

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, October 15, 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. Katie Boertman
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 20 August 2024

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 151 E Michigan - Alteration (Installation of 4 signs) PPZ24-0030
Year Built: 1909
Style: Beaux Arts
Historic District: Haymarket
2. 911 S Park - Alteration (Remove and replace front porch.) PPZ24-0032
Year Built: 1875
Style: Stick
Historic District: South Street - Vine Area
3. 419 S Westnedge - Alteration (Replace existing window in bathroom) PPZ24-0033
Year Built: Unknown
Style: Queen Anne
Historic District: South Street - Vine Area

4. 923 W Vine - Alteration (Removal of rear 2nd story door, installation of window) PPZ24-0034
Year Built: 1931
Style: Colonial Revival (Gambrel)
Historic District: South Street - Vine Area
5. 807 W Vine - Alteration (Replacement of windows) - PPZ24-0035
Year Built: 1915
Style: Tudor Revival
Historic District: South Street - Vine Area
6. 826 Vine Pl - Demolition PPZ24-0036
Year Built: 1881
Style: Queen Anne
Historic District: South Street - Vine Area

F. COORDINATOR'S REPORT

1. Coordinator's Report

G. ADJOURNMENT

DISCLAIMER

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

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

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

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

GUIDELINES FOR PUBLIC PARTICIPATION AT HDC MEETINGS

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

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

A Note on Quorum and Historic District Commission Decisions

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

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, August 20th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:04 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Absent

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 and Mr. Stucky with a 2nd by Ms. Underwood; all commissioners approve.

Mr. Pena read the disclaimer on record.

III. Approval of Agenda: No changes. Motion made to approve the agenda by Mr. Johnson with a 2nd by Ms. Underwood. All commissioners approve.

IV. Approval of Minutes: July 16th, 2024

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 911 S Park

Year Built: 1875

Alteration-Remove & replace front porch

Style: Stick

Historic District: South Street-Vine Area

Mr. Tom Hackley is here on behalf of stepson Aaron Davies who is the current owner. They are looking to remove the front porch that is currently in a deteriorating condition. The porch does wrap around the front of the house and does cover up a window that is in the stairwell inside. They are wanting to replace it with a smaller structure more appropriate to the home. New porch would be more of an entrance porch. They would be using turned posts to match the other porches on the home. The current porch did come up on a nomination report. Removing the porch would prevent future damage to the house itself and opening the window would help. Mr. Johnson says going down to just a stoop if a large change to the home. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as

described in the application of a removal of the front porch, the proposed work complies with the Secretary of the Interior standards 2, 4, 6 and 9, with a second from Ms. Breisach. All commissioners disapprove.

**B) 703 S Park
Year Built: 1900**

**Alteration- Remove & replace rear porch
Style: Colonial Revival (Gambrel
Historic District: South Street- Vine Area**

Mr. Mike Purwin is the current property owner. The rear of the home does have a screened in porch that the homeowner is looking to replace with a new deck. Mr Purwin is looking to have an open outdoor area for his tenants to be able to use. Mr. Kastner states that he does feel like a lot of the parts are missing on the current porch. The exterior door would remain, and the rear does have another exterior door that is at ground level. The roof of the current porch would be removed, and that area would be patched in. The current porch they are guessing was built between 1900 to 1908. The current porch is at the rear of the house but can be visible from the side. Ms. Underwood states that it is a character defining feature but is deteriorated. Mr. Johnson makes Motion to postpone until the HDC meeting on 15th of October 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on the 8th of October 2024, with a second by Ms. Breisach. All commissioners approve.

**C) 739 McCourtie
Year Built: 1876
Style: Greek Revival
Historic District: South St-Vine Area**

**Alteration-Replace siding with LP siding
product and new sheathing, replace
deteriorated non-original windows,
refresh/rebuild font porch, remove/
replace non-original rear porch, door
replacements**

Mr. Barnard is the current owner of the home which has been vacant for some time. The exterior home is very deteriorated with cedar missing and windows missing and when inside the home you can see outside. They are looking to remove the cedar and replace with sheathing and then replace with LP smart side. On the rear of the house, it has cement stairs, and they are wanting to add a 5x5 platform. They are wanting to remove the slider door and replace with a single panel door. The front porch has been partially redone but has been deteriorated and is not very structural. They are wanting to redo it to the same look and feel but more structurally sound. Matt Hazel will be the General Contractor on the project. Mr. Barnard is looking to make changes to the interior of the home which would affect the exterior windows on the home. They are wanting to change the sizes of the windows and repurpose some of them. Mr. Barnard will be restoring and replicating the “eyebrows” around the home that are damaged or missing. The LP smart side is a wood-based product that holds paint and caulk much longer than cedar but will look like cedar siding and they will be using the smooth option that is available. At the rear of the home, they have two windows that are not appropriate egress and are currently vinyl with one wood window to mirror the front the house with appropriate egress. Mr. Johnson appreciates all of Mr. Barnards efforts he is making for this house and the neighborhood. Ms. Underwood does feel that replacing the siding is actually a good idea.

Mr. Barnard will be repurposing windows and putting in new wooden windows in the house with some being the smaller bathroom windows. On the 2nd story the windows will be replaced with wood windows and will have the appropriate egress.

Mr. Barnard is wanting to make the front porch more structurally sound and would replicate what is there currently. They will be removing and replacing what is not up to code.

The commission does not have any concerns about the rear porch.

Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application for the windows, siding, front porch and back porch, the proposed work complies with the Secretary of the Interior standards 2, 6 and 9 with a second by Ms. Breisach. All commissioners approve.

**D) 207 W Vine St
Year Built: 1907**

**Alteration- Remove door from rear of property, install on east porch.
Style: Queen Anne
Historic District: South St-Vine Area**

The owner is looking to undo what was done by previous owners. They are wanting to move a door to a different location. They are wanting to put the door on the side of the house rather than currently on the rear. The owner did state that he is hoping to save the windows on the home. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application to remove a door from the rear of the property and move it to the side porch, The proposed work complies with the Secretary of the Interior standards 2 and 9, with a second by Ms. Breisach. All commissioners approve.

VII. Commissioner Application

1. Katie Boertman- new applicant presented information about herself to the commission.

Ms. Underwood makes motion to make a recommendation of appointment of Katie Boertman to the Historic District Commission to the City Commission and Mayor, with a second from Ms. Breisach. All commissioners approve.

VIII. Coordinator's Report

- Gravestone cleaning with a gravestone being found.
- Coordinator's Report- many roofs are being done.

IX. Adjournment

Motion made to adjourn the meeting by Ms. Underwood with a 2nd by Mr. Johnson. Meeting adjourned at 6:45 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: October 15, 2024

SUBJECT: 1. 151 E Michigan - Alteration (Installation of 4 signs) PPZ24-0030

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

Main Entrance:

1. Install a 21.7 sf set of illuminated upper level letters with a green 42.8 sf backer panel
2. Install a 17.3 sf illuminated wall cabinet above the main entrance
3. Install a 7.1 sf Lobby Hours pane

Back of Building:

1. Install an illuminated 77.1 sf wall cabinet

EVALUATION:

Project Details

Installation of 4 signs, 3 on the front of the building (1 sign under the pediment, one sign over the entrance, one sign on west of the entrance on the square column) and 1 sign on the rear of the property.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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

Front Signage: The proposed sign that will cover the existing "Kalamazoo Savings Bank" would obscure craftsmanship that characterizes the property.

Rear Signage: No distinctive features would be adversely effected.

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.

All signage will be differentiated from the historic structure through the use of modern materials. It is unclear where/how the front sign ("Over the Kalamazoo Savings Bank" inscription) will be mounted. Damage to the inscription can be avoided if mounts are placed in the mortar joints, or in existing holes.

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

If the front sign, over the inscription, is mounted in a way that does not damage the inscription, it could be removed in a way that the integrity of the building would be unimpaired. Other signage can be mounted in mortar joints or existing holes to minimize damage.

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 not be placed so as to conceal or disfigure any architectural feature of a building. The style and size of all signs shall be visually compatible with the buildings on which they are attached.
 - *The proposed sign on the front of the building that will cover the inscription will conceal an architectural feature (the inscription). The style of the signs will be compatible with the existing building.*

Discussion

Aside from the sign that will cover the inscription on the primary facade, none of the signs will have an adverse effect on the property (as long as they are mounted in mortar joints or pre-existing holes). While the sign over the inscription would obscure a character defining feature, it could be installed in a way that would not further damage the building, and could be removed in the future without impairing the character of the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 5, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 November 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 November 2024.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 5, 9 and 10.**



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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 151 East Michigan

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

Applicant: Universal Sign, Inc.

Owner: Treystar Holdings, LLC

Mailing Add: 5001 Falcon View Ave., SE

Mailing Add: 241 E. Michigan Ave., Ste 135

City State & Zip: Grand Rapids, MI 49512

City, State Zip: Kalamazoo, MI 49007

Phone: (616)554-9999

Phone: 269.217.5179

Email: JackV @ Universalsignsystem.com

Email: fbrown @ treystar.com

Contractor Universal Sign, Inc.

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

MAIN ENTRANCE:

- 1) Install a 21.7 sf set of illuminated upper level letters with a green 42.8 sf backer panel
- 2) Install a 17.3 sf illuminated wall cabinet above the main entrance
- 3) Install a 7.1 sf Lobby Hours panel

BACK OF BUILDING:

- 1) Install an illuminated 77.1 sf wall cabinet

208 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: 9.19.24

Owner's Signature: [Signature] Date: 9/19/24
(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- 2424-0030

Date Received*: 09/19/2024

Zoning CCBD Year built 1910

Complete application Yes

Owned since 10/10/2004

COMMISSION

Meeting Date 10/15/2024

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 _____

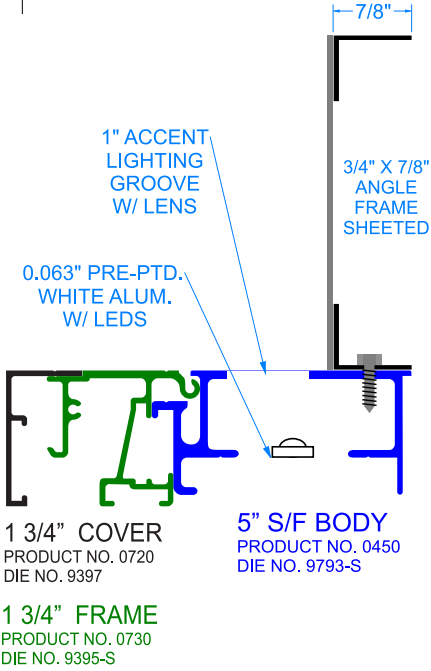
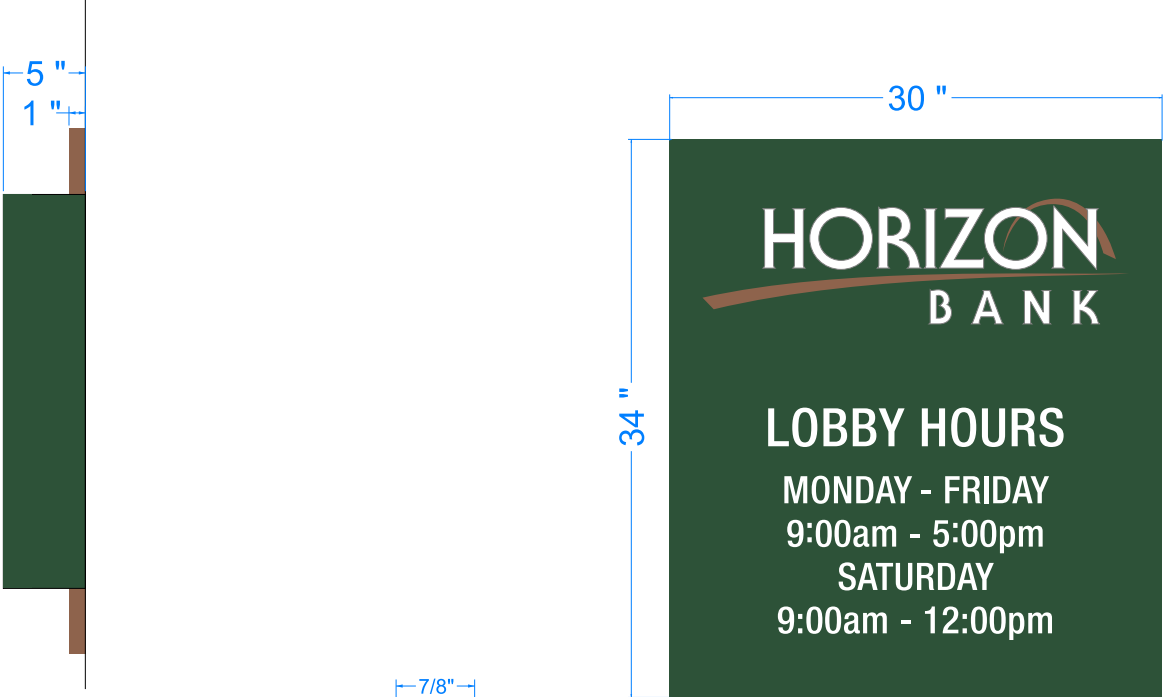
Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019



