FOR PUBLIC PARTICIPATION AT HDC MEETINGS

The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior to the meeting.
- Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
 - Address Non-agenda items at the beginning of the meeting. If you wish to speak about a specific review, please wait until that review comes to the commission.
 - Consideration of Regular Agenda items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.

A Note on Quorum and Historic District Commission Decisions

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states: “A majority of the members of the Commission shall constitute a quorum. A majority of the appointed members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants may choose to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, May 21st, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:00 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 Mr. Johnson to approve the absence of Mr. Grayson with a 2nd by Ms. Breisach; all commissioners approve.

Mr. Pena read the disclaimer on record at 5:01 PM

III. Approval of Agenda: No changes.

IV. Approval of Minutes: May 21st, 2024

Motion made by Ms. Breisach to approve the minutes with a second by Ms. Underwood; all commissioners approve.

V. Public Comment on non-agenda items: No comments or guests

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 1014 Davis

5:05 PM

**Replacement of 2 vinyl windows, with
Wood windows**

Year Built: 1917

Style: Prairie

Historic District: South Street-Vine Area

Mrs. Ferraro purchased this home in August of 2000 and is now looking to replace vinyl windows with wood windows and remove a window and side over. The window they are removing is on the rear of the home. Mrs. Ferraro has plenty of 1910 cedar shingles to use. They are also using the cedar shingles to fill in where a deck was removed. The new wood windows are being made by Weather Underground. 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 4, 5, 6 and 9 with a second by Mr. Stucky. All commissioners approve.

**B) 722 Eleanor
Year Built: 1891**

5:15PM

**Demo of Carriage barn/garage
Style: Queen Anne
Historic District: Stuart**

Mr. Roglic has returned with supporting documents from another contractor to demo the building with additional pictures provided. The value of the garage is less than the repair. Mr. Stucky does disagree that the building can't be repaired. Mr. Stucky doesn't believe that people aren't around that can't do the work to repair the building as he himself is able to do the work. Mr. Roglic states that the foundation is cracked in the interior but per Mr. Stucky he believes the foundation only has minor cracks and could be repaired. Ms. Underwood was concerned when does demo by neglect apply. Mr. Pena does pull up and reference the exact code regarding demo by neglect. Mr. Kastner feels they are years away from demo by neglect.

Mrs. Ferraro the previous applicant and former Historic Preservation Coordinator stated that the previous owner which was the land bank did come to the commission and wanted to demo but was instructed to repair it and shore it up. The commission did allow a carport to be removed at that time. Mrs. Ferraro did state the current owner could use the Historic Tax credit or that even grants could possibly be available as well as possible federal tax credit.

Mr. Mark Dunham lives at 717 Eleanor and has lived in this area for 39 years and has some rental properties in the area. Mr. Dunham does want to oppose the demo of the property on the grounds that is a valuable historic building but has been neglected but does feel the property is safe and restorable. Mr. Dunham states that people believe the carriage house does predate the house itself.

Ms. Breisach makes motion to approve a Notice to Proceed for the work as described in the application. The proposed work meets Notice to Proceed Criteria 4 with a second by Ms. Underwood. All commissioners deny the application.

VII. Coordinators Report:

- Coordinators report
- Multiple fires in the Historic District with 3 on Allen Blvd that were demolished per the Fire Marshall as well on Vine Place with severe damage and another on Walnut that was caught quickly but does have significant damage.

VIII. Adjournment

Motion made to adjourn the meeting by Mr. Johnson with a 2nd by Ms. Underwood. Meeting adjourned at 5:33 PM. All commissioners approve.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 16, 2024

SUBJECT: 1. 813 W Lovell - Alteration (Painting non-contributing brick apartment buildings, addition of signs) Retroactive Application PPZ24-0018

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Apply mineral based paint to provide a fresh feel to the exterior while promoting breathability for the brick and still maintaining historical structure. Install new exterior monument sign where existing cement sign structure remnants lie at front of property

EVALUATION:

Project Details

Painting of two previously unpainted, non-contributing brick apartment buildings and the installation of a monument sign.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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 property is non-contributing to the South Street-Vine Area Local Historic District. The character of the property does not align with the overall character of the district. Therefore, painting the building does not constitute the alteration of a historic feature that characterizes the property.
The sign will not alter spaces that define the non-contributing resource.

