

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, December 17, 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 19 November 2024

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 530 W Kalamazoo - Alteration (Front Door Replacement) PPZ24-0043
Year Built: N/A
Style: Mission
Historic District: Stuart
2. 810 Grant - Alteration (Window replacements after fire) PPZ24-0044
Year Built: 1875
Style: Vernacular
Historic District: South Street - Vine Area
3. 516 Douglas - Alteration (Removal of Chimney) PPZ24-0045
Year Built: 1895
Style: Queen Anne
Historic District: Stuart

4. 4. 432 S Westnedge - Demolition (PPZ24-0046)
Year Built: 1865 (according to BS&A)
Style: Vernacular
Historic District: South Street - Vine Area
5. 814 S Westnedge - Alteration (replace 2 windows on the south side) PPZ24-0047
Year Built: 1930
Style: Commercial
Historic District: South Street - Vine Area

F. Action Items

1. Approval of 2025 HDC Meeting Schedule

G. COORDINATOR'S REPORT

1. Coordinator's Report

H. 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, November 19th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

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

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Katie Boertman- Present

Dana Underwood – Absent

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

Motion made by Mr. Johnson to approve the absence of Ms. Underwood with a second by Ms. Breisach. All commissioners approved.

Mr. Pena read the disclaimer on record at 5:02 PM

III. Approval of Agenda: Removal of 807 W Vine, being moved to January 21st, 2025, meeting. Motion made to approve the agenda by Ms. Breisach with a 2nd by Ms. Boertman. All commissioners approve.

IV. Approval of Minutes: October 15th, 2024

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 617 Stuart

5:05 PM

**Alteration-Window replacement
and demolition of side porch**

Year Built: 1923

Style: Craftsman

Historic District: Stuart

Mr. Travis Meier from Kalamazoo Valley Habitat for Humanity and is looking to replace windows at one of there homes. Would be replacing a set of windows and other windows could be scrapped and painted and storms could be put on them other than two kitchen windows. They will be replacing with Pella windows with the 6 panes on top and the single pane on the bottom. The windows would be wood windows.

The side light window next to the door would only be replacing the rotted components and keeping the windowpane and would be replacing and painting the bottom sill of the window. They are not planning to replace the decking under the window as its not currently in the scope of work but can get back with him on it.

They are also looking to remove the finished porch as it is rotted and not well built. Mr. Kastner is curious about what is internal such as an exterior door. The inside does have a triple window that was replaced with a vinyl window but will work with trimming out the window to make it look appropriate.

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

B)	739 Mc Courtie	5:15 PM	Alteration- Replace 6 windows
	Year Built: 1876		Style: Greek Revival
			Historic District: South Street-Vine Area

Mr. Peter Barnard was trying to restore many windows on the property but realized many of them were not salvageable. Mr. Barnard is now looking to put in new wood windows. Looking to do 2 front windows and 3 side windows as well as a rear window in the kitchen but making that one shorter. On the 2nd floor there are currently 2 vinyl windows with a single wooden window but realized they didn't have enough egress. They are now wanting to put in two casement windows rather than double hung windows. Mr. Stucky suggested on the rear windows to move them up a little rather than sitting on the edge to prevent failing.

Ms. Breisach 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 and 9 with a second by Mr. Johnson. All commissioners approve.

C)	161 E Michigan	5:21 PM	Alteration-Install 3 Sign
	Year Built: 1901		Style: Commercial
			Historic District: South Street-Vine Area

Mr. Vandersloot and Carrie on behalf of Sign Art and Treystar who is looking to add multiple signs to the building. One sign would be for Raymond James as well as a 2nd sign on the side of the building for The Haymarket Building and 3rd projecting sign for The Haymarket Building. The signs will be internally illuminated. The signs will be installed mostly in the motor breaks which is the best option or with a through bolt in the motor joints. They will try not to install in the bricks as those are most likely to break.

Mr. Nave pointed out that a previous application like this was disapproved on a different building downtown. Mr. Nave also pointed out that the applicant should point what the conduit is going to look like and how it will be finished. The conduit should be inside not outside and should be painted to match the building.

Sign Art does explain that the signs will not be exposing the conduit and will be fed through the wall and that they will observe what is already done on the building and will make like that and if they do have a small bit of conduit showing that they will paint it to match the building.

Mr. Johnson states that the signs are not distracting on the building and that they could be easily removed in the future that that the signs will help bring business to downtown. Ms. Breisach sides with Mr. Johnson and states that the signs will be added to the building in the least destructive way.

Ms. Boertman 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 9 and 10 with a second by Ms. Breisach. All commissioners approve.

**D) 923 W Vine
Year Built: 1931**

5:33 PM

**Alteration- Remove 2nd story door
installation of window
Style: Colonial Revival (Gambrel)
Historic District: South St-Vine
Area**

Mr. Scott is the current owner of property, and they are looking to remove the door on the second floor that leads to a bathroom. The home also had a staircase removed that originally led to this door. They are wanting to replace the door with a vinyl window with tempered glass and keep the window the same size as the opening and the window would need a safety lock due to its size. The window would be painted to match the home. Mr. Kastner did state that they prefer to have wood or aluminum clad rather than vinyl and to consider making the window match the other on the rear of the home. Ms. Breisach also agrees with Mr. Kastner that the window should be wood and does feel it would better suit the rest of the home to have the window sizes match. The window below the door is also a vinyl window but was there when the home was purchased.

Mr. Nave wanted to comment that he suggested not doing the door size window and suggests matching the window size with the same grid style and use aluminum clad wood and would be minor to change the size and add the shingles to match the remainder of the home.

The door that is currently on the home is not an original opening and is not a historic character defining feature of the home.

The homeowner is open to making the window smaller and using wood or aluminum clad and match the other windows size.

Mr. Johnson makes motion to approve a certificate of appropriateness for the work at 923 W Vine provided that the application use a wood or aluminum clad wood window that matches the window to

east using the same dimensions and design as the work complies with Secretary of Interior standards 9 and 10 with a second from Ms. Breisach. All commissioners approve.