SPECIFICATIONS QTY. 1 EACH S/F
WALL MOUNT CABINET - ILLUMINATED
5" DEEP FABRICATED ALUMINUM CABINET W/ 1" GROOVES ROUTED TOP & BOTTOM FOR ACCENT LIGHTING AND 1.75" RETAINERS TO BE PTD. TO MATCH PMS 350C.
BACKLIT 1/8" THK. CLEAR LEXAN LOGO FACE W/ 3630-76 HOLLY GREEN VINYL BKGD, TRANS WHITE VINYL COPY AND 229 METALLIC COPPER VINYL LOGO ACCENTS.
WHITE ACRYLIC LENS FOR TOP AND BOTTOM ACCENT LIGHTING GROOVE.
3/4" X 7/8" ANGLE FRAME W/ SHEETED FACE FOR TOP AND BOTTOM ACCENTS PTD. TO MATCH PMS 876 METALLIC COPPER.
INTERNAL ILLUMINATION W/ WHITE LEDS.
CABINET TO BE WALL MTD. FLUSH TO BUILDING.
HOURS PANEL - NON-ILLUMINATED
ALUMINUM PANEL TO BE PTD. TO MATCH PMS 350C.
WHITE VINYL COPY AND 229 METALLIC COPPER VINYL LOGO ACCENTS.
PANEL TO BE STUD MTD. FLUSH TO WALL.
FONT: HELVETICA NEUE MEDIUM COND.



- WHITE
- PMS 350C/3630-76 HOLLY GREEN
- 229 METALLIC COPPER/PMS 876

Project:

Location:

Date: 8.8.24 J

Revision:
A 8.28.24 J

- B
- C
- D
- E
- F
- G
- H

Sales Approval:

Sign Off:

Sales: JV

Production Engineered:

Pre-Production Review Required:

YES ☐ NO ☒

Reviewed By:

Date Approved:

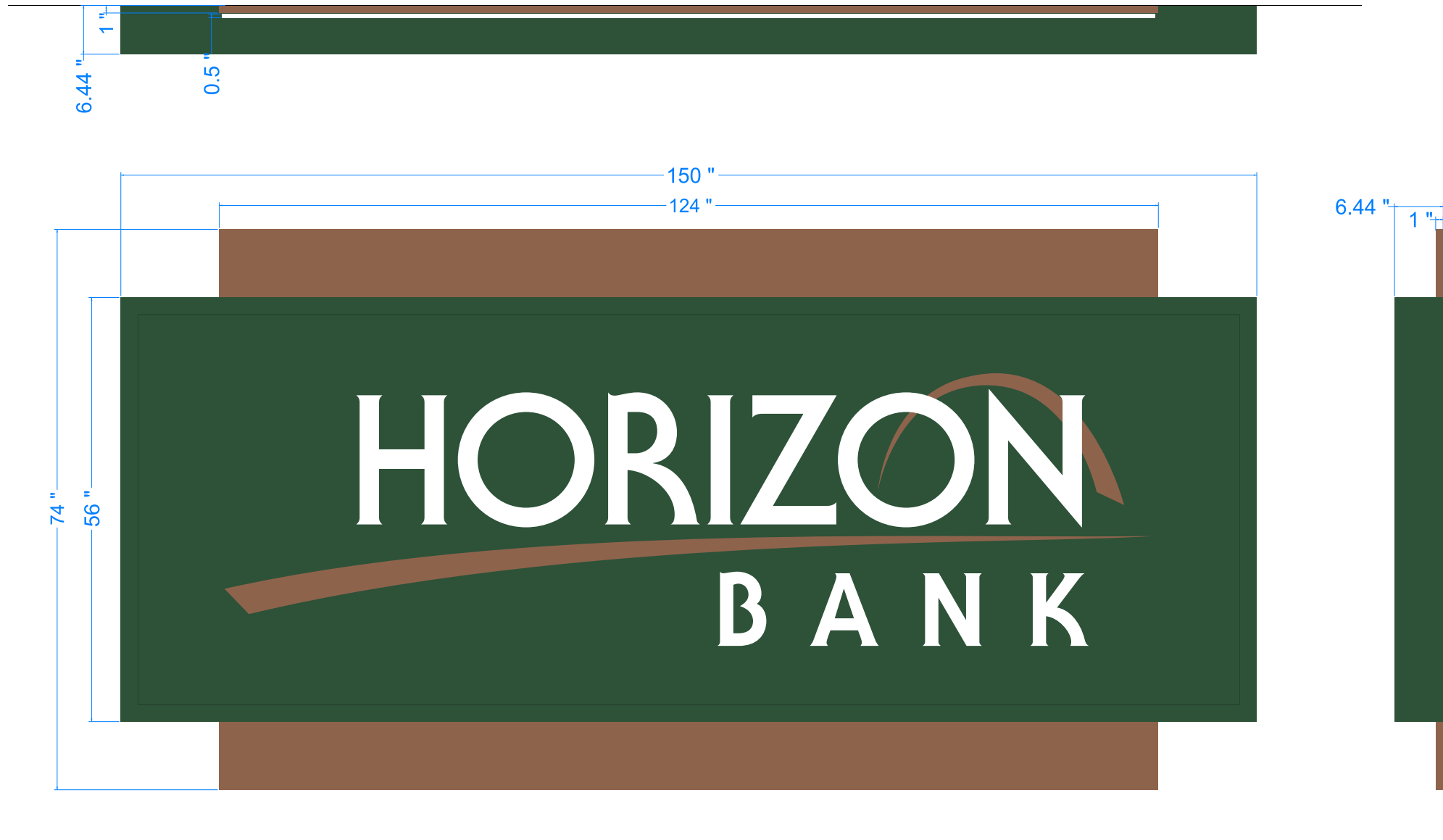
Client Approval:

- ☐ APPROVED DRAWING
- ☐ APPROVED WITH CORRECTIONS NOTED
- ☐ REVISE & RESUBMIT

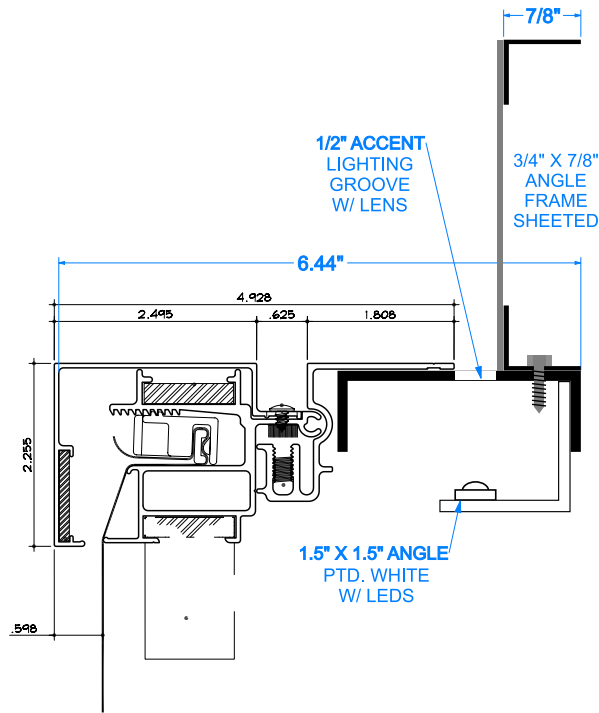
Authorized Signature:

Date:

This drawing represents USS design intent and serves as instructions for production, manufacturing and print purposes. Details and scope of drawing shown will be produced, delivered and/or installed on site upon approval. Photo renderings are for preview purposes only and may not represent exact size/location. Please review thoroughly as approval indicates responsibility and liability for dimensions, layout, colors, copy/text, etc. Signed approval of this drawing is required for commencement of production.



SPECIFICATIONS QTY. 1 S/F - ILLUMINATED
6.44" DEEP FABRICATED ALUMINUM CABINET W/ 1" GROOVES ROUTED TOP & BOTTOM FOR ACCENT LIGHTING AND 2.25" RETAINERS TO BE PTD. TO MATCH PMS 350C.
BACKLIT FLEX LOGO FACE W/ 3630-76 HOLLY GREEN VINYL BKGD, TRANS WHITE VINYL COPY AND 229 METALLIC COPPER VINYL LOGO ACCENTS.
WHITE ACRYLIC LENS FOR TOP AND BOTTOM ACCENT LIGHTING GROOVE.
3/4" X 7/8" ANGLE FRAME W/ SHEETED FACE FOR TOP AND BOTTOM ACCENTS PTD. TO MATCH PMS 876 METALLIC COPPER.
INTERNAL ILLUMINATION W/ WHITE LEDS.
CABINET TO BE WALL MTD. FLUSH TO BUILDING.



- WHITE
- PMS 350C/3630-76 HOLLY GREEN
 - 229 METALLIC COPPER/PMS 876

Project:

Location:

Date: 8.8.24 J

Revision:
A 9.10.24 J

- B
- C
- D
- E
- F
- G
- H

Sales Approval:

Sign Off:

Sales: JV

Production Engineered:

Pre-Production Review Required:

YES ☐ NO ☒

Reviewed By:

Date Approved:

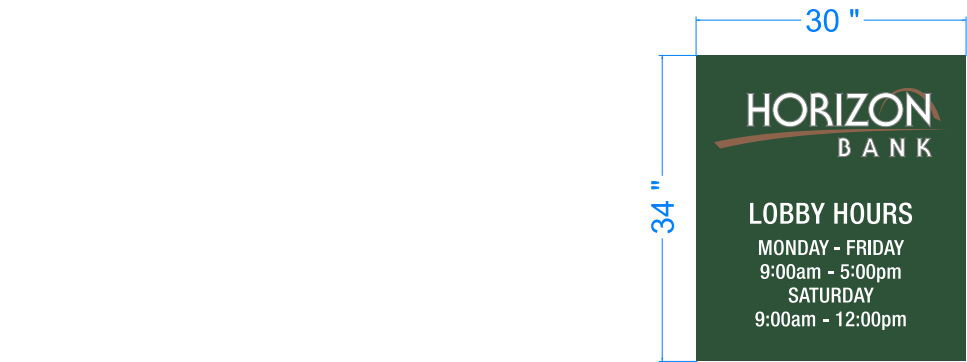
Client Approval:

- ☐ APPROVED DRAWING
- ☐ APPROVED WITH CORRECTIONS NOTED
- ☐ REVISE & RESUBMIT

Authorized Signature:

Date:

This drawing represents USS design intent and serves as instructions for production, manufacturing and print purposes. Details and scope of drawing shown will be produced, delivered and/or installed on site upon approval. Photo renderings are for preview purposes only and may not represent exact size/location. Please review thoroughly as approval indicates responsibility and liability for dimensions, layout, colors, copy/text, etc. Signed approval of this drawing is required for commencement of production.



