

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, July 21, 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. Mark Dunham
4. Elijah Isch
5. James Johnson
6. Nelson Nave
7. Dana Underwood - Acting Chair

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 16 June 2026

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 510 Minor - Alteration (Replacement of 4 windows) PHDC26-008
Year Built: 1905
Style: Vernacular
Historic District: South Street - Vine Area
2. 715 Wheaton - Alteration (Conversion of existing rear deck into 4 season room). PHDC26-009
Year Built: 1905
Style: Queen Anne
Historic District: South Street - Vine Area
3. 1002 W North - Alteration (Replacement of 7 windows) PHDC26-010
Year Built: 1835
Style: Greek Revival

Historic District: Stuart

F. ACTION ITEMS

1. Election of Officers

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, June 16th, 2026

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Ms. Underwood called the meeting to order at 5:01 PM

II. Roll Call & Approval of Absences:

Katie Boertman- Present
Dana Underwood – Present
James Johnson-Present
Kristi Breisach- Present
Nelson Nave- Present
Mark Dunham - Present

All commissioners present

Mr. Pena read the disclaimer on record at 5:03 PM.

III. Approval of Agenda:

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

IV. Approval of Minutes: May 19th, 2026

Adjust last month's minutes to add a comment regarding tabling the discussion to take a phone call for an application.

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A. 808 W South St

Year Built: 1915

**Alteration: Replacement of two
Third floor windows**

Style: Queene Anne

**Historic District: South St- Vine
Area**

Mr. Horvat is the homeowner who is looking to replace 2 windows on the 3rd floor. One window is east facing and the other is west facing. The new windows would be double hung wood windows and primer pine. The size of the windows will be changing slightly but will be replacing the cedar shakes to match. The windows are not original to the home. 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, 6, 9 and 10 with a second from Ms. Boertman. All commissioners approve.

B. 613 Douglas

Year Built: 1957

**Alteration: Installation of
wheelchair ramps on front and
Rear of the property
Style: Queen Anne
Historic District: Stuart**

The application is retroactive for wheelchair ramps that have been added to the front and back of the property. The ramps are already installed at the property. Mr. Nave points out that when they built the ramps, they increased the size of the porch as well. The original porch is still intact if the ramp were to be removed in the future. The ramps will be painted. Ms. Boertman 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.

VII. Coordinator's Report

- Review of Cases
- Appointments for new positions at July meeting for chair and vice chair

VIII. Adjournment

Ms. Underwood adjourned the meeting at 5:34 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: July 21, 2026

SUBJECT: 1. 510 Minor - Alteration (Replacement of 4 windows) PHDC26-008

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

- Customer wants to replace 4 windows
- Renewal by Andersen windows are Fibrex (wood composite) material. Windows will be installed into opening, and a small L trim will be used; not covering the exterior casing around the windows.
- Rotted exterior trim will be replaced – if HDC allows Azek or we will use cedar
- Storm windows will be removed, they will not be replaced
- Homeowners would like new energy efficient windows that will open and operate appropriately

EVALUATION:

Project Details

Replacement of 4 wood windows windows (2 in the first story, one in the second story, one in the third story) with Fibrex (a wood fiber and vinyl mix).

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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 slated for replacement are in varying states of degradation. For the sake for

clarity, this report will refer to the windows using the numbers assigned by the applicant in their application.

101: This window has degradation in the corners of both the upper and lower sashes. The lower sash has a brace that is holding the window together. The existing level of degradation would make replacing the bottom rails complicated, as the mortise or tenons could be damaged, requiring further replacements to the stiles of the windows. The proposed window could reasonably match the existing windows in design, texture and other visual qualities. The material will not match.

102: The condition of the sash is not addressed in the application, but it is clear that there is frame and sill damage. It is also unclear whether or not the frame will be rebuilt, or whether a 'sash pack' style installation will be used (installation of a new window into the existing frame). The proposed window could reasonably match the existing windows in design, texture and other visual qualities. The material will not match. it is unclear if the frame will be repaired or addressed.

201: The bottom (meeting) rail of the top window has been fractured, it is unclear what condition the stile connection is in. Damage of the meeting rail effects the lower sash (because the meeting rails meet to make a seal). While not unrepairable, a new window could better guarantee the weather seal. The proposed window could reasonably match the existing windows in design, texture and other visual qualities. The material will not match.

301: As noted with window 102 above, the condition of the sash at window 301 is not addressed, but the frame condition is noted (specifically, the frame is rotted towards the bases of the vertical members). The existing window may not be original, as it is a hopper style window while the rest of the house has double hung windows. proposed window could reasonably match the existing windows in design, texture and other visual qualities. The material will not match.

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.

As noted under standard number 6 above, the windows slated for replacement are in different states of repair. Removing the windows will constitute the removal of historic materials that characterize the property, but they can be replaced with windows that will be compatible with the property. The use of new materials, such as fibrex, will differentiate the new windows from the old.

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 historic form or integrity of the property.

Local Historic District Standards and Guidelines

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

- The dimension of the original window must be retained.
 - *The applicant states the windows will be put 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.
 - *New materials will be used for the sashes, the material will be different from the existing windows.*
- Aluminum and vinyl clad windows do not meet the above requirements. Vinyl plastic windows are not acceptable because they are made of non-historic materials and do not comply with the Secretary of the Interior's Standards for Rehabilitation.
 - *The proposed windows will be made of fibrex, a composite of wood fiber and vinyl*

Discussion

The 4 windows are in various conditions, with two sashes being damaged (101 and 201), and one window being a likely later addition to the property (301). All of the existing windows are relatively unadorned (1/1 lite patters), and could be reasonably recreated with new windows. While the new windows are not made completely of wood, the new material would differentiate the new windows from the old.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 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 18 August 2026 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 August 2026.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 6, 9 and 10.**



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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 510 Minor Ave

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

Applicant: Brett Mahaffey

Owner: Kaly & Holly Champadeng

Mailing Add: 37720 Amrhein

Mailing Add: 510 Minor Ave

City State & Zip: Livonia, MI 48150

City, State Zip: Kalamazoo, MI 49008

Phone: 734-237-1065

Phone: 503-575-8416

Email: Brett.Mahaffey @ AndersenCorp.com

Email: @

Contractor Renewal by Andersen

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Replacing 4 windows in residential house.