E) **807 W Vine**
 Year Built: 1915

Alteration- Replace windows
Style: Tudor Revival
Historic District: South Street-
Vine Area

Removed from agenda. Postponed till January 21st, 2025, meeting

VII. Coordinator's Report

- Coordinator's Report review

VIII. Adjournment

Mr. Kastner adjourned at 5:50 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: December 17, 2024

SUBJECT: 1. 530 W Kalamazoo - Alteration (Front Door Replacement) PPZ24-0043

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace existing aluminum entry door, to be installed at original door location on W. Kalamazoo Ave.

EVALUATION:

Project Details

Add a new front door that will create an airlock on the main facade (south side) of the building.

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 installation of the proposed new doors will not alter historic features that characterize the property, because the existing doors are not historic. Additionally, the proposed doors can be installed without altering the bricks to a degree that would adversely effect the character of the building.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The proposed doors can be installed without effecting the brickwork that is character defining to 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 proposed doors will be compatible with the massing, size, scale and features of the historic property. The proposed doors will also be differentiated from the old through the use of new materials.

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 doors can be removed in the future without impairing the essential form and integrity of the historic property.

Local Historic District Standards and Guidelines

Doors

- If possible, a salvaged door of the same approximate age and style should be used.
 - *It is unknown what the original door on the building looked like.*
- The finish of the door shall be appropriate to the design of the building.
 - *The proposed door is appropriate for the design and massing of the building.*

Discussion

The proposed door will not adversely effect the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 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 21 January 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 January 2025.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 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 – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 530 W. Kalamazoo Ave.

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

Applicant: Andrew Gyorkos

Owner: 530 W. Kalamazoo Ave. LLC

Mailing Add: 501 W. Willard St.

Mailing Add: 501 W. Willard St.

City State & Zip: Kalamazoo, MI 49007

City, State Zip: Kalamazoo, MI 49007

Phone: 269-760-5201

Phone: 269-888-2755

Email: andrew@kalamazoo-city.org

Email: andrew@kalamazoo-city.org

Contractor:

☒ Work to be done by owner

☐ Contractors name:

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

Replace existing aluminum entry door, to be installed at original door location on W. Kalamazoo Ave.

☒ 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: 10/29/2024

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

-For Historic Preservation Coordinator's Use Only-

Case Number PPZ24-0043

Date Received 12/06/2024

Zoning M-1 YEAR BUILT N/A

Complete application Yes

Owned since 01/29/2018

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 12/17/2024

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

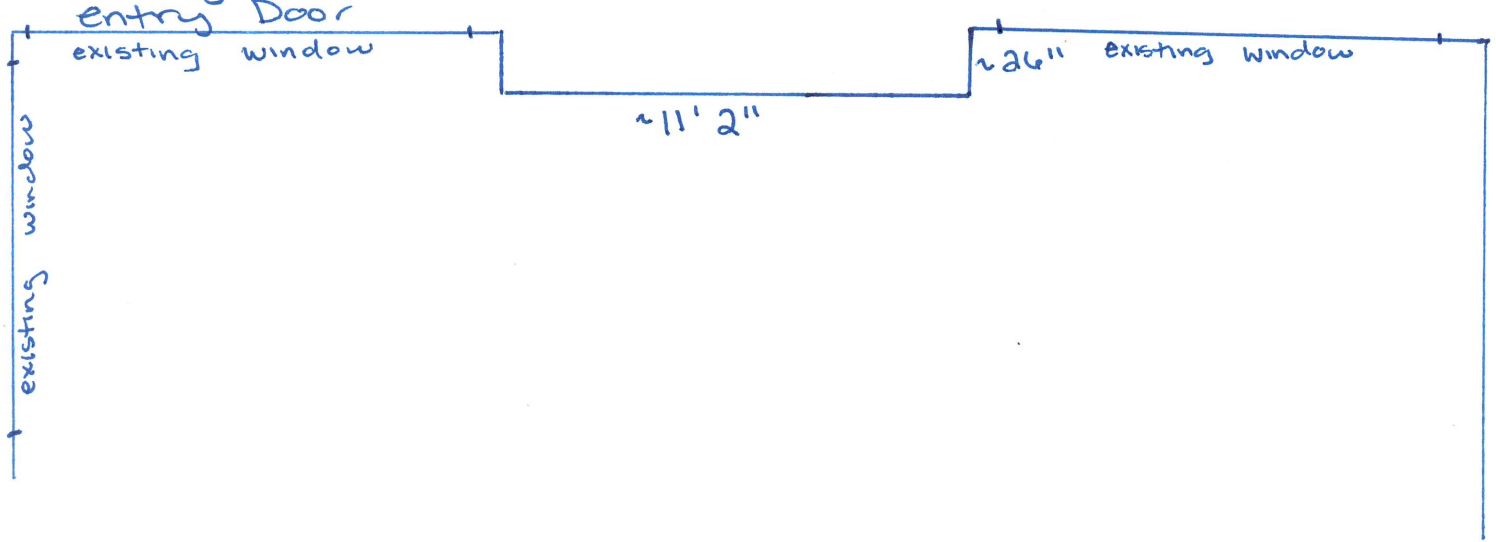
fee Hearing date 12/17/2024

Application Checklist:

