

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, November 19, 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 15 October 2024

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 617 Stuart - Alteration (Window Replacement, demolition of side porch) PPZ24-0039
Year Built: 1923
Style: Craftsman
Historic District: Stuart
2. 739 McCourtie - Alteration (Replace six windows with new, period appropriate wood windows) PPZ24-0026
Year Built: 1876
Style: Greek Revival
Historic District: South Street - Vine Area
3. 161 E Michigan - Alteration (installation of 3 signs) PPZ24-0041
Year Built: 1901
Style: Commercial

Historic District: South Street - Vine Area

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

F. COORDINATOR'S REPORT

1. Coornidator'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

Minutes – Tuesday, October 15th, 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

Katie Boertman- Present

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

No absences.

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

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

IV. Approval of Minutes: August 20th, 2024

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 151 E Michigan

5:03 PM

Alteration-Install 4 signs

Year Built: 1909

Style: Beaux Arts

Historic District: Haymarket

Mr. Jack Voss is here on behalf of Universal Sign as well as John Crandall who works for Horizon Bank. Horizon Bank is wanting to put up signs for the bank as well as to prevent any confusion they are wanting to cover the Kalamazoo Savings Bank name that is engraved on the building with a green band with the Horizon Bank name. They will also be putting a sign above the door as well as a small panel showing the hours of the bank. They are also wanting to put a sign on the back of the building above the mural. They are going to try and use the motor joints as much as possible but will also be using a bracket for the green band and will be used on the sides rather than the front. They are wanting to do all four signs if the code allows. They will make sure that all signs are tastefully done with minimal holes and will make sure the banner does not cover any other of features on the building. Mr. Johnson makes

motion to approve a Certificate of Appropriateness for the work as described in the application to install 4 signs, the proposed work complies with the Secretary of the Interior standards 5, 9 and 10 with a second by Ms. Underwood. All commissioners approve.

B)	911 S Park	5:19 PM	Alteration- Remove & replace front porch
	Year Built: 1875		Style: Stick Historic District: South Street-Vine Area

Mr. Aaron Davies is the current owner as is looking to remove and replace the front porch. Mr. Davies has submitted two different options for approvals. Mr. Davies has a stick option and a more colonial option, and both would open a window in the stairwell. Mr. Davies would do his best to rebuild with as much of the character as possible. Option 1 would be a smaller footprint and option 2 would be a larger footprint. Mr. Pena believes this porch is past the point of repair and needs to be replaced. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application as a colonial revival style using option #2, the proposed work complies with the Secretary of the Interior standards 2, 4, 5, 6 and 9 with a second from Ms. Breisach. All commissioners approve.

C)	419 S Westnedge	5:25 PM	Alteration-Remove & replace Bathroom window
	Year Built: Unknown		Style: Queen Anne Historic District: South Street-Vine Area

Mr. Steve Palmer is the property manager for Hunters Ridge and Lovell Square apartments. They are hoping to replace a window that is clearly rotted out. They are hoping to replace with a fiberglass version with wood on the outside. This is a bathroom windows and has deteriorated. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application, the proposed work complies with the Secretary of the Interior standards 2, 6, 9 and 10 with a second by Mr. Stucky, 5 commissioners pass the motion and 1 deny.

D)	923 W Vine	6:08 PM	Alteration- Remove 2nd story door installation of window
	Year Built: 1931		Style: Colonial Revival (Gambrel) Historic District: South St-Vine Area

Ms. Underwood makes motion to move to the end of the meeting as applicant is not present with a second from Mr. Stucky. All commissioners approve.

Ms. Underwood made motion to postpone as the applicant has not made it to the meeting, with a second by Mr. Johnson. All commissioners approve.

E)	807 W Vine Year Built: 1915	5:34 PM	Alteration- Replace windows Style: Tudor Revival Historic District: South Street- Vine Area
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Ms. Viccarly Castellano is the current owner of the property and is used as a rental property. The current windows are deteriorating and are wanting to replace the windows. Most of the windows are very hard to open or aren't functioning correctly. Ms. Castellano is currently seeking vinyl windows and Ms. Breisach states that the commissions like to see windows replaced with what is currently in place. Ms. Castellano cannot afford to replace windows with wood. Mr. Kastner states that they see a lot of aluminum windows with wood clad rather than vinyl or actual wood windows. Mr. Pena states that some of the windows have a piece of wood that can be replaced and can help with window movement. Mr. Pena states that it would be good to set a time and walk through the home with her and see what parts could have fixes rather than full replacement. Mr. Johnson would like to see information on what possible replacements would be used. Mr. Stucky states that she could contact the Vine Neighborhood Association for possible window contractors to use once the walkthrough takes place. Mr. Johnson makes motion to postpone till the 19th of November and have the applicant bring in more materials, drawings and further documentation of the condition of each window with a send by Ms. Underwood. All commissioners approve.

F)	826 Vine Pl Year Built: 1881	5:52 PM	Alteration- Demolition Style: Queen Anne Historic District: South Street- Vine Area
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The applicants for 826 Vine Pl are not present at the meeting but Mr. Pena suggested to still discuss the application. Mr. Kastner asked Mr. Pena about his opinion on salvaging the property. Mr. Pena did visit the property after the fire happened and the property doesn't have a roof at all, and the fire did spread to the property next door and the home is currently only four walls standing and has been open to the elements and has been open for two months or so. Ms. Underwood states that other properties were in bad condition and were rebuilt. Mr. Pena does state when dealing with salvage they do have to look at how bad the char on the building is regarding the wood itself. Mr. Johnson was unsure if they were going to demo and leave an open lot or have for parking or going to rebuild. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application to demo 826 Vine Pl which was damaged by fire, the proposed work complies with the Notice to Proceed Criteria A with a second by Mr. Johnson. All commissioners approve.

VII. Coordinator’s Report

- Coordinator's Report-more application with Mr. Pena being out of the office.
- Retreat being planned for training for HPC and Mr. Pena would like it to overlap and be available to HDC as well. The training will take place on a weekend and will notify board members once scheduled. Will take place on a weekend.
- Elections next month.

VIII. Adjournment

Motion made to adjourn the meeting by Ms. Underwood with a 2nd by Ms. Breisach. Meeting adjourned at 6:13 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: November 19, 2024

SUBJECT: 1. 617 Stuart - Alteration (Window Replacement, demolition of side porch)
PPZ24-0039

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

Scope of work:

Replace front door to the house not to the front porch and rear door of the house. Rework the front porch door hardware so it functions well and replace the wood sashes and bottom panel of windows on each side of front porch door.

Replace 2 kitchen windows with matching Pella historic replacement windows

Stabilize paint and glazing on all other windows. Add storm windows to all existing windows.

