

Agenda  
Kalamazoo Historic District Commission Meeting  
City of Kalamazoo

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April 19<sup>th</sup>, 2022 City Commission Chambers

I. **Call to Order:**

II. **Roll Call and Approval of Absences:**

- I. Eric Stucky
- II. Dana Underwood
- III. John Mitchell
- IV. Dan Kastner
- V. Andrew Grayson
- VI. Jeremy Berg
- VII. *Vacancy*

III. **Approval of Agenda**

IV. **Introduction of Guests**

- I. Jamie McCarthy – Community Sustainability Plan

V. **Public Comment on non-agenda items**

VI. **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 <https://www.kalamazoo.org/historicpreservation>.

VII. **Community Sustainability Plan Presentation**

VIII. **Old Business**

- a. 251 E Michigan 5:20 pm Owner: Main Street East, LLC  
Style: Various Built: Various  
Zone: CCBD Owned Since: 12/12/1996
  - 1. Violation – Installation of unapproved metal awnings
  - 2. Add various light fixtures into Haymarket alley
  - 3. Install glass storefront in place of existing glass storefrontEN22-0400 & PPZ22-0001 Violation Application  
Public Comment then Commission Deliberation

IX. **New Business - Hearings**

- a. 1539 Grand Ave 5:35 pm Owner: Steven East  
Style: Craftsman Built: 1910  
Zone: RS-5 Owned Since: 11/20/2012
  - 1. Eight-foot addition at rearPPZ22-0005 New Application  
Public Comment then Commission Deliberation

b. 511 S Woodward Ave 5:50 pm Owner: Kimberly Nemire  
Style: Greek Revival/ Vernacular Built: 1862  
Zone: RM-15 Owned Since: 12/03/2015

1. Replace damaged columns
2. Move south column over brick pier
3. Repair railings and floor. Replace steps
4. Add hand rail

PPZ22-0006 New Application  
Public Comment then Commission Deliberation

c. 902 S Westnedge Ave 6:05 pm Owner: Little Trees, LLC  
Style: Italianate Built: 1839  
Zone: CN-1 Owned Since: 05/01/2020

1. Install freestanding sign in lawn made of wood and metal. The sign will be painted.

PPZ22-0007 New Application  
Public Comment then Commission Deliberation

d. 314 Monroe Street 6:20 pm Owner: Laura Livingstone-Mcnelis  
Style: Vernacular Built: 1910  
Zone: RS-5 Owned Since: 07/10/1998

1. Replace front Door with new door and windows
2. Add an awning

PPZ22-0008 New Application  
Public Comment then Commission Deliberation

e. **Approval of Minutes – March 15, 2022 (Item E)**

X. **Administrative Approvals –March 9, 2022 to April 12, 2022**

- a. No building Permit Required 2
1. 622 S Rose Window Repairs
  2. 415 Stuart Roof

XI. **Other Business**

- a. Amend 2022 meeting schedule to change location of meetings to Commission Chambers for the rest of the year.

XII. **Adjournment**

Questions and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804 or [Penal@kalamazoocity.org](mailto:Penal@kalamazoocity.org)

**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.

**GUIDELINES FOR PUBLIC PARTICIPATION AT HISTORIC DISTRICT COMMISSION 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.

## REVIEWS: Historic District Commission:

✓ HDC Cases to 04/12/2022 – 7 Total

Fees total year to date, 2022 ..... \$805

	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021 fees</b>
○ 6 no fee		\$ 0	4 no fee	\$ 0
○ 6 bldg permit-\$35*		\$ 210	7	\$ 140
○ 7 HDC hearing - \$85		\$ 595	2	\$ 0
19 TOTAL		\$ 805	13	\$ 245

## New Owners in Historic Districts

Sale Date	Address	HD	previous owner	new owner	NEZ?
03/28/2022	516 Oak St	SV	TRIEMSTRA, KEVIN & PSCHIGODA, JAKE 8540 RUGGLES RD BARODA, MI 49101-8730	PARKER, MONEAK D 516 OAK ST KALAMAZOO, MI 49007	Yes
03/25/2022	822 Normal Ct	SV	ROXY PROPERTY MANAGEMENT, LLC 19370 E BRANDYWINE RD GOBLES, MI 49055	LEWIS III, WINSTON & BRETT, JACLYN 822 NORMAL CT KALAMAZOO, MI 49007	yes
03/22/2022	301 W Vine	SV	FLETCHER, DAVID R 301 W VINE ST KALAMAZOO, MI 49001	BURKHOLDER, ALEX JEFFREY 1922 HAZEL AVE KALAMAZOO, MI 49008	no
03/17/2022	415 W Walnut	SV	415 W WALNUT HOLDINGS LLC DANNY CHRISTIE 5763 BETHANNE DR SW WYOMING, MI 49418	REAL FREEDOM VENTURE LLC 616 MARKETPLACE BLVD KALAMAZOO, MI 49001	no
03/15/2022	446 W Walnut St	SV	ROLL, ERIK B & ERIN L 4302 EDGECLIFF LN KALAMAZOO, MI 49008	SYCAMORE PROPERTY GROUP, LLC 535 S WESTNEDGE AVE KALAMAZOO, MI 49007	no
03/15/2022	531 S Westnedge Ave	SV	ROLL, ERIK ROLL, GREGORY V & PAMELA G PO BOX 112 CHATHAM, MI 49816-0112	SYCAMORE PROPERTY GROUP, LLC 535 S WESTNEDGE AVE KALAMAZOO, MI 49007	no
03/15/2022	935 W Lovell	SV	MASLANKA, DOUGLAS S 176 MONTAGUE DR PORTAGE, MI 49024	JW THOMPSON ENTERPRISE LLC 9471 PLUM HARBOR CIRCLE TAMARAC, FL 33321	no
03/14/2022	712 W Ransom St	ST	ROBISON, APRIL L 3784 W AB AVE PLAINWELL, MI 49080	CHARLES, DIJON 735 NW 100 ST APT D4 MIAMI, FL 33150	no
03/11/2022	610 W Cedar	SV	PATRIOTS LLC 100 WEST Z AVE VICKSBURG, MI 49097	WEST CEDAR, LLC 7895 REINDEER ST PORTAGE, MI 49002	no
03/11/2022	426 Pearl St	SV	PATRIOTS LLC 100 WEST Z AVE VICKSBURG, MI 49097	WEST CEDAR, LLC 7895 REINDEER ST PORTAGE, MI 49002	no
03/11/2022	604 W Cedar	SV	PATRIOTS, LLC 100 WEST Z AVE VICKSBURG, MI 49097	WEST CEDAR, LLC 7895 REINDEER ST PORTAGE, MI 49002	no

Sale Date	Address	HD	previous owner	new owner	NEZ?
03/11/2022	1016 Oak St	SV	FJ REAL ESTATE LLC 924 WHEATON AVE KALAMAZOO, MI 49008	SPONSELLER, JENNIFER 1016 OAK ST KALAMAZOO, MI 49008	yes
03/11/2022	504 Stuart Ave	ST	VICTORIA, DOUGLAS VICTORIA, LISA 504 STUART AVE KALAMAZOO, MI 49007	VICTORIA, DOUGLAS & SYDNOR, CAROL 504 STUART AVE KALAMAZOO, MI 49007	no
03/11/2022	516 Douglas	ST	CANNON,JAMES C & GERALDINE E 110 40TH ST ALLEGAN, MI 49010	516 DOUGLAS LLC 6895 E CAMELBACK RD SCOTTSDALE, MI 85251	no
03/10/2022	722 Davis St	SV	ROHRER, JULIE 722 DAVIS ST KALAMAZOO, MI 49007	HUTCHINS, ALYNDA 722 DAVIS ST KALAMAZOO, MI 49007	yes
03/10/2022	202 Allen Blvd	ST	BELLOLI, BENJAMIN HARTFIELD, DAVID MEINTS, JOSHUA & ADAMS, LEE 2728 BARCLAY WAY ANN ARBOR, MI 48105	BELLOLI, BENJAMIN HARTFIELD, DAVID MEINTS, JOSHUA & ADAMS, LEE 2728 BARCLAY WAY ANN ARBOR, MI 48105	no
03/09/2022	432 W Walnut St	SV	ROLL, ERIK PO BOX 112 CHATHAM, MI 49816	YWCA KALAMAZOO 353 E MICHIGAN AVE KALAMAZOO, MI 49007	no
03/09/2022	935 Bellevue Pl	SV	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079	REDDY, SUNDERRAM ADITYA MADADI-REDDY, AVANTI 51293 CHAMBERLIN COURT NORTHVILLE, MI 48167	no
03/04/2022	911 W Vine St	SV	MACHADO, DARIUS 414 HASKINS CT SE ADA, MI 49301	HAMMER, CALEB J 900 S LAMAR BLVD UNIT 307 AUSTIN, TX 78704	no
03/04/2022	1505 W Main	WMH	MCINTOSH, HAROLD D; PATRICIA A 1505 W MAIN ST KALAMAZOO, MI 49006	SANTIAGO, JORGE & MARIA 1505 W MAIN ST KALAMAZOO, MI 49006	no
03/02/2022	227 W Vine	SV	FLETCHER, DAVID R 301 W VINE ST KALAMAZOO, MI 49001	CORNELL, ERIC 11205 N CREEK DR MOUNT JULIET, TN 37122	no
02/24/2022	1216 Merrill St	SV	DE DEE, BRUCE C & DOROTHY C 1216 MERRILL ST KALAMAZOO, MI 49008	DEDEE, BRUCE & DOROTHY C 1216 MERRILL ST KALAMAZOO, MI 49008	yes
02/22/2022	417 Douglas Ave	ST	DAISY RENTALS LLC 512 ROOSEVELT BLVD YPSILANTI, MI 48197	RAMBLING RENTALS LLC 800 CLIFFS LANDING #308F YPSILANTI, MI 48198	no

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](mailto: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: 139 N Edwards ST Historic District:

South/Vine  Stuart  West Main Hill  Rose Place  Haymarket

Applicant: Main Street East LLC Owner: Main Street East LLC

Mailing Add. 241 E Michigan AVE Mailing add Suite 135 City State &

Zip: Kalamazoo MI City, State Zip

49007 Phone: (269) 329-1808

Phone: \_\_\_\_\_ Email

Sbrowm @ freestar.com

Email \_\_\_\_\_ Contractor:

CSM Group

Work to be done by owner

**Contractor**

**Proposed Work:** Use additional sheets to describe work if necessary \_\_\_\_\_ See attached sheets \_\_\_\_\_

- Replacing existing awnings with new ones

- New decorative lighting on

main street east north elevation

- new glass storefront

for proposed event space

\_\_\_\_\_ ( FB ) 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: 2/15/2022 Owner's Signature: \_\_\_\_\_

[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 – for additions or new

construction

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: PPZ22-001 Date Received\*: 02/15/22 Zoning CCBD Year built

Complete application \_\_\_\_\_

Owned since 12/12/1993

COMMISSION Hearing fee paid \$85 YES Meeting Date: 02/15/2022 Check #

COMMENTS: \_\_\_\_\_

Approve in Concept Date: \_\_\_\_\_ Letter mailed \_\_\_\_\_

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions  Deny  Postpone  Withdrawn ACTION

DATE \_\_\_\_\_

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

Revised November 22, 2019



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 **Historic district:** Stuart, South Street/Vine Area, where the work will be done Haymarket, West Main Hill or Rose Place