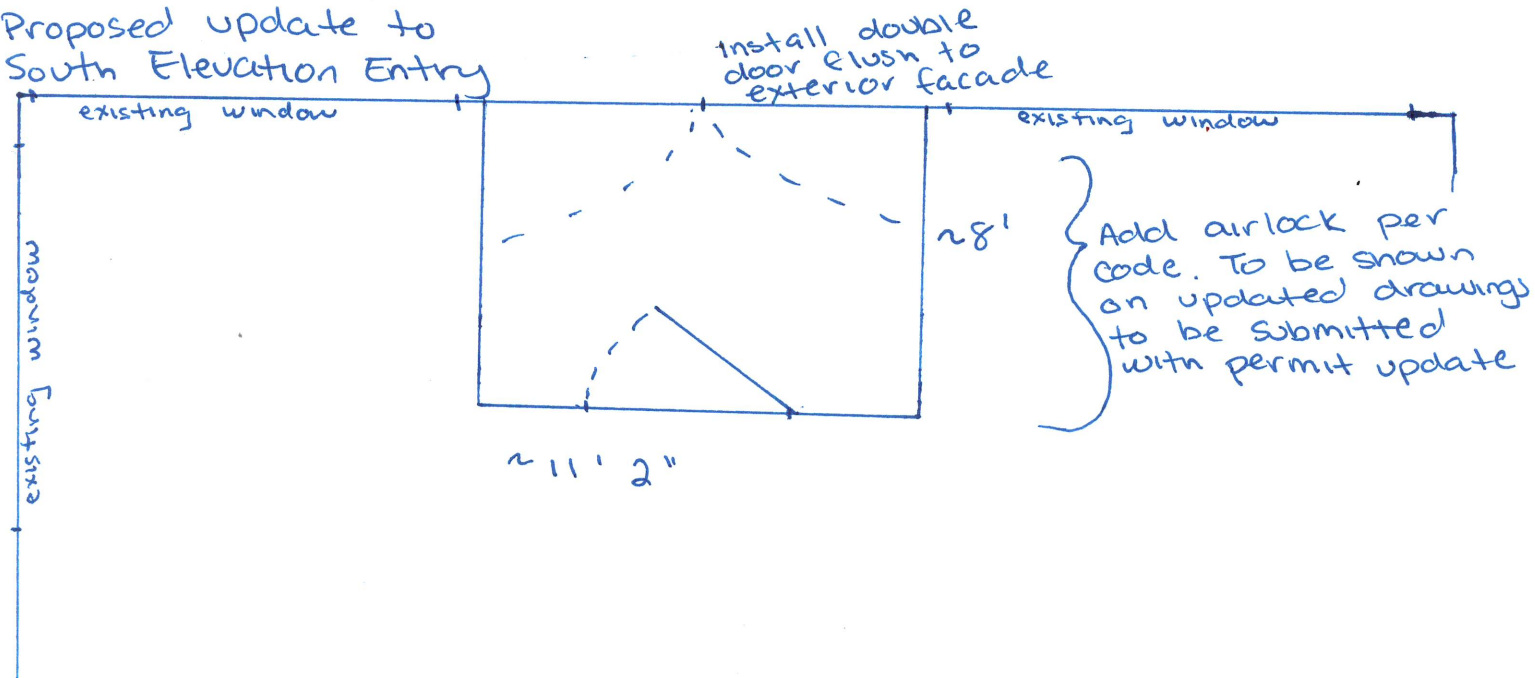
- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other

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

* Existing South Elevation



* Proposed update to South Elevation Entry





NO SMOKING
within 25 feet of building

STANLEY
ACTIVATE SWITCH
TO OPERATE

STANLEY
AUTOMATIC
CAUTION
DOOR

NO SMOKING
within 25 feet of building

Please use
other door

TUBELITE

TUBELITE





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: December 17, 2024

SUBJECT: 2. 810 Grant - Alteration (Window replacements after fire) PPZ24-0044

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: install 2 pella vinyl windows. The window has a 1" frame thickness. the sash width is 1 1/4". More than 1/2 the frame will be covered by existing original stop giving this window a narrow reveal. Unlike many replacement windows with a wider sash/frame.

EVALUATION:

Project Details

Installation of 2 vinyl windows into existing openings. Previous windows were destroyed by fire.

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. *Because the previous windows were destroyed in the fire, the installation of new windows will not remove materials that characterize the property. Additionally, because new windows will be installed into the existing spaces, the features and spaces that characterize the property will not be altered.*

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 windows that existed in the building before were not historic (they were vinyl). The applicant did not provide images of the proposed replacements, but does indicate that the proposed replacements will match the previous windows in design and material.*

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

The proposed windows will fit into the existing openings, and will not destroy historic materials that characterize the property (as the previous windows were destroyed by the fire). Because the proposed windows will fit into the existing openings they will be compatible with the massing, size and scale of the property. The use of vinyl will not help protect the historic integrity of the property.

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

The proposed windows could be removed in the future without impairing the form and integrity of the property.

Local Historic District Standards and Guidelines

Windows

Guidelines for Replacement

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

- The dimension of the original window must be retained.
 - *The proposed windows will fit into the existing openings.*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
 - *The applicant did not provide images of the proposed 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 vinyl windows are not historically appropriate, the previous windows were vinyl.*

Discussion

The applicant has not provided images of what the proposed windows would look like, but it would not be difficult to replicate the existing fenestration pattern. The use of vinyl, however, does not align with the historic district standards.

The Historic Preservation Coordinator approved the installation of wooden windows into existing openings following the fire earlier in 2024. Additionally, the installation of wood windows was approved in 2009, but the COA expired.

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 21 January 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 January 2025.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 6, 9 and 10.**



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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: 810 W Grant St

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

Applicant: Scott Shepard

Owner: Robert Marmon

Mailing Add: 1418 S Burdick St

Mailing Add: 1418 S Burdick St

City State & Zip: Kalamazoo MI 49001

City, State Zip: Kalamazoo MI 49001

Phone: 616-291-1943

Phone: 269-207-4894

Email: shep1234 @ charter.net

Email: mlukeman @ lukemangroup.com

Contractor Scott Shepard

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Repair/replace 2 windows. See attached discription.

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

Applicant's Signature: Scott Shepard

Date: 12/9/2024

Owner's Signature: [Signature]
(if different)

Date: 12/9/2024

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- 24-0044

Date Received*: 12-09-2024

Zoning RM-15 Year built 1875

Complete application Yes

Owned since 04/21/2016

COMMISSION

Meeting Date 12/17/2024

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.

***(STS) 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

810 S Grant St Upper #2

1. Fire in upper unit. The Fire Department broke out 2 existing vinyl replacement windows.
2. Permit in place to rehab upper unit.
3. The entire house has vinyl replacement windows.
4. A permit was pulled on 4/28/2009 for exterior upgrade/windows, at that time new vinyl windows were installed. Permit appears to never have been closed.
5. To complete this project, we would like to install 2 Pella vinyl windows. The window has a 1" frame thickness. The sash width is 1 1/4". More than 1/2 the frame will be covered by existing original stop giving this window a narrow reveal. Unlike many replacement windows with a wider sash/frame.
6. We will not change the existing/original exterior trim.
7. Material list: 2 white windows, 6 - 3/4' x 3/4" Interior Stop