Replace 5 basement windows with glass block replacements

Demolish side porch lean to addition (not original to house)

Trim out vinyl replace windows with exposed flange on back side of house

EVALUATION:

Project Details

Only certain portions of the work described by the applicant will need to be reviewed by the Historic District Commission:

- Replacement of wood sashes (sidelites) on either side of the door. Bottom portions.
- Replacement of 2 kitchen windows on the south face of the building with matching Pella historic replacement windows.
- Demolition of non-historic side 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.

Sidelites: While the existing sidelights characterize the property, the application states that they

will be replaced, as the southern sidelite has damage at the bottom of the sash. Replacements could adequately replicate the existing sidelites by fitting the existing opening and matching the existing muntin pattern (See Standard 6).

Kitchen Windows: While the existing windows are character defining features, they are not on the primary facade. The application states that matching replacement windows will be used that could adequately replicate the existing windows (See Standard 6).

Demolition of Side Porch: The side porch is not original to the property, and has not gained significance. Demolition of the porch will not alter or remove features or spaces that characterize the property.

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

Sidelites: The bottom rail of the southern sash has deteriorated significantly. Replacing the sash with a new sash that matches the existing (and the north sash) in all design elements and where possible material would not detract from the historic character of the property.

Kitchen Windows: The sashes and the frame of the paired kitchen windows on the South side of the property appear to have deteriorated (in particular, note the checking in the sill, and the fact that the eastern window is not closing all the way, allowing for water infiltration). The application states that matching windows would be placed where the existing openings. So long as the new windows fit the existing openings, and reasonably replicate the design of the existing windows, the character of the property will not be diminished.

Demolition of Side Porch: The side porch is not original to the property, and has not gained significance. Demolition of the porch will not alter or remove features or spaces that characterize the property.

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

The installation of the new windows will remove historic materials from the property that characterize the property. If these materials are severely deteriorated, however, the replacement is necessary (see Standard 6).

The application states that the kitchen replacement windows will match the existing windows, so the replacements will be compatible with the historic feature.

The application is unclear regarding the front porch sidelites.

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Local Historic District Standards and Guidelines

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

- The dimension of the original window must be retained.

- *The application states that matching windows will be used for the kitchen, meaning that the dimensions would be closely adhered to (further assessment of the frame and jamb may necessitate repairs).*
 - *The application states that the sidelites would be replaced, but the design is unclear.*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
 - *The kitchen windows are described as matching in the application, meaning the above design features would match.*
 - *The application describes the sidelites as being replaced, but the replacement is unclear.*
- Aluminum and vinyl clad windows do not meet the above requirements. Vinyl plastic windows are not acceptable because they are made of non-historic materials and do not comply with the Secretary of the Interior's Standards for Rehabilitation.
 - *The materials for both the kitchen windows and the sidelites are not listed.*

Discussion

The removal of the non-historic side porch will not have an impact on the historic character of the property.

The replacement of the deteriorated kitchen windows can retain historic character if the new windows truly match the existing windows in design and where possible material.

The replacement of the front door sidelites can retain historic character if they match the existing.

POTENTIAL ACTIONS:

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

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 17 December 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 10 December 2024.**

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



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

APPLICATION FOR PROJECT REVIEW – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 617 Stuart Ave
Historic District: ☐ South/Vine ☒ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Kalamazoo Valley Habitat for Humanity Owner: LZ & Fred McCoy

Mailing Add: 1126 Lake Rd Mailing Add: 617 Stuart Ave

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

Phone: 269 341 8802 Phone: 269 714 6528

Email: theier@habitatkalamazoo.org Email: @

Contractor: Kalamazoo Valley Habitat for Humanity

☐ Work to be done by owner

☐ Contractors name: _____

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

Application Checklist:

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

☐ \$35 - HDC review fee – charged with building permit

Tu 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: 11/5/2024

Owner's Signature: Fred Anthony Date: 11/6/24
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number PPZ24-0039 Date Received 11/06/2024
Zoning RM-15 YEAR BUILT 1923 Complete application Tes
Owned since 11-23-1999 Fee Paid \$35

- ☐ This project will require a building permit with a \$35 administrative review fee.
- ☐ This project will not require a building permit, there is a \$35 administrative review fee
- ☒ Referred to the Historic District Commission for review at a monthly hearing - \$85 hearing fee.
Meeting date 11-19-2024

ADMINISTRATIVE

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

Certificate of Appropriateness Issued _____
Notice to Proceed _____

Referred to Historic District Commission for hearing* Yes \$85
fee Hearing date 11-19-2024

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

Scope of work:

Replace front door to the house not to the front porch and rear door of the house. Rework the front porch door hardware so it functions well and replace the wood sashes and bottom panel of windows on each side of front porch door.

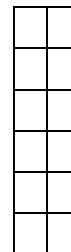
Replace 2 kitchen windows with matching Pella historic replacement windows

Stabilize paint and glazing on all other windows. Add storm windows to all existing windows.

Replace 5 basement windows with glass block replacements

Demolish side porch lean to addition (not original to house)