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

Applicant's Signature: Brett Mahaffey Date: 6/26/2026

Owner's Signature: [Signature] Date: 6/24/26
(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- PZE26-008

Date Received*: 06/24/2026

Zoning RM36 Year built 1905

Complete application Yes

Owned since 01/12/2018

COMMISSION

Meeting Date 21 July 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

Revised November 22, 2019



Kaly & Holly
Champadeng
510 Minor
City of Kalamazoo
Historic

Renewal by Andersen

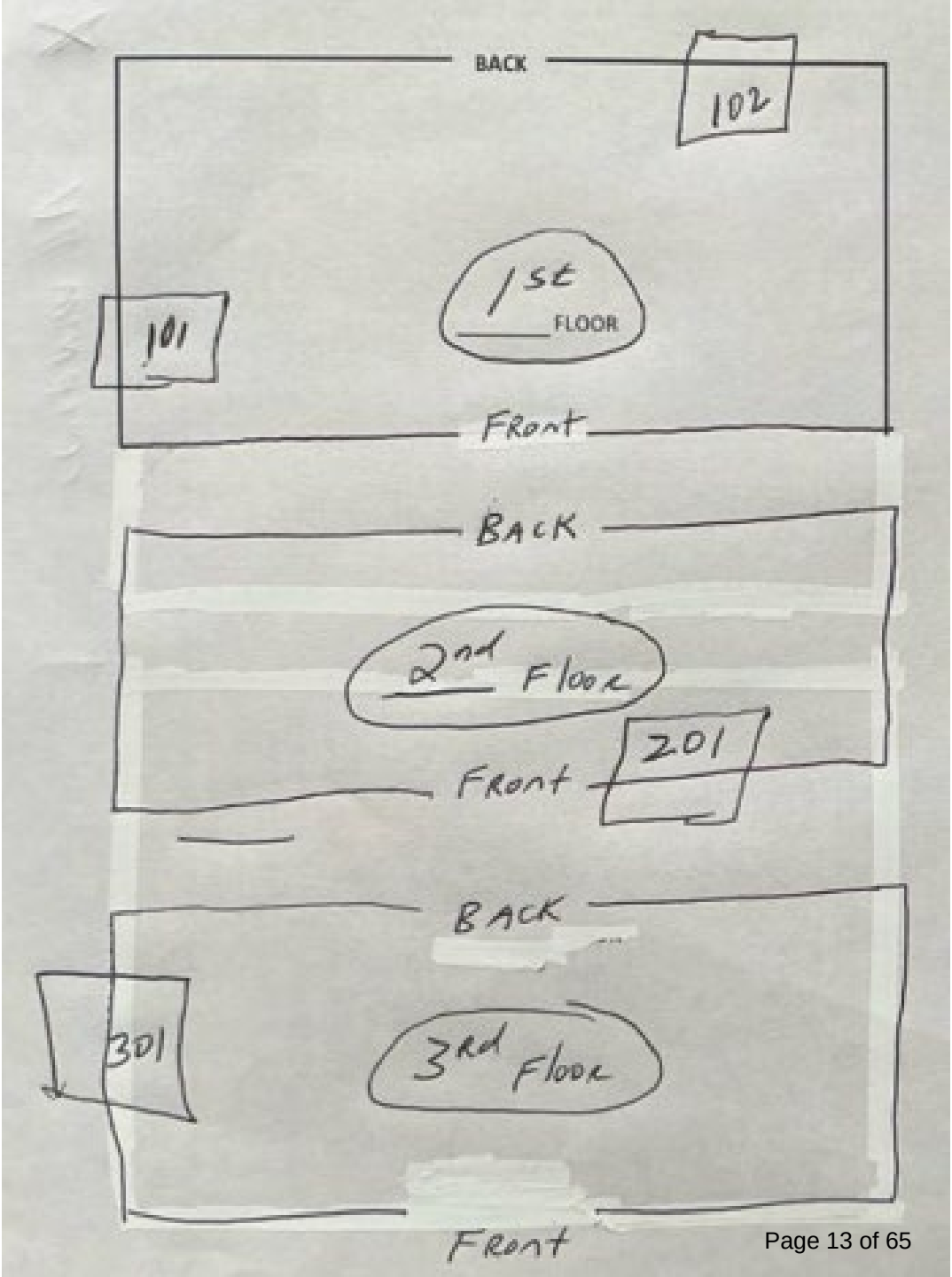
37720 Amrhein

Livonia, MI 48150

- Customer wants to replace 4 windows
- Renewal by Andersen windows are Fibrex (wood composite) material. Windows will be installed into opening, and a small L trim will be used; not covering the exterior casing around the windows.
- Rotted exterior trim will be replaced – if HDC allows Azek or we will use cedar
- Storm windows will be removed, they will not be replaced
- Homeowners would like new energy efficient windows that will open and operate appropriately



Front of House





101
Right Side
Lower Level



101

Exterior sash is rotted



101

Exterior sash is rotted



101

Exterior sash is rotted



101

**Sash is falling apart
from interior view**



101

**Plexiglass was caulked
into lower sash**



102
Back side
Lower Level



102

Exterior sill is rotted
through



102

Exterior window frame has rotting



102

**Exterior window trim
shows signs of rotted
lumber**



102

**Window balancers are broken and
window will not stay up**



201
Front side
2nd Floor



201

- **Sash is broken and glass is broken/missing from window sash**
- **Window does not operate**



201

- **Window hardware and locks are missing**
- **Window will not open**
- **Balancer ropes and hardware missing/broken**