Front



Site
Front
Facing
South

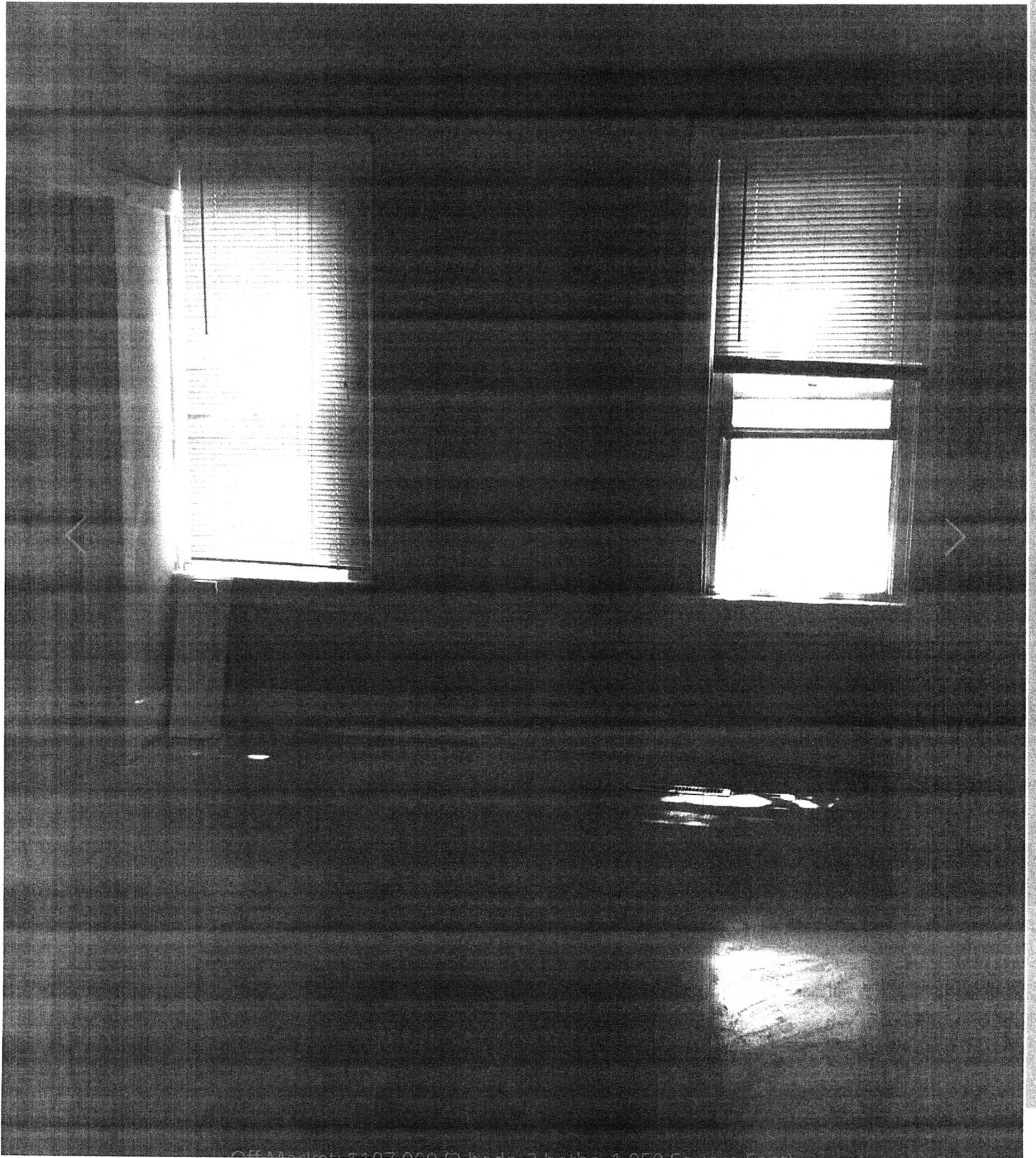
Photos

Save Home

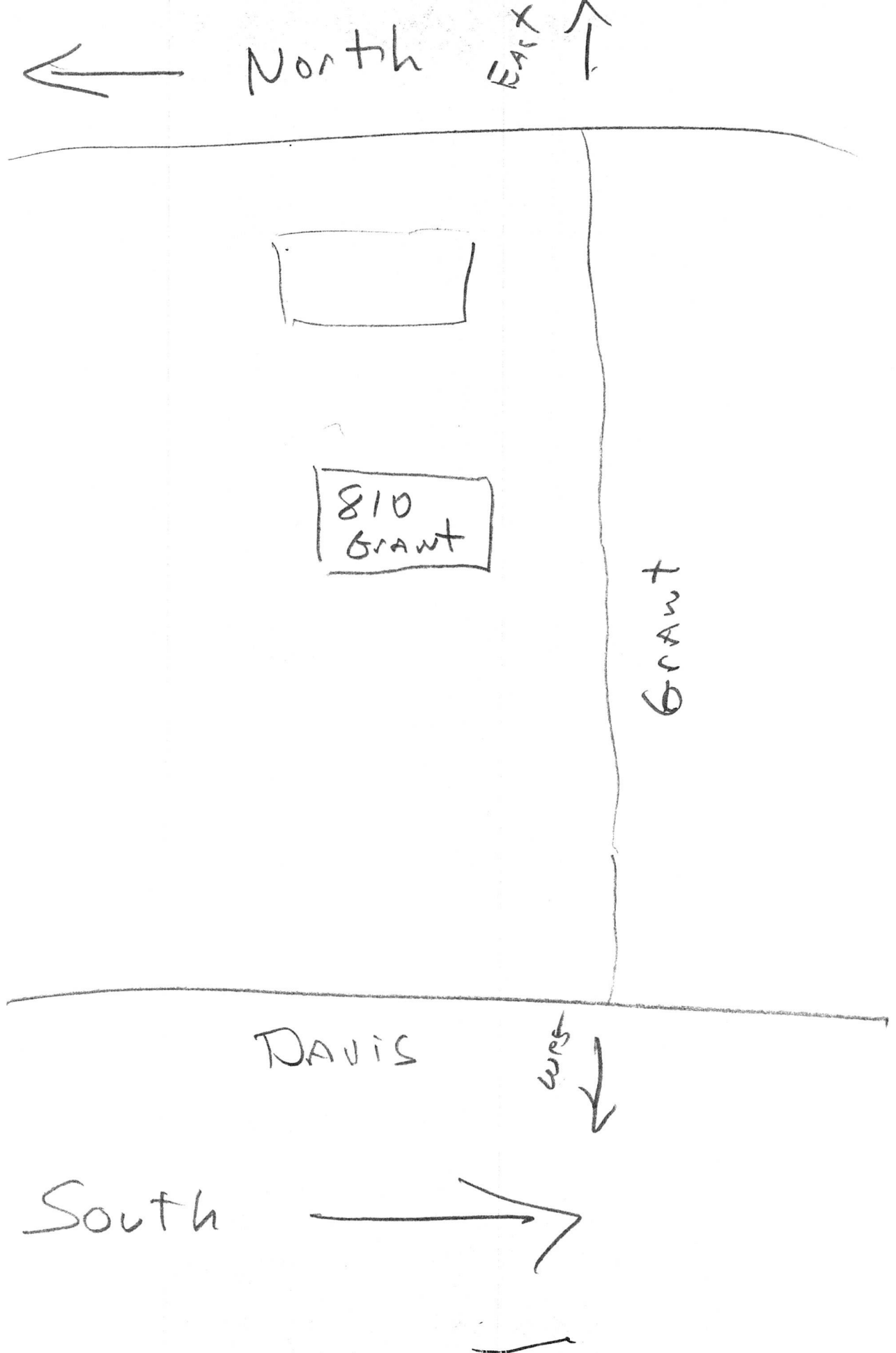
Share



Off Market: \$107,000 (2 beds, 2 baths, 1,050 Square Feet)



Off Market. \$107,000 (2 beds, 2 baths, 1,050 Square Feet)





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: December 17, 2024

SUBJECT: 3. 516 Douglas - Alteration (Removal of Chimney) PPZ24-0045

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Remove chimney stack above the roofline and decaying brick in attic to create safe living structure. Condition report from The Chimney Guys states "The chimney is a hazard and dangerous and needs to be torn down and the roof rebuilt where the chimney is. The chimney brick from the top below the roofline is crumbling and is no longer structurally sound." Removal of the exterior stack and new roofing/flashing would be completed by Advantage Roofing and removal of the bricks within the attic would be completed by homeowner. This work is highly time sensitive as collapse of the chimney stack and or attic bricks could lead to serious injury or death for residents within the house or people outside of the house. We purchased the house in February 2024 and were unaware of the state of the bricks in the attic (no reasonable access to the attic was available).

EVALUATION:

Project Details

Demolish chimney to below the roofline.

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 chimney in question is not highly visible from the street and is not highly character defining.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The chimney in question is relatively unadorned (a rectangular prism with a brick cap at the top. The chimney does not characterize construction techniques or craftsmanship that

characterizes the property.

Local Historic District Standards and Guidelines **Chimneys**

Chimneys

Often when re-roofing, there is a question of a stub or a partially removed chimney. The Historic District Commission must review any alterations to chimneys including demolition.

The commission will review the removal of the chimney.

Discussion

The chimney in question is not a high style example of a chimney and is not highly visible from the street. Removal of the chimney will not adversely effect the historic character of the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2 and 5. **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 21 January 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 January 2025.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2 and 5.**



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: 516 Douglas Ave

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

Applicant: Elizabeth Houtrow

Owner: Elizabeth Houtrow

Mailing Add: 516 Douglas Ave

Mailing Add: 516 Douglas Ave

City State & Zip: Kalamazoo, MI 49007

City, State Zip: Kalamazoo, MI 49007

Phone: 269-929-7906

Phone: 269-929-7906

Email: ehoutrow @ gmail.com