Trim out vinyl replace windows with exposed flange on back side of house

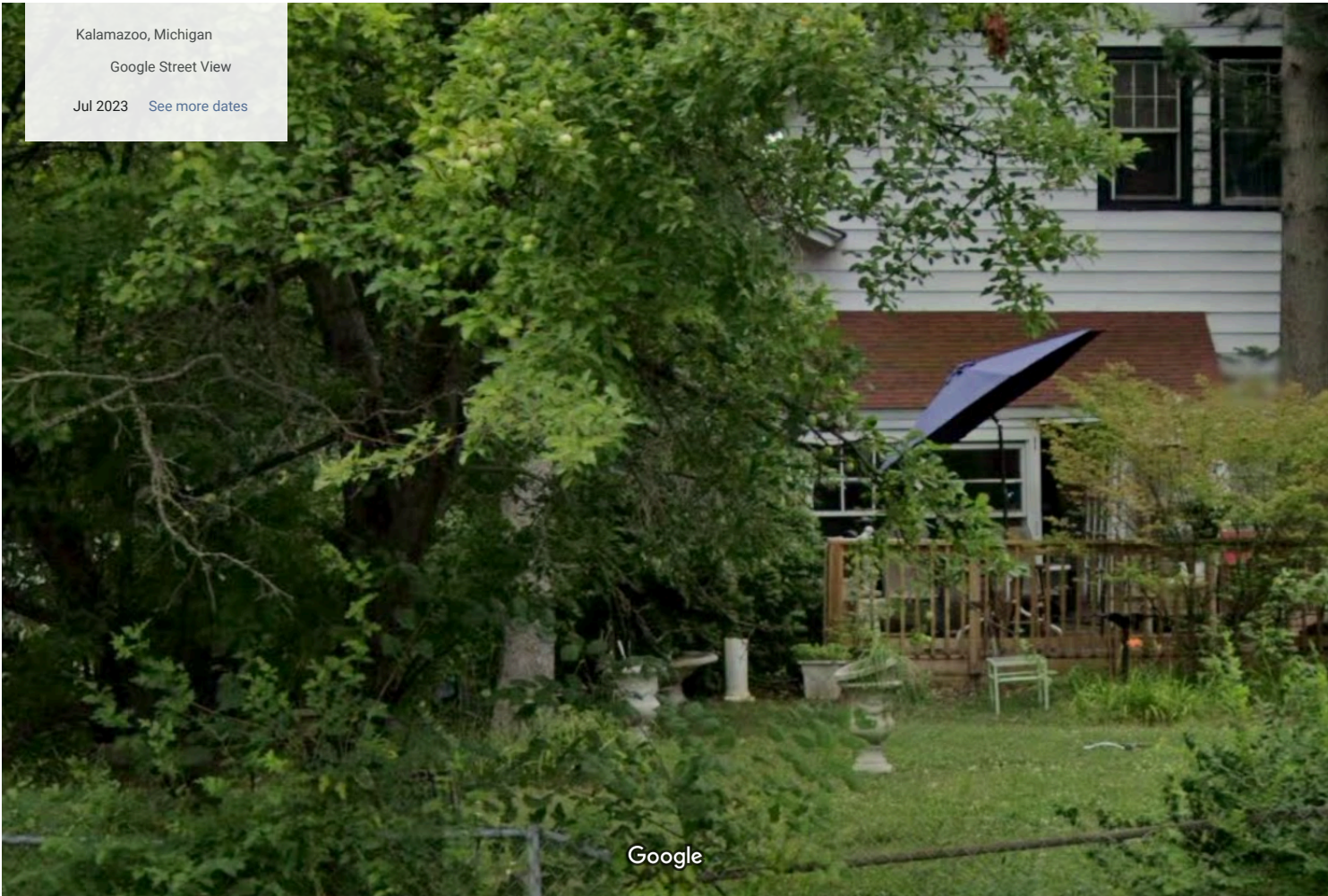




Map data ©2024 , Map data ©2024 20 ft





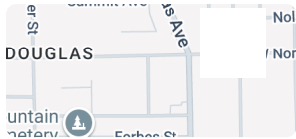


Kalamazoo, Michigan

Google Street View

Jul 2023 See more dates

Image capture: Jul 2023 © 2024 Google

















Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: November 19, 2024

SUBJECT: 2. 739 McCourtie - Alteration (Replacement of windows) PPZ24-0040

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Our recommendation at this point is to replace these six windows with new period-appropriate Pinnacle Wood Prime Double-Hung windows, from Windsor Windows. These are fully-wood windows, not aluminum- or vinyl-clad. We are hoping to use standard sizes (as opposed to custom) as close to the original sizes as possible, to retain the historic integrity of the home, while providing some cost-effectiveness.

EVALUATION:

Project Details

Replacement of 6 windows (4 in first story, 2 in second story) with new wood 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 four first story windows, while made of historic materials, are deteriorated beyond repair according to the applicant. The windows will be reasonably replicated (See Standard 6).

On the building's second story south face, the removal of the two non-original windows and installation of two, wooden casement, egress compliant windows will not detract from the character of the property, since the existing windows are non-historic and on the rear facade.

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 states that the first story windows are so deteriorated that they can not be repaired while salvaging a majority of the historic materials. The replacements proposed would

only be slightly larger than the existing windows. The windows would be made bigger to fit standardized sizing. The historic windows were single lite (1 over 1) windows that can be reasonably replicated (in both design and material).

The existing second story rear windows are not historic or character defining.

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 of the new windows to be installed will not destroy historic materials, as the applicant states that the existing windows are so deteriorated that can not be salvaged. The new work will be compatible with the historic windows because the new windows will consist of the new sash pattern (1 over 1 lite pattern in the first floor) and be made of wood.

The new window installed on the rear of the first story will be compatible as well, and will be placed where there was probably a window in the past (based on the newer siding shown in the application, page 4).

The second story rear windows will be differentiated from the existing vinyl windows because they will be wood. While the proposed second story wood windows will be casement windows (not double hung windows), they will be located at the rear of the property.

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

- The dimension of the original window must be retained: *The windows in the first story will only be slightly altered (see application) to accommodate standardized siding. The windows in the second story would also be almost the same size as the existing vinyl windows, but will be casement windows instead of double hung windows.*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house: *The new and replacement windows can easily be replicated, as the historic windows in the property are 1:1 (one over one).*
- 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: *All proposed window replacements are wood.*

Discussion

The removal of existing historic windows will constitute the removal of historic material. If, however, the windows are severely deteriorated, as the applicant claims, replacement would be an appropriate alternative. The replacements should match the historic windows in design and material.

The installation of a new rear window on the first floor seems to be filling a space where there used to be a window based on the siding patterns. The new window can align very closely with the other windows of the property (even though it is shorter, as described in the application).

The rear second story windows are non historic, and their alteration will not negatively effect the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 6 and 9. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 10 December 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 17 December 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 6 and 9.**



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

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 739 McCourtie St.

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

Applicant: Peter S. Barnard

Owner: Same

Mailing Add: 237 Willoway Drive

Mailing Add: _____

City State & Zip: Naperville IL 60540

City, State Zip: _____

Phone: 773 575 0813

Phone: _____

Email: psbarnard@me.com

Email: _____@_____

Contractor Matt Hazel

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Revision to Aug, 2024 application - Window revision

Please see attached

APPLICATION CHECKLIST:

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

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

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

Applicant's Signature: [Signature] Date: 11/7/2024

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0040

Date Received*: 11/07/2024

Zoning RM-15 Year built 1876

Complete application Yes

Owned since 07/01/224

COMMISSION

Meeting Date 11/19/2024

Hearing fee paid \$85 _____

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

739 McCourtie Street
Revisions to Original Renovation Plan
November 7, 2024

This document outlines changes to our original renovation plan, which we appreciate was approved by the Commission on August, 2024, based on some issues we have discovered as renovations have been ongoing.

Main Floor Window Concerns

As part of our renovation project for 739 McCourtie Street, we were hoping to use five original windows and rehab them as we did with windows at 723 McCourtie. Specifically, we were hoping to use the two front windows, and 4 side windows – repurposing one of the side windows to the back of the house in a kitchen dining area.

These windows were in rough shape from the start – all were missing glass (none had grills), and all were boarded up, either inside or out. As the house has been derelict for 15 or more years, these windows have been exposed to the elements, without the benefit of any maintenance or painting.

Front Windows



West Side Window



As we were cladding the house, we intended to remove the windows in whole, refurbish, then reinstall. However, due to the state of the windows, they could not be removed, other than in pieces. Mortices and joints were no longer solid, and much of the wood was rotted. I will bring samples to the November meeting.