301

Right Side

3rd Floor



301

**Exterior trim is rotted
Storm window is broken**



301

- **This window folds down from the top**
- **Window hardware is missing**
- **Hinges are missing pins so window will fall out**
- **Replacement window will be a casement operating window unit**





ACCLAIM™

REPLACEMENT WINDOWS
EXCLUSIVELY FROM RENEWAL by ANDERSEN

DG DOUBLE-HUNG WINDOW





ADVANTAGES:

- Upper and lower sash can be operated for ventilation.
- Upper and lower sash tilt inward for easy cleaning.
- Patented lower sash tilt-latch cassette and interlock assembly provide safe and secure sash tilting for maximum security and structural performance.
- Patented upper sash tilt-latch cassette offers single point activation for safe and easy tilting.
- Surfaces on the sash and frame are designed with smooth radii which are visually pleasing and easier to clean.
- Mortise-and-tenon appearance on the interior AND exterior sash corners provides a traditional, hand-crafted look.
- Sash and frame corners are joined utilizing precision molded corner keys, EPDM (ethylene propylene diene monomer) gaskets and injected hot melt adhesive for superior strength, durability and weather tightness.
- Weatherstrip system is designed utilizing cutting edge materials providing superior weather tightness and durability while allowing easy sash operation.
- Sash are counter-balanced by a coil-spring powered block-and-tackle balancer mounted into the sides of each sash. Each balancer is uniquely configured and engineered for that exact sash size and weight which minimizes operating force.

APPLICATIONS:

- Homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Sash do not project outward, making them suitable for areas facing walkways, decks and other exterior traffic areas.
- Convenient in areas where the sash need to be cleaned from the interior. No need for ladders in hard to reach locations.
- Visually compatible with other Renewal by Andersen® universal frame products.



FIBREX[®] MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex[®] material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won't rot, decay or mold*.	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	Andersen windows are the only windows with Green Seal certification. Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 21, 2026

SUBJECT: 2. 715 Wheaton - Alteration (Conversion of existing rear deck into 4 season room). PHDC26-009

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: We would like to convert an existing deck into a Temo Modular Four Season Sunroom. The deck is located in the back of the house. Gary Howe (the contractor) has submitted plans/costs for three options, one of which is the Temo Modular Four Season Sunroom (Please see attachment).

EVALUATION:

Project Details

Removal of the existing rear deck, installation of a modular 4 season room in place of the existing porch.

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 proposed sunroom will be made of modern materials and clearly differentiated from the old. The size will fit within the existing footprint, and will not destroy any historic materials. The existing deck is not historic.

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 sunroom could be removed without negative impact on the building since there is already a rear door. The historic structure could remain unaltered if removed.

Local Historic District Guidelines

New Construction: Additions

Size of Resource

- Height should generally be lower than the primary building.
 - *The proposed sunroom is shorter than the primary building*
- The addition should generally be narrower than the primary structure.
 - *The proposed gunroom is narrower than the primary structures*

Relationship to Street

- The addition should be located behind the rear wall of the building or the side building line on a corner lot.
 - *The proposed sun room is behind the primary structure*

Roof Forms

- Shall be consistent with the pitch of the roof of the primary resource as closely as possible or be appropriate to the style. For example, a front gable house could have a shed roofed or hipped addition if the roof pitch was correct.
 - *The Proposed gunroom has a shed roof, while the rest of the property has multiple different roof types.*

Proportion of Openings

- Both the size of new openings and their position and frequency on the building addition should relate to the primary structure.
 - The proposed sunroom has larger, more frequent windows than on the rest of the building.
- Ratio of window area to solid wall for the facade as a whole.
 - The ratio of window to wall is much larger on the proposed sunroom than o the rest of the facade.

Materials

- While materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered, especially when the addition is removed from the public right of way.
 - The proposed materials are modern, which will differentiate the proposed sunroom from the rest of the property.

Color

- Color should complement or contrast primary resource.

- The color of the proposed sunroom is not defined.

Discussion

The existing deck at the rear of the property is not original. The proposed sunroom would replace the existing rear deck, but could be removed in the future without impairing the historic 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 18 August 2026 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 August 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: 715 WHEATON AVE, KALAMAZOO, MI 49008

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

Applicant: SANJAY MENON

Owner: SANJAY MENON

Mailing Add: 715 WHEATON AVE

Mailing Add: 715 WHEATON AVE

City State & Zip: KZO, MI 49008

City, State Zip: KZO, MI 49008

Phone: 269 567 8352

Phone: 269 567 8352

Email: sanjayrmenon @live.com

Email: sanjayrmenon @live.com

Contractor GARY HOWE

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

We would like to convert an existing deck into a Temo Modular Four Season Sunroom. The deck is located in the back of the house. Gary Howe (the contractor) has submitted plans/costs for three options, one of which is the Temo Modular Four Season Sunroom (please see attachment)

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

Applicant's Signature: Sanjay R. Menon Date: 07/06/2026

Owner's Signature: _____ Date: 07/06/2026
(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- PHDC26-009

Date Received*: 07/10/2026

Zoning RM15 Year built _____

Complete application 1905

Owned since 11/06/2025

COMMISSION

Meeting Date 07/21/2026

COMMENTS _____

Hearing fee paid \$85 _____

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



150 10th Street
Plainwell, MI 49080
(269) 685-9567
Fax: (269) 685-8315
Toll Free: (800) 827-7167
www.howepatio.com
gary@howepatio.com

Page 1 of 1

REVISED PROPOSAL

PROPOSAL SUBMITTED TO Sanjay Menon	PHONE 269-567-8352	DATE 7-3-2026
STREET 715 Wheaton Ave	JOB NAME	
CITY, STATE, ZIP Kalamazoo, MI 49008	JOB LOCATION	sanjayrmemon@live.com

Deck Work for the Sunroom

- Remove the existing deck – clean up and haul away all debris
- Build a new deck base to code that is suitable for a sunroom and roof structure.
- New steps with a landing to meet code
- The deck will be at the same level the existing deck is currently at.
- **Overall deck size to be 10' projections by 16 wide.**
- The deck base will be fully insulated. The finished subfloor will be +-a 3/4" tongue & groove plywood floor that will be suitable for any finished floor that the owner has installed.
- No electrical work is included.....although Howe will furnish an electrical baseboard which will make it extremely easy for your handy man to install some receptacles.

