

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, May 19, 2026

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. Nelson Nave
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 21 April 2026

D. PUBLIC COMMENTS

E. ACTION ITEMS

1. HDC Commissioner Application Review
 - a. Mark Dunham
 - b. Elijah Isch

F. APPLICATION REVIEWS

1. 703 S Park - Alteration (removal of existing deck, construction of new deck)
PHDC26-003
Year Built: 1900
Style: Colonial Revival
Historic District: South Street - Vine Area

2. 830 W Vine - Alteration (Replacement of basement egress window) PHDA26-005
Year Built: 1875
Style: Italianate
Historic District: South Street - Vine Area

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, April 21st, 2026

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:

Katie Boertman- Present
Dana Underwood – Present
James Johnson-Present
Dan Kastner- Present
Kristi Breisach- Present
Nelson Nave- Present

All commissioners present

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

III. Approval of Agenda:

Motion made to approve agenda by Mr. Boertman with a 2nd by Mr. Nave. All commissioners approve.

IV. Approval of Minutes: March 17th, 2026

Motion made to approve the minutes by Mr. Johnson with a 2nd by Ms. Boertman

V. Public Comment on non-agenda items: No guests and no public comments.

VI. OLD BUSINESS: None

NEW BUSINESS:

A. 703 S Park st

Year Built: 1900

**Alteration: Removal of deck,
Construction of new deck
Style: Colonial Revival
Historic District: South St- Vine
Area**

Applicant was not present. Mr. Pena provided the wrong date for the meeting. Mr. Nelson would rather see this restored rather than removed. Application was brought to the commission previously and was postponed.

Ms. Underwood made a motion to postpone the application to next month's meeting with a second from Ms. Breisach. All commissioners approve.

B. 471 W South St.

Year Built: 1923

Alteration: New rear barrier free ramp, new door and window

Style: Mediterranean

Historic District: Single Resource

Mr. Gregg Jones from Abonmarche Byce is proposing a handicap ramp and modifications to a window and a door. The current elevator is failing, and they have looked at replacements but would have a major impact on tenant views. They are looking at non-motorized ramps indoors and outdoors. They would be removing and replacing a door that would be either metal or fiberglass that would be a 5-6 panel door. They would also be removing a double hung window. They will be replacing the railings to match the 1923 drawings. They will be keeping the existing elevator till it is inoperable. They do have another elevator that is internal that they use primarily for moving furniture and occasionally people. Mr. Johnson makes a 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, 9 and 10 with a second from Ms. Boertman. All commissioners approve.

C. 111 Portage St

Year Built: 1855

Alteration: Installation of 2 signs

Style: Italianate

Historic District: Haymarket

Mr. Ryan Burns with the Peregrine Company is looking to add 2 signs to the building. One sign will be on the west facing wall and one on the north facing wall. The building is currently under renovation on the 2nd and 3rd floors. The signs will be aluminum and will be back lit with the logo and writing raised and back lit. They will be anchored to the mortar and can be removed. The conduit will be as discreet as possible and will try to match the brick in color. Ms. Breisach makes a 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 from Ms. Underwood. All commissioners approve.

D. 830 W Vine St

Year Built: 1875

Alteration: Replacement of Basement egress window

Style: Italianate

Historic District: South Street-Vine Area

Applicant was not present. Ms. Boertman makes motion to postpone the application to next month's meeting with a second from Mr. Johnson. All commissioners approve.

VII. Action Item

- Reappointment of Ms. Breisach and Mr. Johnson

Ms. Underwood makes a recommendation to the City Commission to reappoint Mr. Johnson and Ms. Breisach for another term on the Historic District Commissions with a second from Ms. Boertman.

All commissioners approve.

VIII. Coordinator's Report

- Welcome Mr. Nelson Nave to the board.
- Review of Cases.

IX. Adjournment

Ms. Kastner adjourned the meeting at 5:36 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date

Board, Commission, or Committee Application



Submitted on 10 March 2026, 8:20PM
Receipt number 430
Related form version 22

Applicant Information

Full Name Mark Dunham
Home Address [REDACTED] St, Kalamazoo, MI 49007, USA [REDACTED]
Are you a City of Kalamazoo resident? Yes
Phone Number [REDACTED]
Email Address [REDACTED]
Occupation Librarian
Employer Retired

Board or Commission

Which Board or Commission are you applying for? Historic District Commission (HDC)

What experience, education, community activities, etc. do you think should be considered for your appointment to this board or commission?

I'm a recently retired Librarian and hold a Permanent Professional Certificate from the Library of Michigan. I was employed at the Kent District Library for over twenty years, and just a few months short of my retirement I received an award for excellence in programming and outreach, which was a very prestigious honor. I always say the Librarians are true superheroes and that there's nothing we can't do. While I was employed in Kent County I continued to own and maintain two homes in Kalamazoo's Stuart Historic District, one of which is a rental and one of which I have lived in for over forty years. Throughout my residency, I have served on the board of what was then called the Stuart Area Restoration Association, serving as a recording secretary for many years. I was a member of a committee which worked to successfully expand the boundaries of the historic district to the east to include the Allen Boulevard area and portions of Willard Street and Ransom Street, including the historically significant Bowers Building at 610 W. Willard. Since retiring I've been serving as an election worker, and I also serve as a welcome desk host at the First Congregational Church where we work to share our historically significant building with nonprofit groups, including theater groups and musical acts, support groups, and other community organizations.

Also, as a long-term resident of Stuart, as well as a life-long resident of the area, I'm a whole-hearted advocate of the value of historic districts. After living through White flight, the crack epidemic, and the foreclosure crisis, I'm strongly convinced that the neighborhood would not be what it is today, if it were to exist at all, without the protections afforded by the historic district. And I have my very own copy of A Field Guide to American Houses to refer

to!

Are there any reasons you may have a conflict of interest if you were appointed to this board or commission? If so, please explain.

No

Are you currently serving as an appointee to any other City of Kalamazoo board or commission? If so, which one(s)?

No

References

Reference 1 Full Name	Sharon Carlson
Reference 1 Address	[REDACTED]
Reference 1 Phone Number	[REDACTED] 5
Reference 2 Full Name	Sharon Ferraro
Reference 2 Address	[REDACTED]
Reference 2 Phone Number	[REDACTED] 3

Supporting Documents

[Resume.pdf](#)

Optional Demographic Information

Gender	Male
Race	White
Ethnicity	Non-Hispanic or Latinx
Year of Birth	1962
Household Income	More than 80% median family income
Disability Status	No disability
Employment	Retired
Education	Post-graduate degree
Where do you live?	Stuart
How did you learn about this opportunity to serve on a board or commission?	The City of Kalamazoo's Facebook page

Submit

Applicant Signature



[Link to signature](#)

Mark Dunham

[REDACTED]
Kalamazoo, MI 49007
[REDACTED]
[REDACTED]

Education and Civic Engagement

July 2024 - Present

Welcome Desk Host at First Congregational Church of Kalamazoo. Serve as a building host to various nonprofits, community groups, and musical performers.

August 2024 - Present

Currently enrolled in Intermediate Spanish at WMU.

August 2024 - Present

Currently employed as a poll worker for the City of Kalamazoo.

Employment Experience

Adult Services Librarian

January 2004 - July 2024
Kent District Library
814 West River Center Drive
Comstock Park, Michigan 49321
(616) 784-2007

Provide reference and information services to library patrons. Assist patrons in their search for materials; provide reader's advisory and reference interview services as needed. Assist and instruct patrons in the use of online databases, the library's public access catalog, and the use of the library's computers. Maintain the library's collection by participating in the shifting of books, the discarding of materials, and the requesting replacement items. Winner of the 2024 KDL All Staff Award for Excellence in Programming and Outreach.