Our builder worked to rebuild and repair these windows, but we found that we effectively had to rebuild the windows from scratch, using very few original materials. We discussed that this

was going to be very labor-intensive and not cost-effective. Moreover, most of the original wood would have to be abandoned.

Our recommendation at this point is to replace these six windows with new period-appropriate Pinnacle Wood Prime Double-Hung windows, from Windsor Windows. These are fully-wood windows, not aluminum- or vinyl-clad. We are hoping to use standard sizes (as opposed to custom) as close to the original sizes as possible, to retain the historic integrity of the home, while providing some cost-effectiveness.

Sizing is provided below:

Window Location	Original Size	Replacement Size	Make/Model
Front Windows - 2	37" x 60"	36 1/8" x 61 1/4"	Pinnacle Wood Prime Double Hung 3026-1
Side Windows - 3	34" x 64":	34 1/8" x 61 1/4"	Pinnacle Wood Prime Double Hung 2826-1
Rear Kitchen – 1	None	26 1/8 x 49 1/4"	Pinnacle Wood Prime Double Hung 2020-1

For the rear kitchen, we recommend that the window need not be quite as tall, as kitchen chairs could hit the sill or the glass.

A PDF for the Pinnacle windows is attached for your reference. Please note: the windows we have selected are wood, not clad. (Cladding is an option we are not considering.)

Second Floor Rear Window Concerns

In the rear of the house we currently have two replacement vinyl windows.



Originally, the Historic Committee approved the replacement these windows with a single wood window similar to that of the front.

Unfortunately, the height from the kitchen roofline (the bump-out) to the top roofline – unlike in the front – does not allow for appropriate egress per code for a single, double-hung window. In Michigan, the minimum clear height of an egress window opening is 24 inches. This is not feasible in this space.

Given the available space, and per code, we are hoping to replace the two non-original vinyl double-hung windows with two wooden casement windows (Pinnacle Wood Prime Casement 2838). Again, these would not be clad, but would retain the original design of the house and would replace vinyl with wood.

The casement windows would effectively be the same size as the existing vinyl at 32 $\frac{3}{4}$ " x 42 $\frac{1}{2}$," so the overall look is the same. But this would allow us to meet building requirements.

A brochure is attached.

739 McCourtie Revisions

Thank you for your consideration of these revisions. We have made considerable structural improvements in our home at 739 McCourtie, and are pleased to say that we hope it can not only give us 200 additional years of life. but can enhance the overall appeal of the Vine District.

If you have any questions or concerns, please contact me.

Peter S. Barnard
psbarnard@me.com
773.575.0813



Pinnacle Double Hung & Glide-by

Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative cellular PVC trim
- Glass is replaceable in case of damage
- Both tape and silicone glazed, with interior wood stops for superior strength and seal
- EZ Tilt operation available for easy removal and replacement of sash (double hung only)



- Both sashes tilt in with compression or concealed jambliner for easy cleaning
- Recessed lock and keeper for a sleek appearance



- Block and tackle balance system for ease of operation
- Prime double hung units come standard with cellular PVC trim, blind stop and sill
- No-finger pull option for hardware application

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass. Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; double hung sill nose, 2" bull nose sill nose or belly sill nose
- All prime window trims, sill nose and outside stops are cellular PVC

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius double hung)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 2" Simulated Check Rail (DH picture only)
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
 - Primed: white or black
 - Painted: white, black or gray
 - Stained: 9 color options
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows (double hung only) offer an assortment of traditional cellular PVC trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 24 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar





Pinnacle Casement & Awning

Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance where the trim and exterior sash are cellular PVC
- Glass is replaceable in case of damage
- 2" thick sash adds beauty and increases insulating value
- Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- Single lever, sequential, multi-point lock for sleek look and easy operation



- Adjustable concealed hinge system ensures smooth operation



- 1-1/4" jamb creates unmatched strength and stability
- Silicone-injected frame corners create a stronger and more attractive joint

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass: Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement sub sill or 2" casement sub sill
- All prime window trims, subills and sill nose are cellular PVC

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius casements)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
 - Primed: white or black
 - Painted: white, black or gray
 - Stained: 9 color options

- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional cellular PVC trim options

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All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 24 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: November 19, 2024

SUBJECT: 3. 161 E Michigan - Alteration (installation of 3 signs) PPZ24-0041

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Installation of one internally illuminated raceway channel letter wall sign, installation of one non-illuminated wall sign, installation of one internally illuminated projecting wall sign.

EVALUATION:

Project Details

Installation of three signs, two on the west side of the building, one on the south face (primary facade) of the building.

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.

None of the signs will destroy historic materials that characterize the property (specifically the brick) if mounted appropriately to the building. The signs will be differentiated from the old through the use of new materials and internal illumination. The signs will also be compatible with the design of the building, thus protecting the historic integrity of the building and its environment.

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 mounted appropriately, in the mortar joints where possible and safe, the signs can be removed in the future without altering the essential form and integrity of the historic property and its environment.

Local Historic District Standards and Guidelines:

- 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.
 - *None of the proposed signs will conceal or disfigure architectural features of the building. The size and style of the signs are visually compatible with the building.*

Discussion

The proposed signs will not negatively effect the historic character of 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 17 December 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 10 December 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 9 and 10.**



November 12, 2024

SignArt Inc.
5757 E. Cork Street
Kalamazoo, MI 49048

269.381.3012
800.422.3030
FAX 269.381.0999



www.signartinc.com

Community Planning & Development
Historic District Commission
245 N Rose Street
Kalamazoo, MI 49007

Re: 161 E Michigan, Haymarket Building

To Whom It May Concern:

Enclosed please find an HDC Review application, renderings (including materials), site plan and payment in the amount of \$85.00 for associated fees for signage at the above referenced location. Once processed, please send confirmation this project will be included on the agenda for the November 19th meeting to permits@signartinc.com.

Best regards,

Mindy Denton
Sales Administrative Assistant
Phone: 269.381.3012
Fax: 269.381.0999
Email: permits@signartinc.com

Enclosures



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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 161 E MICHIGAN AVE

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

Applicant: MINDY DENTON

Owner: MAIN STREET EAST, LLC

Mailing Add: 5757 E. CORK ST.

Mailing Add: PO BOX 51716

City State & Zip: KALAMAZOO, MI 49048

City, State Zip KALAMAZOO, MI 49005

Phone: 269-381-3012

Phone:

Email: PERMITS @SIGNARTINC.COM

Email:

Contractor SIGNART INC

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Installation of one (1) internally illuminated raceway channel letter wall sign.

Installation of one (1) non-illuminated wall sign.

Installation of one (1) internally illuminated projecting wall sign.

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

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

Applicant's Signature: Mindy Denton

Date: 11/12/24

Owner's Signature: Joe

Date: 11/12/24

(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- 24-0041

Date Received*: 11/12/2024

Zoning CCBD Year built 1901

Complete application Yes

Owned since 11/07/2001

COMMISSION

Meeting Date 11/19/2024

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.