**Applicant:** Owner or the owner's contractor. **Owner:** Legal owner of property

**Mailing Address:** Applicant's address **Mailing Address:** Owner's address **City, State &**

**Zip: City, State & Zip:**

**Phone:** Specify home or work **Phone:** Specify home or work

**Email 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.**



TREYSTAR  
**Haymarket Plaza - Lighting and Awning Strategy**

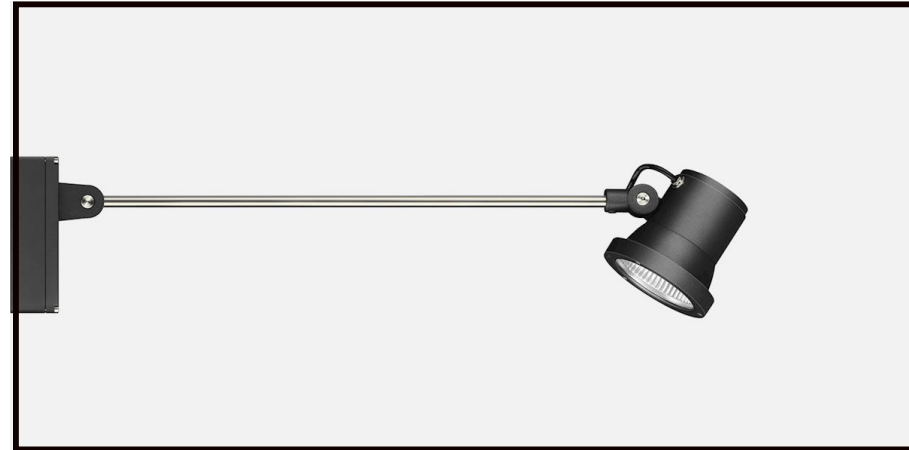
TowerPinkster  
2021 July 15



### HM LIGHT TYPE 01

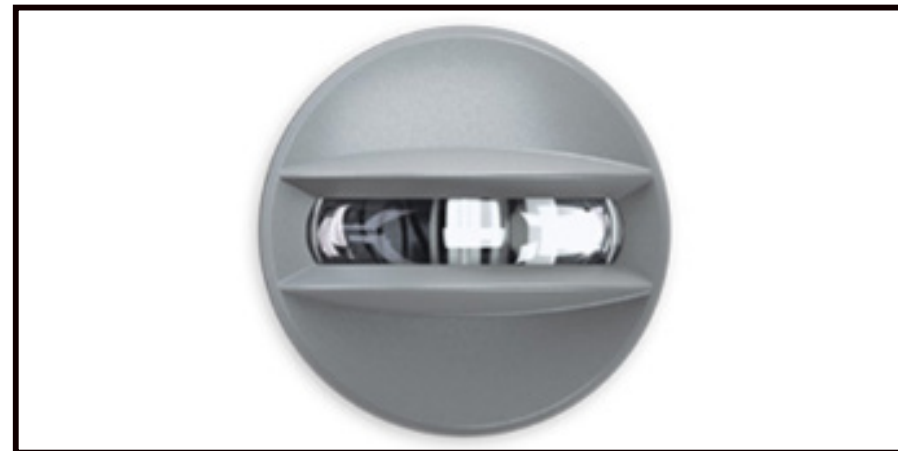
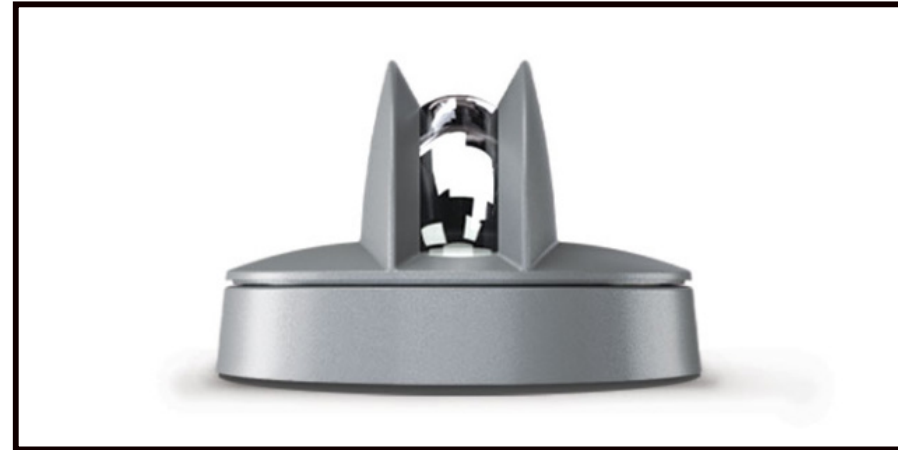
BEGA LED - Compact Floodlight with outrigger arm  
135003  
Black

Cost: \$650 - \$750 (4 Fixtures)



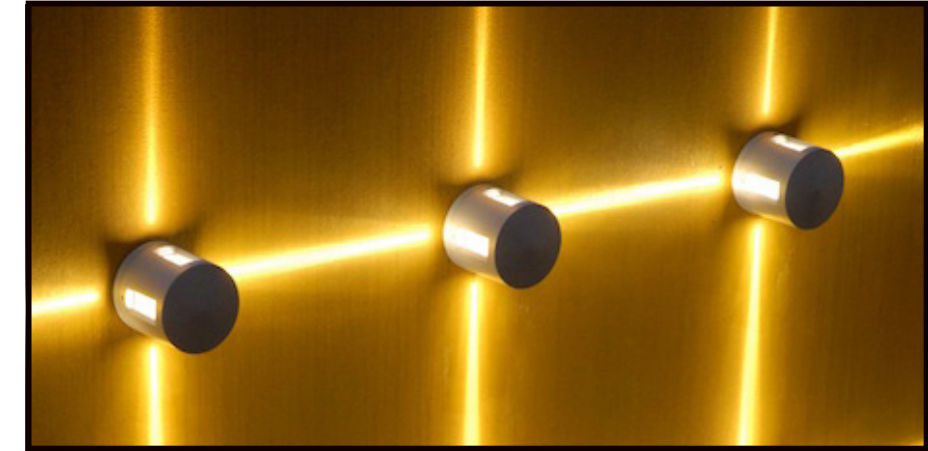
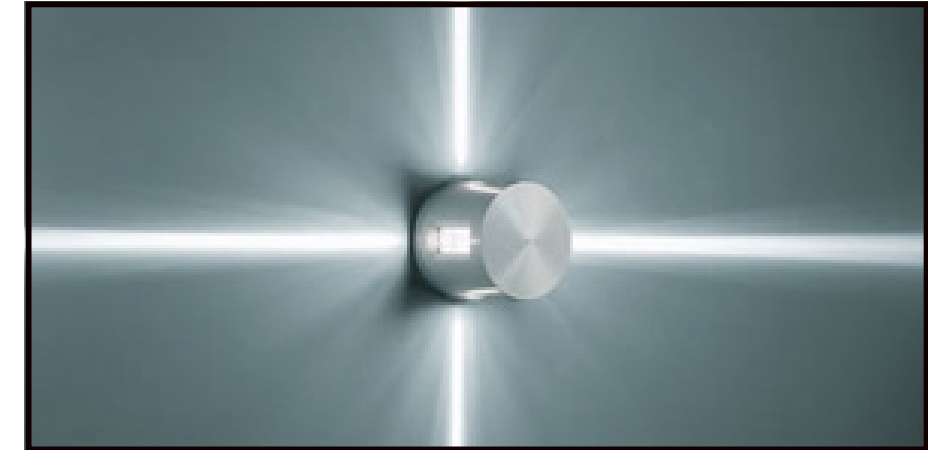
### HM LIGHT TYPE 02

iGuzzini Trick - 180° Blade Effect  
I.BU16  
04 Black Finish  
3.5" H x 3.5" W x 2.25 D  
Coast: \$620 (2 Fixtures)



### HM LIGHT TYPE 03

iGuzzini Blitz - 4 window LED  
UNV - 14  
Aluminum Gray  
7" H x 7" W x 7" D  
Cost: \$860 (4 Fixtures)



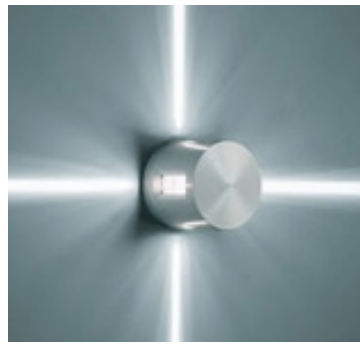
## MAIN CONDUIT LOCATION

Run main line horizontally



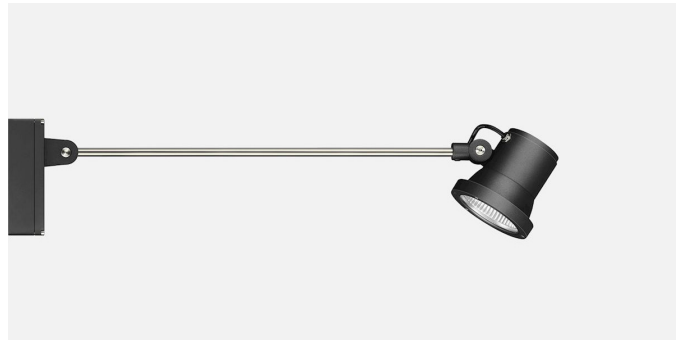
## HM LIGHT TYPE 03

Locate at intersection of main horizontal conduit line and vertical seams between each building. 4 total locations. Beam of light to shoot vertical along building seam and true horizontal.



### HM LIGHT TYPE 01

Bring vertical conduit down at 4 locations. Centrally located within building mass locations as drawn. Furthest east fixture centered above window of service elevator.





LIVE PERFORMANCE  
7:00 PM  
>>>

HM LIGHT TYPE 01



HM LIGHT TYPE 02



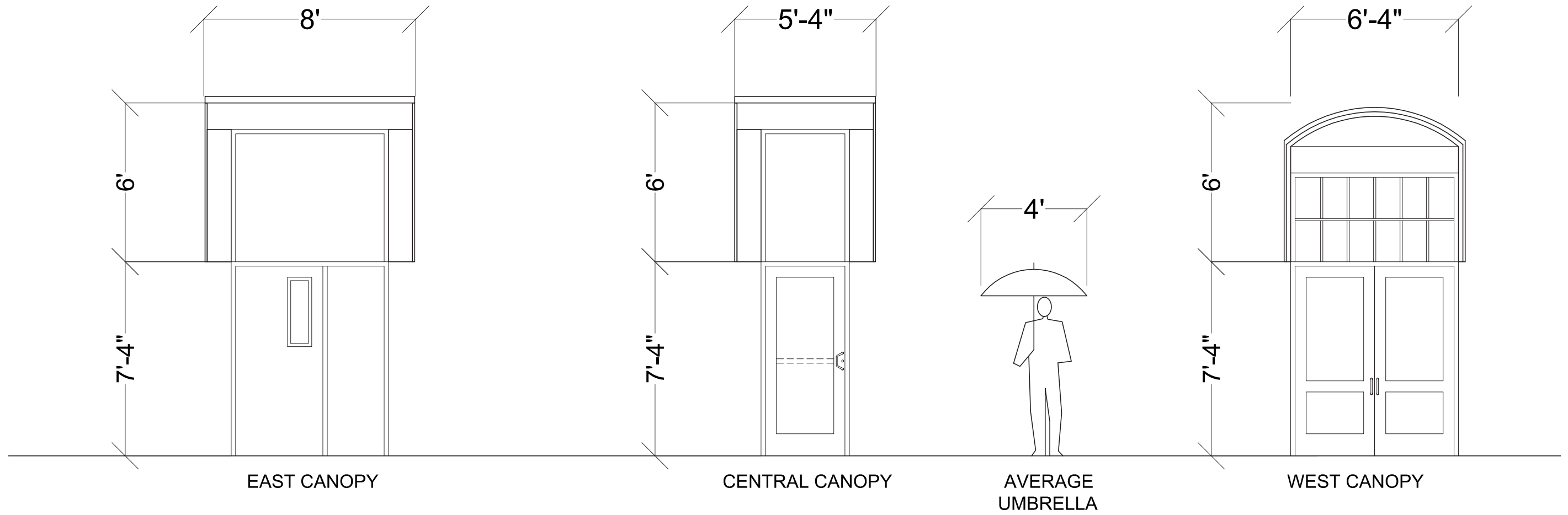
Quantity to be determined following walk through.  
( illustration shows 5 type 01 & 6 type 02)