Four Season Stick built sunroom with a Studio Slanted Roof

- Stick built sidewalls with 2"x 6" studs, fully insulated, with solid sheeting on the walls.
- ProVia top line vinyl slider windows with full screens
- ProVia full glass steel entry door with Schlage lock and deadbolt
- All doors & window glass will be Energy Star PLUS rated glass
- All windows will sit on an 18 – 22" tall solid insulated kneewall.
- Exterior siding and trim will match the color and style of siding that you currently have.
- The interior walls on the sunroom will be a vertical board & batten vinyl siding.
- **No finished interior flooring, no electrical work, or no mini split is included in this quote.**

Roof Specs

- Install a new Studio Slanted Roof that is a Sturdi-Therm 4.5" thick Super Roof.
- Will include a 12" overhang on all three sides and a gutter & downspout.
- The Snow load will exceed 40 pounds and the wind load is rated a 115MPH
- The roof is a white pebble finish. The side fascia trim has a choice of several colors.

Complete Installed Price \$45,176.00

Temo Modular Three Season Sunroom \$35,876.00

Temo Modular Four Season Sunroom \$40,415.00

NOTES: 8-9 weeks back logged on installations

WE PROPOSE to furnish material and labor in accordance with the above specifications, for the sum of **\$45,176.00**

50% down payment – Balance due upon completion of the job.

All material is guaranteed to be as specified. All work to be completed professionally and in accordance with standard industry practices. Any alteration or deviation from above specifications

AUTHORIZED SIGNATURE *Gary R Howe*

involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Howe Patio & Windows shall not be held responsible for time and material delays, strikes, acts of God or any other matters beyond its control. Howe Patio & Windows will remove and haul away all job-related debris. Customer to carry fire, tornado and other necessary insurance. Howe Patio & Windows workers are fully covered by Workman's Compensation Insurance.

NOTE: This proposal price is guaranteed for **60 days**.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Howe Patio & Windows is authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE

X

DATE

X

THANK YOU FOR YOUR ORDER

BUYER'S RIGHT TO CANCEL

Buyer may cancel this contract by delivering written notice to Seller at any time prior to midnight of the third business day after the date of this transaction. Buyer may use this contract as that notice by writing "I hereby cancel" at the bottom and adding Buyer's name and address. The notice must be delivered to the Seller at the address shown above.

RE: Application for Project Review

From gary howe <gary@howepatio.com>

Date Fri 7/10/2026 10:43 AM

To Pena, Luis <penal@kalamazoocity.org>; Sanjay Menon <sanjayrmenon@live.com>

 1 attachment (292 KB)

Studio Sunroom.jpg;

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.

Hello Luis.....the existing deck is not suitable and a new deck base will be constructed. There is already a door off the back of the house so no alterations to the house. I have several sunroom pics like the one above if those would help. Sanjay's sunroom (unlike the pic attached) will be approx. 21" above grad on the new deck base.

Thank you!

Gary Howe

From: Pena, Luis <penal@kalamazoocity.org>

Sent: Friday, July 10, 2026 10:38 AM

To: gary howe <gary@howepatio.com>; Sanjay Menon <sanjayrmenon@live.com>

Subject: Re: Application for Project Review

Gary,

Is the proposed enclosed deck going to completely replace the existing deck? Will there be any alterations to the house?

Best,

Luis Peña

Historic Preservation Coordinator | Community Planning and Economic Development
City of Kalamazoo

245 N Rose Street Suite 100, Kalamazoo, MI 49007

Phone: (269)337-8804 | Email: PenaL@kalamazoocity.org

www.kalamazoocity.org

From: gary howe <gary@howepatio.com>

Sent: Friday, July 10, 2026 10:34 AM

To: Sanjay Menon <sanjayrmenon@live.com>; Pena, Luis <penal@kalamazoocity.org>

Subject: RE: Application for Project Review

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Hello Guys.....there is an open deck on the back (south facing) portion of the house.
There is nothing presently enclosed so there would be no aerial view of the proposed sunroom.
Let me know what else I could do for you.....thank you!

Gary Howe

From: Sanjay Menon <sanjayrmenon@live.com>

Sent: Friday, July 10, 2026 10:09 AM

To: Pena, Luis <penal@kalamazoocity.org>

Cc: gary howe <gary@howepatio.com>

Subject: Re: Application for Project Review

Hi Luis,

I have copied Gary on this message since he might be best positioned to answer your questions.

Gary, could you fill Luis in on the information he is seeking?

Luis, I am not sure how to get an aerial view since the porch is only partially visible from the top windows of the house.

Regards,
Sanjay

From: Pena, Luis <penal@kalamazoocity.org>

Sent: Friday, July 10, 2026 9:56 AM

To: Sanjay Menon <sanjayrmenon@live.com>

Subject: Re: Application for Project Review

Sanjay,

Apologies, not trying to belabor this point.

Could you tell me where you are planning to build the porch? Is it replacing the entire existing uncovered porch, or just parts? Will the existing porch be completely removed, or will there be parts that are kept? Using an aerial view of porch may be helpful in illustrating this point.

Best,

Luis Peña

Historic Preservation Coordinator | Community Planning and Economic Development

City of Kalamazoo

245 N Rose Street Suite 100, Kalamazoo, MI 49007

Phone: (269)337-8804 | Email: PenaL@kalamazoocity.org

www.kalamazoocity.org

From: Sanjay Menon <sanjayrmenon@live.com>

Sent: Friday, July 10, 2026 8:43 AM

To: Pena, Luis <penal@kalamazoocity.org>

Subject: Re: Application for Project Review

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

Hi Luis,

Sorry about that, I meant to send that along as well. Please see attached.