Email: ehoutrow @ gmail.com

Contractor Advantage Roofing

☒ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Remove chimney stack above the roofline and decaying brick in attic to create safe living structure. Condition report from The Chimney Guys states ""The chimney is a hazard and dangerous and needs to be torn down and the roof rebuilt where the chimney is. The chimney brick from the top below the roofline is crumbling and is no longer structurally sound." Removal of the exterior stack and new roofing/flashing would be completed by Advantage Roofing and removal of the bricks within the attic would be completed by homeowner. This work is highly time sensitive as collapse of the chimney stack and or attic bricks could lead to serious injury or death for residents within the house or people outside of the house. We purchased the house in February 2024 and were unaware of the state of the bricks in the attic (no reasonable access to the attic was available).

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

Applicant's Signature: Elizabeth Houtrow Date: 12/5/24

Owner's Signature: Elizabeth Houtrow Date: 12/5/24
(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- 24-0045

Date Received*: 12-10-2024

Zoning RM-15 Year built 1895

Complete application Yes

Owned since 02/02/2024

COMMISSION

Meeting Date _____

Hearing fee paid \$85 _____

Check # _____

COMMENTS _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

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

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

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

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

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

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

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

Example #1: Rather than "Build new garage"

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

Example #2: Instead of "New front door"

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

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

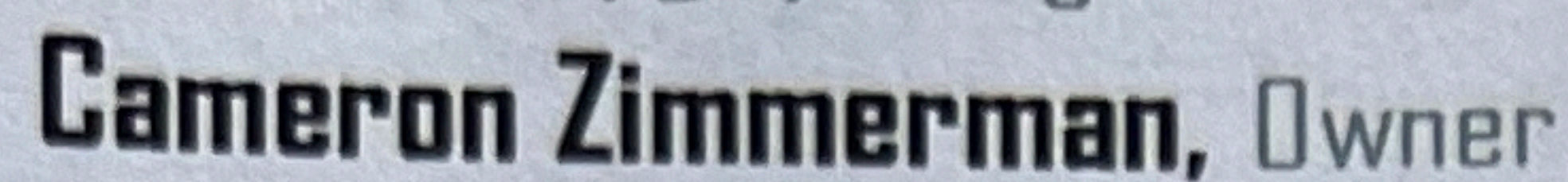
- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure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

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

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

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

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



Note: This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customer, not as certification of fire worthiness or safety. Since conditions of use and hidden construction defects are beyond our control, we make no warranty of the safety or function of any appliance and none is to be implied.













Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: December 17, 2024

SUBJECT: 4. 432 S Westnedge - Demolition (PPZ24-0046)

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Demolish post fire.