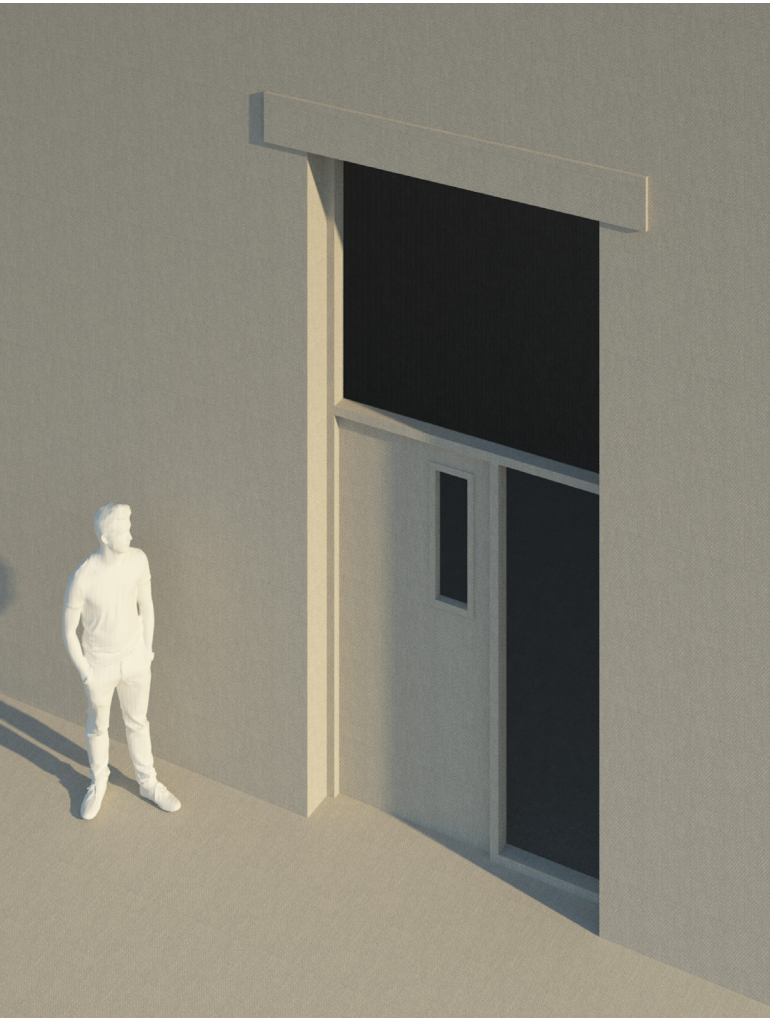




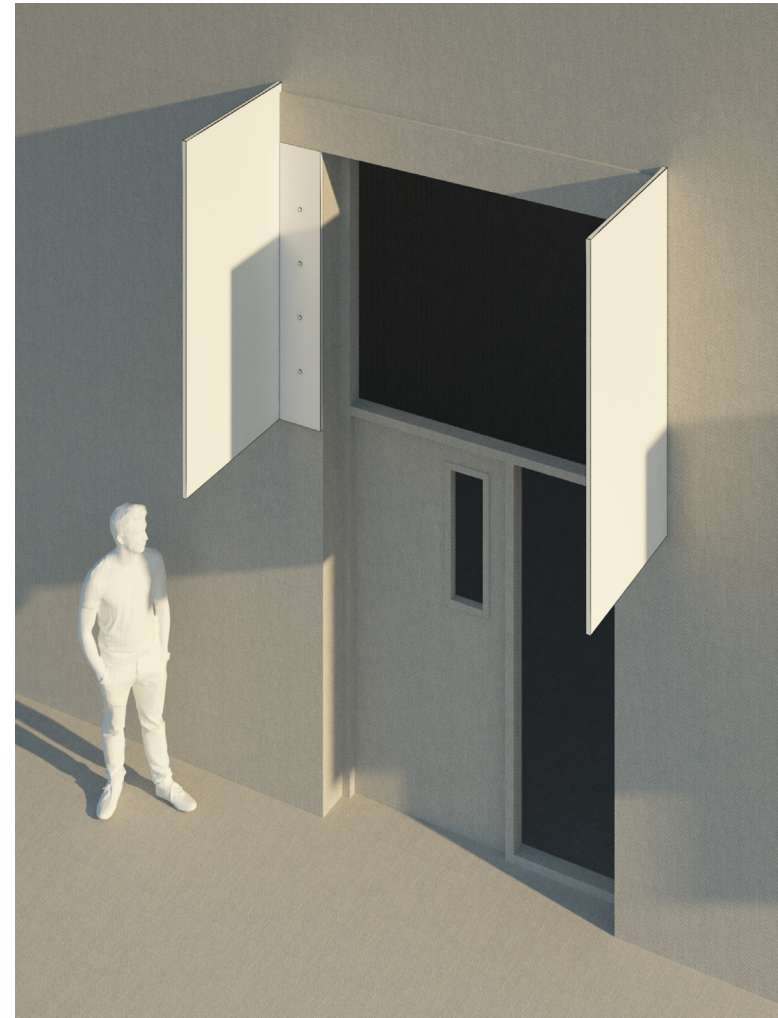




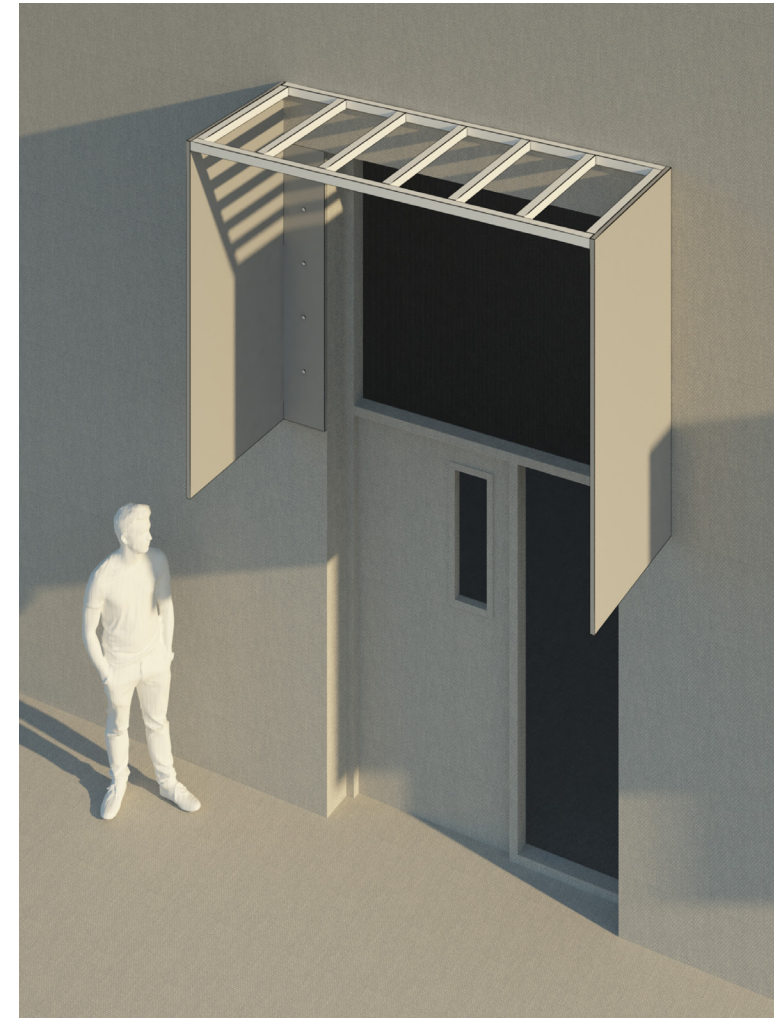




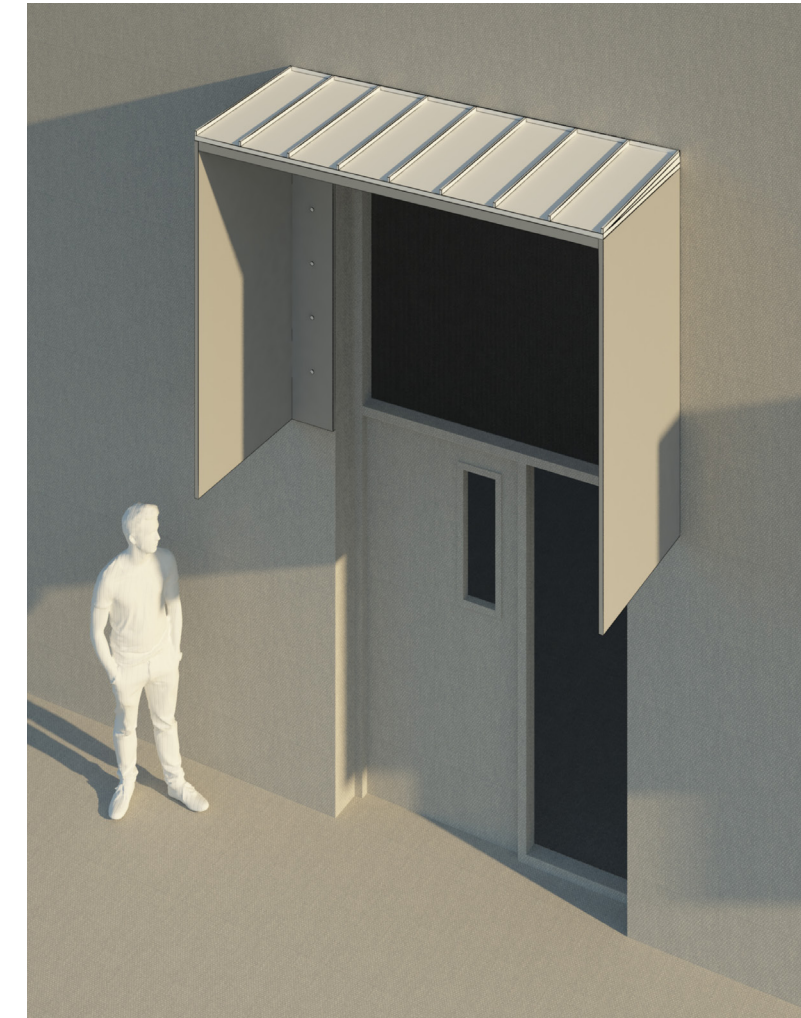
EXISTING CONDITION



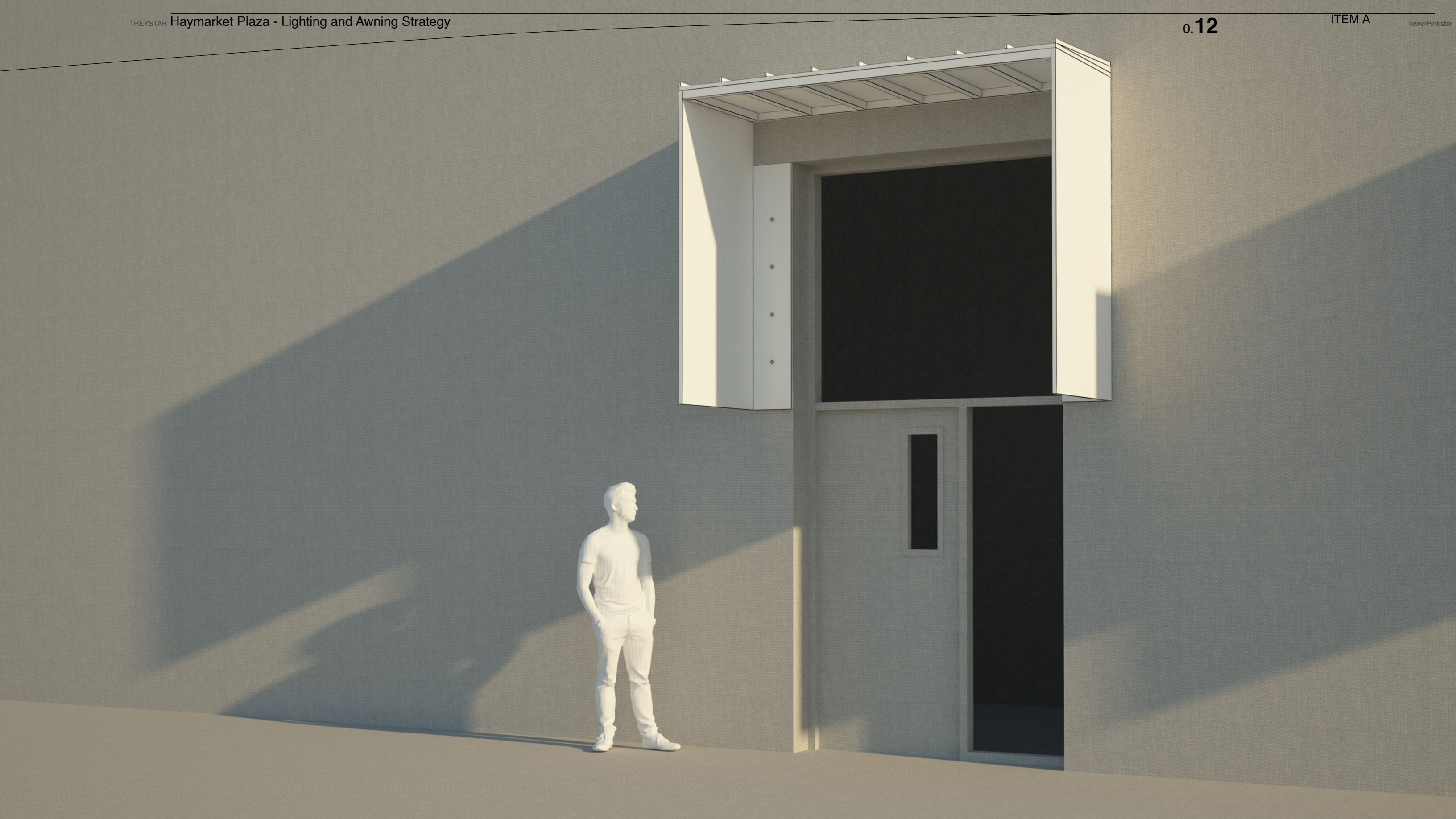
BLACK RAW STEEL - CUT AND BENT  
EXPOSE EXISTING CONCRETE SILL  
EXPOSED FASTENERS INTO BRICK  
3'-0" DEPTH FROM WALL  
GAUGE TBD PER FABRICATOR



2" BLACK TUBE STEEL ROOF SUPPORT



BLACK STANDING SEAM ROOF  
1/2" : 12" SLOPE AWAY FROM BUILDING





EXISTING CONDITION



BLACK RAW STEEL - CUT AND BENT  
 EXPOSE EXISTING CONCRETE SILL  
 EXPOSED FASTENERS INTO BRICK  
 3'-0" DEPTH FROM WALL  
 GAUGE TBD PER FABRICATOR



2" BLACK TUBE STEEL ROOF SUPPORT



BLACK STANDING SEAM ROOF  
 1/2" : 12" SLOPE AWAY FROM BUILDING

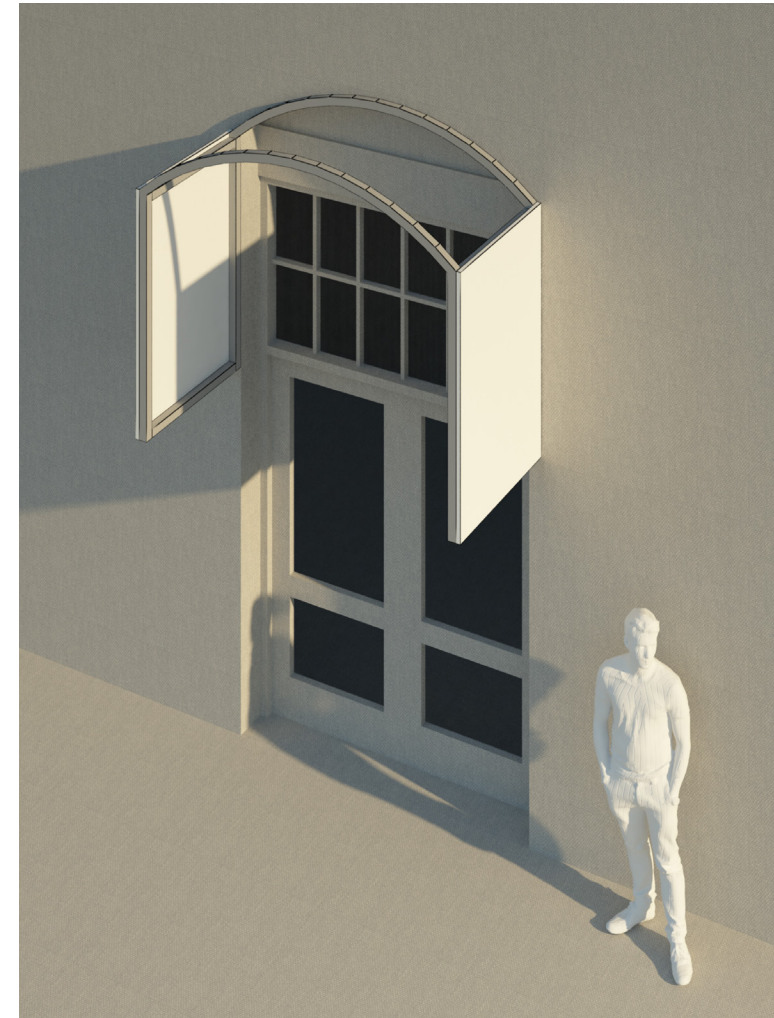




EXISTING CONDITION



2" BLACK TUBE STEEL ROOF SUPPORT



BLACK RAW STEEL PANELS  
FASTEN TO TUBE STEEL SUPPORT  
3'-0" DEPTH FROM WALL  
GAUGE TBD PER FABRICATOR



METAL ARCH CANOPY





# The Desenberg Building

251 E Michigan Avenue  
Kalamazoo, MI  
Architects: Adler and Sullivan 1886

The Desenberg Building in Kalamazoo was designed by the Chicago firm of Dankmar Adler and Louis Sullivan. The structure was built by local contractors Bush and Patterson at a cost of \$17,500. This building was constructed for the Desenberg Company, a large wholesale grocery concern which began operation in the 1860's.