Local Historic District Standards and Guidelines

All proposed exterior signs in a historic district are subject to approval by the Historic District Commission and the provisions of the sign ordinance of the City of Kalamazoo. Furthermore, to

ensure that the scale, shape and type of signs are consistent with the character of the historic district or site, the following sign standards shall govern:

- Signs shall be restricted to those, which identify the name of the establishment and/or the primary business or service provided within. Advertising related to businesses or services not provided on the premises shall be prohibited unless, at the discretion of the Historic District Commission, such advertising is historically appropriate.
 - *The proposed sign names the primary business*
- Signs shall not be placed so as to conceal or disfigure any architectural feature of a building. The style and size of all signs shall be visually compatible with the buildings on which they are attached.
 - *As the building is non contributing, the signs will not conceal or disfigure historic character defining features. The signs will not be attached to the building.*

Freestanding signs should be two-sided to inform people in cars and on foot. Signs may not be internally lit, but may be illuminated by spotlights

Discussion

The property in question is non-contributing to the South Street - Vine Area Local Historic District. Painting the property will not adversely effect historic character defining features. The sign will not be attached to the building and will not adversely effect any historic character defining features. An illuminated sign would have adverse effects on surrounding properties.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standard 2. **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 August 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 17 August 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standard 2.**



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: _____

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

Applicant: _____

Owner: _____

Mailing Add: _____

Mailing Add: _____

City State & Zip: _____

City, State Zip: _____

Phone: _____

Phone: _____

Email: _____@_____

Email: _____@_____

Contractor _____

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

APPLICATION CHECKLIST:

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

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

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

Applicant's Signature: _____ Date: _____

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- _____

Date Received*: _____

Zoning _____ Year built _____

Complete application _____

Owned since _____

COMMISSION

Meeting Date _____

Hearing fee paid \$85 _____

Check # _____

COMMENTS _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

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

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

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

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

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

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

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

Example #1: Rather than "Build new garage"

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

Example #2: Instead of "New front door"

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

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

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

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

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

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

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

You Are Responsible For Reviewing And Reading The Proof, In All Details Including Sizes, Colors, Spacing, Spelling, Etc.



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INVOICE NUMBER

02/05/2024

PROOF DATE

NU Experience Management, LLC

COMPANY/CLIENT NAME

FM

FASTSIGNS DESIGNER

20" X 20"

SIGN DIMENSIONS

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QUANTITY

SUBSTRATE

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LAMINATE

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209-B	210-A	210-B	211-A	301-A	301-B	302-A	302-B	303-A
303-B	304-A	304-B	305-A	305-B	306-A	306-B	307-A	
307-B	308-A	308-B	309-A	309-B	310-A	310-B	311-A	
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INVOICE NUMBER

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NU Experience Management, LLC

COMPANY/CLIENT NAME

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12" X 6"

SIGN DIMENSIONS

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QUANTITY

SUBSTRATE

SUBSTRATE

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Plotted

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DS/SS

LAMINATE TYPE

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10568	02/05/2024	NU Experience Management, LLC
INVOICE NUMBER	PROOF DATE	COMPANY/CLIENT NAME

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Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 16, 2024

SUBJECT: 2. 712 W Kalamazoo - Alteration (Replace all wood siding with fiber cement siding that replicates original look in the second floor only) PPZ24-0019

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace all wood siding with fiber cement siding that replicates original look (2nd floor only).

EVALUATION:

Project Details

Replacement of existing wood siding in the second story of the property with fiber cement siding (styled to match) in the second story of the property. The front (southernmost) portion of the house is currently clad in wood shingles while the rear (northernmost) portion of the house is currently clad in lap siding.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.

Wood siding on craftsman style properties is a character defining feature (both shingles and lap siding). The removal of this feature would adversely effect the historic character of the property.

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

The applicant cites missing pieces of siding, rotting/sun bleaching, moisture issues and pest infiltration as reasons for replacement of the existing siding. Where deterioration is present, historic features should be repaired, not replaced. Additionally, it is unclear if the siding will be put over the existing siding (which would change the relationship between window trim and

siding. as there would be a change in depth between the trim and siding).

Local Historic District Standards and Guidelines

Residing and Trim Cladding

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

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

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

(c) Generally, the Commission does not approve wood grain textures. Smooth surfaced siding is much more likely to be approved on review. However, the appropriateness of a specific siding texture shall be determined on an individual case basis. *The proposed shingle siding has an artificial wood grain texture. Cedar shingles may have a light texture, but this texture would eventually be obscured by paint.*

Discussion

The damaged or missing siding should be repaired instead of being replaced. If there is deterioration that requires replacement of siding it should be localized to the severely damaged areas. Wholesale replacement should be considered when a majority of the siding has deteriorated beyond repair.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2 and 6. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 20 August 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 August 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2 and 6.**



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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: 712 W Kalamazoo Avenue

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

Applicant: Nathan Nguyen

Owner: Nathan Nguyen

Mailing Add: 712 W Kalamazoo Ave.

Mailing Add: _____

City State & Zip: Kalamazoo, MI 49007

City, State Zip: _____

Phone: 913-707-2857

Phone: _____

Email: ntnguyen24@gmail.com

Email: _____@_____

Contractor AGL Building

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Replace all wood siding with fiber cement siding that replicates original look (2nd floor only).