SPECIFICATIONS QTY. 1 EACH S/F
WALL MOUNT CABINET W/ LETTERS - ILLUMINATED
3" DEEP FABRICATED ALUMINUM EDGE LIT CHANNEL LETTERS PTD. WHITE.
1/2" THK. CLEAR ACRYLIC LETTER FACES W/ TRANS WHITE VINYL FACES AND 2ND SURFACE DIFFUSER.
INTERNAL ILLUMINATION W/ WHITE LEDS.
3" DEEP FABRICATED ALUMINUM BACKER CABINET TO BE PTD. TO MATCH PMS 350C.
LETTERS FLUSH MTD. TO CABINET, CABINET MTD. FLUSH TO EXTERIOR BUILDING WALL.
HOURS PANEL - NON-ILLUMINATED
ALUMINUM PANEL TO BE PTD. TO MATCH PMS 350C.
WHITE VINYL COPY AND 229 METALLIC COPPER VINYL LOGO ACCENTS.
PANEL TO BE STUD MTD. FLUSH TO WALL.
FONT: HELVETICA NEUE MEDIUM COND.

- WHITE
- PMS 350C/3630-76 HOLLY GREEN
- 229 METALLIC COPPER/PMS 876

Project:

Location:

Date: 8.8.24 J

Revision:
A 8.28.24 J

- B
- C
- D
- E
- F
- G
- H

Sales Approval:

Sign Off:

Sales: JV

Production Engineered:

Pre-Production Review Required:

YES ☐ NO ☒

Reviewed By:

Date Approved:

Client Approval:

☐ APPROVED DRAWING

☐ APPROVED WITH
CORRECTIONS NOTED

☐ REVISE & RESUBMIT

Authorized Signature:

Date:

This drawing represents USS design intent and serves as instructions for production, manufacturing and print purposes. Details and scope of drawing shown will be produced, delivered and/or installed on site upon approval. Photo renderings are for preview purposes only and may not represent exact size/location. Please review thoroughly as approval indicates responsibility and liability for dimensions, layout, colors, copy/text, etc. Signed approval of this drawing is required for commencement of production.



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: October 15, 2024

SUBJECT: 2. 911 S Park St - Alteration (Remove and replace front porch) PPZ24-0032

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Remove and replace front porch. Current porch is not original to the house, likely added around 1900.

EVALUATION:

Project Details

Removal of existing front porch which is likely not original. A new, smaller porch will be installed. Two options are being proposed: 1.) a stick style porch; 2.) a colonial revival style porch.

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.

While it is not possible to know precisely when the existing porch was added to the property, the ionic columns are more closely aligned with the Colonial Revival style than the Stick style. The addition of this porch to the property is further evidenced by the field stone only existing under a portion of the porch. Generally, field stone was only placed where it would be hidden by a porch, the rest of the facade foundation would be built in cut stone. When looking at Sanborn Maps, however (the home first appears in the 1908 Sanborn Map) it is clear that a full width porch has been part of the property since at least 1908. (See Standard 4 below).

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

As noted under Standard 2 above, a full length porch has been on the property since at least 1908. According to the National Park Service "For listed properties, the National Register nomination will describe why the property is significant and will typically identify a period of significance. This stated period of significance should generally be used in evaluating the

relative importance of a change to the property and its historic character". The National Register Nomination that this property was included in lists the style at "Queen Anne/Colonial Revival". According to the NRHP nomination, 63 of the 172 contributing structures are listed as Queen Anne/Colonial Revival, roughly 36% of the nominated properties. Therefore, the addition of the Colonial Revival porch is significant.

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

The existing porch is damaged as shown in the application (water damage on the interior of the property, porch roof sagging and buckling, porch columns splitting and buckling). While the porch is a feature of the property that has acquired significance, the deterioration is so advanced that the porch could damage the rest of historic property. To further asses the damage, the porch will likely need to be removed.

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 removal of the existing porch would remove a character defining feature of the property, but it should be noted that the existing porch is severely damaged. Additionally, the porch has lead to water damage within the house.

The new stick porch will be compatible with the massing, size, scale (the proposed stick porch will be a single story entrance porch, which is common among Stick style homes) and architectural features (the proposed porch will feature turned posts and a simple balustrade guardrail, which aligns with the Stick style) of the property.

The proposed colonial revival style porch would more closely align with the existing porch. While the removal of the existing porch is likely necessary to address the damage caused by the existing porch, the proposed colonial revival porch would better align with the existing porch.

Discussion

The Local Historic District Standards and Guidelines do not explicitly deal with the removal of existing porches and the construction of new porches. While the existing porch may not be original, it has gained significance in its own right (as indicated in the National Register Nomination the property is included in). Even though the porch may be significant, it is obvious that the construction of the new porch is actively deteriorating the rest of the property. The extent of the damage will likely require the porch to be removed so that underlying damage to the primary structure can be addressed.

If the existing porch is removed, replacing it with the proposed Colonial revival style porch would more closely align with the style as defined in the National Register Nomination for the

area. The reduced size of the proposed Colonial Revival style porch would fully uncover a window that has been covered by the existing porch.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 4, 6 and 9. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 November 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 November 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 4, 6 and 9.**



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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 911 South Park St.

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

Applicant: Aaron Davies

Owner: Aaron Davies

Mailing Add: 911 S. Park St

Mailing Add: 911 S. Park St.

City State & Zip: Kalamazoo, MI, 49001

City, State Zip: Kalamazoo, MI, 49001

Phone: 269-352-2216

Phone: 269-352-2216

Email: lanedava@mac.com

Email: lanedava@mac.com

Contractor

☒ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Remove and replace front porch.
Current porch is not original to the
house, likely added around 1900. New porch
will be wood shingles to match house.
(ALD) This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: Aaron Davies Date: 8/5/2023

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- 24-0024

Date Received*: 08/05/2024

Zoning RM-36 Year built 1875

Complete application Yes

Owned since 04/16/2014

COMMISSION

Meeting Date 08/20/2024

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

911 South Park Street Project Proposal

911 S. Park is a Stick style home in the Vine Historic district built in 1875.

JJ Stoner's Birds Eye View of Kalamazoo, MI drawing (fig.1), dated 1883, shows a small front porch inset and even with the west face of the house (facing Park St.). Based on the finished block of the exposed foundation, the west face was fully exposed and the porch was roughly 6'x7' (fig. 2&3). Some aspects of the Stoner drawing are simplified and others embellished (there is no evidence of a tower visible in the attic roof framing), but the foundation markings and depiction of the front entry are consistent. The drawing is generally consistent with the original structure based on the foundation and other elements uncovered during renovation. There are examples of less ornate Stick homes, such as 911 S. Park with simple covered entries (fig. 4).

Figure 1

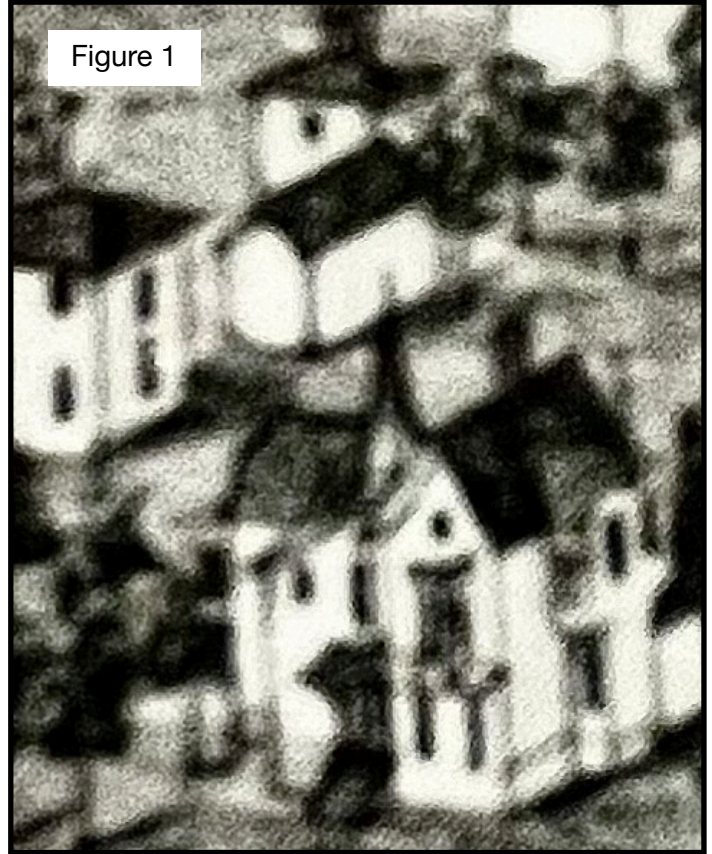


Figure 2



Figure 3





Figure 4

The existing greek revival porch was most likely added in 1901 based upon a date stamp in the front walk. The wrap around porch was built across a large window in the stairwell (fig. 5) and to the level of the second floor window sills (fig. 6). The scale of the porch significantly altered original street view and interior lighting of the home. The low pitch of the roof has led to repeated leaks in the front entry (fig. 7).

The roof and floor structures of the existing porch are failing and need to be rebuilt/ replaced (figs. 8 & 9).

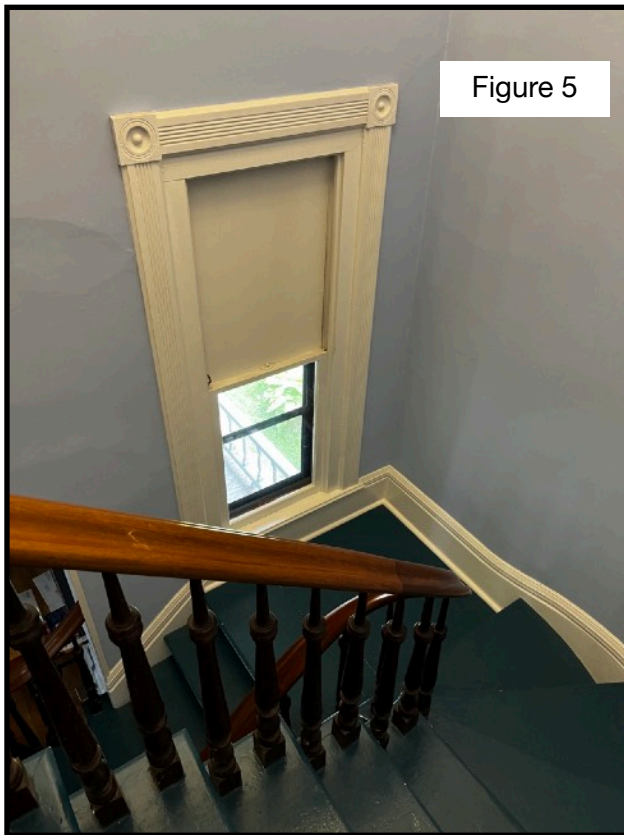
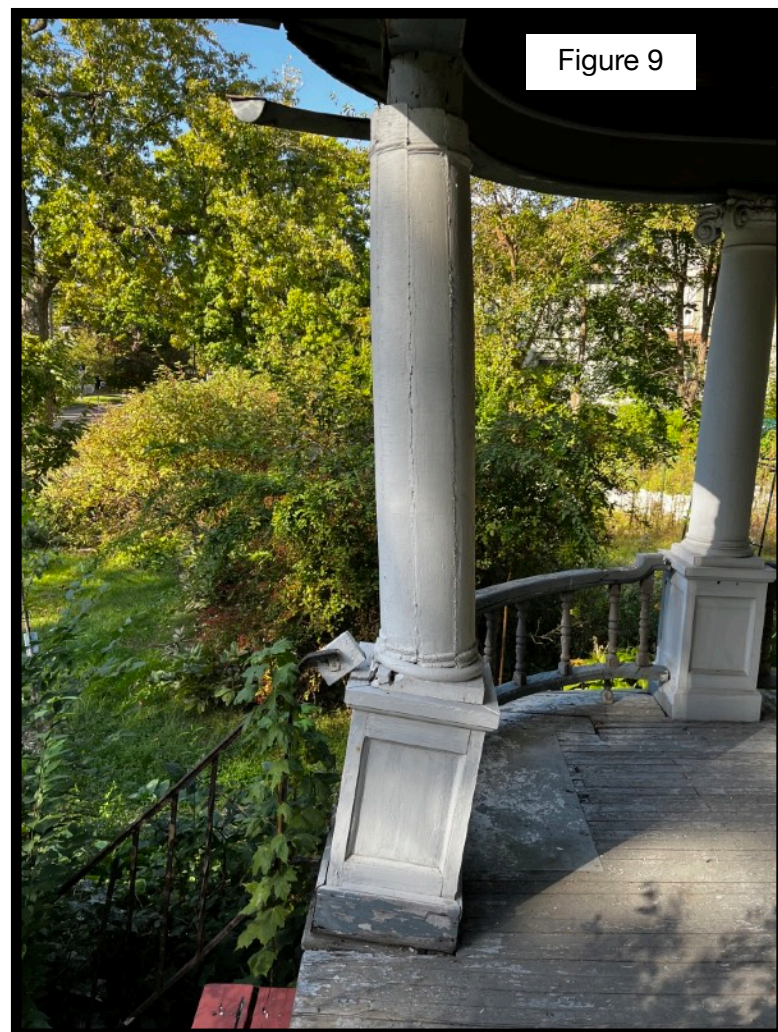