Cataloger

November 2003 - March 2004

C. Berger Group, Inc.

327 East Gundersen Drive

Carol Stream, Illinois 60188

Responsible for updating Pfizer's global bibliographic database. Created a unified format throughout the database to improve access to Pfizer's library Materials. Eliminated duplicate records and created new records when necessary. Downloaded records from a national online bibliographic database when necessary. Worked out of Pfizer's library at 301 Henrietta Street in Kalamazoo, Michigan, and maintained periodic contact with a supervisor in Groton, Connecticut. Project completed in March 2004.

Education/Certifications**Master of Library and Information Science****Graduate Certificate in Archival Administration**

April 2003

Wayne State University

Detroit, Michigan 48202

Bachelor of Arts in Environmental Studies

April 1990

Western Michigan University

Kalamazoo, MI 49008

Double major in Environmental Studies and Comparative Religion. Course work in cross-cultural studies in religion and philosophy as well as in biology, chemistry, and geology.

Awards and Scholarships**Edith B. Phillips Endowed Scholarship**

Spring 2000

Winner of a scholarship recognizing scholastic achievement and awarded to library science students with an expressed interest in technical services.

Loleta Fyan Scholarship

Fall 2000

Winner of a scholarship available to paid staff of libraries serving populations under 26,000. Winner must be nominated by the library director.

Board, Commission, or Committee Application



Submitted on	18 May 2026, 8:35am
Receipt number	442
Related form version	21

Applicant Information

Full Name	Elijah Isch
Home Address	[REDACTED]
Are you a City of Kalamazoo resident?	Yes
Phone Number	[REDACTED]
Email Address	[REDACTED]
Occupation	Executive Search Consultant
Employer	Welsh & Associates
Employer Address	[REDACTED]
Employer Phone Number	[REDACTED]

Board or Commission

Which Board or Commission are you applying for?	Historic District Commission (HDC)
What experience, education, community activities, etc. do you think should be considered for your appointment to this board or commission?	I have been actively restoring and preserving a historic home in the Stuart neighborhood with my wife for the last 2 years and I serve on the Stuart Neighborhood Association Board
Are there any reasons you may have a conflict of interest if you were appointed to this board or commission? If so, please explain.	No

Are you currently serving as an appointee to any other City of Kalamazoo board or commission? If so, which one(s)?

NO

References

Reference 1 Full Name Gary Wark

Reference 1 Address

[REDACTED]

Reference 1 Phone Number

[REDACTED]

Reference 2 Full Name

Dave Engerer

Reference 2 Address

[REDACTED]

Reference 2 Phone Number

[REDACTED]

Supporting Documents

[Elijah Isch resume 2026.docx](#)

Optional Demographic Information

Gender Male

Race Refused

Ethnicity Refused

Year of Birth 1996

Household Income More than 80% median family income

Disability Status No disability

Employment Full-time

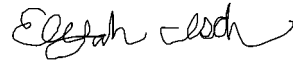
Education Bachelor's degree

Where do you live? Stuart

How did you learn about this opportunity to serve on a board or commission? Post online

Submit

Applicant Signature

A handwritten signature in black ink, appearing to read "Elijah Cook".

[Link to signature](#)



Elijah Isch





Experience

Executive Search Consultant, Welsh and Associates September of 2021 - Present

Responsible for full desk recruiting and executive search:

- Candidate sourcing and vetting
- Market Development
- Sales and business development
- Account Management
- Cold Calling

Executive Chef Heritage Assisted Living/ Reflections Memory Care Battle Creek April 2019 - September 2021

Managed all aspects of two kitchens Including

- Ordering and inventory management
- Hiring and training of all new staff
- Created training material for new staff
- Plan all menus including special events and holiday meals
- Wrote and built highly detailed recipe books for our regular 5-week menu cycle
- Planned special events for the residents and staff as well as the menu for the events
- Designed menus for special meals utilizing Adobe InDesign
- Analyzed vendor options and facilitated a switch to a new food vendor to help manage our costs as well as gain better service for our business and residents

Millennium Restaurant Group May 2016 - July 2018

Worked multitude of jobs throughout the company:

- Line Cook at Centre Street Tap House
- Line Cook at Feildstone Grill
- Line Supervisor at Centre Street Tap House
- Assistant Kitchen Manager at Sprinkle Road Tap House (Part of the opening crew)
- Helped with large catering events
- Managed ordering and inventory to adhere to food cost budget
- Created with new specials and menu items for special events

Manager at Jaspares's November 2012- May 2016

Managed all aspects of the kitchen including:

- Ordering and inventory management
- Scheduling
- Hired new employees
- Managed the flow of work on busy nights to ensure timely completion of all orders
- Customer service and conflict resolution
- Managed the flow of outgoing deliveries to ensure the most efficient delivery routes possible
- Managed 10 employees

Volunteering

Kalamazoo Communities in Schools Emerging Leaders Executive Committee Fundraising Chair December 2022 - July 2024

Lead planning and implementation all fundraising activities for the group:



- Worked with local businesses to secure donations for events and silent auctions.
- Planned Fundraising events with the Growlers
- Planned and ran the Cornhole Madness Tournament

Education

Kalamazoo Valley Community College September 2013-April 2016

Padderborn University, April 2017 – May 2017

Short term study abroad in Germany. Where I took a global negotiations course with 25 German students and 25 Western Michigan University Students.

Western Michigan University, Haworth Business College

BBA Marketing, Minor in Business Management.

Awards

Academic Honors List, Kalamazoo Valley Community College, 2015-2016

Member of Phi-Theta-Kappa Honor society 2016-Present

Member of WMU AMA September 2017 – December 2019

Won the Gold Medal for the 2020 Kalamazoo In Bloom Pumpkin Soiree for the Best Vegetarian Dish



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: May 19, 2026

SUBJECT: 1. 703 S Park - Alteration(Removal of exiting deck/construction of new deck)
PHDC26-003 *Postponed Application*

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: repurposing and replacing side porch. Eliminating roofed portion to make the area more useful for tenants (Grilling). Plan is to remove steps making deck only be accessible from inside the house as an added safety measure. Deck size is negotiable but plan now is 9.5' along house and extending 6' from house.

EVALUATION:

Project Details

Removal of an existing rear/side (south face) porch, installation of a step-less deck in place of the historic porch, or removal of deck all together, optional removal of existing door at the SE corner of the house.

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 side porch is a projection that contributes to the overall shape of the structure, and therefore the character of the structure. It should be noted, however, that the existing porch is toward the rear of the property and only a single story tall. The style of the columns supporting the existing porch suggest that it was built at a different time than the rest of the property, or the existing side porch has been heavily modified so as to lose its integrity.*

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.

As noted above, while the existing side porch may be old (or original to the house) it has likely been heavily modified and thus lost integrity. Because the integrity has been lost, removal of the porch would not constitute removal of a distinctive feature.

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 deck would be differentiated from the property stylistically (the deck would not have a roof or stairs). The proposed deck would also be roughly 9.5' x 6', projecting a third of the width of the house.

Local Historic District Standards and Guidelines:

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

The proposed deck would be highly visible from the street, as it would be located on the side of the property (towards the back of the house).

Discussion

While a 1908 Sanborn map shows a projection at the SE corner of the property that nearly lines up with the existing porch, it is difficult to tell if the existing porch dates to 1908. It should be noted that age alone does not constitute historic character to a property, or portion of a property. Furthermore, the columns on the existing porch do not align stylistically with the rest of the house (the rear/side porch columns resemble Queen Anne turned columns, while the front porch columns are rounded, perhaps staved, Colonial Revival columns in groups of three). The proposed porch would be about a third the width of the main structure.