Regards,
Sanjay

Get [Outlook for iOS](#)

From: Pena, Luis <penal@kalamazoocity.org>

Sent: Friday, 10 July 2026 08:40:39

To: Sanjay Menon <sanjayrmenon@live.com>

Subject: Re: Application for Project Review

Sanjay,

Thanks for sending the sketch over. Do you have some images of the existing porch you can share as well?

Best,

Luis Peña

Historic Preservation Coordinator | Community Planning and Economic Development

City of Kalamazoo

245 N Rose Street Suite 100, Kalamazoo, MI 49007

Phone: (269)337-8804 | Email: PenaL@kalamazoocity.org

www.kalamazoocity.org

From: Sanjay Menon <sanjayrmenon@live.com>
Sent: Friday, July 10, 2026 8:39 AM
To: Pena, Luis <penal@kalamazoocity.org>
Subject: Fw: Application for Project Review

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

Hi Luis,

I am forwarding you an image and note from Gary. Please let me know if anything else is needed.

Regards,
Sanjay

Get [Outlook for iOS](#)

From: gary howe <gary@howepatio.com>
Sent: Friday, July 10, 2026 7:29 AM
To: Sanjay Menon <sanjayrmenon@live.com>
Subject: RE: Application for Project Review

Here is a simple sketch of the two views of your sunroom.....I can get you pictures of sunrooms.....but this sketch is a to scale and an accurate view of the south & east facing walls.

Let me know...thank you!

Gary

From: Sanjay Menon <sanjayrmenon@live.com>
Sent: Thursday, July 9, 2026 9:03 AM
To: gary howe <gary@howepatio.com>
Subject: Fw: Application for Project Review

Hi Gary,

With regards to Luis's second question below, could you send me a photo or image of the proposed porch?

Regards,

Sanjay

Get [Outlook for iOS](#)

From: Pena, Luis <penal@kalamazoocity.org>

Sent: Thursday, July 9, 2026 8:46 AM

To: Sanjay Menon <sanjayrmenon@live.com>

Subject: Re: Application for Project Review

Morning Sanjay,

Sorry for being a bit behind on this.

A few things will be necessary for this to be considered a complete application:

- Images of the existing porch (this will help the commission understand where this porch is, and what currently exists)
- Any images or renderings of the proposed porch?

Let me know if you have any questions.

Best,

Luis Peña

Historic Preservation Coordinator | Community Planning and Economic Development

City of Kalamazoo

245 N Rose Street Suite 100, Kalamazoo, MI 49007

Phone: (269)337-8804 | Email: PenaL@kalamazoocity.org

www.kalamazoocity.org

From: Sanjay Menon <sanjayrmenon@live.com>

Sent: Monday, July 6, 2026 11:07 AM

To: Pena, Luis <penal@kalamazoocity.org>

Subject: Application for Project Review

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.

Hello Luis,

I have attached the application and a copy of the work proposal from Gary Howe, the contractor. Is there anything else that I (or Gary) would need to provide?

Regards,

Sanjay

From: Pena, Luis <penal@kalamazoocity.org>

Sent: Monday, June 15, 2026 4:05 PM

To: sanjayrmenon@live.com <sanjayrmenon@live.com>

Subject: Phone Call Follow-up

Sanjay,

Thanks for reaching out today.

The enclosure of the rear deck would require historic district commission review and approval. You can find the application for the a historic district commission review [here](#).

The next meeting of the historic district commission is on 21 July 2026, with the application due on 14 July 2026. Let me know if you have further questions.

Best,

Luis Peña

Historic Preservation Coordinator | Community Planning and Economic Development

City of Kalamazoo

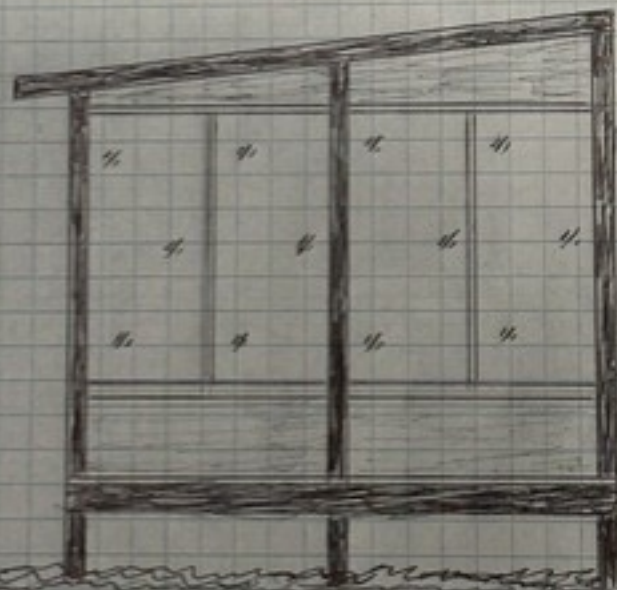
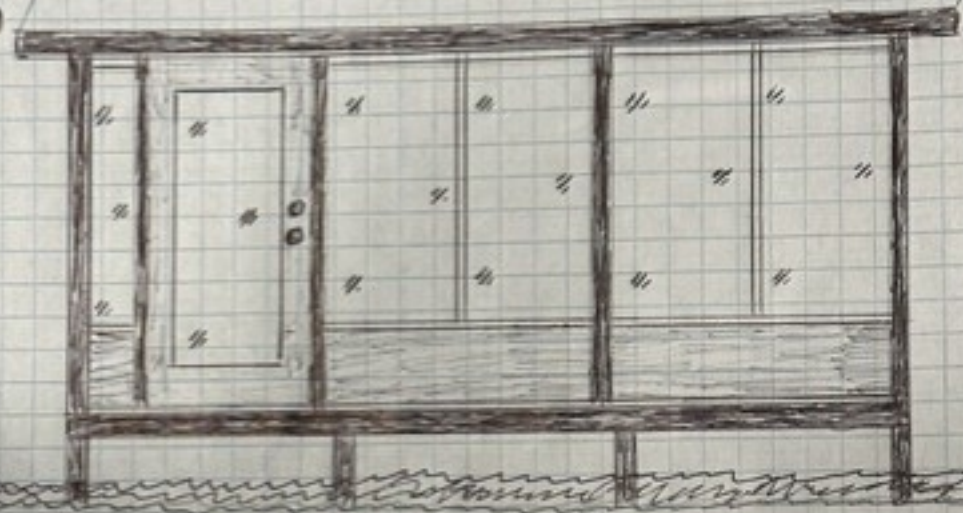
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Phone: (269)337-8804 | Email: PenaL@kalamazoocity.org