Figure 5



Figure 6



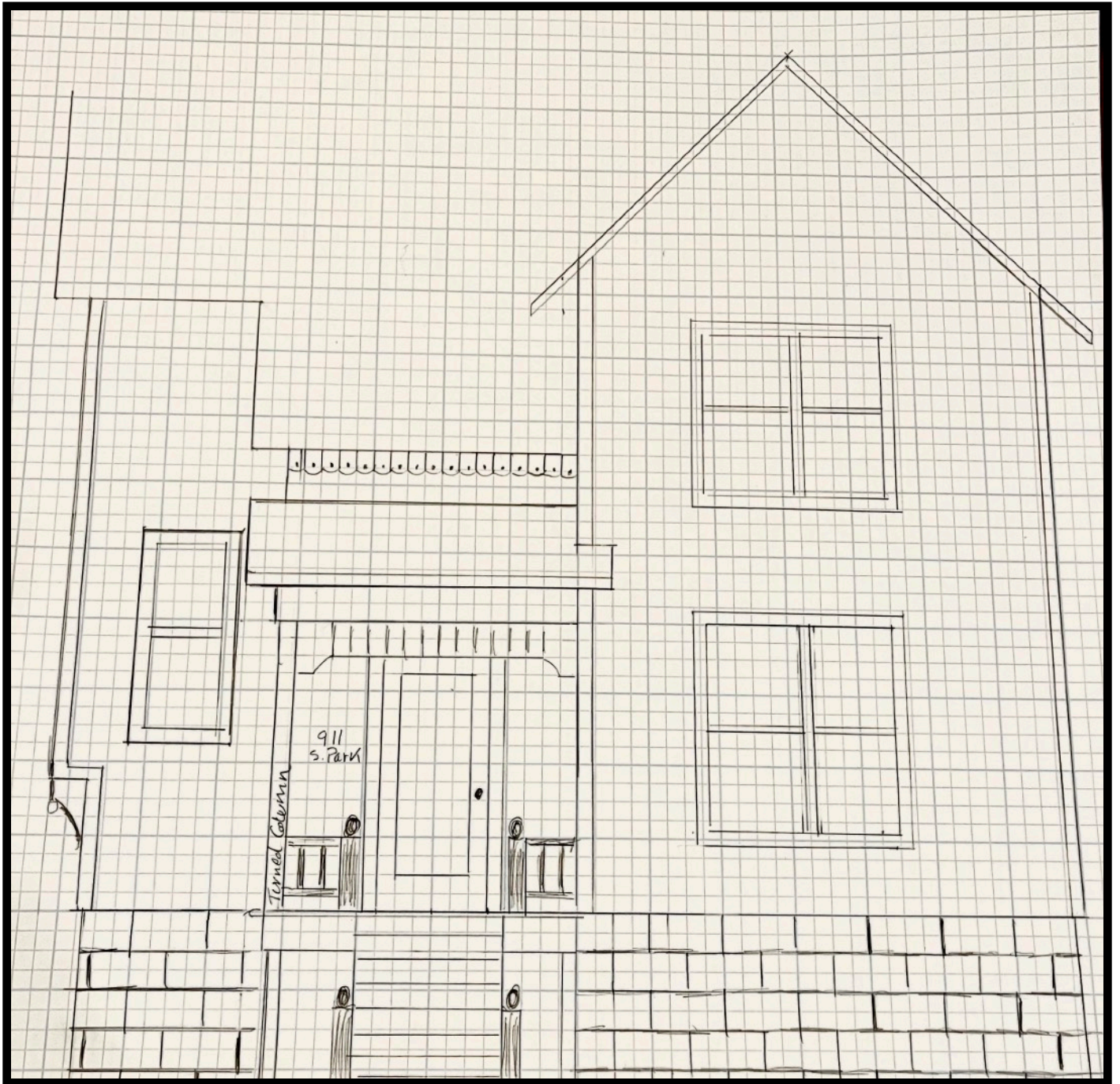
Additional example, similar to option #1



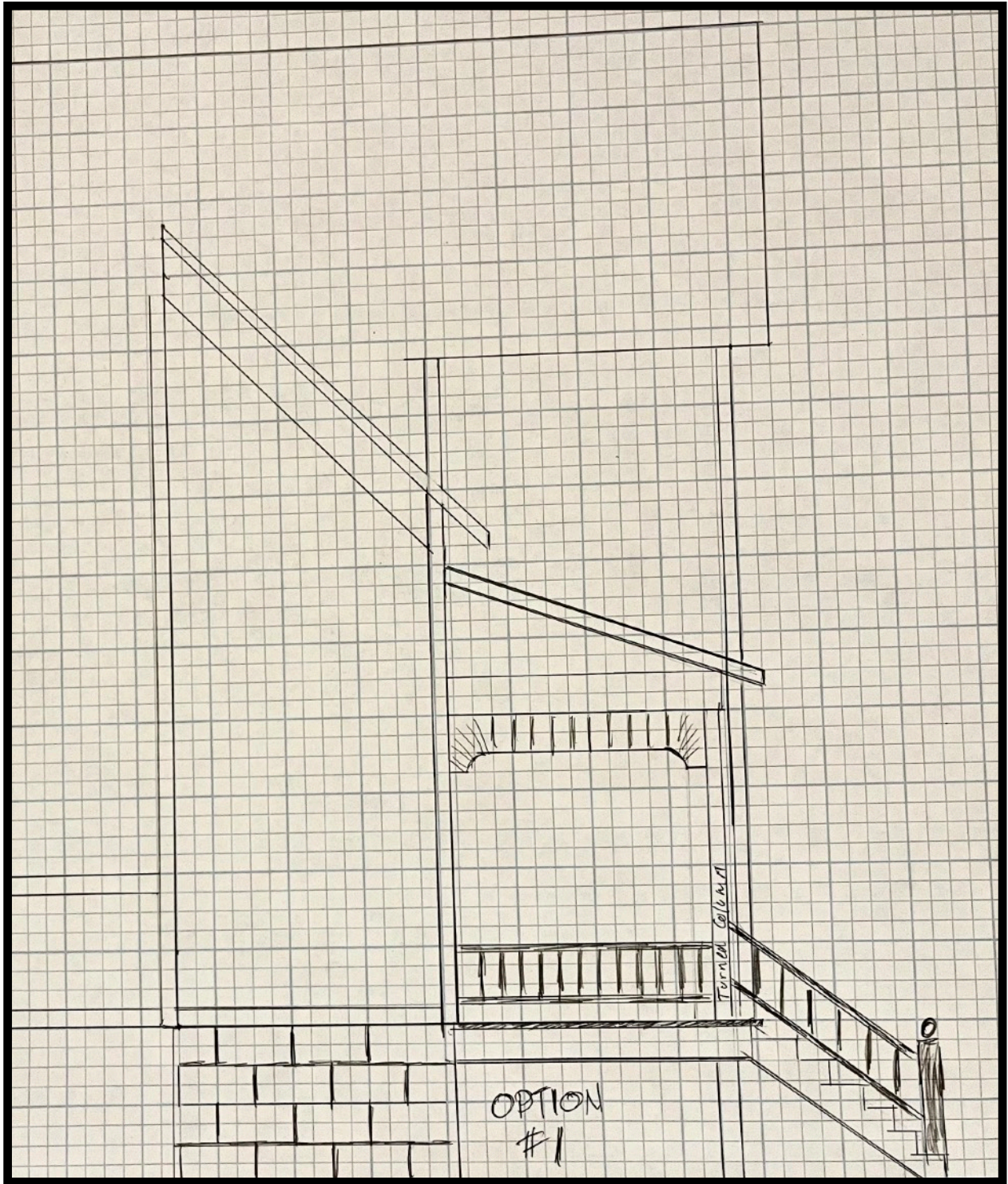
Options in order of owner preference:

1. Remove existing porch and front entry and replace with small porch/covered entry of the same footprint and roof line as the original. Drawings attached.
2. Remove and replace Greek revival porch with modified version that exposes the stairway window. Drawings attached.

Option #1
Front view (looking east)



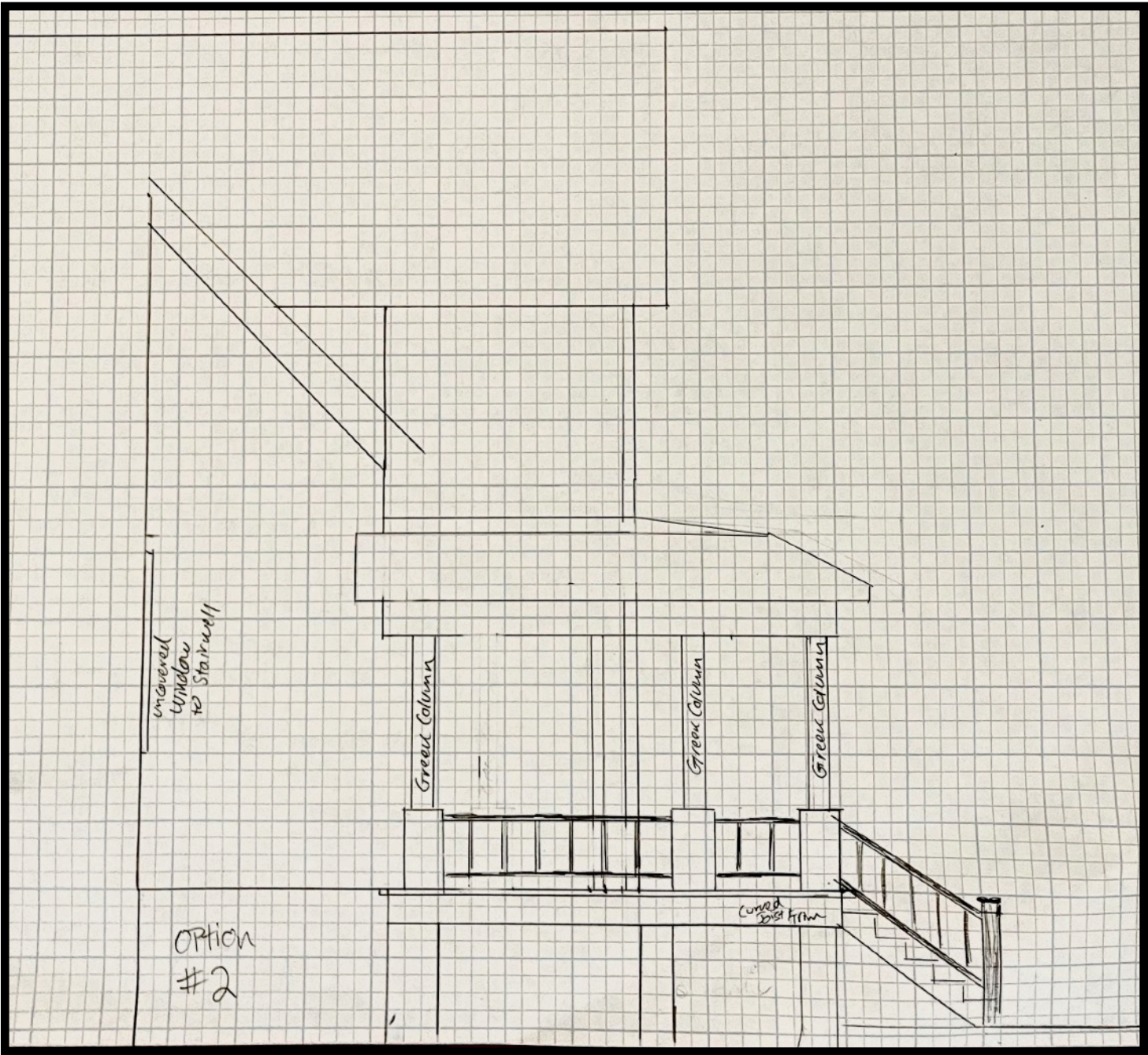
Option #1
Side view (looking south)