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 16 June 2026 and direct the applicant to provide the requested materials and information to**

the Historic Preservation Coordinator by noon on 09 June 2026.

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.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: 703 S Park St

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

Applicant: Mike Purwin Owner: Mike Purwin (Same)

Mailing Add: 4057 S Rolling Rdg Mailing Add: _____

City State & Zip: Wayland MI 49348 City, State Zip: _____

Phone: 2693306939 Phone: _____

Email: mikepurwin @gmail.com Email: _____@_____

Contractor TBD

Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Repurposing and replacing side porch. Eliminating roofed portion to make

(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: [Signature] Date: 3/16/24

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

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

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

-For Historic Preservation Coordinator's Use Only-

Case Number: ~~PHDC~~ PHDC26-003 Date Received*: 03/16/2026
 Zoning RM36 Year built 1900 Complete application Yes
 Owned since 03/22/1999

COMMISSION Meeting Date 04/21/2026 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

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@kalamazocity.org

Shared Dealer Locator
Report



Mike P

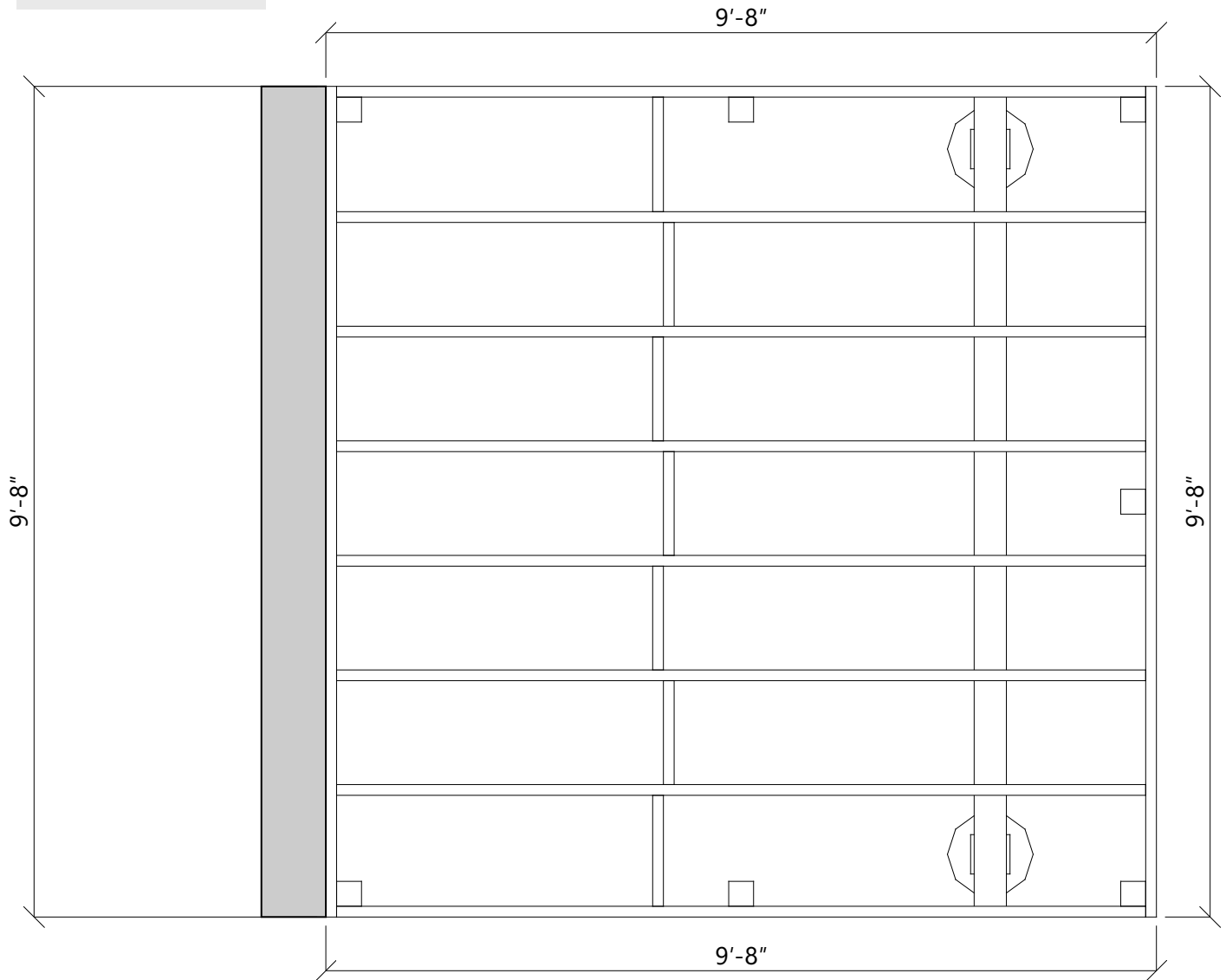
Deck Planner Software™ Report

All lengths, areas, weights, masses and structural forces are expressed in U.S. Customary units unless otherwise specified.

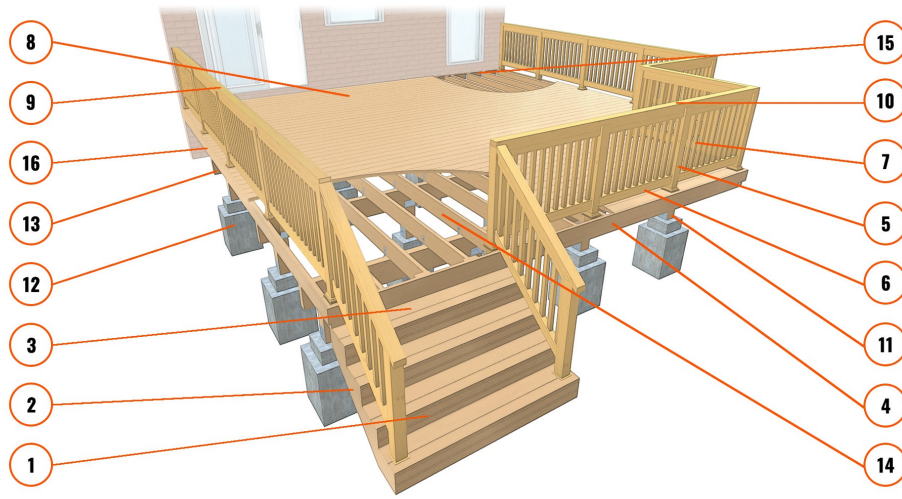
7/30/2024 6:27 PM by Deck Planner Software™

Your Planned Deck Design

Plan view construction



Glossary Of Decking Terms



1. Risers: The vertical boards attached to the stair stringers. Many localities require risers to prevent possible trip hazards.

2. Stringers: The structural support for stairs. They have limits on how much weight they can carry, so size and spacing are important considerations. Composite manufacturers provide recommended stringer spacing to support the tread material.

3. Treads: The horizontal stair surfaces on which deck users walk.

4. Rim Joist: Also known as edge bands, the rim joist wraps the deck and keeps the joists standing on edge, while also providing a solid surface for attaching railing posts. Proper attachment is critical to installing a safe railing.

5. Rail Post: Vertical lumber member that supports the handrail and resists the outward force of people leaning on the railings.

6. Bottom Rails: Lumber members that connect to the rail posts and provide a solid surface for securing the infills.

7. Infills: Also known as balusters or pickets, the infills are connected to the top and bottom rails and provide a barrier against falls.

8. Decking: When properly attached to each joist and rim joist, the decking surface (whether wood or composite material) helps unify the entire structure.