The building is three-story and three bays wide on the main street of Kalamazoo. Two prominent horizontal elements divide the facade into a tripartite visual organization. The building is capped with a prominent sheet-metal cornice and pinnacles, both painted black originally.

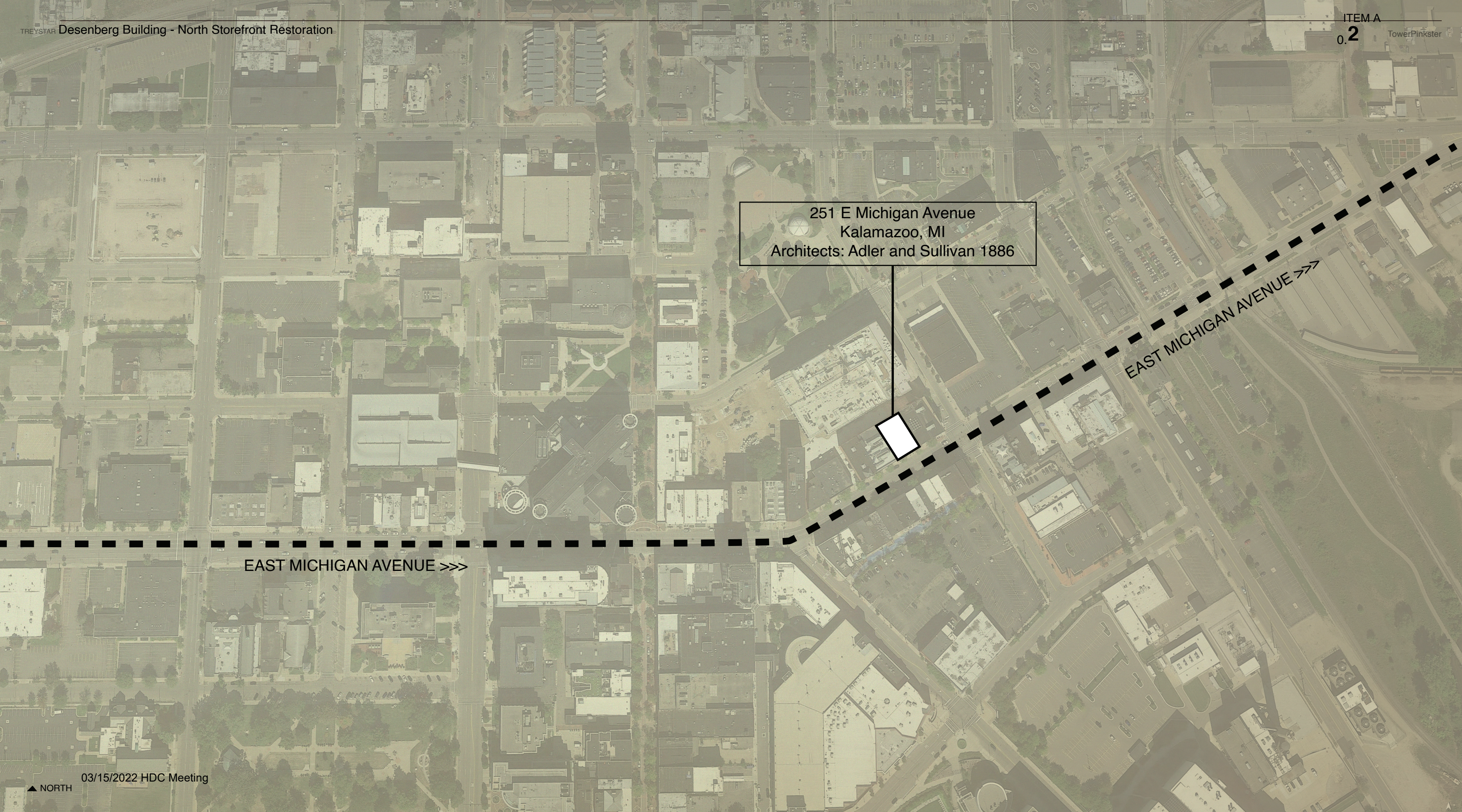
Above the ground floor, the building is of orange brick with matching terra cotta trim and grey limestone sills, and spandrels containing incised and carved ornament. On the south, the windows are arranged in three groups of two with a slender, unornamented pier dividing each pair, and two broad piers with terra cotta bands between the groups. The slender piers are repeated in the form of pilasters at each side which terminate in unusual turret forms. The building is of heavy timber mill construction with cast iron columns in the basement and on the first and second floor. The common-brick rear wall stands on iron beams supported by pierced I-shaped columns to maximiz light for the lower floor.

**The first floor store front was remodeled, probably in the 1950s and replaced what was originally a rather severe cast iron facade devoid of ornamentation.**

source:  
United States Department of the Interior  
National Register of Historic Places  
Inventory -- Nomination Form  
August 3, 1979

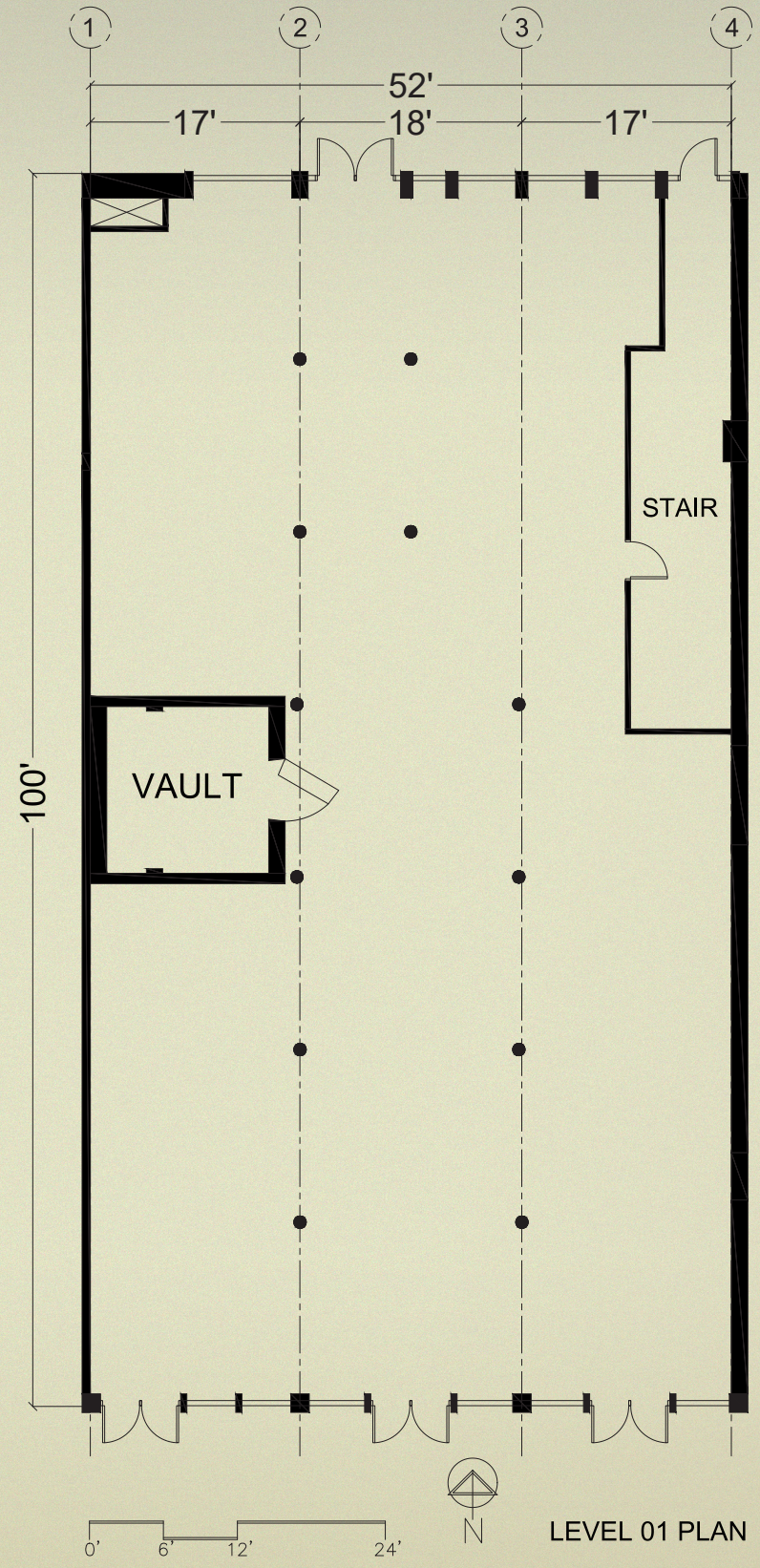


251 E Michigan Avenue  
Kalamazoo, MI  
Architects: Adler and Sullivan 1886



EAST MICHIGAN AVENUE >>>

EAST MICHIGAN AVENUE >>>



1970



Desenberg Building - South facade 1979.  
Photo Credit: Unknown  
Source: Walking Through Time

1980



Desenberg Building - South facade prior to current condition.  
Photo Credit: Balthazar Korab  
Source: SAH Archipedia.org

2020



Desenberg Building - South facade current condition  
Photo Credit: Jim Roberts  
Source: Wikipedia.com

# Chronology of South Storefront to inform potential direction of North Storefront Restoration

### HISTORIC SOUTH ELEVATION



Desenberg Building - South facade 1979.  
Photo Credit: Unknown  
Source: Walking Through Time

### EXISTING NORTH ELEVATION



### PROPOSED NORTH ELEVATION



### EXISTING NORTH ELEVATION



### PROPOSED NORTH ELEVATION



- DESIGN INTENT:
1. STAY WITHIN EXISTING OPENING
  2. DO NOT TOUCH EXISTING BRICK
  3. REWORK VERTICAL ELEMENTS IN PLAN TO ALIGN WITH EXISTING STRUCTURAL SPACING, BUILDING RHYTHM AND REPETITION. BY REDUCING UNNECESSARY VERTICAL ELEMENTS THE INTERNAL SPACE HAS BETTER CONNECTIVITY TO THE OUTSIDE WITH ENHANCED DAYLIGHTING.
  4. MAINTAIN VERTICAL SPACING WITH EXISTING HORIZONTAL ELEMENTS.
  5. CONSIDER REMOVING WOOD COLUMN WRAPS TO RETURN TO ORIGINAL CAST IRON MATERIAL.
  6. OPERABLE GLASS PARTITIONS. (LABELED WITH A 6)
  7. CONSIDER AN OPTION THAT ADDS A CANOPY, 5'-0" IN DEPTH AT THE 13'-4" DATUM. CANOPY WOULD NOT TIE INTO BRICK OR MORTAR, IT WOULD BE SUPPORTED STRUCTURALLY BY VERTICAL COLUMNS BELOW THE 13'-4" DATUM. CLAD WITH BLACK SHEET METAL TO MATCH ORIGINAL DETAILING AT CORNICE.

# HAYMARKET PLAZA

ASE COURTYARD



\* "LARGE" SPACE  
HAYMARKET PLAZA  
OPTIONS \*

# HAYMARKET PLAZA

USE COURTYARD



\* "SMALL" SPACE  
Haymarket Plaza  
OPTIONS \*





**Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW  
STAFF COMMENTS**

**Property address** 251 E Michigan  
**Applicant** Main Street East, LLC  
**Owner** Main Street East, LLC  
**Received** 02/15/2022

**CASE #** PPZ22-0001  
**Year built:** Various  
**Owned since:** 12/12/1996  
**Meeting date:** 03/15/2022

**Previous reviews** (HDC = commission meeting; Admin = administrative approval):

1999 – Installation of Walkup atm (HDC)  
2011 – Install new sign at east of building (HDC)  
2011 – Install new signs and awnings (HDC)  
2012 – Painted sign parapet at rear (Admin)  
2013 – Window Graphics (Admin)  
2015 – Window Graphics (Admin)  
2021 – Replace sign (Admin)  
2021 – Pillar sign northeast corner (HDC)

**Historic District** Haymarket  
**Zoning** CCBD  
**Additional Permits required** building, electrical  
**Rental History:** N/A

**Proposed Work:**

1. Replace previous awnings with metal awnings (retroactive)
2. New decorative lighting on Main Street East (north face)
3. New glass storefront for proposed event space (north face)

**Observations:**

1. **Awnings replaced non-historic awnings (violation)**
2. **Existing glass storefront on north face is not original**

*Applicable Criteria*

(1) *Secretary of the Interior Standards for Rehabilitation - #1 - #6, #9 (see next page)*

Standard #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.