www.kalamazoocity.org



Sanjay Menon

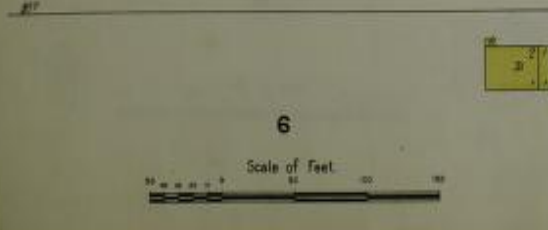
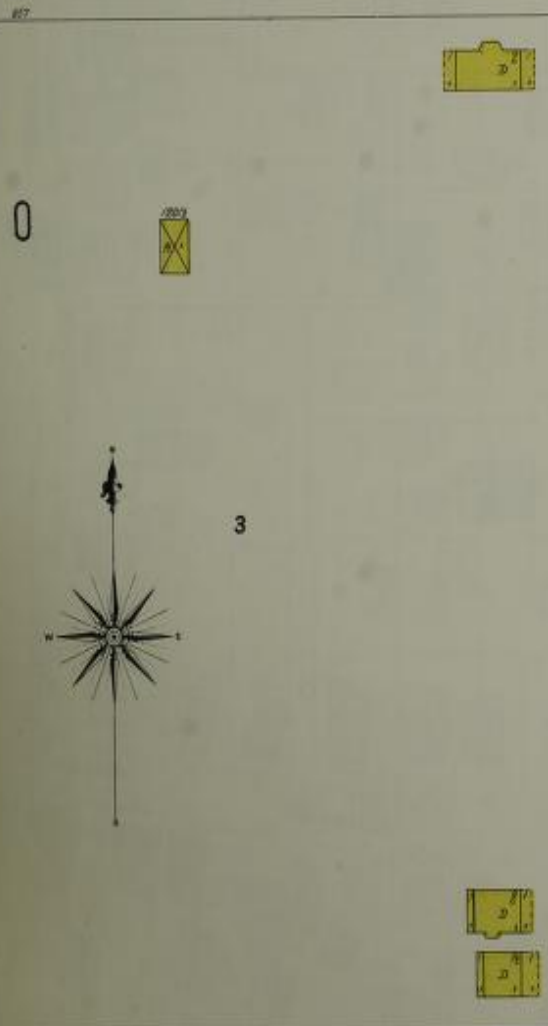
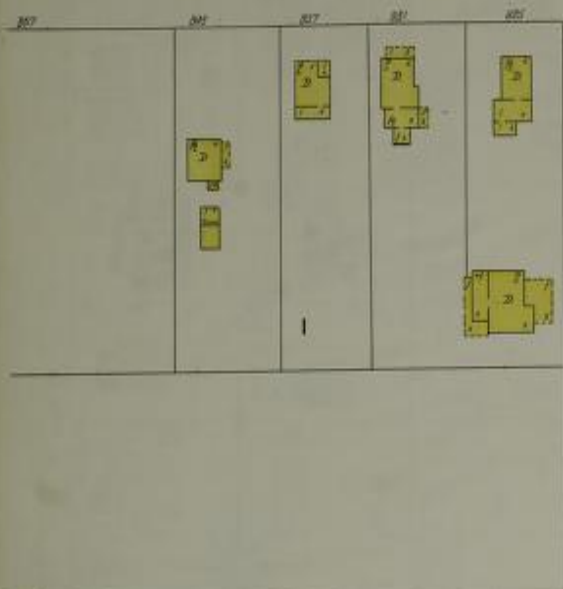


65

David St.

61

WHEATON AV.



211







Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 21, 2026

SUBJECT: 3. 1002 W North - Alteration (Replacement of 7 windows) PHDC26-010

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: We are currently evaluating replacement window options to select a product that is compatible with the historic character of the building while meeting project budget and size requirements. The fiberglass windows shown below represent the products under consideration for these replacement windows, including the picture window. Options include Pella Impervia fiberglass windows and Andersen 100 Series windows. If available in the required sizes, the Andersen 100 Series will be the preferred option due to cost. All replacement windows will be white. (*See attached application and description of work*).

EVALUATION:

Project Details

Replacement of 7 historic wood windows with fiberglass or composite windows. 5 Windows are located on the first floor (4 on the south face of the building, 1 on the east face), 2 windows are located on the second floor (1 on the north face, 1 on the east face). The proposed windows will fit the existing openings.

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 proposed changes will remove the existing historic wood windows from the property. See standard 6 for further information.

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.

All of the windows in question have been broken and are in a deteriorated condition. To

effectively evaluate the replacements, windows will be addressed by floor and building face:

1st floor, south face: These windows are in various stages of repair. (1 Window has complete top and bottom sashes, one window has a complete top sash with a muntin broken out of the bottom sash, one window has a complete top sash and a bottom sash with not muntins, and one window has a top sash with a top rail and side stiles but no bottom rail, and a completely missing bottom sash). When these windows were in good repair, they would have all matched. East Face: This window has multiple muntins broken out of it, while multiple others remain.

2nd Story, North Face: This window has a complete bottom sash, and a top sash with multiple broken muntins.

East Face: This window has a complete top sash and a bottom sash without any muntins.