9. Rail Cap: Much like the decking, the rail cap unifies the railing system and provides a decorative feature.

10. Top Rails: These members have the same stabilizing function as the bottom rails.

11. Post: Vertical structural member that supports the beams and attaches the deck to the footings using a post base.

12. Footing: Concrete element that serves as the foundation of the deck.

13. Beams: Structural members that support the decking floor joists. Beams are made of doubling 2x material and can be installed as a laminate, sandwiched, or notched into the post.

It is important to have a post of sufficient size and strength to support the beam. The beam should not be any wider than the thickness of the post, and should be secured with the correct post cap.

14. Joists: Wood members installed across the beams and spaced to accommodate the decking material. The joist spacing may depend on the angle at which the deck boards are applied.

15. Ledger: The ledger is a crucial connection because it attaches the deck to the house. The material used to construct the house may determine the type of connection. Consult local building officials on the recommended connection.

16. Fascia: Vertical boards that face outwards from the edges of the deck, attached to the rim joists. Fascia boards typically consist of a lumber species that matches the appearance of the decking material.

A Complete Connector System for Building Safer, Code-Compliant Decks

LSCZ LSCSS
Adjustable Stringer Connector
Ties stair stringer to the carrying header or rim joist

DTT2Z DTT2SS
Deck Tension Tie
Ties deck to house

DTT1Z
Deck Tension Tie
Ties deck framing to top plate, studs or headers

LUCZ LUCSS
Joist Hanger
Ties deck joist to ledger

Strong-Drive® SDWS Timber Screw
Ledger attachment design per code; visit our website for spacing instructions

H2.5AZ H2.5ASS
Hurricane Tie
Ties joist to beam

DJT14Z DJT14SS
Deck Joist Tie
Ties 2x girder to post

TA9Z/TA10Z TA9SS/TA10SS
Staircase Angle
Ties stair tread to stringer; TA9ZKT/TA10ZKT provided with Strong-Drive SDS screws

A35Z A35SS
Framing Angle
Ties rim joist to deck joist

DTT2Z DTT2SS
Deck Tension Tie
Ties gaurdrail post to deck joist

ABU44Z
Post Base
Ties 4x4 post to concrete

ABA44Z
Standoff Post Base
Ties 4x4 post to concrete

H1Z
Hurricane Tie
Ties joist to girder at mid-deck; ties joist to beam

BCS2-2/4Z BCS2-2/4SS
Post Cap
Ties 4x post to double 2x beam girder

Installation Considerations

Building Code and Zoning Requirements

Check deed restrictions, building codes and zoning laws to make sure your deck complies. The local building jurisdiction will require a minimum setback from property lines. Check with local utility companies to make sure deck construction will not disturb underground piping or wiring (**dial 811 before you dig**)

A resource for general residential deck codes and building practices is the Prescriptive Residential Deck Construction Guide, by the American Wood Council (free download from www.awc.org).

The local building jurisdiction should be consulted to verify any building code requirements specific to the area.

Deck Function

While planning your deck, consider how it will be used. Sun/shade areas and possible views are common considerations.

Lumber

Pressure- or preservative-treated lumber, or lumber that is naturally decay resistant, should be used for durability. Cut edges should be field-treated with preservative.

Fasteners and Connectors

To resist corrosion, fasteners and connectors in contact with treated lumber should be ZMAX®, hot-dip galvanized (HDG) or made with stainless steel.

Consult with the building code, the preservative treatment manufacturer and strongtie.com to get recommendations for your conditions. Fasteners and connectors should be made of the same material (i.e. both of them galvanized, both of them HDG or both in stainless steel).

Ledger

Proper corrosion-resistant flashing should be installed between a deck ledger and the house. The ledger should be installed directly to the framing, with any siding removed.

Deck Area and Footing Layout

Batter boards (temporary wood supports, such as 2x4s), mason's string and a plumb bob can be used to lay out the deck area and footings. For a rectangular shape, the corners will be square when the lengths of the two diagonals are equal.

Footings

Holes for footings will need to be dug to a depth below the frost line.

Post Bracing

Diagonal bracing between posts and joists/beams should be installed according to the building code.

Posts and Beams

Allow an additional margin in length to the posts. Determine the desired deck floor height on the post and then cut to the appropriate length.

Attaching Joists

Attach joists to the ledger board with joist hangers.

Laying Decking

Drill pilot holes into the ends of boards to prevent splitting. Allow space between boards.

Guardrails

Guardrails must be adequately attached to the framing members of the deck. The building code has limits on the size of openings that are permitted in the guard system.

Stairs and Handrails

Stairs should be at least 36" wide. The building code has limits on the size of openings in a flight of stairs and specific directions for providing handrails.

Tools Required

The checklist provided should be used as a quick guide only,
and we highly recommend consulting some additional resources listed here:

www.strongtie.com/solutions/deckcenter

Concrete Work

- Pick
- Post hole digger
- Shovel
- Wheelbarrow
- Hoe and hose (to mix concrete)
- Tamper

Concrete Layout

- Stakes or batter boards
- String
- Transit

Safety

- Eye Protection
- Hearing protection
- Dust mask
- Gloves
- Kneepads

Wood Work

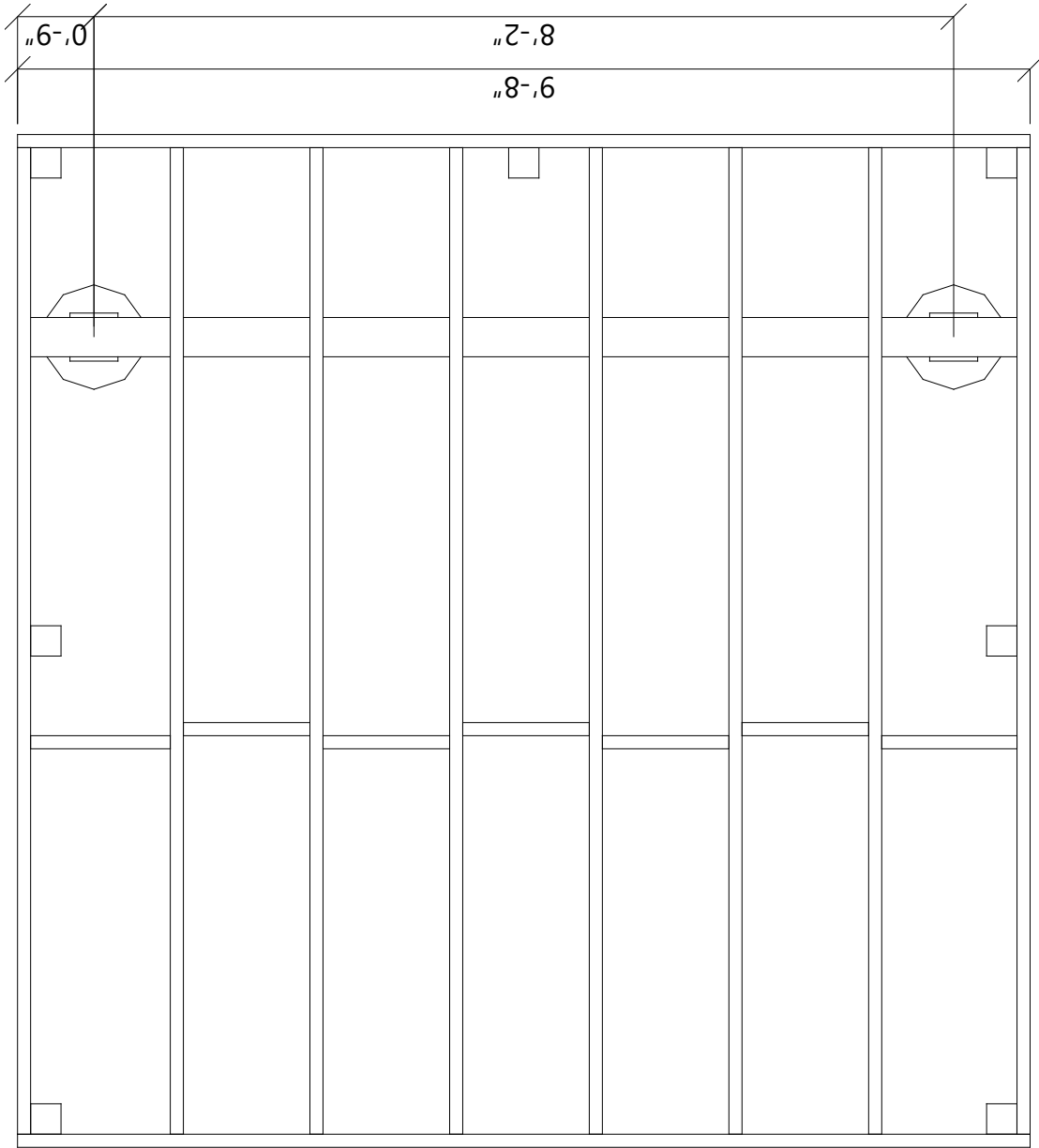
- Extension cord
- Circular saw
- Drills and bits
- Hammer
- Nail set
- Chisel
- Handsaw
- Ladder
- Mallet
- Tool belt