Standard #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.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

Standard #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.

Standard #4 - Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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

Standard #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.

Standard #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.

- **Anchoring lights or awning in brick leads to more difficult repairs than anchoring in mortar**

#### **COMMISSION ACTIONS (Motions):**

1. Approve the retroactive installation of metal awnings. This proposal complies with the Secretary of the Interior Standards #1- #6 and #9. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. Approve the installation of decorative lighting to the north face. This proposal complies with the Secretary of the Interior Standards #1 - #6 and #9. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
3. Approve the construction of a new glass storefront in place of existing storefront on the north face. This proposal complies with the Secretary of the Interior Standards #1- #6 and #9. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
4. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, May 10<sup>th</sup> 2022. The revised application should include the following changes:

- a. \_\_\_\_\_
- b. \_\_\_\_\_

If the applicant does not consent to a postponement, the commission must make a decision to approve or deny the application at this meeting or the May 17<sup>th</sup>, 2021, meeting to comply with the 60-day rule.

5. The commission could deny the complete application, based on Secretary of the Interior Standards #1 - #6 and #9.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

6. The commission could deny the application, based on Secretary of the Interior Standards #1 - #6 and #9.
  - i. Deny part 1
  - ii. Deny Part 2
  - iii. Deny Part 3

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

+++++

**Secretary of the Interior's Standards for Rehabilitation**

*The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

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.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.



1.) 251 E Michigan – Northwest Corner



2.) 251 E Michigan- From the Northeast (note metal awnings)



3.) 251 E Michigan – Existing Storefront on North Face



4.) 251 E Michigan – Rounded Awning North Face



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:
Historic District: [ ] South/Vine [ ] Stuart [X] West Main Hill [ ] Rose Place [ ] Haymarket
Applicant: C.R. Heckman Custom Builder Owner: STEVE EAST / KATIE JOHNSON
Mailing Add. PO Box 255 Mailing add 1539 Grand Ave
City State & Zip: Galesburg, MI 49053 City, State Zip Kalamazoo, MI 490
Phone: 269-568-0354 Phone: 269-207-2703
Email CRHECKMAN@Gmail.com Email STEVE.EAST@CSMGroup.com
Contractor: Custom Builder

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 - for additions or new construction
[ ] 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

( ) Work to be done by owner
Contractor C.R. HECKMAN Custom Builder
Proposed Work: Use additional sheets to describe work if necessary
See attached sheets BATH ROOM REMODELS, Kitchen Renovation, MED ROOM ADDITION ON BACK CORNER OF EXISTING MED ROOM

( ) This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) \* see back
Applicant's Signature: Date: 3/14/22
Owner's Signature: Date:
(if different)

-For Historic Preservation Coordinator's Use Only-
Case Number: PPZ- Date Received\*:
Zoning Year built Complete application
Owned since

COMMISSION Meeting Date: Hearing fee paid \$85
Check #
COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION
[ ] Approve [ ] Site Visit [ ] Approve w/Conditions [ ] Deny [ ] Postpone [ ] Withdrawn
ACTION DATE
Certificate of Appropriateness Issued
Notice of Denial with appeals information
Notice to Proceed Comments

## 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.

\*( *ch* ) 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](mailto:Penal@kalamazocity.org)*





MATERIALS  
LIST

WWW.HVExt.com  
Hvexteriors@gmail.com

8532 1 Mile RD  
East Leroy, MI 49051

ph. 269-568-0279

**BUILDER/ HOME OWNER**

CR Heckman Custom Builders  
PO Box 255  
Galesburg, MI 49053

**Date: 3-12-22**

East Residence Addition  
1539 Grande Avenue  
Kalamazoo, Mi

PROPOSAL  
31222-2S

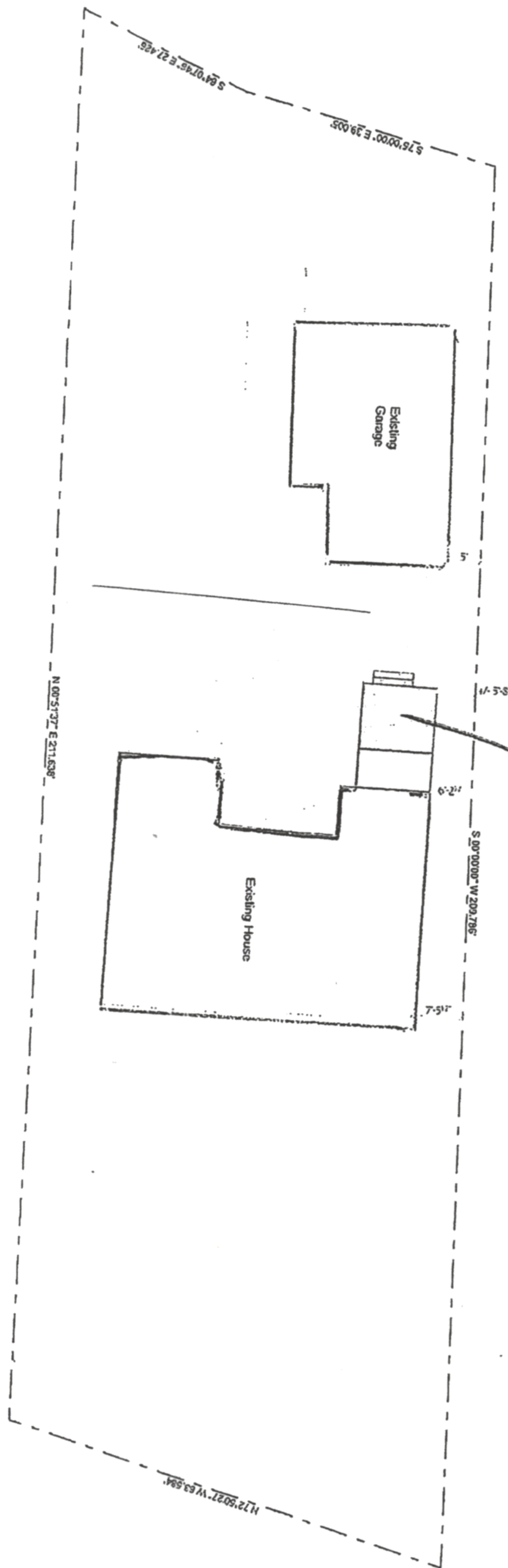
We propose to supply labor and materials to complete the following task:

1. All work shall comply with Manual of Accepted Practices regarding carpentry construction and all local codes as interpreted by the governing officials unless stated in the PLANS and SPECIFICATIONS provided by the General Contractor.
2. Contractor shall install, unless noted otherwise, the following materials as indicated per plans and specifications.
3. Install the Following for the addition.
  - 3- square of 11.25", 9" exposure, Smooth James Hardie fiber cement siding. This siding will need to be face nailed per manufacturer specifications. **Primed only**

**AZEK PAINT PRO PRIMED ONLY**

- 5/4 x 4 Azek paint Pro for window and door casing
  - 5/4 x 6 for misc. trims for bay windows and new addition.
  - 5/4 x 4 for outside corners with 3/4" - 1/4 round bead
  - 5/4 x 12" frieze
  - 4/4 x 12" beam wrap inside and outside. Sheet good for bottom
  - 4/4 x 6 for fascia
  - Sheet goods for soffit and porch ceiling. Smooth, Vented for south elevation.
  - 2- 4/4 x 10 Azek for column wraps with 8" bottoms and 6" tops
  - All caulking by HVE. **NOTE: All painting by others.**
4. Install 16 Corbels to match existing corbels as close as possible. These will be made out of PVC.

SITE PLAN



Proposed Addition PB Mud Room



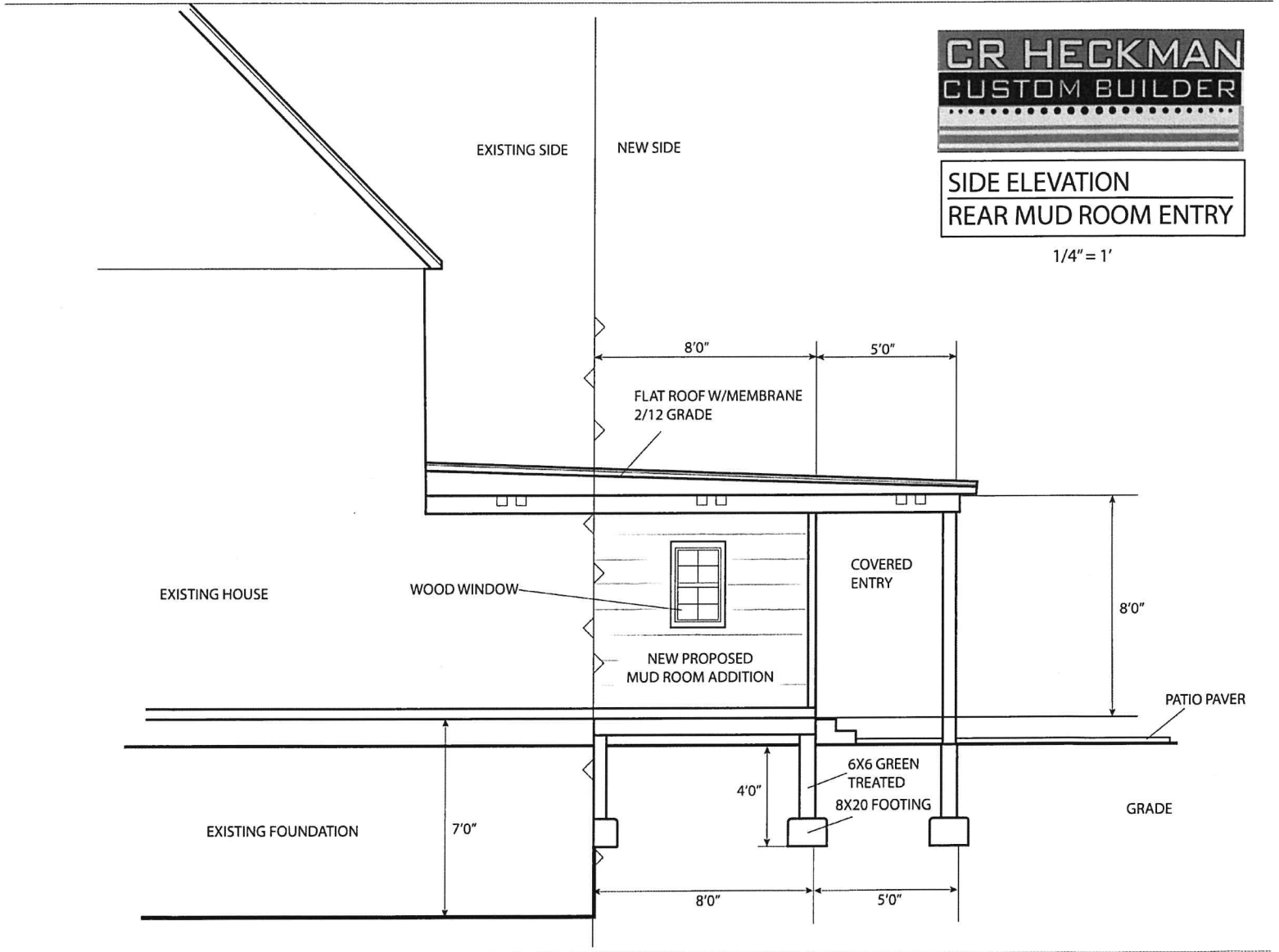
1" = 10'

# Item B

**CR HECKMAN**  
**CUSTOM BUILDER**

**SIDE ELEVATION**  
**REAR MUD ROOM ENTRY**

1/4" = 1'