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

Applicant's Signature: [Signature] Date: 7/9/24

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- 24-0019

Date Received*: 07/09/2024

Zoning RD-19 Year built 1905

Complete application Yes

Owned since 05/08/2017

COMMISSION

Meeting Date 07/16/2024

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 _____

Revised November 22, 2019

Created With Tiny Scanner

Re-siding request for 712 W Kalamazoo Ave.



Bit link: rb.gy/yqkt99

Owner: Nathan Nguyen, ntnguyen24@gmail.com, 913-707-2857 (cell)

Contractor: Angello A. Cruz of [AGL Building](#)

Intent: Fiber cement (hardie board) siding to replace missing, rotted, and (pest or storm) damaged wood siding.

Replacing the entire 2nd floor would provide a consistent look for east and south facing sides (high exposure damage) compared to west and north facing sides (minimal exposure damage).

Scope: Re-siding for the entire second floor of home for uniform look, deter pests, and lower maintenance while maintaining original shingle aesthetic.



West Side (high contrast compared to east side)



Proposed siding material examples: Fiber cement siding in a **shake pattern** would be used to replace the sides (east and west) as well as the sleeping porch (south) facing Kalamazoo Ave. The larger pieces and materials would minimize any damage that would occur from inclement weather, sun damage (east and south sides), and deter any pests that are prone to wood siding (previous issues with bats). Materials used would also be resistant to moisture for the sleeping porch when exposed to snow on the roof. Currently, there are multiple pieces of wood siding missing, rotting/sun-bleached (east side), and showing some moisture issues (sleeping porch) from winter snow.



Shake siding replacement (original part of house) - Menards [Allura 0.25" x 16" x 48" fiber cement straight edge shake siding](#) (\$10.89 each)





Fiber cement **lap siding** would be used to replace siding used on the north-facing (back) addition. This material would deter any damage caused by previous pests (termites and woodpeckers).

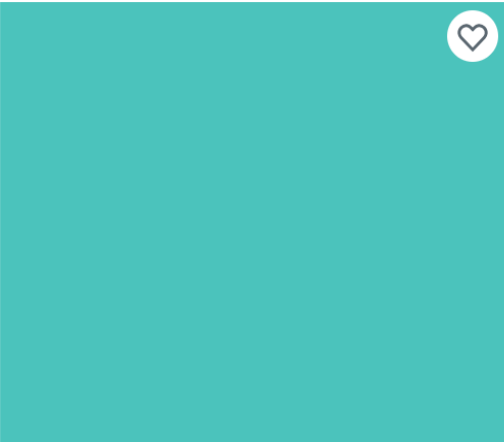


Smooth fiber replacement (north side addition)

- Menards [Allura 5/16" x 7.25" x 12' fiber cement lap](#) (\$10.56 each)

North side (back of house)



Proposed color Beach Blanket for both shingle and lap siding		
Second floor (fiber cement) Valspar Beach Blanket (6002-9B)		BEACH BLANKET 6002-9B Description A clean, minty, light green COLOR INFORMATION + Find Chip
First floor (already painted) Valspar Bayside (5006-10A)		BAYSIDE 5006-10A COLOR INFORMATION + Add Chip To Cart Order AVAILABLE AT LOWE'S Get free store pickup and shippin Order Paint Online ↗

Proposed trim material (all white): All upper pieces of trim would be replaced with all white fiber cement trim siding for low maintenance, uniform coloring/appearance, as well as weather and pest resistance.



Menards - [Sherwin Williams prefinished 1" x 3" x 12' fiber cement](#) (\$16.98 each)



Warped & sun-bleached trim

Satellite Image



The following surrounding properties already have fiber cement (hardie board) siding:

Behind the house:

- 407 Mitchell Place (gray circle)

Next door:

- 710 W Kalamazoo?
- 712 W Kalamazoo (application)
- 716 W Kalamazoo (blue circle)

Across the street:

- 709 W Kalamazoo (green circle)
- 715 (?)



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission
FROM: Luis Pena, Historic Preservation Coordinator
DATE: 16 July 2024
SUBJECT: Historic Preservation Coordinator's Report

Grave Stone Cleaning, 06/30/2024

A gravestone cleaning was hosted on 6/30/2024 by the Friends of Historic Kalamazoo Cemeteries. The event was originally scheduled for 6/29/2024, but there was a possibility of rain on the 29th. Gary Swain, with the Friends of Historic Kalamazoo Cemeteries, provided a brief introduction to gravestone cleaning and allowed all participants to use his cleaning supplies. In all, 9 people were present at the event.

Commissioner Needed For HDC

The HDC needs to fill seats, please share the word regarding this with your networks.

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative, no permit	\$35	3	\$0
Administrative, permit	\$35	15	\$525
Hearing	\$85	18	\$1,530
		36	\$2,055