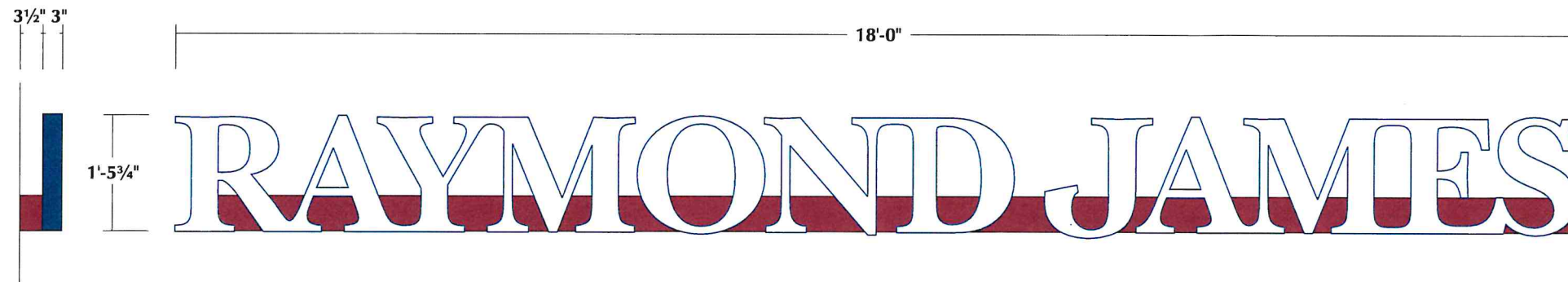
- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure 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



Raceway Channel Letter Wall Sign

Construction

3" Deep, .040 aluminum returns.
3mm ACM backs.
Paint with GripGard EFX semi-gloss enamel.

Faces

Flat white polycarbonate.
1" Blue Jewelite trim cap.

Electrical/Illumination

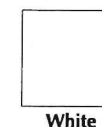
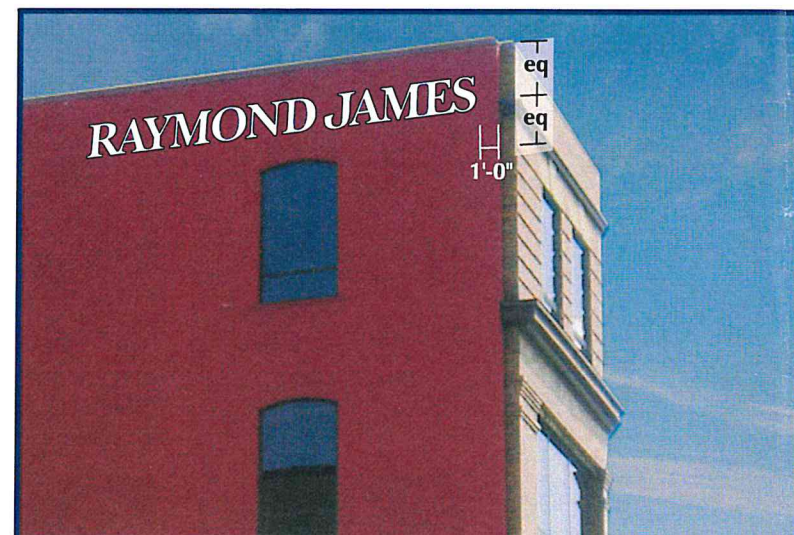
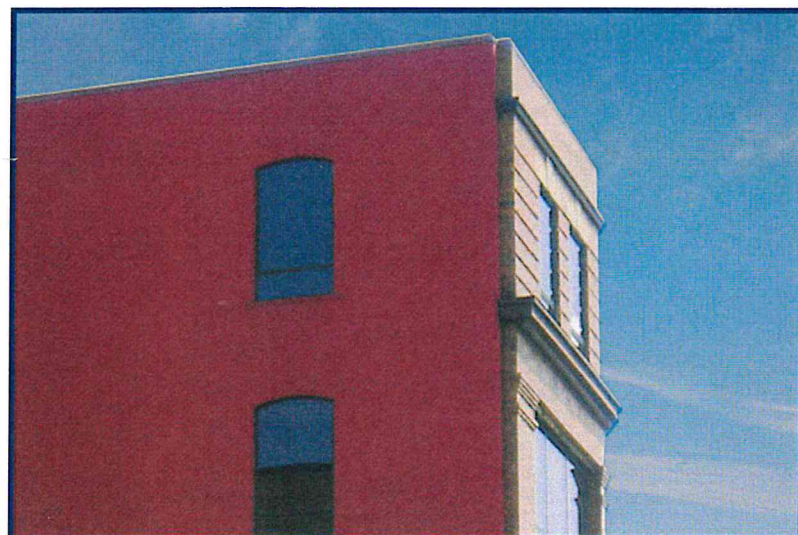
White LEDs powered by low voltage power supplies.

Raceway

3 1/2" x 5 1/2" SignComp #1970N/#1976N aluminum raceway/cover mounted to facade.
SignComp #5989 mounting clip.
Paint with GripGard EFX semi-gloss enamel.

Sign #1 — Raceway Channel Letter Wall Sign

Scale: 1/2" = 1'-0"