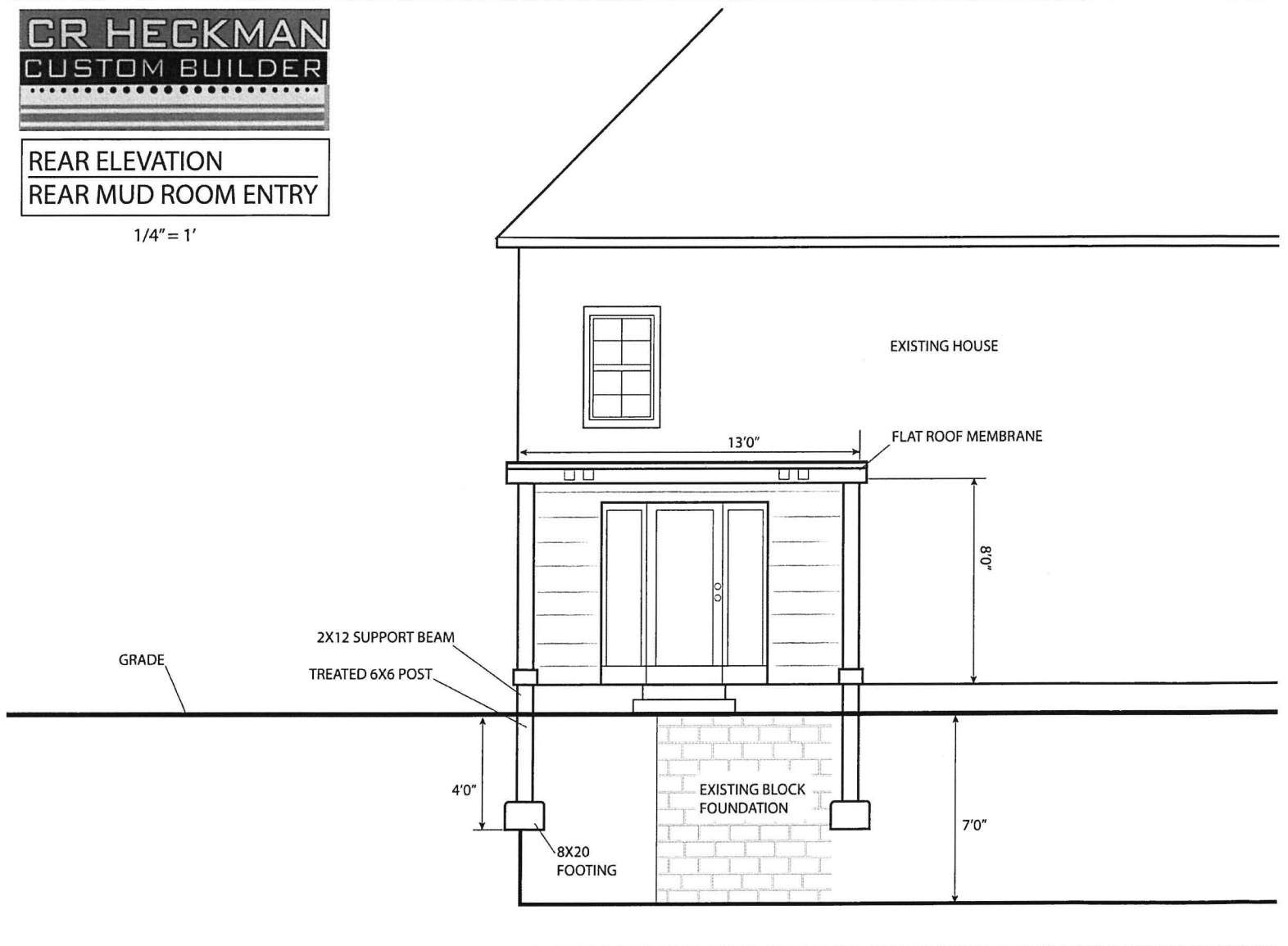


# Item B



REAR ELEVATION  
REAR MUD ROOM ENTRY

1/4" = 1'



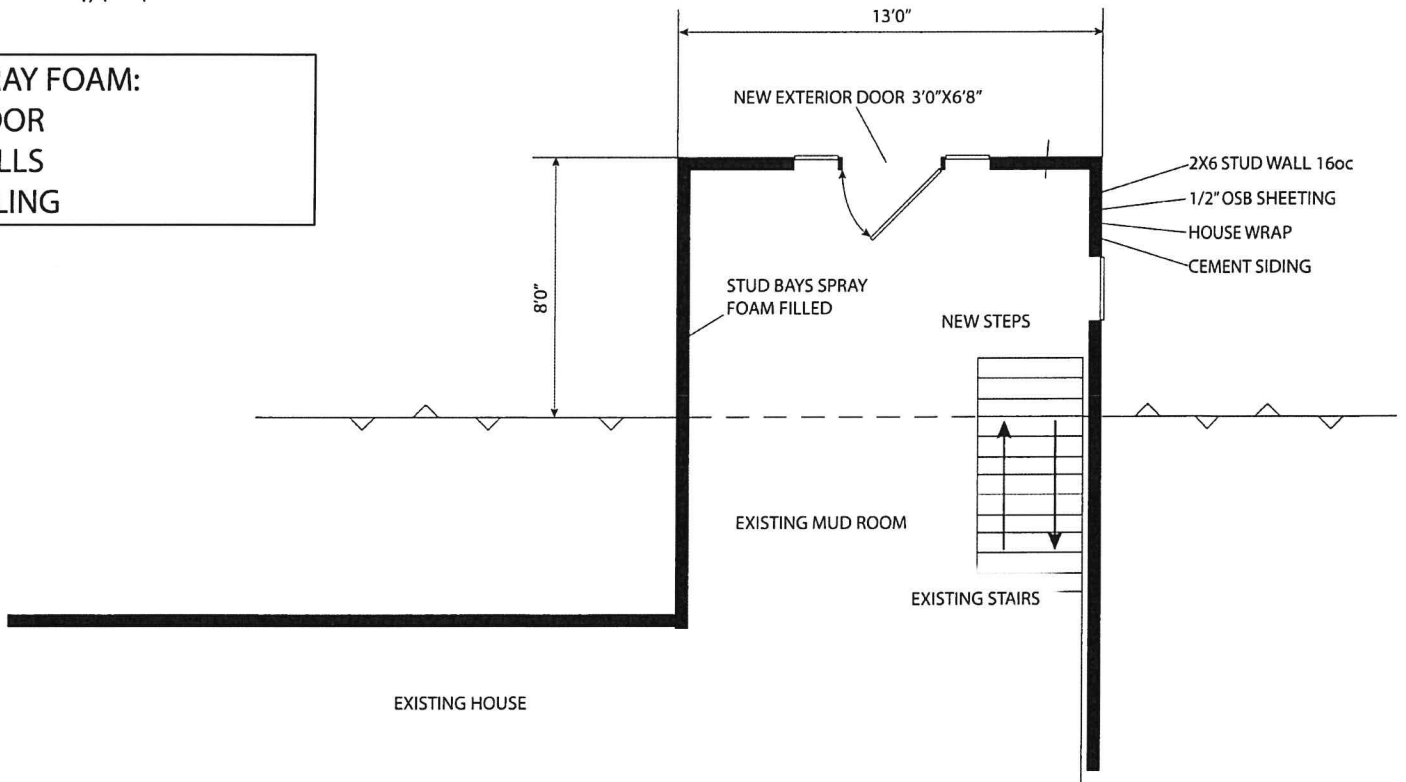
# Item B



FLOOR PLAN  
REAR MUD ROOM ENTRY

1/4" = 1'

SPRAY FOAM:  
FLOOR  
WALLS  
CEILING

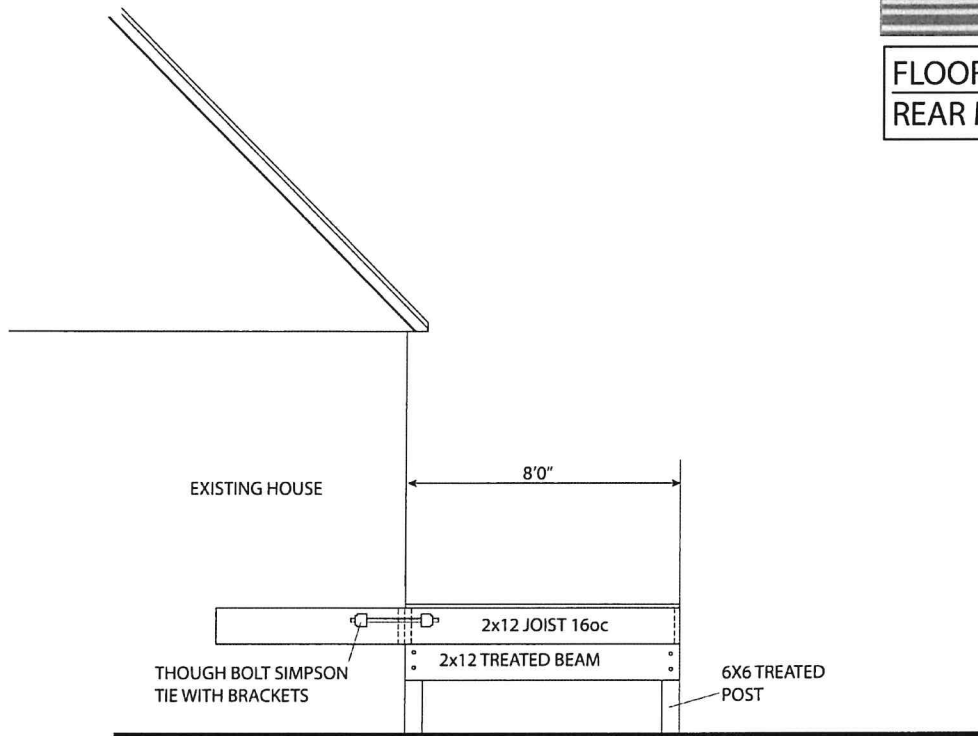


# Item B



FLOOR FRAME DETAIL  
REAR MUD ROOM ENTRY

1/2" = 1'



# Item B



(1) **1539 Grand** – West Face of building  
(3) South Face of building detail



(2) South Face of building from back yard  
(4) South Face of building from Henderson Ct





**Historic Preservation Coordinator**  
**KALAMAZOO HISTORIC DISTRICT COMMISSION**

## **APPLICATION FOR PROJECT REVIEW**

### **STAFF COMMENTS**

**Property address** 1539 Grand Ave  
**Applicant** C.R. Heckman Custom Builder  
**Owner** Steve East/ Katie Johnson  
**Received** 03/15/2022

**CASE #** PPZ 22-0005  
**Year built:** 1910  
**Owned since:** 11/20/2012  
**Meeting date:** 04/19/2022

**Previous reviews** (HDC = commission meeting; Admin = administrative approval):  
2012 – Major Remodeling started by previous owner, raze old garage and build new (HDC)  
2013 – Replace non-historic west door, modify front door (Admin)  
2014 – Fence (Admin)  
2015 – Gutters and downspouts, repair eaves (Admin)

**Historic District** West Main Hill – Established 2007  
**Zoning** RS-5  
**Additional Permits required** Building  
**Rental History:** NA

#### **Proposed Work:**

1. Eight-foot addition at rear

#### **Observations:**

1. **Addition is in the rear of the home. The addition will not be highly visible from Henderson Court**
2. **A larger addition was approved by the HDC last year.**

#### *Applicable Criteria*

- (1) *Secretary of the Interior Standards for Rehabilitation - #9 and #10 (see next page)*

#### **COMMISSION ACTIONS (Motions):**

1. Move to approve the addition on the south (rear) of the house as presented. The proposal complies with the Secretary of the interior standard #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, May 10<sup>th</sup>, 2022. The revised application should include the following changes:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the May 17th meeting to comply with the 60-day rule.



# Item B

3. The commission could deny, based on Secretary of the Interior Standards #9 and #10

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## **Secretary of the Interior's Standards for Rehabilitation**

*The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

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



Item C  
 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](mailto: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: 511 Woodward Avenue

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

Applicant: Tim Merlow Owner: Tim Merlow / Kim Verrie

Mailing Add. 511 Woodward Mailing add Same

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

Phone: 865 789-1602 Phone: 865 789-1602

Email TimothyMerlow@gmail Email TimothyVerrie@Shin1

Contractor: \_\_\_\_\_

Work to be done by owner

Contractor \_\_\_\_\_

Proposed Work: Use additional sheets to describe work if necessary \_\_\_\_\_

See attached sheets replace damaged columns, move column to support pier, repair beams, repair floor, replace steps, etc. hand out.

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: 4/10/2022

Owner's Signature: [Signature] / Kim Verrie Date: 4/10/2022  
 (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 – for additions or new construction
- 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

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**-For Historic Preservation Coordinator's Use Only-**

Case Number: PPZ- 22-0006 Date Received\*: 04/11/2022

Zoning Rm-15 Year built 1862 Complete application yes

Owned since 12/10/2015

**COMMISSION**

Meeting Date: 04/19/2022

Hearing fee paid \$85 yes

Check # \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Approve in Concept Date: \_\_\_\_\_ Letter mailed \_\_\_\_\_

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions  Deny  Postpone  Withdrawn