Wood Layout

- Tape measure
- Squares: Rafter/Speed, Framing
- Level/Levels
- Chalk line
- Pencils
- Plumb bob

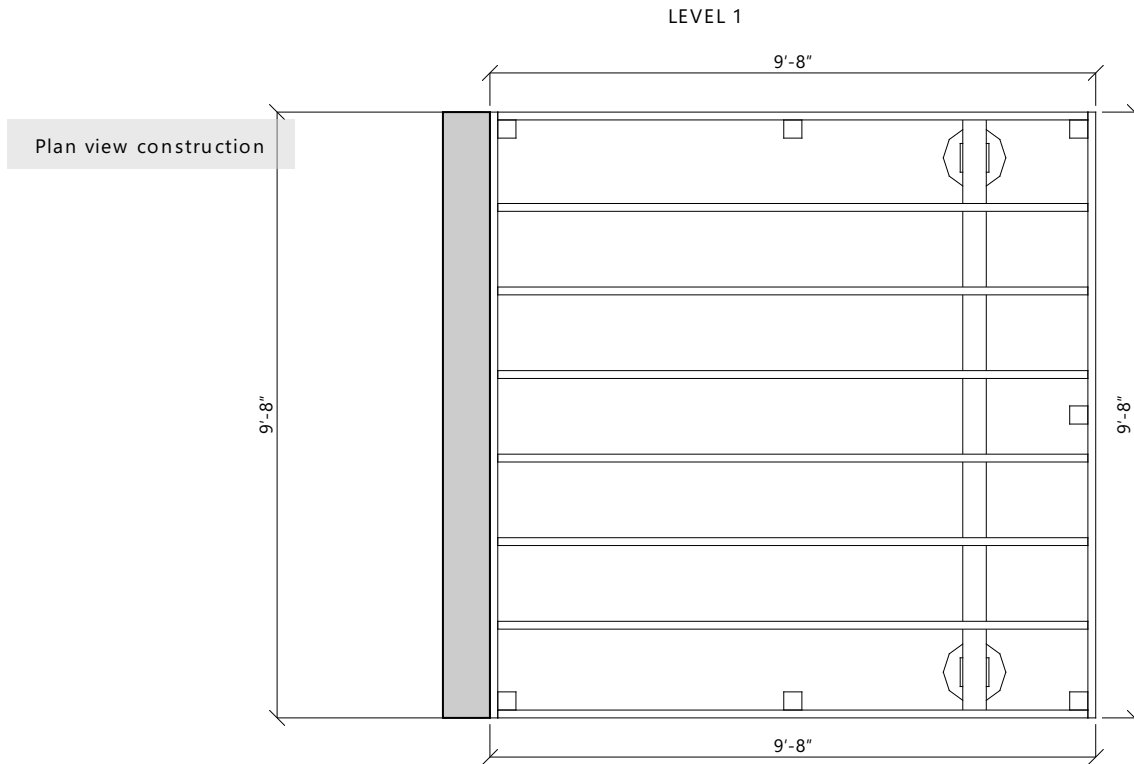
Tips for the DIYer

- When cutting or drilling wood, always wear eye protection to prevent injury from flying wood particles.
- If cutting pressure treated material, wearing a fabric breathing mask will help to avoid ingestion of the dust.
- Wear gloves to protect from splinters.
- Invest in a pair of kneepads if you are doing floor jobs or working on a deck.
- Dispose of scraps in the regular trash or take to a landfill - do not burn pressure treated materials.



	NOTES FROM THE CUSTOMER	DESIGN TITLE MIKE P	DRAWING 1	JOB ID
	THIS DRAWING WAS GENERATED BY DECK PLANNER SOFTWARE™	CUSTOMER NAME Mickey Delaio	SCALE NOT TO SCALE	CHECKED BY
	CUSTOMER EMAIL ADDRESS rand48809@yahoo.com	CUSTOMER PHONE NUMBER	DATE 7/30/2024 6:27 PM	CHECK DATE
			CREATED BY	STORE
				PAGE 7

Permit Info



Structural Information: Level 1

Height of level (top of decking)	36"
Max. joist span	91 1/4"
Max. joist cantilever	21 3/4"
Max. beam span	98 1/2"
Max. beam cantilever	6"
Footing depth	48"
Footing area (ea.)	9 1/2 ft ²
Designed live load	40 lb/ft ²
Designed dead load	10 lb/ft ²