EVALUATION:

Project Details

Demolish property after a fire caused severe damage, especially in the second story.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

Demolition does not conform with any of the Secretary of the Interior' Standards.

(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 building has not undergone a structural assessment, but it appears that the damage in the second story is substantial*

(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. *This is a private property that it may not be in the majority of the communities interest to retain.*

Discussion

This property was burned over the summer when a number of fires suffered arson damage. The damage sustained at 432 S Westnedge warrant demolition.

POTENTIAL ACTIONS:

1. The proposed work complies with the Notice to Proceed Criteria A and C. **Action: Motion to approve a Notice to Proceed for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 21 January 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 January 2025.**
3. Denial of the application. **Action: Motion to deny the application based on Notice to Proceed Criteria A and D.**



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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 432 S. Westnedge Ave
Historic District: ☒ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Katrina (Salman) Fox Owner: A

Mailing Add: _____ Mailing Add: _____

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

Phone: 646 512 2587 Phone: _____

Email: Kat.b.fox@gmail.com Email: _____@_____

Contractor TBD, electric, consumers energy

☒ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Demolish post fire

APPLICATION CHECKLIST:

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

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

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

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

Applicant's Signature: _____ Date: 12/10/24

Owner's Signature: _____ Date: _____

(If different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0046 Date Received*: 12/10/2024

Zoning LW-1 Year built 1865 Complete application yes

Owned since _____

COMMISSION

Meeting Date _____

Hearing fee paid \$85 _____

Check # _____

COMMENTS

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

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

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

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

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

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

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

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

Example #1: Rather than "Build new garage"

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

Example #2: Instead of "New front door"

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

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

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

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

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

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

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









Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: December 17, 2024

SUBJECT: 5. 814 S Westnedge - Alteration (replace 2 windows on the south side) PPZ24-0047

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace 2 windows on the southside of the property in the second story. The windows to be used are Andersen wood frame double hung widows in sandstone color.

EVALUATION:

Project Details

Replace 2 windows on the southside of the property with Andersen wooden double hung 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 installation of new windows will remove historic materials and alter features and 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.
The deterioration of the windows is unclear from the application. It appears that the new windows will reasonably replicate the the existing windows.

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 new windows will remove the historic windows in the property. They will be differentiated from the old through the use of modern materials.

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.

It is unclear if the new windows will fit into the existing openings. If they fit into the existing openings, they can be removed in the future without impairing the 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.
 - *The applicant has not shown what the dimensions of the new windows will be.*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
 - *It is unclear if the other windows will match the proposed 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.
 - *The proposed windows are wood.*

Discussion

The applicant has not provided information regarding the existing condition of the historic windows. Additionally, it is hard to determine where the windows slated for replacement are.

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 21 January 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 January 2025.**

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
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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: 804 S Westnedge Apt 3 Kalamazoo MI 49008

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

Applicant: Jennifer Nap

Owner: VNA

Mailing Add: 814 S Westnedge Ave

Mailing Add: _____

City State & Zip: Kalamazoo MI 49008

City, State Zip: _____

Phone: 2695991719

Phone: _____

Email: jenn@vine.neighborhood.org

Email: _____@_____

Contractor VanLente Restoration

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

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

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

Applicant's Signature: _____ Date: 12/10/24

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0047

Date Received*: 12/10/2024

Zoning LW-1 Year built 1930

Complete application _____

Owned since 12/2/2024

COMMISSION

Meeting Date 12/17/2024

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 _____

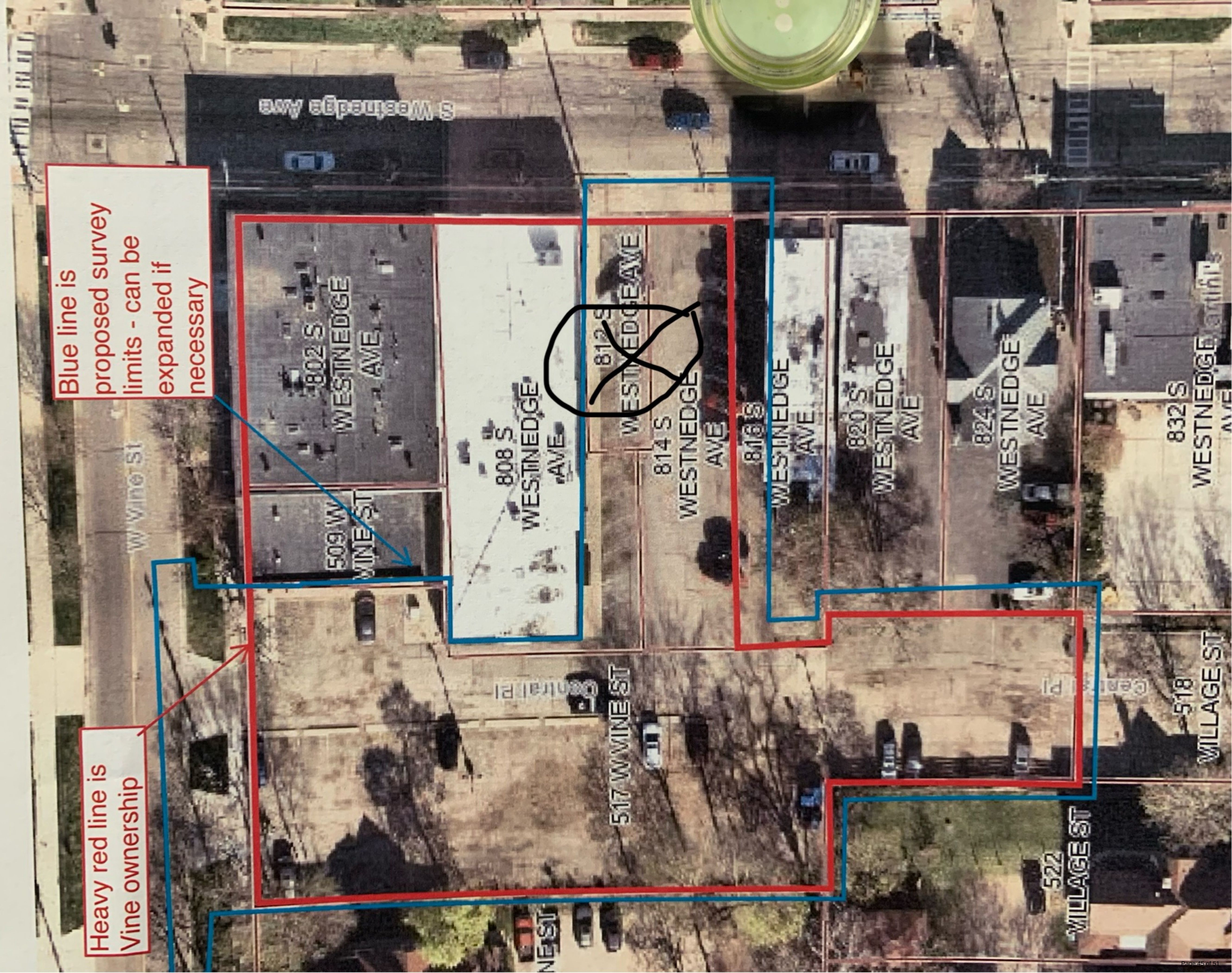
Notice of Denial with appeals information _____