For all of the proposed replacements, the images shown do not have muntins (see standard 9 for further discussion). Besides the lack of muntins, the proposed windows will match the old in color, size and other visual qualities. The proposed windows will not match the originals in 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 be differentiated from the old through the use of modern materials and the lack of muntins or faux grilles. The proposed windows will, however, be compatible since they will fit into the existing openings of the historic windows.

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.

Because the proposed windows will fit into the existing historic openings, they could be removed in the future without impairing the essential form and integrity of the historic property.

Local Historic District Standards and Guidelines:

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

- The dimension of the original window must be retained.
 - *The applicant states the windows will be put 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.
 - *New materials will be used for the sashes, the material will be different from the existing windows.*

- Aluminum and vinyl clad windows do not meet the above requirements. Vinyl plastic windows are not acceptable because they are made of non-historic materials and do not comply with the Secretary of the Interior's Standards for Rehabilitation.
 - *The proposed windows will be made of fibrex, a composite of wood fiber and vinyl, or fiberglass.*

Discussion

The windows slated for replacement are in various stages of disrepair. The existing windows do have muntin patterns, and the proposed replacements do not have munitns, which would differentiate them as replacements. While the new windows are not made completely of wood, the new material would differentiate the new windows from the old. Some of the historic windows could be kept on site for later recreation or reinstallation, though this is not required.

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 18 August 2026 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 August 2026.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 6, 9 and 10.**



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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 1002 W North St, Kalamazoo, MI 49007

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

Applicant: Hannah Slade

Owner: Hannah Slade

Mailing Add: 8215 W H Ave

Mailing Add:

City State & Zip: Kalamazoo, MI 49009

City, State Zip: MI

Phone: 2692759527

Phone:

Email: sladehannah21 @ gmail.com

Email: @

Contractor Kevin Austin, Brian Downs

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

See additional sheets.

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

Applicant's Signature: Hannah Slade

Date: 7-14-26

Owner's Signature:
(if different)

Date:

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- PHDC26-010

Date Received*: 07/14/2026

Zoning RM15 Year built 1835

Complete application Yes

Owned since 03/25/2026

COMMISSION

Meeting Date 07/21/2026

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

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.

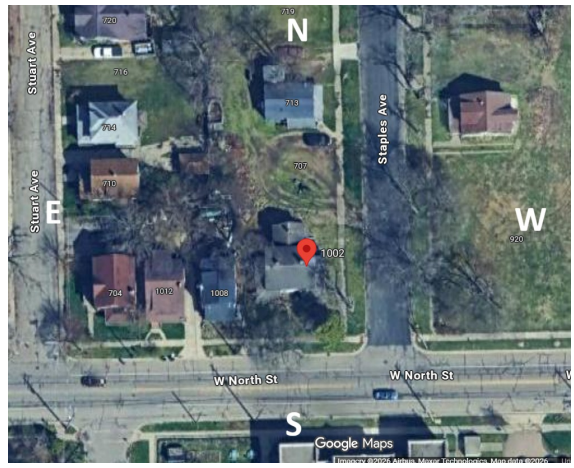
- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure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

**(12) 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.**

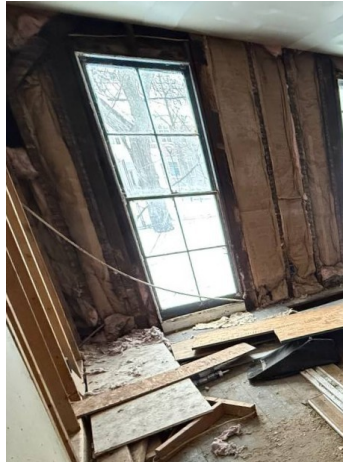
If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazocity.org

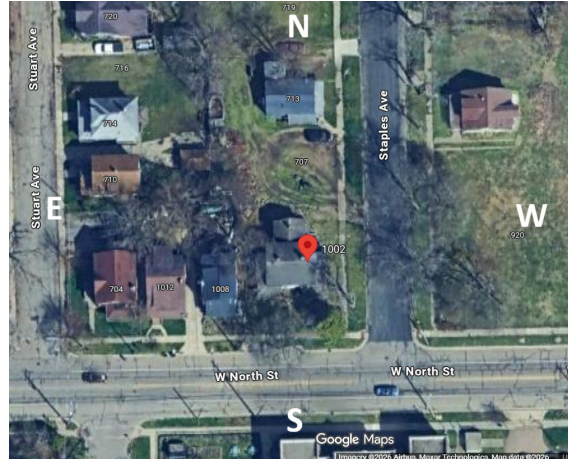


Project: Keeping existing window openings, install 4 matching replacement fiberglass or composite windows on lower front of house (south side, facing West North Street) to maintain symmetry where the existing windows are compromised and missing. Repair window openings where necessary due to compromised and rotted wood framing and trim, without changing size of window openings. The replacement windows are intended to be compatible with the building's historic character while remaining identifiable as modern replacements, consistent with the Secretary of the Interior's Standards for Rehabilitation, Standard #9. No historic window openings will be removed, enlarged, or reduced.

The preferred replacement product, subject to availability and budget, is the Andersen 100 Series in white, or a comparable fiberglass or composite window of similar appearance and dimensions.

Windows proposed for replacement are pictured below.