Deck and Post Height

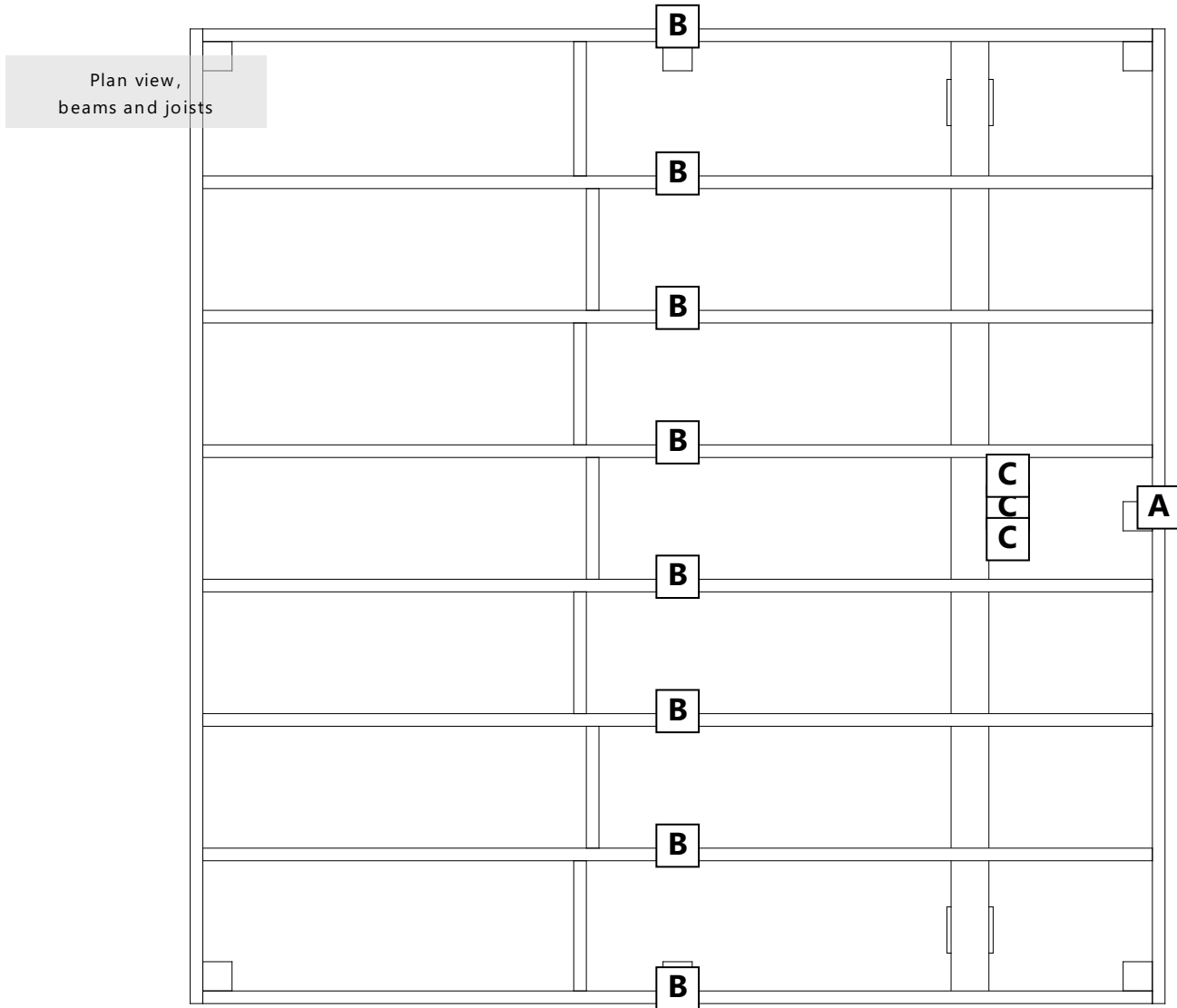
Your design height is 36" from the top of the decking to the ground level. The top of the deck support posts will therefore be 19" above ground level."

Joists

Set joists on top of beams, 16" center-to-center.

Materials Drawing

MATERIALS DRAWING 1



Materials Cut List

LEVEL 1

Label	Description	Qty	Length	Usage
A	2" x 8" x 10'- Wood SP (Square)	1	116"	Rim Joists
A	2" x 8" x 10'- Wood SP (Square)	1	116"	Ledgers
A	2" x 8" x 10'- Wood SP (Square)	1	116"	Joists
A	2" x 8" x 10'- Wood SP (Square)	1	116"	Blocking
	2" x 8" x 10'- Wood SP (Square)	1	116"	Rim Joists
	2" x 8" x 10'- Wood SP (Square)	1	116"	Ledgers
	2" x 8" x 10'- Wood SP (Square)	1	116"	Joists
	2" x 8" x 10'- Wood SP (Square)	1	116"	Blocking
B	2" x 8" x 10'- Wood SP (Square)	8	113"	Rim Joists
B	2" x 8" x 10'- Wood SP (Square)	8	113"	Ledgers
B	2" x 8" x 10'- Wood SP (Square)	8	113"	Joists
B	2" x 8" x 10'- Wood SP (Square)	8	113"	Blocking
	2" x 8" x 10'- Wood SP (Square)	2	16"	Rim Joists
	2" x 8" x 10'- Wood SP (Square)	2	16"	Ledgers
	2" x 8" x 10'- Wood SP (Square)	2	16"	Joists
	2" x 8" x 10'- Wood SP (Square)	2	16"	Blocking
	2" x 8" x 10'- Wood SP (Square)	5	14 1/2"	Rim Joists
	2" x 8" x 10'- Wood SP (Square)	5	14 1/2"	Ledgers
	2" x 8" x 10'- Wood SP (Square)	5	14 1/2"	Joists
	2" x 8" x 10'- Wood SP (Square)	5	14 1/2"	Blocking
C	2" x 10" x 10'- Wood SP (Square)	3	116"	Beams
	6" x 6" x 8'- Wood SP	2	18"	Posts/Footings

Railing Kit List

All Materials

Usage		Qty	SKU	Description
Stick Built Items				
	Railing Posts	7/7		Ball Cap
	Top Rails	6/6		Top Rail 2x4 6ft
	Bottom Rails	6/6		Bottom Rail 2x4 6ft
	Infill	84/84		Square Baluster 2x2 29in
	Railing Posts	2/2		4 x 4 x 16 - Redwood
	Railing Posts	1/1		4 x 4 x 8 - Redwood
	Railing Posts	7/7	DTT2Z	DTT2Z Connector (ZMAX®)(Fasteners and Washers included)

Estimated Materials List

All Materials

Usage	Qty	SKU	Description	Type
Decking	21		1" x 6" x 12'- Wood SP (Grooved)	Lumber
Fascia	3		2" x 12" x 12'- Wood SP	Lumber
Rim Joists	1		2" x 8" x 10'- Wood SP (Square)	Lumber
Ledgers	1		2" x 8" x 10'- Wood SP (Square)	Lumber
Joists	8		2" x 8" x 10'- Wood SP (Square)	Lumber
Blocking	1		2" x 8" x 10'- Wood SP (Square)	Lumber
Beams	3		2" x 10" x 10'- Wood SP (Square)	Lumber
Posts/Footings	1		6" x 6" x 8'- Wood SP	Lumber
Joists	8	H2.5AZ	H2.5AZ Hurricane Tie (ZMAX®)	Connector
Joists	12	LUS26Z	LUS26Z Joist Hanger with Double-Shear Nailing (ZMAX®)	Connector
Joists	4	LS50Z	LS50Z Skewable Angle (ZMAX®)	Connector
Joists	4	DTT2Z	DTT2Z Connector (ZMAX®)(Fasteners and Washers included)	Connector
Posts/Footings	2	BCS2-3/6Z	BCS2-3/6Z Post Cap (ZMAX®)	Connector
Posts/Footings	2	ABA66Z	ABA66Z Adjustable Post Base with Standoff (ZMAX®)	Connector
Posts/Footings	1		5/8" Diameter Straight Shank Carbide Drill Bit for Concrete & Masonry	Concrete
Posts/Footings	11		80lbs Bag (0.60 CF) Concrete Mix	Concrete

Usage	Qty	SKU	Description	Type
Posts/Footings	1		12" x 10' Construction Tube	ConstructionTube
Tape	2	BDFB1550	BDFB1550 - Butyl Deck Flash Barrier 1-5/8" x 50'	Tape
Tape	1	BDFB1220	BDFB1220 - Butyl Deck Flash Barrier 12" x 20'	Tape
Decking	1	S10250WPP	DWP #10 2-1/2IN 305SS FLAT T25 350CT	Fastener
Decking	1	S10250WP1	DWP #10 2-1/2IN 305SS FLAT T25 1#	Fastener
Fascia	2	T08175FS75TN02	#8X1.75 316SS FASCIA SCREW T20 TN02 75CT	Fastener
Fastener	1	fsbit	FASCIA SCREW COUNTERSINK BIT	Fastener
Rim Joists	1	SDWS16300QR75	3 IN SDWS Framing Screw 75ct	Fastener
Ledgers	2	SDWS22400DB-RC12	SDWS22400DB Structural Wood Screw (12)	Fastener
Joists	1	N8DHDG	Strong-Drive® SCN 1 1/2" x .131", 10 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 1 LB	Fastener
Joists	1	N10DHDG	Strong-Drive® SCN 1 1/2" x .148", 9 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 1 LB	Fastener
Joists	1	10DHDG	Strong-Drive® SCN 3" x .148", 9 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 1 LB	Fastener
Joists	4	1/2 MBHDGH	1/2" diameter HDG Machine Bolts: length calculated (1)	Fastener
Joists	4	NUT-1/2 MBHDG	Nut for 1/2" Bolt, Oversized Threads (Hot-Dip Galvanized) (1)	Fastener
Beams	2	SDWS22300DB-RC12	SDWS22300DB Structural Wood Screw (12)	Fastener
Posts/Footings	1	16DHDG	Strong-Drive® SCN 3 1/2" x .162", 8 gauge, Smooth-Shank Connector Nail, Hot Dip Galvanized - 1 LB	Fastener
Posts/Footings	2	THDB62600H4SSF1	5/8" x 6" Type 304 Stainless Steel Titen HD® Heavy-Duty Screw Anchor	Fastener

Dealer Locations

Approved dealers local to your ZIP code.