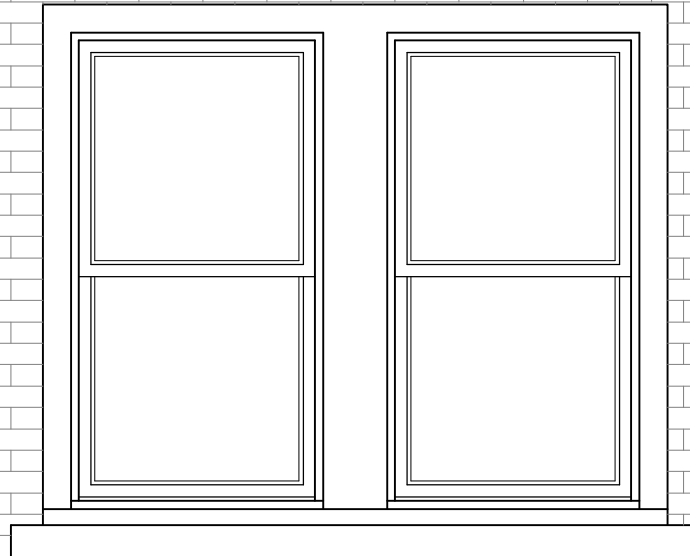
Notice to Proceed _____ Comments _____

Revised November 22, 2019

Heavy red line is
Vine ownership

Blue line is
proposed survey
limits - can be
expanded if
necessary





WINDOW RENOVATION

SCALE: 1/2"=1'-0"
8 DECEMBER 2024

VAN LENTE
RESTORATION
"CRAFTING LIVABILITY"

TILT-WASH DOUBLE-HUNG WINDOWS



SECTION REFERENCE

Tables of Sizes	13-14
Specifications	14-15
Grille Patterns	15
Window Details	16
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Combination Designs	51
Product Performance.....	56

TILT-WASH DOUBLE-HUNG WINDOWS

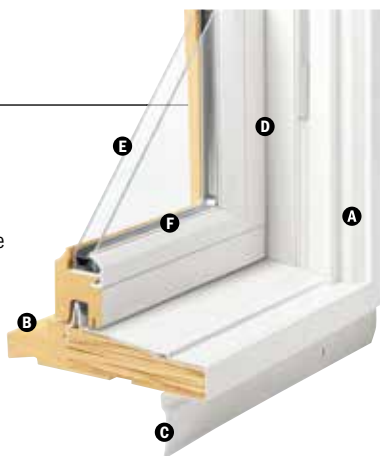
FEATURES

Frame

- A** Exterior outer frame members are treated with water-repellent preservative and covered with a rigid vinyl cover, minimizing maintenance and providing an attractive appearance.
- B** Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are available.
- C** Full-perimeter installation flange makes installation easy and fast with little or no adjustment. It's fixed, seamless and integrated with the exterior frame.
- D** Flexible weatherstrip around all four sides is factory-installed and provides a tight seal between the sash and frame.

Glass

- E** Choose Low-E, Low-E HeatLock®, Low-E SmartSun™, Low-E SmartSun HeatLock or dual-pane glass. Tempered glass and other glass options are available. Contact your Andersen supplier. A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.
- F** A rigid vinyl glazing bead, combined with high-grade silicone glazing bed, keeps the glass bonded firmly to the sash and helps minimize water and air infiltration.



Sash



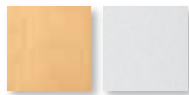
A convenient tilt-wash design makes it easy to clean the window from the inside. An in-sash balancer minimizes the view of the jamb liner, maximizing the amount of wood in the frame. Window can be secured through the side jambs to stud walls without hitting balancer.

EXTERIOR



White Sandtone

INTERIOR



Pine White

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless prefinished white is specified. Oil rubbed bronze is a "living" finish that will change with time and use.

DOUBLE-HUNG HARDWARE



Lock & Keeper

Standard: **Stone** | White
**Optional: Antique Brass | Black
Bright Brass | Gold Dust
Oil Rubbed Bronze | Satin Nickel

Stone finish is standard for pine interiors. White finish is standard for white interiors.
Bold name denotes finish shown.



CLASSIC SERIES™

Optional Lift**
Stone | **White**

* Visit andersenwindows.com/warranty for details.

** Hardware sold separately.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

ACCESSORIES Sold Separately

Frame

Extension Jambs

Standard jamb depth is 3 1/4" (83). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied extension jambs are available in 1/8" (1.5) increments between 4 3/8" (114) and 7 1/8" (181). Extension jambs can be factory-applied to either three sides (stool and apron) or four sides (picture frame casing).

Drywall Return

The 200 Series double-hung window is available with a narrow 3" (76) jamb depth with a flat interior surface for easy drywall return. Available in pine or prefinished white.

Two-Tone Option

200 Series tilt-wash double-hung windows are available with a two-tone color configuration, featuring a prefinished white interior and a Sandtone exterior. Some exterior components are visible from the interior. Corresponding picture and transom units, as well as grilles, are available to match.

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in stone and white. A field-applied window opening control device is also available.

Security Sensors

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See [page 6](#) for details.

Insect Screens

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view from the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screen

Exclusive Andersen® TruScene insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

Conventional Insect Screen

Conventional insect screens have a long-lasting* fiberglass screen mesh with a charcoal finish.