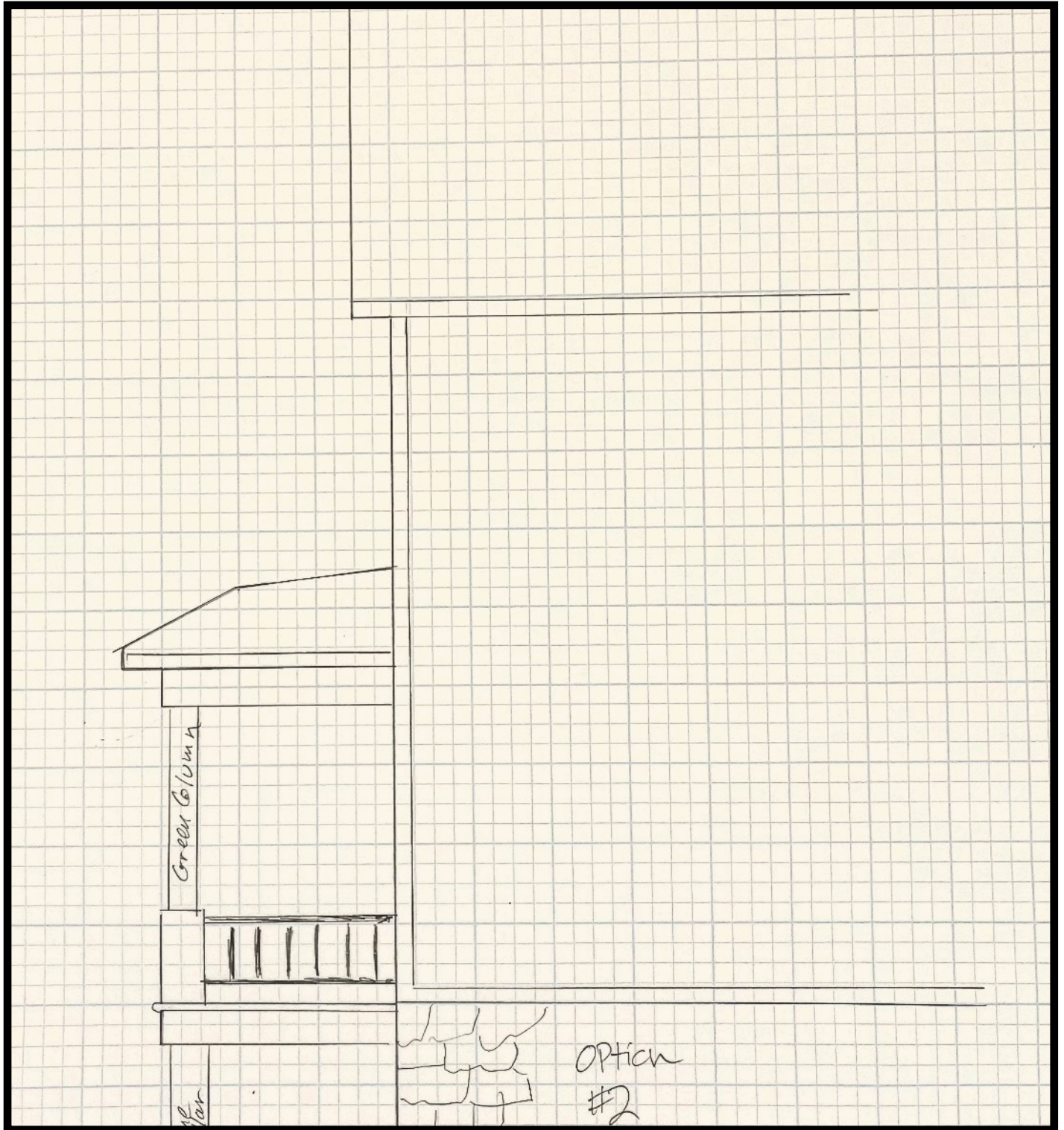
Option #2
Front view (looking east)



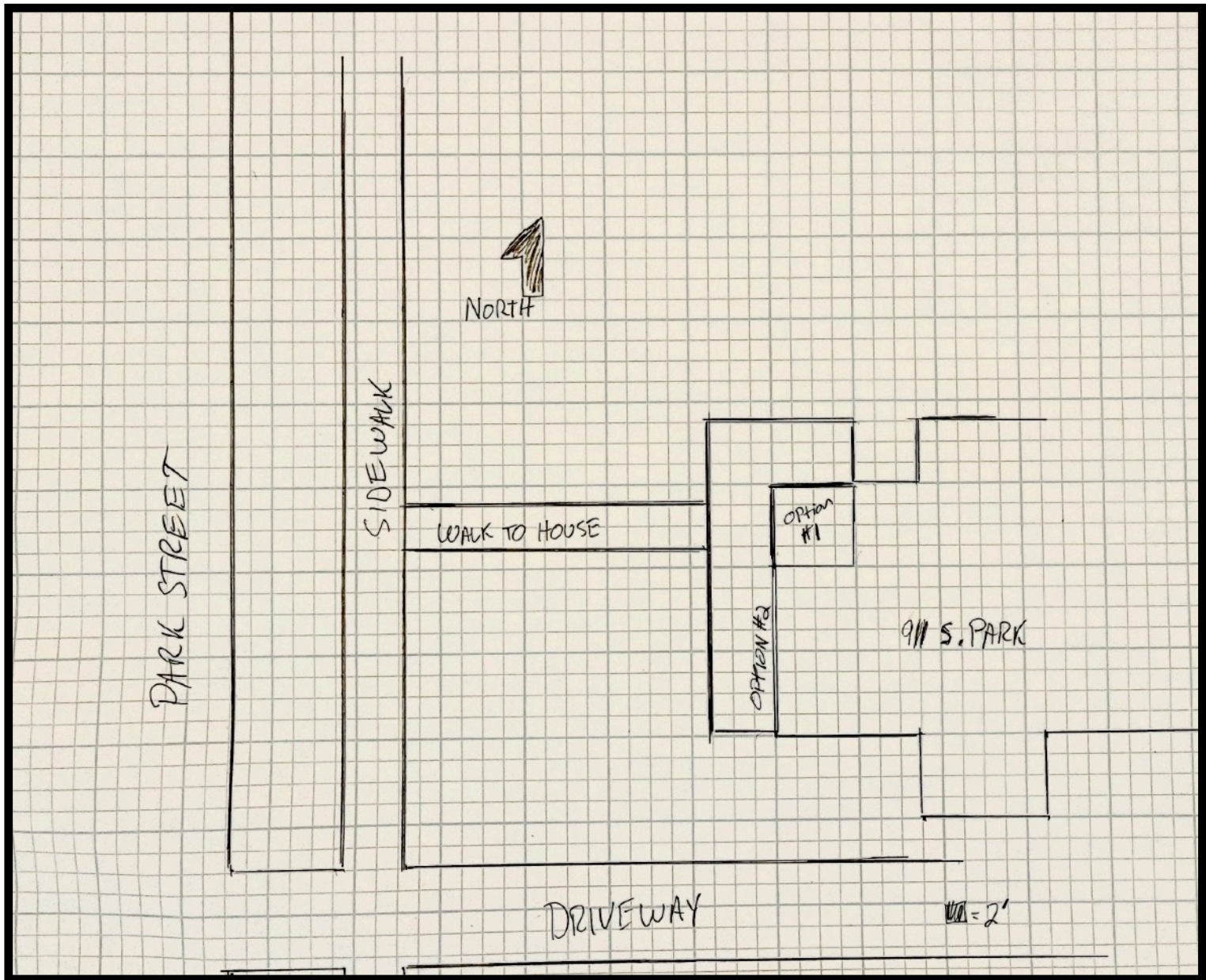
Option #2
Side view (looking south)



Option #2
Side view (looking north)



Site Plan





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: October 15, 2024

SUBJECT: 3. 419 S Westnedge - Alteration (Replace existing window in bathroom) PPZ24-0033

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Unit 2 bathroom/shower window: replace existing rotted out window with new fiberglass window of same dimensions/appearance. Install wood exterior trim to replicate existing

EVALUATION:

Project Details

Removal and replacement of one first story window on the south side of the property. The existing window is located within the shower of a bathroom, and a fiberglass window is being proposed. The proposed window will fit the existing opening and match the pane configuration of the existing window.

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 windows on the property do contribute to the historic character. The proposed removal of the window will constitute the removal of a material that characterizes 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 application states that the window slated for removal is deteriorated (it should be noted that

the window is in a shower, see attached pictures). The proposed replacement window will fit the existing opening, have the same pane configuration, be the same texture as the existing window and will be the same color. While the proposed replacement will not be the same material (the replacement will be fiberglass) the proposed replacement can reasonably replicate the existing wood window.

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

The installation of the new window would remove the existing window from the property, and remove the existing historic material. The new window would, however, be compatible with the massing, size, scale and architecture of the historic property because it would fit the existing opening and reasonably replicate the existing window in every aspect but material.

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 new window could be removed without impairing the essential form and integrity of the historic structure since the proposed window will fit into the existing opening.

Local Historic District Standards and Guidelines

Guidelines for replacement:

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

- The dimension of the original window must be retained.
 - *The new window will fit the existing opening.*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
 - *As the existing windows are single lite over single lite, they will be easily replicated. The replacement window will match the others on the house.*

Discussion

Even though the proposed window will remove a historic window, the new window will reasonably replicate the existing window. Because the existing window is located within a bathroom, and within a shower, it appears to be deteriorated.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 6, 9 and
10. Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 November 2024 and direct the applicant to provide the requested materials and**

information to the Historic Preservation Coordinator by noon on 12 November 2024.

3. Denial of the application. Action: Motion to deny the application based on Secretary of the Interior Standards 2, 6, 9 and 10.



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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 419 S. Westnedge Ave

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

Applicant: ROCO Lovell Square LLC

Owner: ROCO Lovell Square LLC

Mailing Add: 33 Bloomfield Hills Parkway

Mailing Add: Suite 135

City State & Zip: Troy, MI 48304

City, State Zip: same

Phone: 248 755 2158

Phone: 269 372 3415

Email: mike.fellows @ rocorealestate.com

Email: steve.palmer @ rocorealestate.com

Contractor

☒ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Unit 2 Bathroom/Shower Window:

Replace existing rotted out window with new fiberglass window of same dimensions/appearance.
Install wood Exterior trim to replicate existing

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

Applicant's Signature: M. Fellows Date: 10-4-24

Owner's Signature: Agent for Lovell Sq Apts 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: Ext Photo ex'tg
- ☒ \$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- 24-0033

Date Received*: 10/08/2024

Zoning CC Year built Unknown

Complete application Yes

Owned since _____

COMMISSION

Meeting Date 10/15/2024

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.

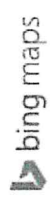
*(☒) This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.