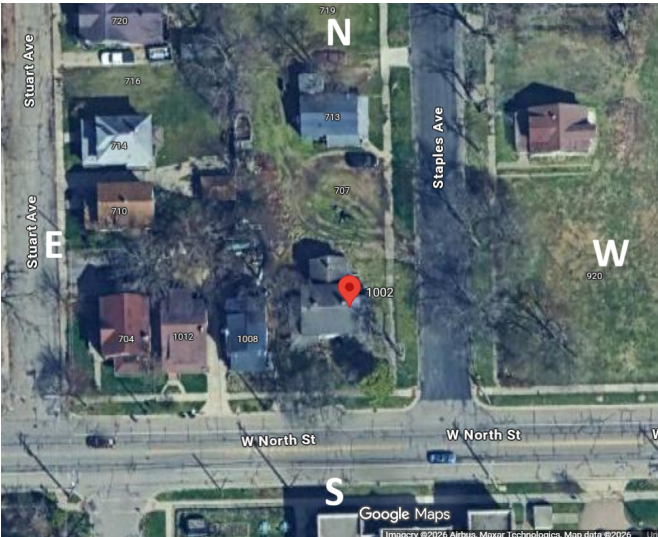


Project: Keeping existing window openings, install 2 matching replacement fiberglass or composite windows on upper NW corner of the house, facing Staples Ave, where the existing windows are compromised from fire damage. Repair window openings where necessary due to compromised and rotted wood framing and trim, without changing size of window openings. The replacement windows are intended to be compatible with the building's historic character while remaining identifiable as modern replacements, consistent with the Secretary of the Interior's Standards for Rehabilitation, Standard #9. No historic window openings will be removed, enlarged, or reduced.

The preferred replacement product, subject to availability and budget, is the Andersen 100 Series in white, or a comparable fiberglass or composite window of similar appearance and dimensions.

Windows proposed for replacement are pictured below.





Project: Keeping existing window opening, install replacement fiberglass or composite picture window on W side of the house, facing Staples Ave, where the existing picture window is broken and compromised from fire damage. Repair window openings where necessary due to compromised and rotted wood framing and trim, without changing size of window openings. The replacement windows are intended to be compatible with the building's historic character while remaining identifiable as modern replacements, consistent with the Secretary of the Interior's Standards for Rehabilitation, Standard #9. No historic window openings will be removed, enlarged, or reduced.

The preferred replacement product, subject to availability and budget, is the Andersen 100 Series in white, or a comparable fiberglass or composite window of similar appearance and dimensions.

Window proposed for replacement are pictured below.

PELLA® IMPERVIA®
Fiberglass Picture Window

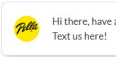
4.28 ★★★★★ 496 Reviews

Pella Impervia fiberglass picture windows are non-operable and permanently sealed, making them an incredibly energy-efficient choice. Made from the strongest material for windows and finished with a durable powder-coat finish that won't scratch or dent, these windows will last for years to come.²

- Tested beyond industry standards, from -40°F to 180°F so you can trust our fiberglass material to perform on the hottest and coldest days of the year.
- Secured with corner locks, metal fasteners and injected with sealant for added strength, security and reliable water performance.
- Commercial grade strength and performance.³
- Product #400006

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Home > Windows & Doors > Windows > Picture Windows > 100 Series Picture Window

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100 SERIES
Maximize your view.

100 Series picture windows are stationary and designed to be used alone to maximize a view or combined with venting windows to create large combinations. Made with our sustainable Fibrex® composite material, it's our budget-friendly picture window.

*2024 Andersen brand surveys of U.S. builders, homeowners & realtors

★★★★★ 3.7 (23)

[Request a quote →](#)

MOST POPULAR EXTERIOR OPTIONS

Black

Sandtone

Dark Bronze

White

[View all options →](#)

INTERIOR

EXTERIOR

We are currently evaluating replacement window options to select a product that is compatible with the historic character of the building while meeting project budget and size requirements. The fiberglass windows shown below represent the products under consideration for these replacement windows, including the picture window. Options include Pella Impervia fiberglass windows and Andersen 100 Series windows. If available in the required sizes, the Andersen 100 Series will be the preferred option due to cost. All replacement windows will be white.

Shop / Windows / Pella® Impervia® / Pella® Impervia® Double-Hung Window



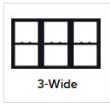
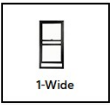
PELLA® IMPERVIA®
Fiberglass Double-Hung Window

4.28 ★★★★★ 496 Reviews

Pella Impervia fiberglass double-hung windows provide outstanding resistance to water, wind and outside noises — while delivering energy efficiency, security and ease of operation. But you don't have to sacrifice performance for style. Clean sightlines provide a consistent aesthetic. And our powder-coat finish gives a durable finish which resists chalking, fading and scratching.

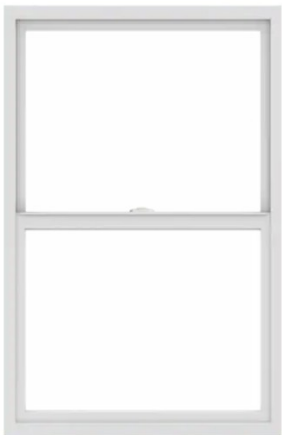
- Commercial grade strength and performance.¹⁵
- Exclusive cam-action lock design improves the security of the window and creates a stronger seal.
- Sashes tilt in, allowing you to easily clean the exterior of your windows from inside your home.
- Product #400001

Configuration: 1-wide



100 SERIES SINGLE-HUNG WINDOW

LEARN DESIGN IT TECH SPECS



100 SERIES

Budget-friendly

100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Made with our sustainable composite Fibrex® material, it's our budget-friendly single-hung window.

*2024 Andersen brand surveys of U.S. builders, homeowners & realtors

★★★★★ 3.7 (53)

Request a quote →

MOST POPULAR INTERIOR OPTIONS

- Black
- White
- Sandtone
- Dark Bronze



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: July 21, 2026

SUBJECT: Coordinator's Report

PROPOSED WORK:

EVALUATION:

Project Details

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of

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

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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.

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.

Discussion

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards [enter #'s]. **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 [date] and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on [enter due date].**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards [enter #'s].**



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission
FROM: Luis Pena, Historic Preservation Coordinator
DATE: 21 July 2026
SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative	\$35	30	\$1,050
Hearing	\$85	6	\$510
		29	\$1,560

Administrative Reviews:

311 Elm – Porch Rebuild
726 Forest - Roof
1315 Grand – Porch steps
508 W Walnut – Roof
605 S Park - Roof
729 McCourtie – roof
121 Arbor – Roof

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