Exterior Trim

This product is available with Andersen exterior trim. See [pages 45-50](#) for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl and is not recommended.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

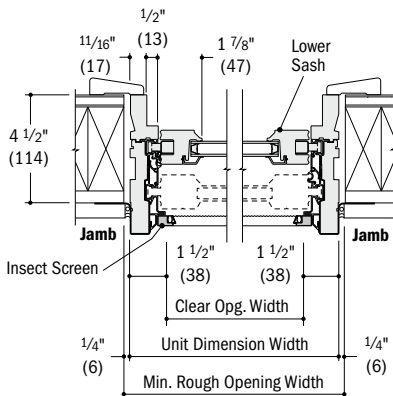
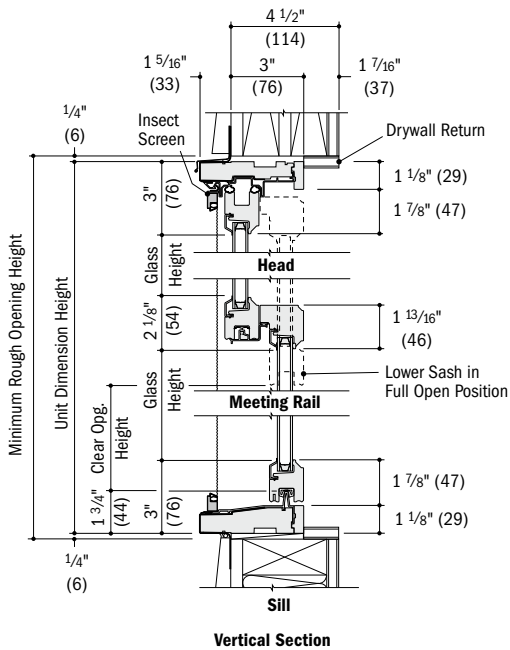
For more information about **glass, grilles and insect screens**, see [pages 8-9](#).

For more information about **combination designs, product performance, installation instructions and accessories**, see [pages 51-63](#) or visit andersenwindows.com

TILT-WASH DOUBLE-HUNG WINDOWS

Tilt-Wash Double-Hung Window Details

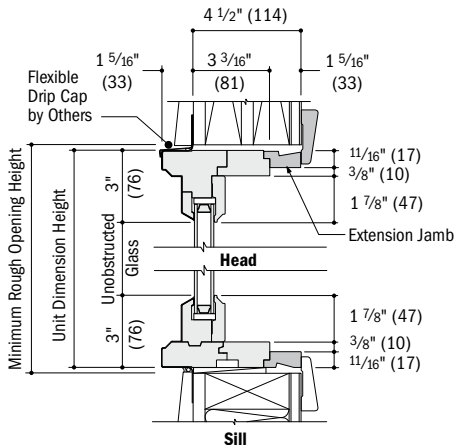
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section

Tilt-Wash Half Circle Window Detail

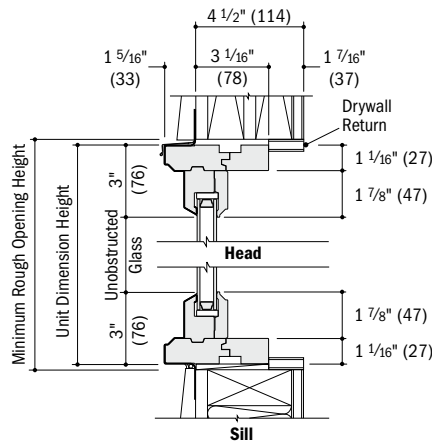
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



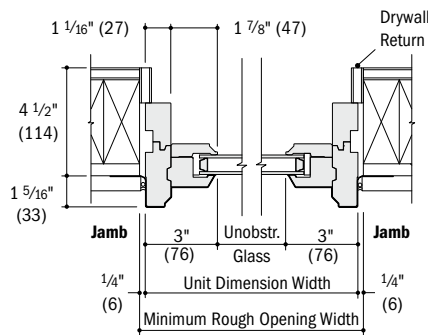
Vertical Section

Tilt-Wash Picture/Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section



Horizontal Section

Vertical (ribbon) Joining Detail

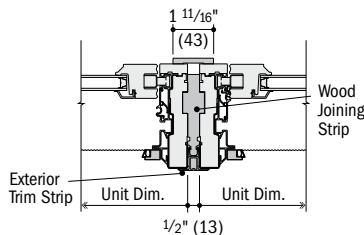
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths
plus 1/2" (13) for each join.

Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).

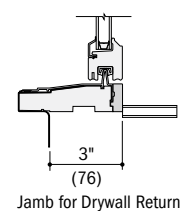
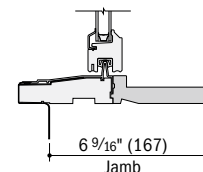
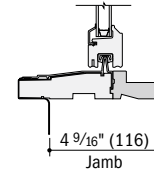
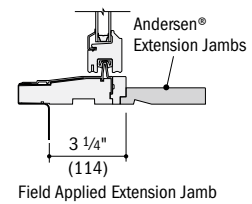


Horizontal Section

Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

Extension Jamb Details

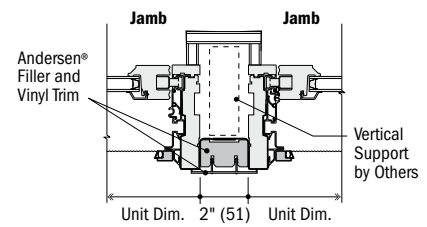
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section

Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

For more joining information, see the combination designs section starting on [page 51](#).

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on [pages 62-63](#).
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](#).
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.

HDC Meeting Schedule 2025

21 January 2025

18 February 2025

18 March 2025

15 April 2025

20 May 2025

17 June 2025

15 July 2025

19 August 2025

16 September 2025

21 October 2025

18 November 2025

16 December 2025



Historic Preservation Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission
FROM: Luis Pena, Historic Preservation Coordinator
DATE: 17 December 2024
SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative	\$35	66	2,310
Hearing	\$85	33	2,805
		99	5,115

Administrative Reviews:

312 Dutton – Roof
728 W Lovell - Roof
708 W South St - Roof
525 Pearl - Roof

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