ACTION DATE \_\_\_\_\_

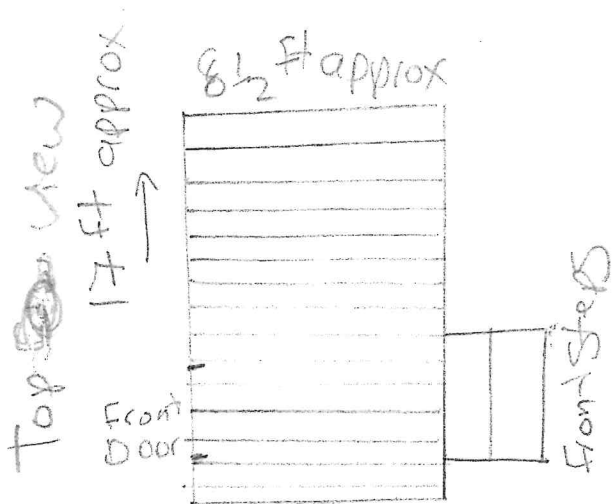
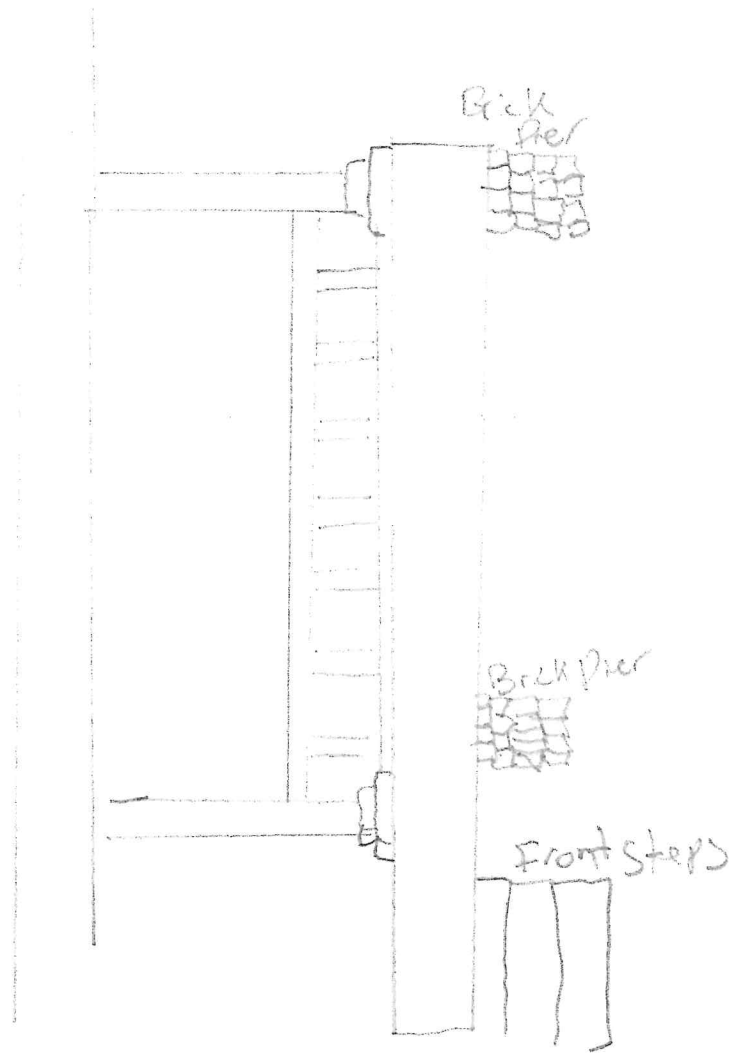
Certificate of Appropriateness Issued \_\_\_\_\_

Notice of Denial with appeals information \_\_\_\_\_

Notice to Proceed \_\_\_\_\_ Comments \_\_\_\_\_

1. Replace rotting columns, center left column on pter.
2. replace railings
3. Repair, replace damaged wood on lower beams
4. replace deck/flooring
5. replace front steps add handrail.

Street View





(1) **511 Woodward** – East Face of building  
(3) North column deterioration detail



(2) Detail of porch, note the column which is south of the stone pier





**Historic Preservation Coordinator**  
**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW**  
**STAFF COMMENTS**

**Property address** 511 Woodward Ave  
**Applicant** Tim Marlow  
**Owner** Tim Marlow/ Julie Nemire  
**Received** 02/23/2022

**CASE #** PPZ 22-0006  
**Year built:** 1862  
**Owned since:** 12/03/15  
**Meeting date:** 04/19/2022

**Previous reviews** (HDC = commission meeting; Admin = administrative approval):

2002 – Re-deck and re-roof (Admin)  
 2002 – Install metal ‘K-style’ gutters (Admin)  
 2005 – Handrail front porch (Admin)

**Historic District** Stuart Area  
**Zoning** RM-15  
**Additional Permits required** Building  
**Rental History:** NA

**Proposed Work:**

1. Replace damaged columns
2. Move south column over brick pier
3. Repair railings and floor. Replace steps
4. Add handrail

**Observations:**

1. **Placing Column over pier will stop pier from sagging**
2. **Wood on columns maybe be repairable instead of replacement**
  - a. **What material will replace the column**

*Applicable Criteria*

- (1) *Secretary of the Interior Standards for Rehabilitation #1-6 and #9 (see next page)*

**COMMISSION ACTIONS (Motions):**

1. Approve the replacement of the porch columns as specified. The plan substantially complies with the Secretary of the Interior Standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. Approve moving the south column as specified. The plan substantially complies with the Secretary of the Interior Standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

3. Approve the repair of the porch and replacement of the steps as specified. The plan substantially complies with the Secretary of the Interior Standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
4. Approve the addition of a handrail as specified. The plan substantially complies with the Secretary of the Interior Standards #1 through #6 and #9. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
5. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, May 10<sup>th</sup>, 2022. The revised application should include the following changes:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the May 17<sup>th</sup> meeting to comply with the 60-day rule.

6. The commission could deny, based on Secretary of the Interior Standards #1 through #6 and #9.

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**Secretary of the Interior's Standards for Rehabilitation**

*The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

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.
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(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.



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

APPLICATION FOR PROJECT REVIEW - Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 902 S. Westnedge Ave
Historic District: [X] South/Vine [ ] Stuart [ ] West Main Hill [ ] Rose Place [ ] Haymarket
Applicant: Sign Center / Jason Newton Owner: Allison Greenlee Korr (Little Trees, LLC)
Mailing Add. 711 Portage St Mailing add 902 S Westnedge
City State & Zip: Kalamazoo, MI 49001 City, State Zip Kalamazoo, MI 49008
Phone: 269-381-6869 Phone: 248-345-9064
Email jason @ signcenter.net Email allison @ greenlee-law.com

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 - for additions or new construction
[ ] 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

Contractor: Sign Center / Jason Newton

( ) Work to be done by owner

Contractor
Proposed Work: Use additional sheets to describe work if necessary
See attached sheets Freestanding Sign Installed in Lawn
Sign is made of wood, aluminum, panel

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

Applicant's Signature: Jason Newton Date: 4-11-22
Owner's Signature: Date: 4/11/22
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- Date Received\*:
Zoning Year built Complete application
Owned since

COMMISSION Meeting Date: Hearing fee paid \$85
Check #
COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION

[ ] Approve [ ] Site Visit [ ] Approve w/Conditions [ ] Deny [ ] Postpone [ ] Withdrawn
ACTION DATE
Certificate of Appropriateness Issued
Notice of Denial with appeals information
Notice to Proceed Comments

Item D

82.66 in

48 in



### Allison Greenlee Korr Sign 1

This drawing Copyright SignCenter All rights reserved and protected.

SCALE: NTS

PAGE: 1 OF 1  
REV: 1





### Allison Greenlee Korr Sign 1

This drawing Copyright SignCenter All rights reserved and protected.

SCALE: NTS

PAGE: 1 OF 1  
REV: 1



(1) 902 S Westnedte – East Face  
(3) Facing southeast



Item D

(2) East lawn, site of proposed sign  
(4) North face of building





**Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW  
STAFF COMMENTS**

**Property address** 902 S Westnedge  
**Applicant** Sign Center/ Jason Newton  
**Owner** Little Trees, LLC  
**Received** 04/11/2022

**CASE #** PPZ 22-0007  
**Year built:** 1839  
**Owned since:** 05/01/2020  
**Meeting date:** 04/19/2022

**Previous reviews** (HDC = commission meeting; Admin = administrative approval):

- 2007 – Roof with vented drip edge, blind window (HDC)
- 2007 – New Sign Face (Admin)
- 2008 – Repair siding (Admin)
- 2010 – Porch Repairs (Admin)

**Historic District** South Street – Vine Area  
**Zoning** CN-1  
**Additional Permits required** Sign  
**Rental History:** NA

**Proposed Work:**

- 1. Install freestanding sign made of wood and aluminum in lawn.

**Observations:**

- 1. **Placing sign in the yard will not have any effect on the house.**
- 2. **There was a sign on the property before.**

*Applicable Criteria*

- (1) *Secretary of the Interior Standards for Rehabilitation #1-6 (see next page)*

**COMMISSION ACTIONS (Motions):**

- 1. Approve the wood and aluminum painted sign as specified. The plan substantially complies with the Secretary of the Interior Standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the Historic Preservation Coordinator.
- 2. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, May 10<sup>th</sup>, 2022. The revised application should include the following changes:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the May 17<sup>th</sup> meeting to comply with the 60-day rule.

- 3. The commission could deny, based on Secretary of the Interior Standards #1 through #6.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

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### APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 314 Monroe St  
Historic District: [ ] South/Vine [ ] Stuart [  ] West Main Hill [ ] Rose Place [ ] Haymarket  
Applicant: Laura Livingstone-McNelis Owner: same  
Mailing Add. 314 Monroe St Mailing add \_\_\_\_\_  
City State & Zip: Kalamazoo MI 49006 City, State Zip \_\_\_\_\_  
Phone: 269-501-4067 Phone: \_\_\_\_\_  
Email lauraloren@gmail.com Email \_\_\_\_\_@\_\_\_\_\_

Contractor: 43 Tony Pringle

Work to be done by owner

Contractor Pringle Window + Door

Proposed Work: Use additional sheets to describe work if necessary \_\_\_\_\_  
See attached sheets Used like to replace the front door + add a window (vs current glass panel) and add awnings for shade. (My daughter has skin cancer but loves being on the porch as neighbors walk by, and on the deck with the dog in (NA) This property has at least one working smoke detector for each dwelling unit. (Owner or applicant's initials) (Required) \* see back back,

Applicant's Signature: Laura Livingstone-McNelis Date: 4-11-22  
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(if different) NOTE: Awning installation only over part of porch due to complicated roofline = extreme expense.

**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 – for additions or new construction
- [  ] 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- Date Received\*: \_\_\_\_\_  
Zoning \_\_\_\_\_ Year built \_\_\_\_\_ Complete application \_\_\_\_\_  
Owned since \_\_\_\_\_

COMMISSION Meeting Date: \_\_\_\_\_ Hearing fee paid \$85 \_\_\_\_\_  
Check # \_\_\_\_\_

COMMENTS: \_\_\_\_\_

Approve in Concept Date: \_\_\_\_\_ Letter mailed \_\_\_\_\_

**FINAL ACTION**

[ ] Approve [ ] Site Visit [ ] Approve w/Conditions [ ] Deny [ ] Postpone [ ] Withdrawn

ACTION DATE \_\_\_\_\_  
Certificate of Appropriateness Issued \_\_\_\_\_  
Notice of Denial with appeals information \_\_\_\_\_  
Notice to Proceed \_\_\_\_\_ Comments \_\_\_\_\_

WEDS - 1:30

Item E

**Pringle**  
 WINDOWS DOORS &  
 CUSTOM REMODELING  
 (269) 929-8845

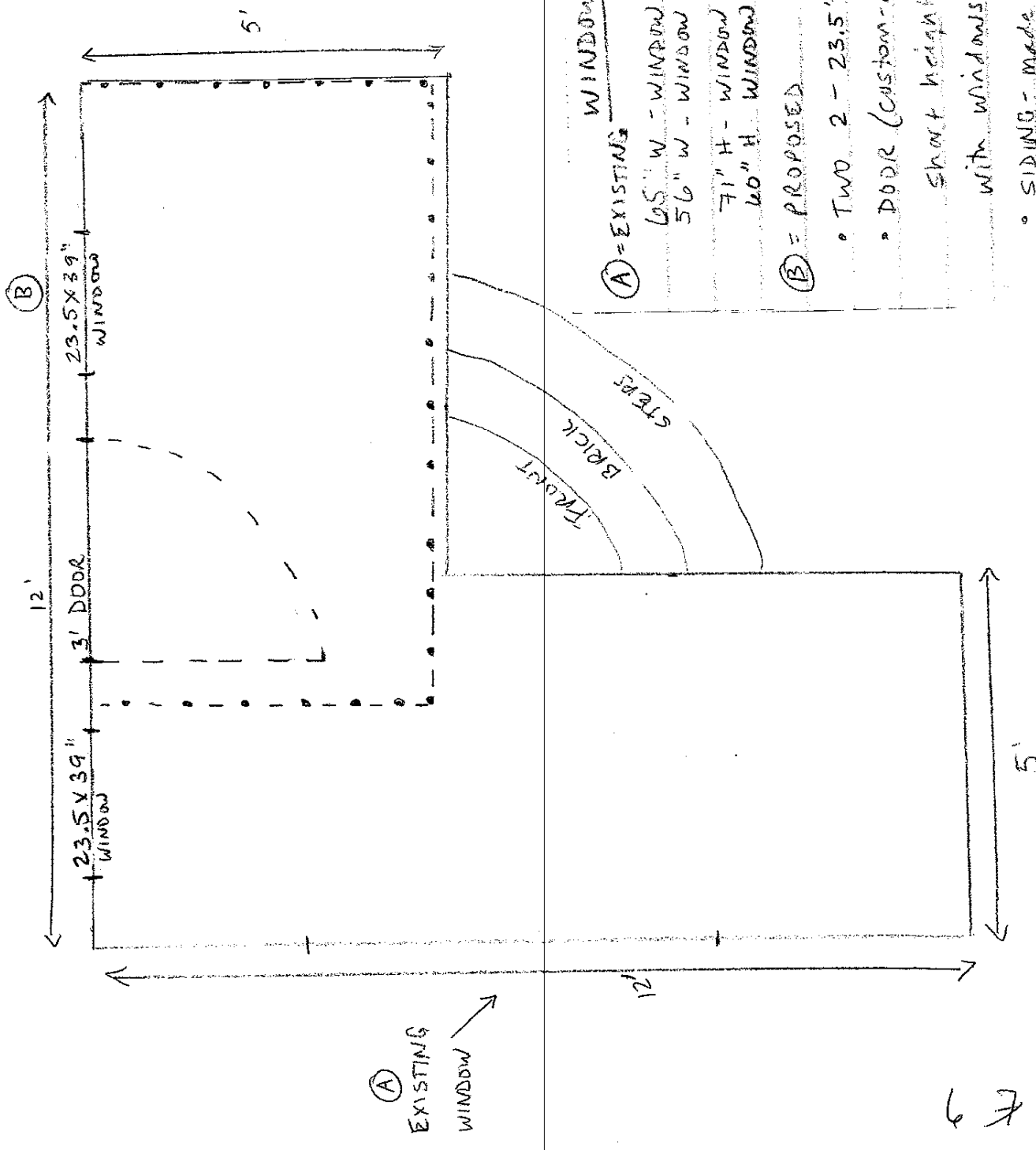
Name: Peter & Laura McNeils  
 Address: 314 Monroe  
 City: KATOO State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Best Time: 3/22/22