White



PMS 295
Blue



Painted
to match
facade

RAYMOND JAMES

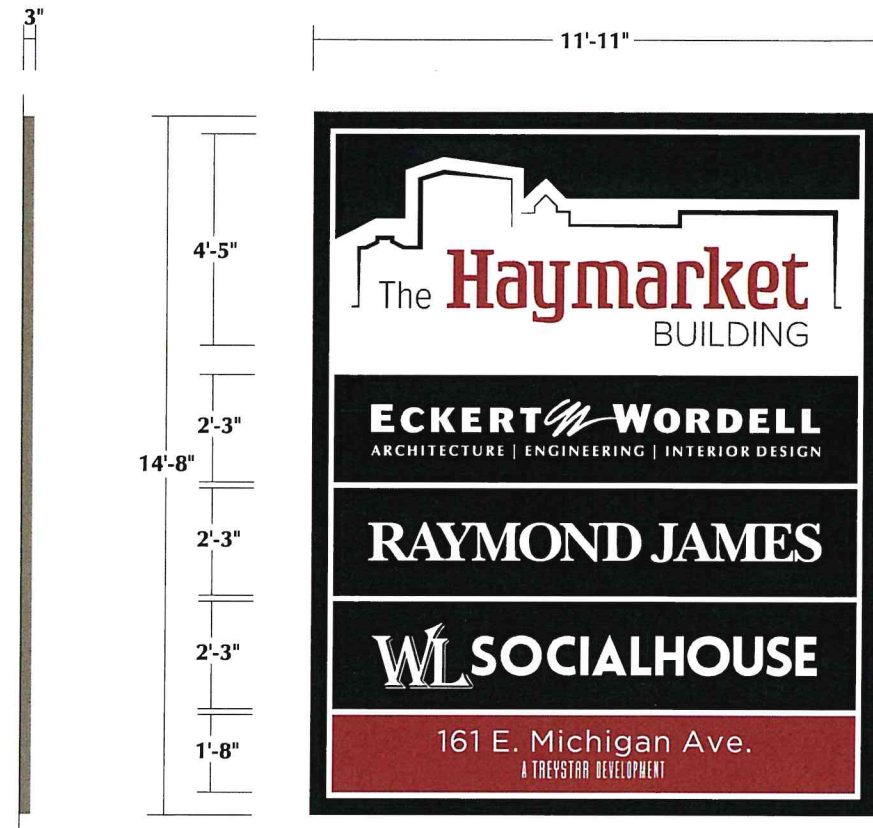
Night Time View



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Square Footage

Sign #2 1'-5 3/4" x 18'-0" = 26.63 Sq.Ft.



Non-Illuminated Wall Sign

Plaque

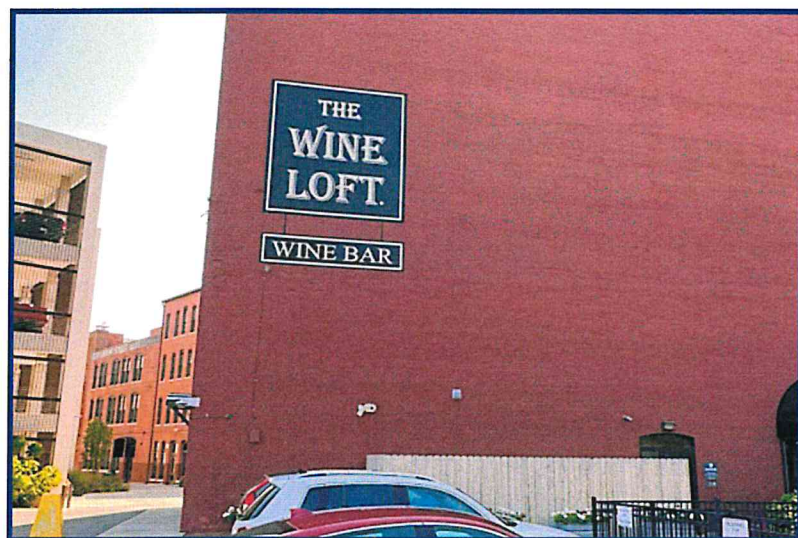
1" x 3" x .125 Aluminum angle returns.
.100 Aluminum sign face applied using VHB adhesive vinyl.
Paint with GripGard EFX semi-gloss enamel.
Applied pressure sensitive vinyl.

Mounting

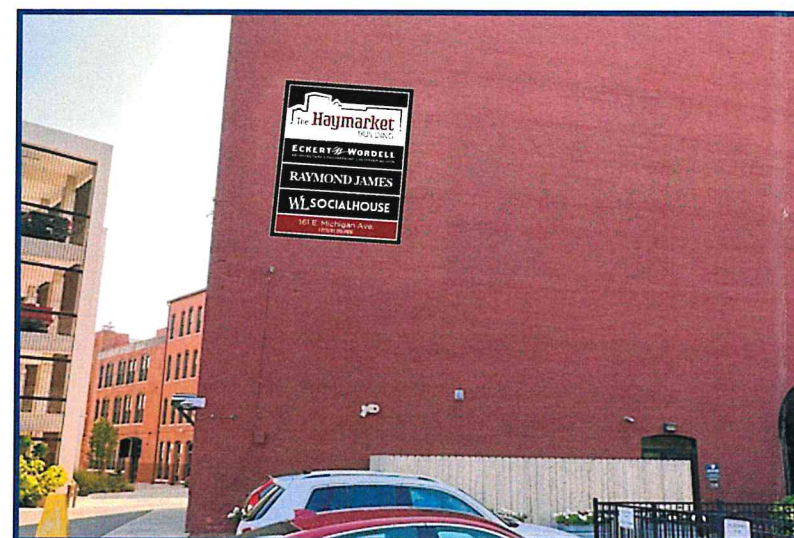
Mounted flush to building facade using a concealed angle mounting system.

Sign #2 — Non-Illuminated Wall Sign

Scale: 1/4" = 1'-0"



Existing Elevation



Proposed Elevation



SW 7020
Black Fox



3M #3630-109
Light Rust Brown



White



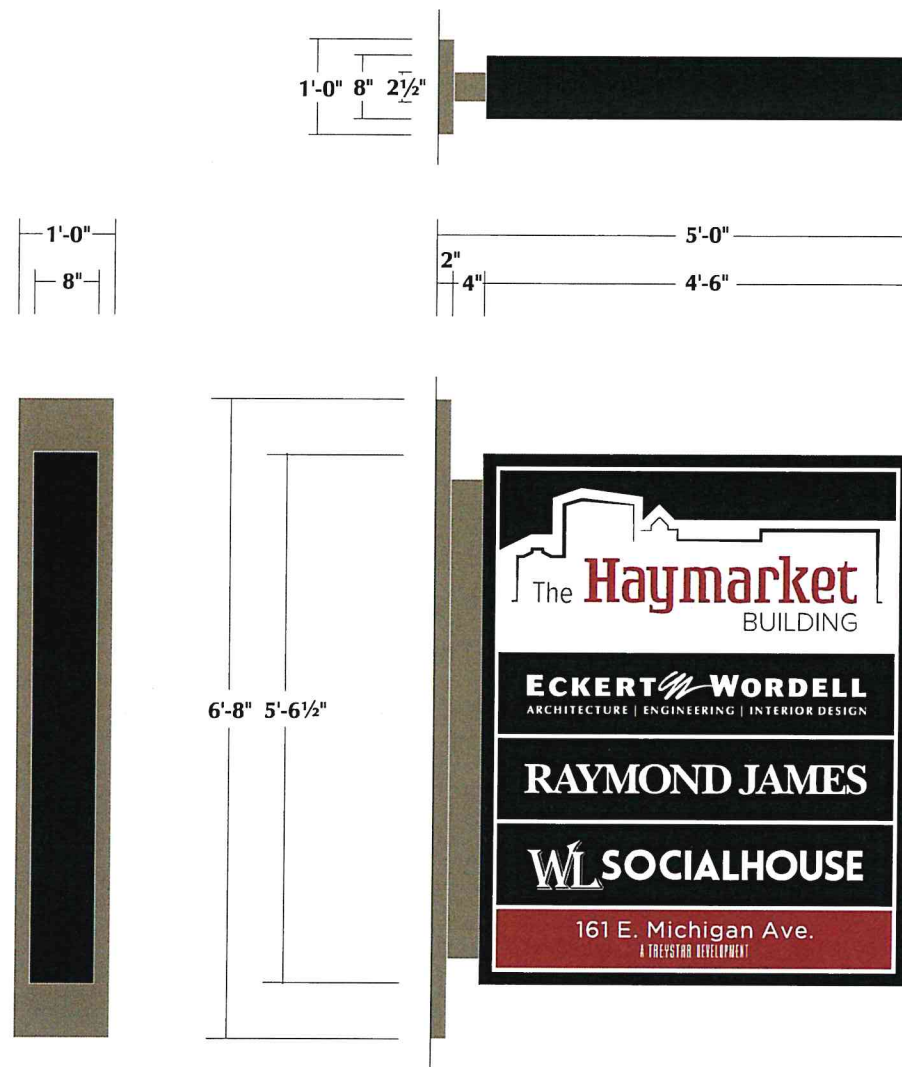
Black



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Square Footage

Sign #3 11' 11" x 14'-8" = 174.78 Sq.Ft.