Dealer Name	Address	Phone
BIG L CORPORATION	5981 S Greenville Rd, Greenville, 48838-9547, US	(616) 754-9339
BIG L CORPORATION	620 S Main St, Sheridan, 48884-9740, US	(989) 291-3232
US LBM-STANDARD SUPPLY-ADA	6566 Fulton St E, Ada, 49301-9081, US	(616) 676-2108
Meekhoff Lumber	6045 28th St SE, Grand Rapids, 49546-6909, US	(616) 949-2140
LOWE'S #1514 (GRAND RAPIDS)	4297 Plainfield Ave NE, Grand Rapids, 49525-1611, US	(616) 447-7904

Please re-enter your ZIP code in the user settings of Deck planner and re publish a report if the results are not desirable.

Legal Disclaimer

Effective Date: July 30, 2024

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The App is not designed to perform any of the engineering calculations or structural design required for building construction. Due to the size, shape, location or other considerations, the design set forth in the Report may require supporting structures that are not included in the Report. The App and Report are intended to be used only in conjunction with Simpson Strong-Tie® products. Before beginning any project, you should review all of the information about the Simpson Strong-Tie® products that is available on www.strongtie.com. Any use of the App or the Report is at your own risk.

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You should consult with local authorities to ensure that your project complies with all applicable zoning and building codes, requirements and practices, which vary greatly depending on your location. You are responsible for ensuring that the project (including the design set forth in the Report and any substitutions or modifications you make) complies with all applicable zoning and building codes, requirements and practices (including requirements for lighting).

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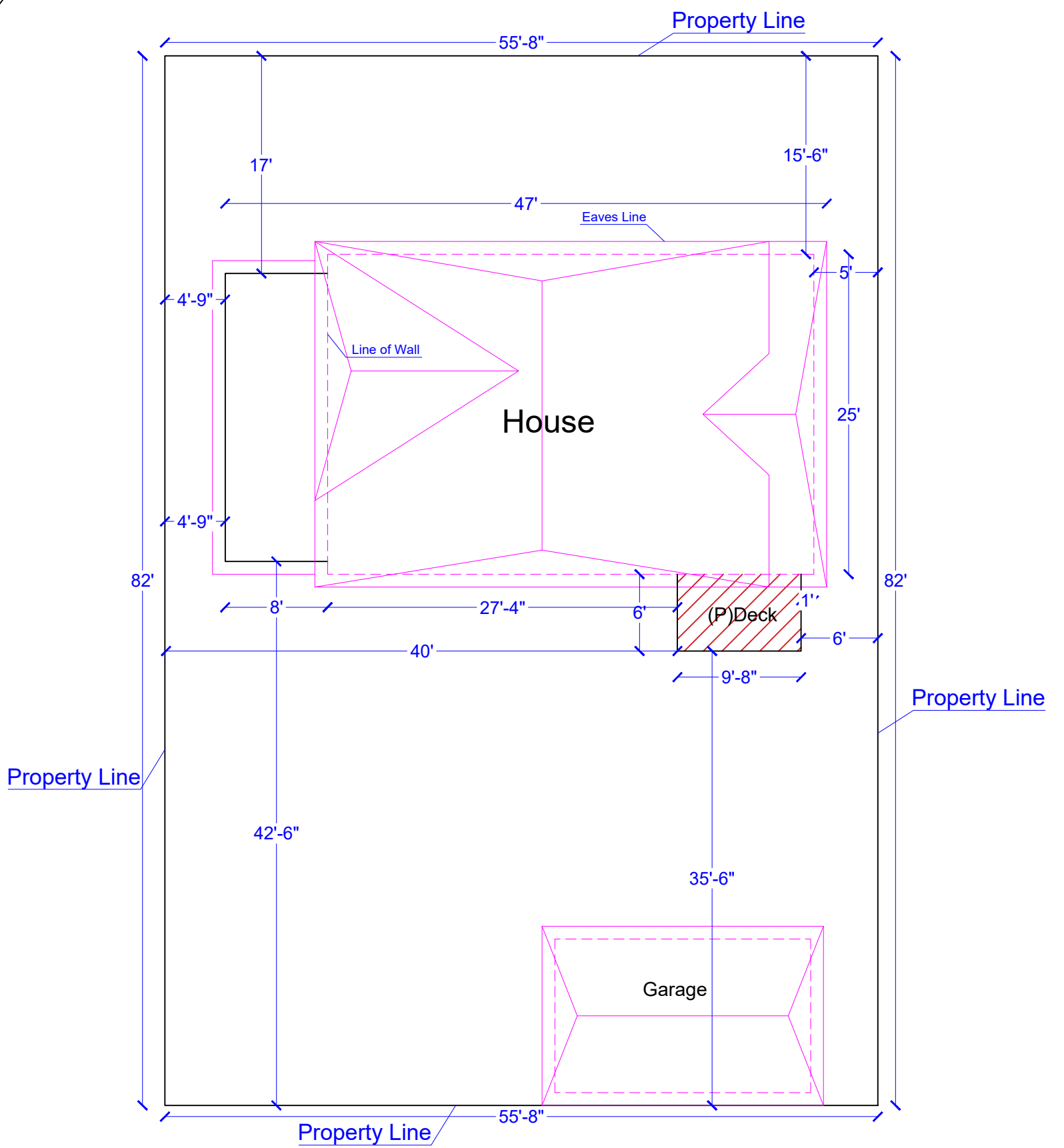
You agree, at your own expense, to indemnify, defend and hold harmless Simpson, its parents, subsidiaries, affiliates, officers, directors, employees, agents, distributors and licensees, from and against any judgments, losses, deficiencies, damages, liabilities, costs, claims, demands, suits, and expenses (including, without limitation, reasonable attorneys' fees and expenses) incurred in, arising out of or in any way related to your breach of these terms or your use of the App or the Report.

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W Dutton St

S Park St



ADDRESS: 703 S Park St, Kalamazoo, MI 49007, USA

Scale: 1"=10'

Land: 4567 SF
House: 1815 SF

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

From: [michael purwin](#)
To: [Pena, Luis](#)
Subject: Re: Porch, Next Steps
Date: Tuesday, May 12, 2026 4:33:49 PM

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

Luis,

I would like to include an additional topic and alternative to my request that is under review for next week Tuesday. I would like to put into consideration the removal of the South side porch. The style does not appear to be original to the house; the existing south side porch is redundant to the front porch; the existing South side porch is of an unusable design to the tenants due to its small size and roof/ceiling. I would consider either removing the door to the South side porch and replacing with siding, or just install steps to reach the ground level to a patio area.

Thank you and please let me know if you have any questions,

Mike Purwin

On Tue, May 12, 2026 at 3:59 PM michael purwin <mikepurwin@gmail.com> wrote:
Number?