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@kalamazoocity.org

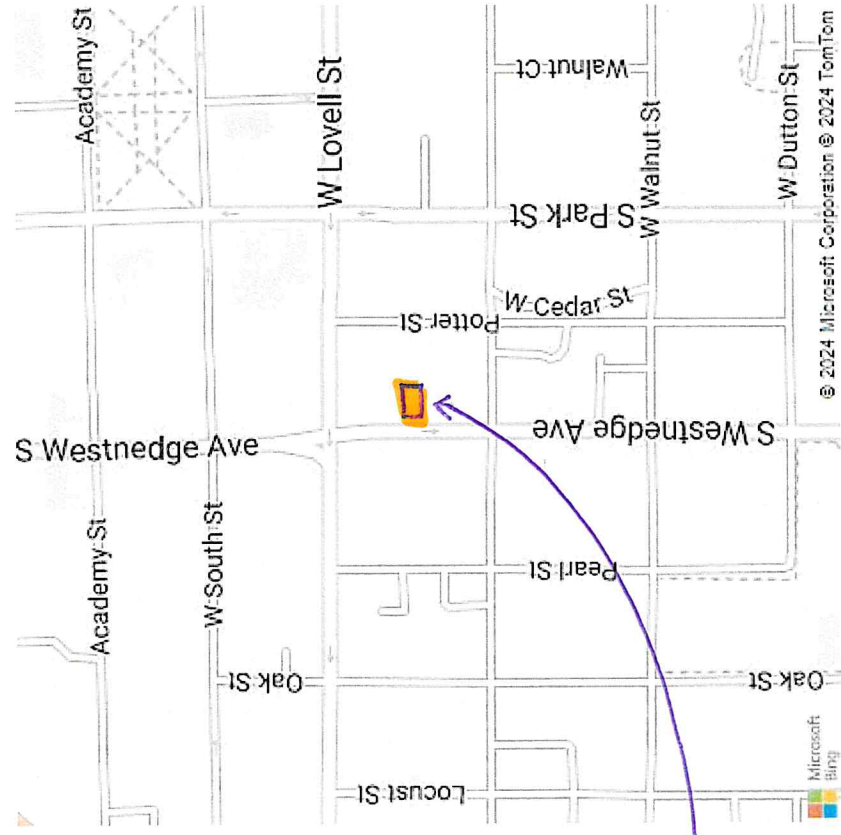
 We've updated our Terms of Use. [Learn more](#)

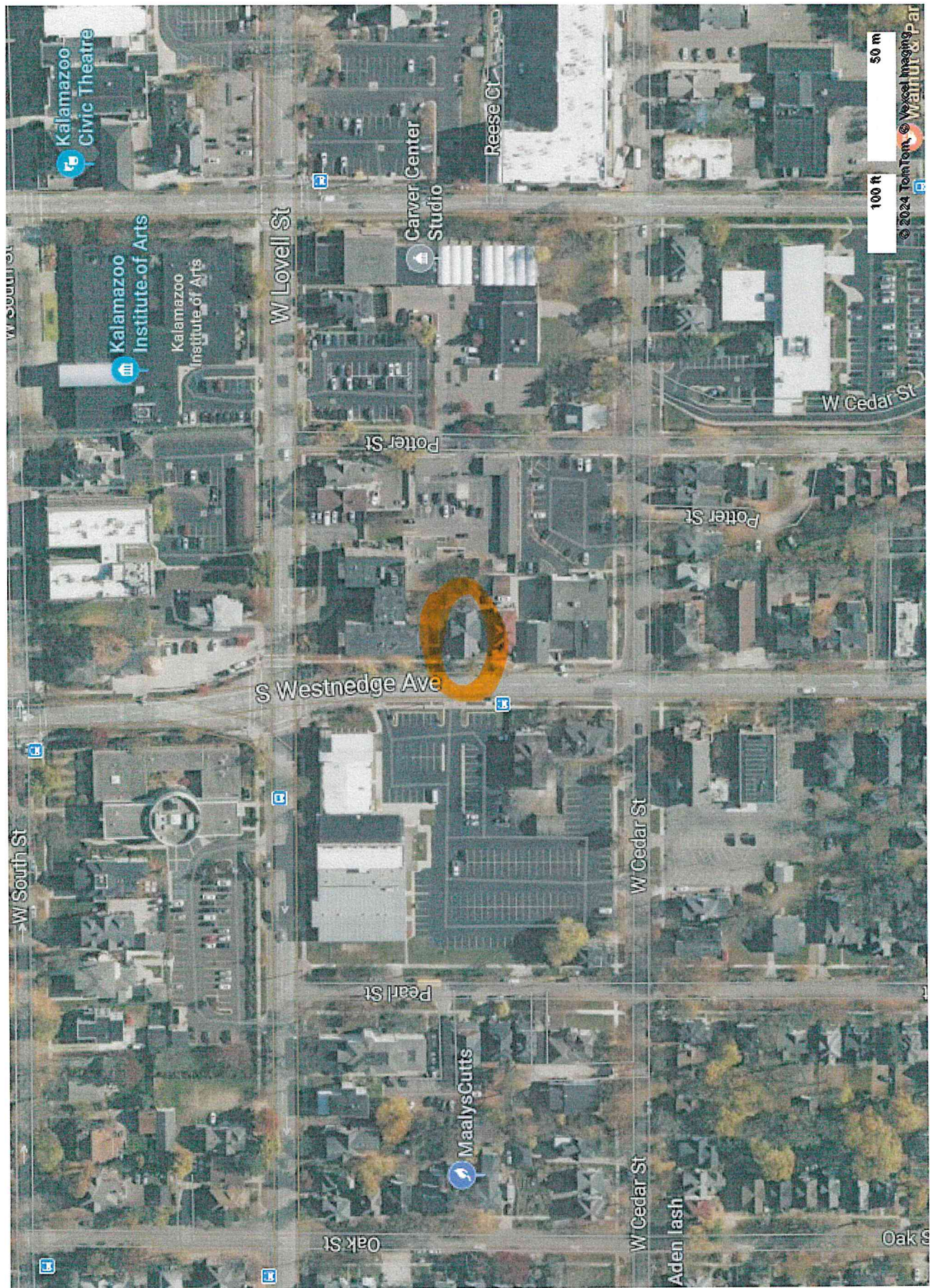


Notes

Bathroom window is located on
the South Side of the house,
facing the driveway

419 S. Westnedge Ave





419 S. Westnedge Ave





From: [Mike Fellows](#)
To: [Pena, Luis](#)
Cc: [Steven Palmer](#)
Subject: RE: Application for Historic Commission meeting 419 S Westnedge Ave, Lovell Sq Apts
Date: Tuesday, October 8, 2024 5:25:02 PM
Attachments: [image001.png](#)
[doc01768020241008160714.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi again Luis,

The window we plan to use is a Marvin Ultrex Fiberglass unit. It will be made to order at a custom size to match the window that will be removed (it's nominally 30" x 60" I believe). Nobody has such a window already made, so I can't show you the exact final product; but attached is a picture of that Marvin Ultrex window display unit at the distributor there in Kalamazoo where we will order and purchase it. Please note 2 differences between this picture of the display unit and the window we will use :

1. Ours will not have any dividing/muntin bars, both upper and lower sashes will be plain like the old wood window.
2. Ours will not have the casing on the exterior side, it'll have wood brickmold trim made to match the dimensions of the existing exterior wood trim. On the inside, we will be using tile or other rot-free trim around the window, with a stone interior sill, all fit to size within the shower walls to seal out the shower water.

I hope this helps, tomorrow morning I will also have a picture of the inside of that bathroom to show the position of the window on that shower wall.

Thanks for your help and communication, have a good night,

Mike Fellows
Director of Capital Projects
ROCO Real Estate
33 Bloomfield Hills Pkwy, Suite 135
Bloomfield Hills MI 48304
Mobile : (248) 755 2158



From: Pena, Luis <penal@kalamazoocity.org>
Sent: Tuesday, October 8, 2024 4:24 PM
To: Mike Fellows <Mike.Fellows@rocorealestate.com>
Cc: Steven Palmer <Steven.Palmer@rocorealestate.com>

erser
ECTURA
LLECTIC



ALL ULTREX®
DOUBLE HUNG



Integrity
Windows and Doors
Built to perform.











Place with arrows toward street.
Place no more than
2 feet from street.



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: October 15, 2024

SUBJECT: 4. 923 W Vine - Alteration (Removal of rear 2nd story door, installation of window) PPZ24-0034

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace existing aluminum exterior door on the south side of the home, located on the second floor. Proposed material to include a tempered glass, solar zone insulated double hung vinyl picture window. The proposed window would completely fill in the existing rough opening of door. Approximate rough opening dimensions: 39"x83".

Currently this door is a safety hazard, as it leads of of the second floor bathroom with no stairway or platform leading up to it.

EVALUATION:

Project Details

Removal of a non-historic second story rear door. There used to be a second story porch where the door is located, but it was removed. The applicant is requesting permission to install a double hung vinyl window in the door opening.

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.

Since the second story door slated for removal is non-historic, no historic materials that characterize the property will be destroyed by removing the door. The proposed replacement window will be differentiated from the old through the use of vinyl, a modern material. Additionally, the proposed window will be compatible with the massing, size, scale and

architectural features of the building because it will fit in the existing opening.

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 vinyl window could be removed in the future without impairing the integrity of the property since it will be installed in the existing, non-historic opening.

Local Historic District Standards and Guidelines

Guidelines for Replacement (Note that this is not a window replacement)

- The dimension of the original window must be retained.
 - *The dimensions of the door will be retained.*
- 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.
 - *While vinyl is not a historic material, the proposed window will not be replacing historic components on the property.*

Discussion

The second story rear door is non-historic and the porch that used to accompany the second story door has since been removed. The installation of the vinyl window will not destroy any historic materials, and will fit the existing opening in the building.

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 19 November 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 November 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@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: 923 W. Vine St. Kalamazoo, MI 49008

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

Applicant: Patricia Barrios Owner: Patricia Barrios

Mailing Add: 18610 20 1/2 Mile Rd. Mailing Add: ←

City State & Zip: Marshall, MI 49008 City, State Zip: ←

Phone: 269-352-0435 Phone: ←

Email: triciaatthezoo@yahoo.com Email: ← @ ←

Contractor Window World of Kalamazoo

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Please see enclosed

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

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

Applicant's Signature: Patricia Barrios Date: 10/7/2024

Owner's Signature: Same as Date: ←
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ-24-0034

Date Received*: 10/07/2024

Zoning Rm-36 Year built 1931

Complete application Yes

Owned since 03-27-2007

COMMISSION

Meeting Date 10/15/2024

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

Proposed Work

923 W. Vine St, Kalamazoo

Replace existing aluminum exterior door on the South side of the home, located on the second floor. Proposed material to include a tempered glass, SolarZone insulated double hung vinyl picture window. The proposed window would completely fill in existing rough opening of door. Approximate rough opening dimensions: 39" x 83"

Currently this door is a safety hazard, as it leads off of the second-floor bathroom with no stairway or platform leading up to it.

Proposed work to be completed by:

Window World of Kalamazoo

10735 N. 32nd St.

Richland, MI 49083

(269) 443-1562

www.windowworldofkalamazoo.com

Enclosed is a copy of the quote provided by Window World of Kalamazoo.

Your time and consideration in this matter is appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patricia Barrios".

Patricia Barrios

② Please review your quote information and then click 'Next'.