Internally Illuminated Double Faced Projecting Wall Sign

Construction

SignComp 8" Double-Face Body with #1954 2 Part 1 1/2" Retainer.
Paint with GripCard EFX semi-gloss enamel.

Faces

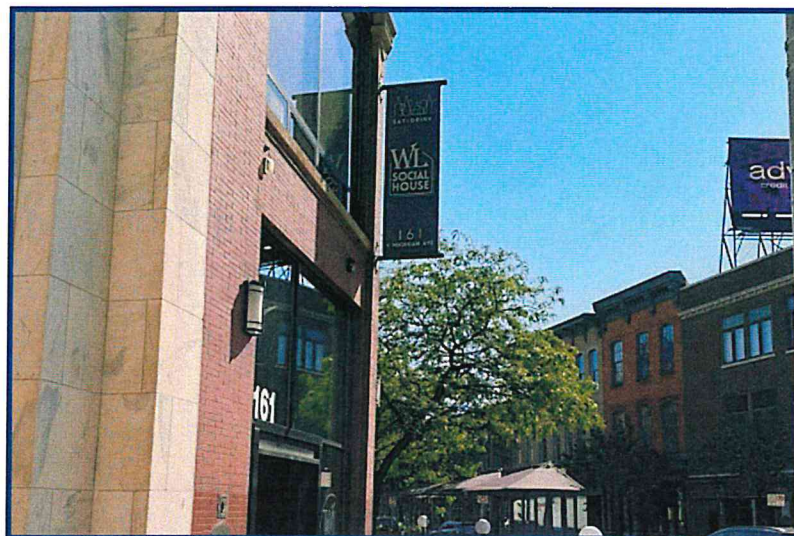
Flat white polycarbonate.
Applied pressure sensitive vinyl.
Paint with GripCard EFX semi-gloss enamel.

Mounting

2 1/2" x 2 1/2" x .250 Steel tubes.
1/2" Steel base plate mounting. Fastener to be verified.
Custom fabricated .100 aluminum base plate cover.
Paint with GripCard EFX semi-gloss enamel.

Sign #3 — Internally Illuminated Double Faced Projecting Wall Sign

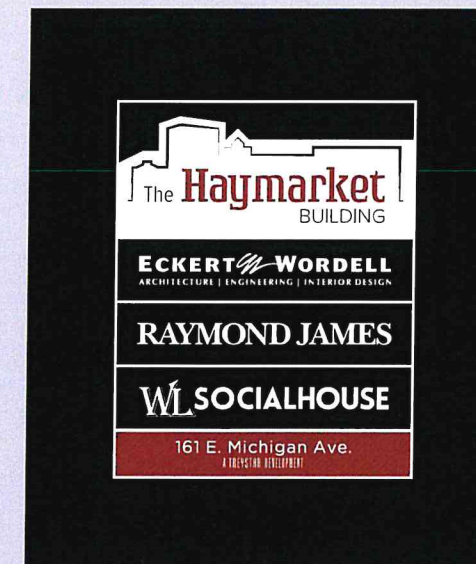
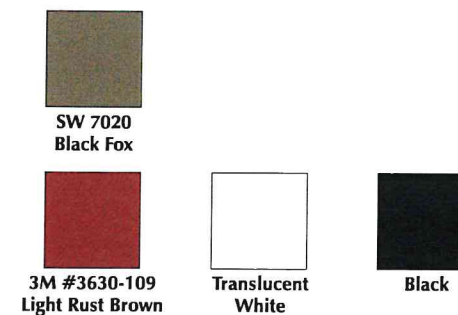
Scale: 1/2" = 1'-0"



Existing Elevation



Proposed Elevation



Night Time View

Square Footage

Sign #4 4'-6" x 5'-6 1/2" = 24.94 Sq.Ft.

Sign #2

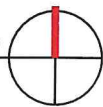
Sign #1

Sign #3



Site Plan

Scale: None



Notes:



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: November 19, 2024

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

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 17 December 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 10 December 2024. Because this is a postponed review of application, further postponement will need to be agreed upon in writing by both the applicant and either the preservation coordinator or the HDC.**
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.
- 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
- 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.

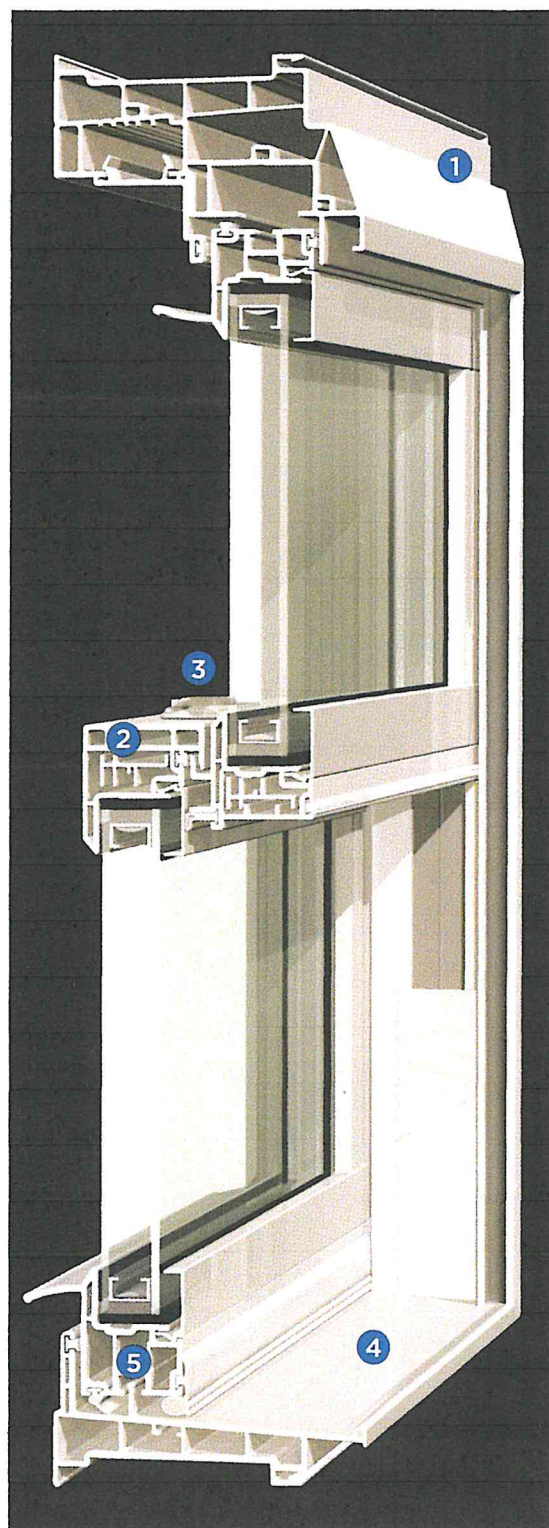
SolarZone ThermD Elite: Double-paned unit with one pane of Low-E SHGC glass, argon gas, and Intercept Stainless Steel Spacer.