On Tue, May 12, 2026, 3:36 PM Pena, Luis <penal@kalamazoocity.org> wrote:
Give me a call when you are free

Luis Peña
Historic Preservation Coordinator
City of Kalamazoo Community Planning and Economic Development

From: michael purwin <mikepurwin@gmail.com>
Sent: Tuesday, May 12, 2026 1:05:11 PM
To: Pena, Luis <penal@kalamazoocity.org>
Subject: Re: Porch, Next Steps

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

Yes, that works for me.

On Tue, May 12, 2026, 12:43 PM Pena, Luis <penal@kalamazoocity.org> wrote:



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: May 19, 2026

SUBJECT: 2. 830 W Vine - Alteration (Replacement of basement egress window) PHDA26-005 *Postponed Application*

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace egress window in basement bedroom. The window is on the right side of the house under the stairs to the upstairs level. We will be replacing with identical size and same operation. Also upon 2nd inspection the window had been replaced in the past with a vinyl exterior, wood interior window. We would be replacing with a full vinyl window.

EVALUATION:

Project Details

Replace existing basement egress window with vinyl egress window.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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

The window in question being replaced is not historic. The new window will be differentiated from the old through the use of modern material. The proposed window will fit the existing opening., thus protecting the historic integrity.

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 window could be removed in the future without impairing the historic character of the property.

Local Historic District Standards and Guidelines

Windows

- The dimension of the original window must be retained. *It appears the original dimensions 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. *According to the applicant, the existing window is vinyl clad*

Discussion

The existing window was administratively approved for installation in 2017, but it should be noted that the application submitted in 2017 stated the window would be wood. The placement of the window is not visible from the street, and the installation of a synthetic window would not detract from the historic character of the property.

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 16 June 2026 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 09 June 2026.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 9 and 10.**



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: 830 W. VINE ST.

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

Applicant: IAN VINCENT Owner: IAN VINCENT

Mailing Add: 830 W. VINE ST. Mailing Add: 830 W. VINE ST.

City State & Zip: KALAMAZOO, MI → City, State Zip: 49008

Cell Phone: 269-599-3912 Cell Phone: 269-599-3912

Email: ianvincent1222@gmail.com → Email: ianvincent1222@gmail.com

Contractor All Seasons Windows & Exteriors

Work to be done by owner → Cameron VanFleet

Proposed Work: Use additional sheets to describe work if necessary

Replace egress window in basement bedroom. The window is on the right side of the house under the stairs to the upstairs level. Cameron VanFleet will be mailing accompanying photos.

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

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

Applicant's Signature: Ian Vincent Date: 3/15/26

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

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

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- PHDA26-005 Date Received*: 03/15/2026
 Zoning RM15 Year built 1875 Complete application Yes
 Owned since _____

COMMISSION

Meeting Date 04/21/2026

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 _____

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 525 - 1-Lite Casement - Hinged Left (OLI)



269-385-4475
5400 Meredith St.
Portage, MI 49002

QUOTE INFORMATION

Job: Ian Vincent
Order #14856385-1
Qty: 1

DETAILS

Aspect Window - AP500 Series

525 - 1-Lite Casement - Hinged Left (OLI)

White

Exact Size: 28 1/2" x 41"

Corner Drive System

Stainless Steel ROTO Hardware

White Lock-out Crank Handle

INNERGY Thermal Sash Reinforcement

Extruded Full Screen (White) with BetterVue Screen Mesh

Polyfoam Wrap (Four-sided)

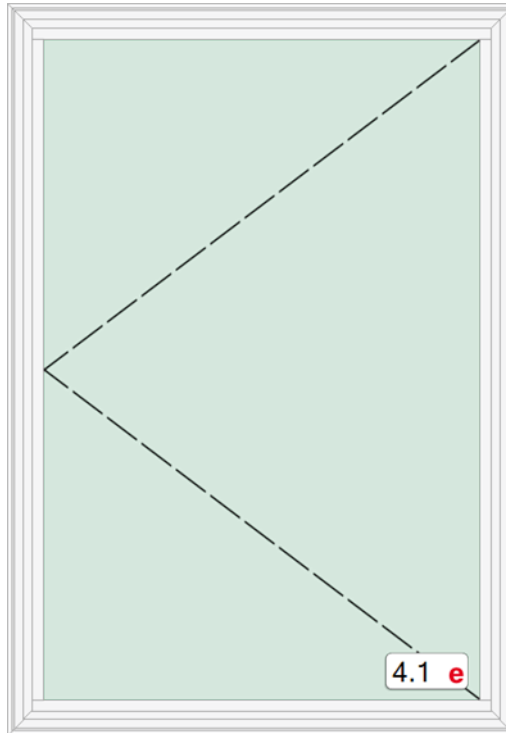
Integral Nail Fin

Frame Depth with Accessory: 2 1/16"

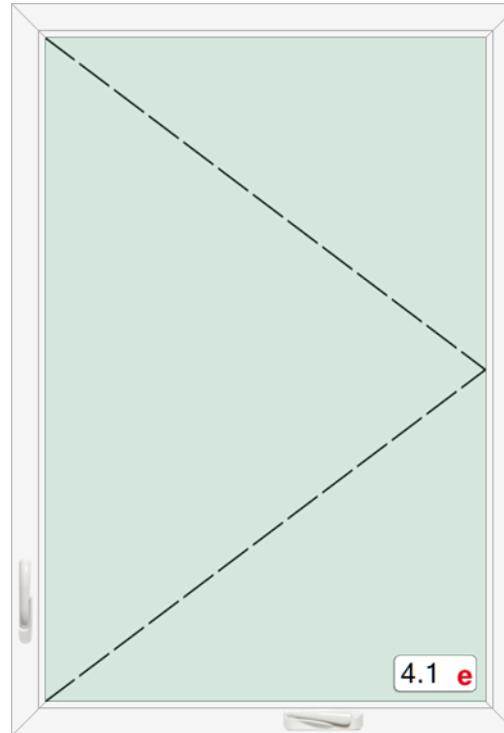
ComforTech DLA

Double Strength Glass (1/8" per pane)

3/4" IG Thickness



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 28 3/4" to 29"
Opening Height Range: 41 1/4" to 41 1/2"
Window Size: 28 1/2" x 41"
United Inches: 70
Egress Size: 16 13/32" x 35 9/16"
Egress Square Foot: 4.0525
Egress Meets Criteria: No
Operable Sash Size: 26 7/8" x 39 3/8"
Operable Glass Size: 24 3/4" x 37 1/4" x 3/4"
Operable Glass Viewable Size: 23 7/8" x 36 3/8"
Full Screen: 24 13/16" x 37 5/16"
Casement Screen Notch: 13 15/16"

Structural

Product: Vinyl Casement Window
Cert #: 462-H-009.01
Class: LC-PG50
Max Test Size: 36" x 75"
Test Std: AAMA/WDMA/CSA
101/1.S.2/A440-08/11-17



ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U.S/I-P) Solar Heat Gain Coefficient

0.26 0.27

ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance Condensation Resistance

0.51 60.00

Air Infiltration (cfm/ft2)

<= 0.02

CPD: PRD-N-103-01936-00001

Installation Instructions









Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission
FROM: Luis Pena, Historic Preservation Coordinator
DATE: 19 May 2026
SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative	\$35	19	\$665
Hearing	\$85	4	\$340
		23	\$1,005

Administrative Reviews:

- 616 Walnut – Re-roof
- 1006 Osborne – Re-roof
- 307 Elm – Rear hand rails
- 609 S Park – Roof
- 824 W Kalamazoo – reinstallation of siding
- 828 W Lovell – Re-roof
- 524 Wheaton – Storm Windows
- 430 Elm – Fence

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