Next



Window World of Kalamazoo
10735 N 32nd St

Richland, MI 49083

Office: (269) 443-1561 | 1-800 NEXT WINDOW

www.WindowWorldofKalamazoo.com



Homeowners Information

- Scott and Tricia Barrios
- 923 W Vine St
- Kalamazoo, MI 49008
-
-
- Installing:
- Windows
-
-



Dan Premo

Quote Information

Quote Date: 09/19/2024

Payment Method:

Quote Expiration Date: 10/19/2024

Deposit: \$0.00 Check Number:

Lender: Financed Amount: \$0.00

Comments

not finishing the exterior
trim of window and interior casing around
option 1 for picture window

Product	Product Category	Description	Taxable	Quantity	Price	Extension
Site Set-up, Delivery - Windows	Windows	Site Set-up, Delivery - Windows	N	1	\$195.00	\$195.00
Green Environmental Disposal Fee \$20/Window	Windows	Green Environmental Disposal Fee \$20/Window	N	1	\$20.00	\$20.00

St. Jude Window World Cares	Other	St. Jude Window World Cares	N	1	\$2.00	\$2.00
4000 Picture Window	Windows	4000 Picture Window	N	1	\$615.00	\$615.00
SolarZone ThermD S3	Windows	SolarZone ThermD S3	N	1	\$135.00	\$135.00
Tempered Glass - Full	Windows	Tempered Glass - Full	N	1	\$200.00	\$200.00
2nd Story Charge	Windows	2nd Story Charge	N	1	\$175.00	\$175.00
Miscellaneous	Siding	Miscellaneous to rise the bottom plate to interior floor height labor and materials	N	1	\$200.00	\$200.00

Total Information

Unit Total	1
Subtotal	\$1,542.00
Tax Rate	0
Tax	\$0.00
Total	\$1,542.00
Balance	\$1,542.00

Renovation, Repair and Print Act (RRP) Compliance

RRP Provided 09/19/2024
Date
Year Home Built 1890
RRP Signed Date
09/19/2024

This Window World® Franchise is independently owned and operated by BRV Windows, LLC d/b/a Window World of Kalamazoo. under license from Window World, Inc.

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License

Q527396

WINDOW WORLD OF WEST MI INC
5385 PATTERSON AVE SE
SUITE B
KENTWOOD, MI 49512

Qualifying Officer:
David Ross VanHouten
Qualifying Officer #
2101068896

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2102177833

Expiration Date:
05/31/2026

This document is duly
issued under the laws of the
State of Michigan

BUSINESS LICENSE CERTIFICATE
CITY OF KENTWOOD, MICHIGAN
DAN KASUNIC, CITY CLERK

NOT TRANSFERABLE

PLEASE POST IN A
CONSPICUOUS
PLACE

FOR PERIOD 07/01/2024 TO 6/30/2025

Business License Number: 2161

WINDOW WORLD OF WEST MICHIGAN
5385 PATTERSON AVE SE Suite B
KENTWOOD, MI 49512

Type of Business: Industrial

Window World[®]

4000 SERIES DOUBLE-HUNG AND SLIDING REPLACEMENT WINDOWS



4000 Series Double-Hung
White Double-Hung with White
Contoured Colonial Grids.



AMERICA'S EXTERIOR REMODELERSM

Improving Homes. Changing Lives.[®]

Design Innovations and Performance Features

- 1 Reinforced narrow silhouette frame and sash profiles** make a statement of style with their low-profile design. The result is a beautiful and expanded glass area. At the same time, internal chambers provide structural integrity, rigidity, and energy efficiency.
 - 2 Composite meeting-rail reinforcement** allows for secure mounting of hardware; the low-conductive material further promotes energy efficiency.¹
 - 3 End-of-throw cam shift locking** delivers increased strength and protection to the recessed lock. It also includes an "unlocked" indicator.
 - 4 The smooth and uniform true sloped sill** promotes water runoff without the use of weep holes, keeping the exterior of the window clean and attractive.²
 - 5 When harsh wind and weather hit, our proprietary sill interlock** stands strong. Traditional sloped sill designs can allow the sash to bow during powerful winds, but with our interlocking sash-to-sill technology, the sash is channeled firmly into the window frame for a unified wall of strength.
- The **telescoping sill dam** delivers a triple payoff: protection from air and water infiltration, increased structural stability, and enhanced beauty.
 - Our innovative **screen bulb seal** creates a snug fit that helps prevent light and insect penetration between the screen and frame. It also aids in easy screen installation and removal.³

Additional Sliding Window Features

- Sashes glide horizontally for easy opening and closing.
- Both sashes lift out for convenient cleaning.⁴
- Nylon-encased dual brass roller system for smooth gliding performance.

Insulated Glass Packages to Meet Your Needs

Increase your energy savings by choosing a high-performance SolarZone® insulated glass package to meet your specific climate challenges. The lower the U-Factor, the less energy you'll need to maintain the temperature of your home. In warm climates, the lower the Solar Heat Gain Coefficient (SHGC), the more you'll conserve on air-conditioning. In cool climates, the higher the SHGC, the more you'll conserve on heating.

THERMAL PERFORMANCE COMPARISON⁵

	DOUBLE-HUNG		SLIDING	
	U-FACTOR	SHGC	U-FACTOR	SHGC
Clear Glass	0.46	0.57	0.46	0.58
SolarZone	0.29	0.28	0.29	0.30
SolarZone ThermD S3	0.28	0.35	0.28	0.37
SolarZone ThermD with Enhanced Cavity Foam	0.27	0.28	0.27	0.30
SolarZone ThermD Elite	0.28	0.21	0.27	0.21
SolarZone Plus IE-Liner	0.27	0.28	0.27	0.30
SolarZone Plus S3	0.28	0.35	0.27	0.37
SolarZone Plus Elite	0.28	0.21	0.27	0.21
SolarZone Plus Elite with Enhanced Cavity Foam	0.27	0.21	0.26	0.21

⁵Whole window values are based on double-strength glass, standard 4000 Series offering with composite reinforcements. Grids, ST and HP performance values are also available.

Clear: Double-paned clear glass unit.

SolarZone: Double-paned unit with one pane of Low-E glass, argon gas, and metal alloy Intercept spacer.

SolarZone Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and metal alloy Intercept spacer.

SolarZone ThermD S3: Double-paned unit with one pane of Low-E glass on surface 3, argon gas, and Intercept Stainless Steel Spacer.

SolarZone ThermD with Enhanced Cavity Foam: Double-paned unit with one pane of Low-E glass, argon gas, and Intercept Stainless Steel Spacer, along with enhanced cavity foam mainframe.

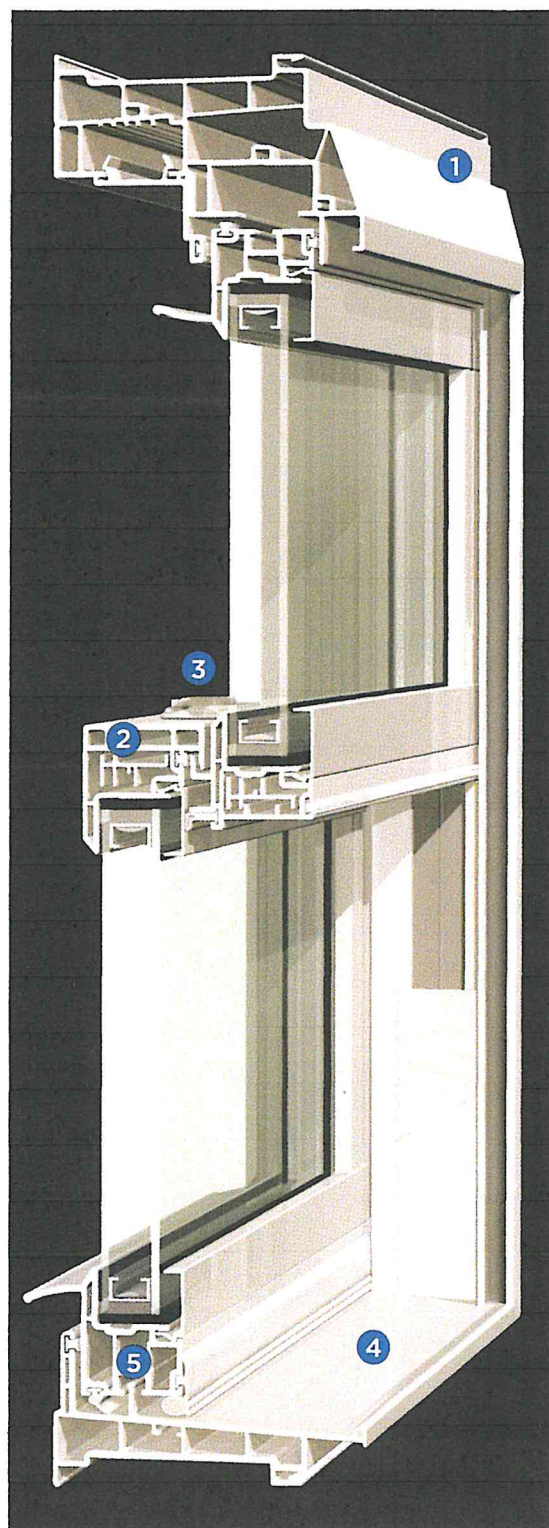
SolarZone ThermD Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and Intercept Stainless Steel Spacer.

SolarZone Plus IE-Liner: Double-paned unit with one pane of Low-E glass, argon gas, and foam spacer, along with insulation-enhanced mainframe.

SolarZone Plus S3: Double-paned unit with one pane of Low-E glass on surface 3, argon gas, and foam spacer.

SolarZone Plus Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and foam spacer.

SolarZone Plus Elite with Enhanced Cavity Foam: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and foam spacer, along with enhanced cavity foam mainframe.



¹Double-hung base model will automatically be converted to ST (steel reinforcement) for all units ordered in excess of 48" wide or 84" high.

²For larger size windows or to meet specific DP/PG ratings, optional weeps/performance package must be ordered.

³Available only with the full screen option.

⁴Sashes on larger sliding windows may be difficult to lift out due to weight.





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: October 15, 2024

SUBJECT: 5. 807 W Vine - Alteration (Replacement of windows) - PPZ24-0035

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace the windows with vinyl double hung windows.

EVALUATION:

Project Details

Replacing all windows with vinyl, double hung windows. It is unclear whether or not the new windows will fit the existing openings, or if the new windows will replicate the muntin pattern of the existing windows.

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 wood windows are a character defining feature of the property, especially the windows with multiple lights in the upper sash (such as on the primary facade of the property, and some of the windows on secondary facades). The multiple lights of the upper sashes are also characteristic of the Tudor Revival Style.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The existing windows in the property, especially those with divided lites, are examples of craftsmanship that characterizes the historic property. These windows should be preserved.

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

missing features shall be substantiated by documentary, physical, or pictorial evidence.

The application states that some repairs were attempted on the property that proved unsuccessful. The level of deterioration is unclear in the pictures, which show the meeting rails of 2 windows and the parting bead of another. The written portion of the application states that the windows have been painted shut, and that there is severe sill damage.

The application does not include what the replacement windows will look like, so it is difficult to determine if the proposed replacements will reasonably replicate the existing windows in appearance.

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 removal of the existing windows would remove the existing wooden windows in the property, which are character defining features. The new work would be differentiated from the old through the use of modern materials. Since there were no depictions of the proposed windows submitted, it is difficult to know if they will be compatible with the size and architectural features of the existing structure.

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

If the existing openings of the windows were retained, the windows could be removed without impairing the integrity and essential form of the historic property.

Local Historic District Standards and Guidelines

Guidelines for replacement:

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

- The dimension of the original window must be retained.
 - *It is unclear from the application whether or not the dimensions of the existing windows will be retained.*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
 - *It is unclear from the application whether or not the new sashes would reasonably replicate the existing windows.*
- 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.
 - *While the proposed vinyl windows do not align with the historic material, it is unclear if they will reasonably replicate the windows in appearance.*

Discussion

From the application, it is difficult to determine the extent of the damage to the existing wood windows. Additionally, it is difficult to understand if all of the windows are equally deteriorated, or if there are a few windows that are in more advanced stages of deterioration than others.

Finally, without being able to assess the style of the proposed new windows, it is not possible to determine how closely replacements would align with the historic character of the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 5, 6, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 November 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 November 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 5, 6, 9 and 10.**

✓ 1017 - \$8500 in safe



RECEIVED
OCT 08 2024
BY: Cas

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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 807 W Vine street

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

Applicant: Viccarly Castellanos Owner: Viccarly Castellanos

Mailing Add: 3062 Kalamazoo ave Mailing Add: "

City State & Zip: Portage City, State Zip: "

Phone: 414-248-3686 Phone: "

Email: Viccarly@gmail.com Email: @ "

Contractor

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Vendor/contractor: Practical Glass

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

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

Applicant's Signature: Viccarly Castellanos Date: 10/8/2024

Owner's Signature: [Signature] Date: 10/8/2024

(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- 24-0035

Date Received*: 10/08/2024

Zoning RM-15 Year built 1915

Complete application _____

Owned since 06/27/2022

COMMISSION

Meeting Date 10/15/2024

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

Viccarly Castellanos
3062 Kalarama Ave. Portage MI 49024
414-248-3686
Viccarly@gmail.com
October 8/2024

Historic District Commission
Kalamazoo Historic Preservation Coordinator
245 N. Rose Street, Kalamazoo, MI 49007

Dear Members of the Historic District Commission, I am writing to request your consideration in allowing us to replace the windows of our property located at 807 W Vine Street, which lies within the Kalamazoo Historic District. My husband and I purchased this home in 2022 with full awareness of its historical significance and the beauty it contributes to the neighborhood. However, the windows, which are over 110 years old, have suffered extensive neglect and are in a state that presents major challenges.