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: November 19, 2024

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

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 17 December 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 10 December 2024. Because this is a postponed review of application, further postponement will need to be agreed upon in writing by both the applicant and either the preservation coordinator or the HDC.**
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 _____

COMMENTS _____

Check # _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

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.

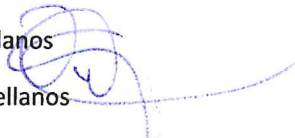
As responsible homeowners, we have been making significant repairs to the property since our previous tenants left in August, in the hopes of getting the house ready for rent by November. However, we are quickly running out of options regarding the windows. While we understand and respect the district's 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

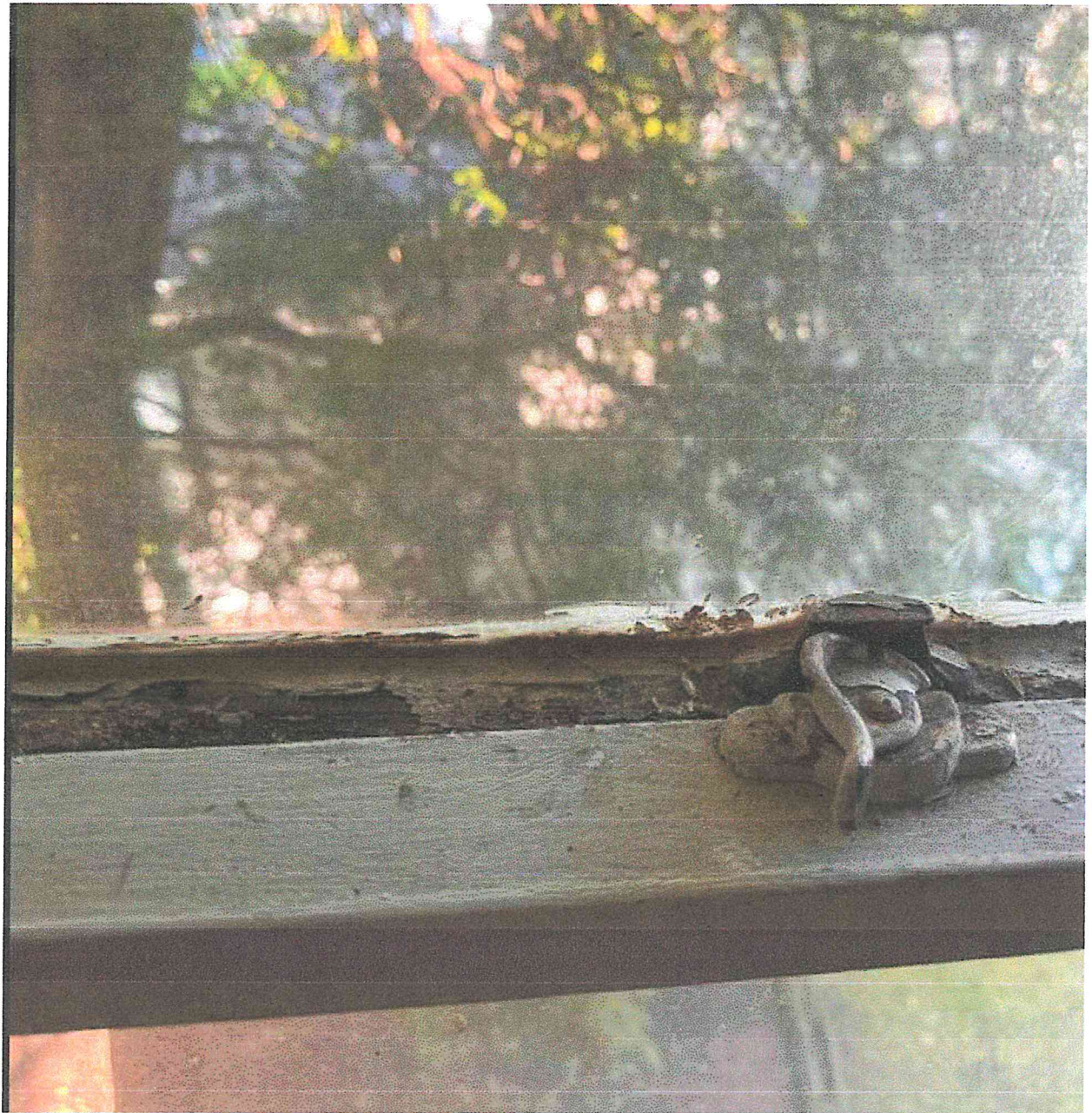
31 1/2 x 65 3/4

Downstairs South side of house

31 1/2 x 65 3/4

Downstairs East side of house

32 x 53 (2)















Historic Preservation Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission
FROM: Luis Pena, Historic Preservation Coordinator
DATE: 13 November 2024
SUBJECT: Historic Preservation Coordinator's Report

Joint Historic Training:

A joint Historic Commission (Historic District Commission and Historic Preservation Commission) will be held on 11/16/2024 at 1pm. The training will be at KNAC (315 W Michigan Ave Kalamazoo, MI).

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative	\$35	63	2,205
Hearing	\$85	29	2,465
		92	4,670

Administrative Reviews:

435 Stuart - Roof Repairs
630 W South - Porch repairs
414 Sprague - Egress window well
446 Ranney - Roof
306 W Dutton - Porch repairs
211 Woodward - Gutters
527 Village - Porch repairs
305 W Vine - Porch repairs
1414 Merrill - Roof
312 W Dutton - Roof

Community Planning and Economic Development Department | 245 N. Rose Street, Ste 100, Kalamazoo, MI 49007
Voice: (269) 337-8744 | Fax: (269) 337-8513 | www.kalamazoo-city.org