Item(s)	Window, Door Size & Remodeling Specs.	Additional Material Required	Installation Charge
	Remove 9' sliding door -		
	Frame in - Install 1-36" Entry door		
	raised panel - half light - blinds in glass.		
	1- storm door - full view - white 36"		
	2- white pella fixed vinyl windows		
	Drywall int - vinyl siding ext. - NO PAINTING		
	Trim int door & windows		
	Extra Labor Charges	Description of Work	
		MAT-COST	
	Disposal Charge	pieces @ \$_.00 each.	
		LABOR	
			Grand Total

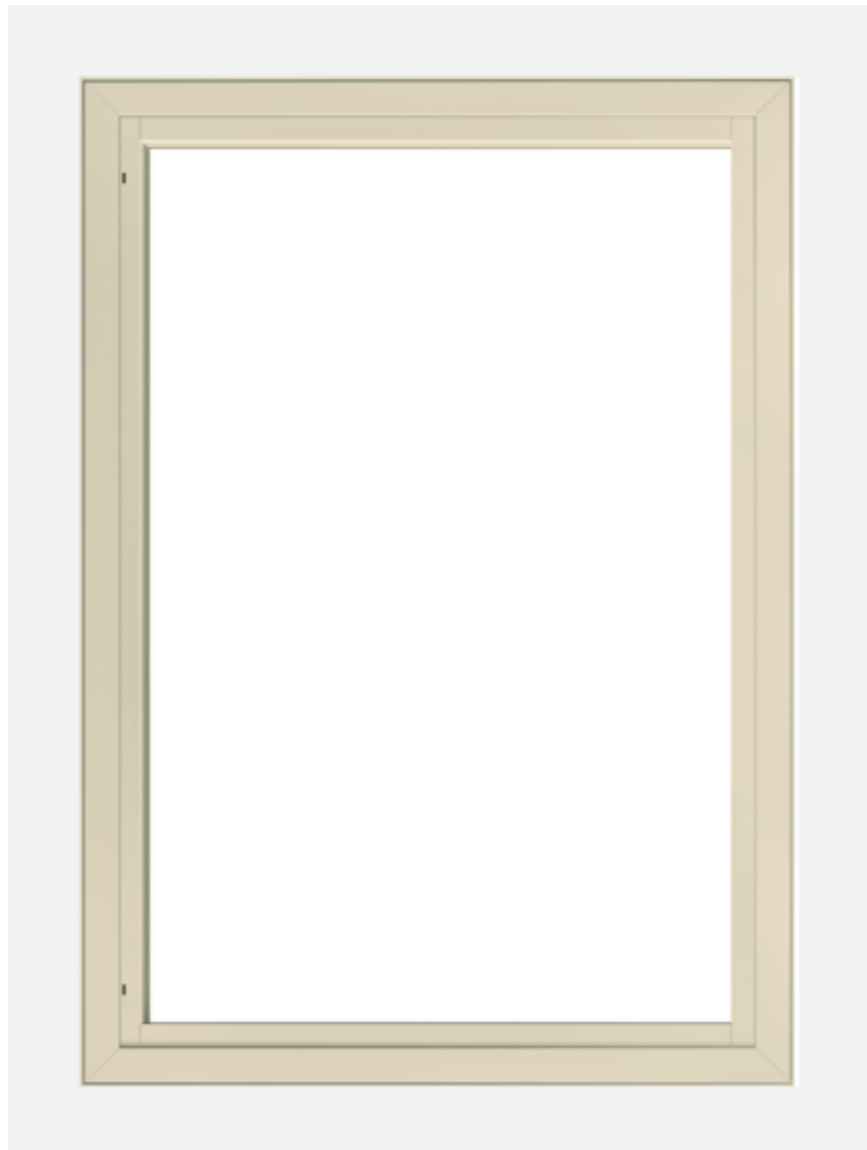
Custom Remodeling or Notes

Signature Required On Proposal Acceptance

LIVING ROOM - McNEEL'S - PROJECT SITE DRAWING



Approximation of Windows





Approximation of Door



Awning Variant



Awning Variant



[Home](#)   [Door Awnings](#) ▼   [Window Awnings](#) ▼   [Patio Co](#)

[Home](#) > [Door Awnings](#) > PC1100AL Series Door Canopy



	\$389.00+
	\$217.00+

**New Items**

	\$479.00+
	\$302.00+



- Solid polycarbonate sheets
  - Heavy-duty aluminum frame
  - Flat top
- Base price: \$439.00



- Solid polycarbonate sheets
  - Heavy-duty aluminum frame
  - Curved top
- Base price: \$559.00



- Solid polycarbonate sheets
  - Heavy-duty aluminum frame
  - Overhead braces
- Base price: \$489.00

Awning Variant

Historic Images





(1) **314 Monroe – Southeast**  
(3) South Face of building



Item E

(2) Southeast detail  
(4) Rear entrance





**Historic Preservation Coordinator**  
**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW**  
**STAFF COMMENTS**

**Property address** 314 Monroe  
**Applicant** Laura Livingstone-McNelis  
**Owner** Same as applicant  
**Received** 04/12/2022

**CASE #** PPZ 22-0008  
**Year built:** 1910  
**Owned since:** 07/10/1998  
**Meeting date:** 04/19/2022

**Previous reviews** (HDC = commission meeting; Admin = administrative approval):  
 2007 – Five awnings on south side (Admin)

**Historic District** West Main Hill  
**Zoning** RS-5  
**Additional Permits required** None  
**Rental History:** NA

**Proposed Work:**

1. Replace front door with two windows and a smaller door.
2. Add awning on the south side porch for shade.

**Observations:**

1. **Property is non-contributing**
2. **Property owners came to the Historic District Commission for consultation in 2021.**

*Applicable Criteria*

- (1) *Secretary of the Interior Standards for Rehabilitation #1-6 (see next page)*

**COMMISSION ACTIONS (Motions):**

1. Approve the replacement of the front door with two windows and a smaller door as specified. The plan substantially complies with the Secretary of the Interior Standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the Historic Preservation Coordinator.
2. Approve the installation of an awning on the south side as specified. The plan substantially complies with the Secretary of the Interior Standards #1 through #6. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the Historic Preservation Coordinator.
3. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, May 10<sup>th</sup>, 2022. The revised application should include the following changes:
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  - b. \_\_\_\_\_

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this meeting or the May 17<sup>th</sup> meeting to comply with the 60-day rule.

- 4. The commission could deny, based on Secretary of the Interior Standards #1 through #6

+++++

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**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**Agenda – TUESDAY, March 15, 2021**

**5:00 pm**

241 W. South St. Kalamazoo, MI 49007

**I. Call to Order:** Mr. Berg called the meeting to order at 5:00 PM

**II. Approval of Absences:**

Eric Stucky-Absent	Andrew Grayson-Kalamazoo
Dana Underwood – Kalamazoo	Jeremy Berg- Kalamazoo
John Mitchell-Absent	Vacant
Dan Kastner-Kalamazoo	

Motion made to approve absences by Mr. Kastner with a 2<sup>nd</sup> by Mr. Grayson

**III. Approval of Agenda:** The HPC has bought two membership and wanted to get consent to give out email address for contact information. Motion made by Ms. Underwood to approve with a second by Mr. Grayson. All commissioners approve.

**IV. Introduction of Guests:** None

**V. Public Comment on non-agenda items:** None

**VI. Disclaimer:** Mr. Pena read the disclaimer into record. 5:03 PM

**VII. HEARINGS - OLD BUSINESS: None**

**VIII. NEW BUSINESS:**

<b>A) 251 E Michigan</b>	<b>5:30pm</b>	<b>Owner: Main Street East LLC</b>
<b>Style: Various</b>		<b>Owned since: 12/12/1996</b>
<b>Built: Various</b>		<b>Zone: CCBD</b>

- 1). Violation – Installation of unapproved metal awnings
- 2). Add various light fixtures into Haymarket Alley
- 3). Install glass storefront in place of existing glass storefront

EN22-0400 & PPZ22-0001 Violation Application

No show of current applicant. Motion made to move to next month by Mr. Kastner with a send by Ms. Underwood. All commissioners approve.

**B) 911 S Park St 5:10 pm Owner: Aaron Lane Davies**  
**Style – Craftsman Foursquare Built: 1875**  
**Zone: RD-36 Owned Since: 04/16/2014**

- 1). Install 8 Additional solar panels on the south facing roof surfaces

PPZ22-0002 New Application

Chad Becker and Russ Edwards with Tiger Solar/Altenegy. Homeowners are wanting to add additional panels on the south facing roof surfaces. Some gray pictures are already installed. Will be adding panels to the front side of the house and 4 panels on the lower side of the house. The panels will be all black and will match the existing panels on the home. Mr. Pena states the lack the visibility from the road. Mr. Grayson would like to verify that these do not alter the structure that they are temporary? These would be reversable and most of the equipment will be in the attic and will travel to the basement.

Mr. Kastner just wants to verify that it is just an extension of what is already approved and installed.

Will be black panels on a black roof. The full width from the roof to the top of the panel is about 5 inches.

Mr. Grayson makes motion to approve the installation of 8 solar panels as specified. This proposal complies with the Secretary of interior standards #9 and #10. The commission approve a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator with a second by Ms. Underwood. All commissions approve.

**C) 917 S Park St 5:13 pm Owner: Justin Davies and Laurel Wong**  
**Style: Queen Anne Built: 1880**  
**Zone: RM-36 Owned Since: 01/31/2022**

- 1). Install 16 solar panels on the west face of the auxiliary building in the back yard

PPZ22-0003 New Application

16 Solar panels on the west facing side of the auxiliary building in the back yard. These will be even less visible from the street and very little change the appearance of the structure. The actual house will be blocking most the panels. All the equipment will be in the attic space. The panels will be on the front of building behind the rear of the house.

Mr. Grayson is concerned about the lifespan of the panels? Mr. Becker states that the panels are warrantied up to 25 years. The only part that may have been replaced in the past was inverters but now they are shifting to micro inverters which also come with 25-year warranty. The panels are still proficient after 25 years. The main concern is how they age visually.

When roofing needs to be replaced it considered a one day off one day on ease of removal.

Motion made by Ms. Underwood to approve the installation of 16 solar panels as specified. This proposal complies with the Secretary of interior standards #9 and #10. The commission approve a Certificate of Appropriateness for this project. Approval of any final details to be delated to the historic preservation coordinator with a second by Mr. Grayson. All Commissioners approve.

**D) 908 Village St**

**5:19 pm**

**Owner: Rachel Grosh**

**Style: Vernacular**

**Representative: Karen Vogelmann**

**Zone: RM-15**

**Built: 1891**

**Owned Since: 03/05/2021**

1). Remove existing door on rear addition and add fixed pane window with the reproduced casing and trim to match the rest of the house. Side the remaining door opening to match rest of the house

Remove rear door on side of the house with a single pane fixed window that currently leads into a bathroom. The house does have a fixed pane window on the other side of the house. The current door is a non-historic door. The current stairs with the door will be removed. The gap where the door is currently will match the current siding on the home. The new window will match the placement on the house that is like the double hung window that hits the board and batten siding. The new window will be a fixed pane single pane wood window and will be using pine. The new window will match the one located on the other side of the home. The gable portion of the house is the original portion of the home. Motion made by Mr. Grayson to approve the removal of the door, installation of a window and residing to match as specified. This proposal complies with the Secretary of interior standards #1-#6. The commission approve a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator with a second by Mr. Kastner. All Commissioners approve.

**IX. Approval of Minutes:** December 12, 2021 - Motion made and approved by Ms. Underwood and second by Mr. Berg with all commissioner's approval.

**X. Administrative approvals - January 1, 2022, to March 9, 2022**

**a) No building permit required – 2**

612 Pearl                      Replace front porch decking  
408 W Vine                    Gutters

**b) Building permit required – 9**

611 Oak                        Rear steps built  
608 W Kalamazoo          Roof  
714 Locust                    Renew-Addition  
266 E Michigan            Renew-Addition  
314 W Vine                    Renew notice to proceed  
1548 Henderson          Repair and replace front porch roof  
712 S Burdick                Repair and replace front porch

714 Locust           Roof  
704 S Park           Roof

**XI. Other Business-**

1). Review draft annual report from HDC to City Commission

Mr. Kastner makes motion to approve as amended, corrected Mr. Grayson’s neighborhood, with a second by Ms. Underwood

2). HPC was looking to re-apply to the historic preservation network. They did purchase two memberships, so they do need a current email address and physical address. Current commissioners were ok with supplying this information.

**XII. Adjournment**

Motion made to adjourn meeting by Mr. Grayson with a second by Mr. Kastner with all commissioners approve. Meeting adjourned at 5:41 pm.

_____	_____
Chairperson	Date
_____	_____
Historic Preservation Coordinator	Date
_____	_____
Recording secretary	Date