Upon purchasing the property, one of our immediate concerns was the condition of the windows, as we could not even get many of them to open. To address this, we spent \$1,400 in repairs, but it quickly became clear that this was only a temporary solution. The windows remain highly inefficient and drafty, significantly impacting energy usage. During the first year we rented the property, we included gas and electric as part of the rent. However, with winter heating costs running as high as \$700 per month due to the windows' inefficiency, it became unsustainable. The following year, we excluded utilities from the rent, but our tenants eventually left due to the high costs associated with the property's energy inefficiency.

We deeply appreciate the architectural integrity of homes in Kalamazoo's historic district. In fact, we are fortunate enough to own two properties in the district. Our other property, though more than 100 years old, is in better shape as its windows were never painted or sealed shut. Unfortunately, the windows at 807 W Vine have been painted shut multiple times over the decades, and the wood has rotted to the point of no return. Water damage continues to worsen, and despite our best efforts, the windows are beyond repair. The sills have deteriorated to such an extent that no amount of restoration will allow them to properly seal or operate.

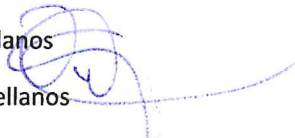
As responsible homeowners, we have been making significant repairs to the property since our previous tenants left in August, in the hopes of getting the house ready for rent by November. However, we are quickly running out of options regarding the windows. While we understand and respect the district's guidelines on preserving the historic nature of homes, it is simply not feasible for us to replace these windows with new wood ones, which would cost upwards of \$30,000. Given that this is a \$140,000 property, we believe that high-quality, wood-appearance vinyl windows are a more reasonable and equitable solution.

We recognize that other properties along Vine Street have installed vinyl windows, and we hope you will consider our request to do the same. It is our goal to preserve and improve the home while ensuring it remains financially sustainable for both us and any future tenants. Thank you for considering our plea to save 807 W Vine Street. We would greatly appreciate any support and guidance you can provide to help us move forward.

Sincerely,

Viccarly Castellanos

Francisco Castellanos



All windows on 807 W Vine Street: These are vinyl double hung windows with double pain insulated glass and full screens be white depending on the brand we can get.

Upstairs North side of house

40 x 57 3/4 (2)

Upstairs West side of house

40 x 57 3/4

32 x 57 3/4 (2)

Upstairs South side of house

32 x 57 3/4 (2)

Upstairs East side of house

32 x 57 3/4 (2)

28 x 56 3/4 (stairs)

Downstairs North side of house

24 x 65 3/4 (2)

40 1/4 x 65 3/4

Downstairs West side of house

33 x 65 3/4

59 1/2 x 66

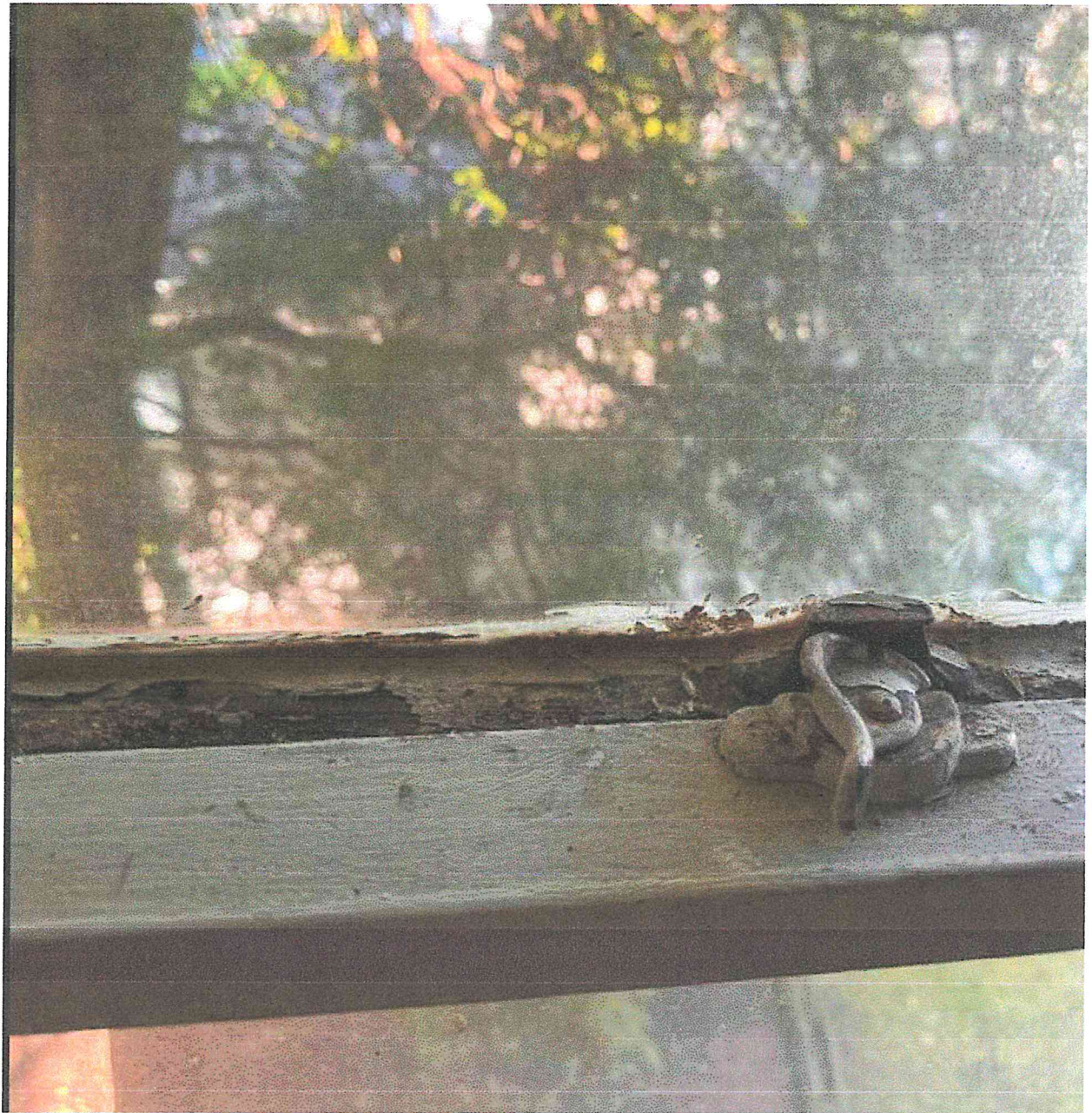
31 1/2 x 65 3/4

Downstairs South side of house

31 1/2 x 65 3/4

Downstairs East side of house

32 x 53 (2)















Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: October 15, 2024

SUBJECT: 6. 826 Vine Pl - Demolition PPZ24-0036

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Demolish house and backfill with sand

EVALUATION:

Project Details

826 Vine Place was severely damaged in a fire. The applicant is seeking to demolish the property.

Applicable Criteria

Notice to Proceed Criteria

(6) Work within a historic district shall be permitted through the issuance of a notice to proceed by the commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the commission to be necessary to substantially improve or correct any of the following conditions:

(a) The resource constitutes a hazard to the safety of the public or the structure's occupants.

The property is so severely damaged that it presents a danger to both the public and any occupants. Nearly the entire roof of the property was lost in the fire.

(b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work

has obtained all the necessary planning and zoning approvals, financing and environmental clearances. *N/A*

(c) Retaining the resource will cause undue financial hardship to the owner when a government action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner. *N/A*

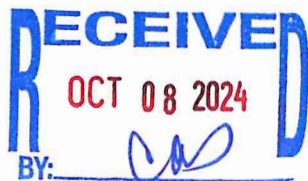
(d) Retaining the resource is not in the best interest of the majority of the community. *N/A*

Discussion

As stated above, 826 Vine Pl was severely damaged in a fire. The extent of the damage is so severe that nearly the entire roof of the property was lost. As the property stands now, it presents a danger to the public and the property's occupants.

POTENTIAL ACTIONS:

1. The proposed work complies with the Notice to Proceed Criteria A. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 19 November 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 November 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Notice to Proceed Criteria A.**



✓ in Safe \$850

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: 926 VINE PLACE KALAMAZOO MI 49008

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

Applicant: Joanna Brown Owner: Joanna Brown

Mailing Add: 428 Park Place #1 Mailing Add: _____

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

Phone: 202 262 4663 49001 Phone: _____

Email: joanna.g.brown@gmail.com Email: _____@_____

Contractor Kalamazoo Excavation

☒ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

see attached scope of work

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: 10/8/24

Owner's Signature: _____ Date: 10/8/24
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0036

Date Received*: 10/08/2024

Zoning RM-15 Year built 1881

Complete application Yes

Owned since 01/28/2022

COMMISSION

Meeting Date 10/15/2024

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@kalamazoozcity.org













Buildertrend
Construction
Management App

Get



Print



2425 S 11th St Ste A • Kalamazoo, MI 49009-2113 • Phone: 269-888-1195

Joanna Brown
Phone: 202-262-4663

Job Address:
826 Vine Place
Kalamazoo, MI 49008

Print Date: 10-8-2024

Proposal for 826 Vine Place - Demo

Hello,

Thank you so much for the opportunity! Please find the estimate for your job attached.

Demo house and backfill with sand

Demo house and haul away all building debris, foundation walls and concrete floors. Backfill with clean fill sand and top with screened top soil and machine grade out. This bid assumes all utilities have been disconnected prior to start of demo. Homeowner is responsible for providing an asbestos report and if needed, any abatement must be done prior to start of demolition. No seed/straw included.

Includes capping the sewer/water lines and lining up inspections with the city of Kalamazoo.

Bid assumes we can access through neighbors driveway and remove fence to get to house.

Cost of permits is not included in this price and will be a pass

Total Price: \$22,922.00

Thank you,

The Kalamazoo Excavation Team
info@kalamazooexcavation.com

Kalamazoo Excavation
Office: 269.888.1195 / Fax: 269.216.6340
2425 S. 11th Street, Suite A, Kalamazoo MI 49009
www.kalamazooexcavation.com

The above quoted work only includes items as specified. Changes to or additions to the above will incur additional charges. These changes can be but are not limited to things like soil compositions not being as planned, changes required by the governing Health Department, underground utilities, buried obstacles, or other items unknown at the time of quote. Pricing does not include the pumping of the existing septic tank or septic tank to the town and landscaping elements will occur. Ruts/tracks left by access to the property are the responsibility of the homeowner unless otherwise specified. Muddy









Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission
FROM: Luis Pena, Historic Preservation Coordinator
DATE: 15 October 2024
SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative	\$35	54	1,890
Hearing	\$85	23	1,955
		77	3,845

Administrative Reviews:

723 Lovell - Roof
1219 Grant - Replacement basement window
1220 Merrill - Roof
1116 Newell - Roof
820 W Lovell - Roof
309 Douglas - Replace stairs
133 W Vine - Roof
301 Dutton - Rear Stairs
824 W Vine - Wood window replacement after fire
1112 Oak - Roof
319 Elm - Porch Repair
1119 Merrill - Level front porch
422 Ranney - Rebuild front porch
624 Axtell - Repair front porch
716 S Rose - Repair front porch
422 Stanwood - COA extension
810 Grant - Wood window replacement after fire
722 Eleanor - Roof
213 Elm - Roof
706 W Kalamazoo - Roof
707 W Vine - Porch