

Agenda

Kalamazoo Historic District Commission Meeting

City of Kalamazoo

September 20th, 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**

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. **Old Business**

VIII. **New Business – Hearings**

- a. 502 Douglas 5:10 pm Owner: Nestor Barrara
Style: Queen Anne Built: 1895
Zone: RM-15 Owned Since: 10/11/2012
- Removal of ‘floating walls’ on rear porch (rear porch enclosure)
PPZ22-0023 New Application
Public Comment then Commission Deliberation
- b. 501 Elm 5:25 pm Owner: Andrew M Wohlman
Style: Italianate Built: 1885
Zone: RD-19 Owned Since: 08/19/2018
- Add 9 solar panels (5 on the south side, 4 on the west side)
PPZ22-0022 New Application
Public Comment then Commission Deliberation
- c. 521 Pearl 5:40 pm Owner: Go West Investments, LLC
Style: Tudor Built: N/A
Zone: RM-15 Owned Since: 07/14/2022
- Construction of 4 Car garage (42’x22’. 14’ 4” tall)
PPZ22-0024 New Application
Public Comment then Commission Deliberation

- d. 210 Old Orchard 5:55 pm Owner: 210 Old Orchard, LLC
Style: Colonial Revival Built: 1925
Zone: RM-15 Owned Since: 05/15/2020
- Limewash unpainted brick building
PPZ22-0026 New Application
Public Comment then Commission Deliberation

e. **Approval of Minutes – August 16, 2022**

f. **Administrative Approvals –August 10, 2022 to September 15, 2022**

- a. No building Permit Required 6
 1. 435 S Westnedge Sign
 2. 838 W Cedar Porch Column Repair
b. Building Permit Required 6
 1. 409 Park Pl Roof
 2. 1002 S Westnedge Porch Repair
 3. 1206 Merrill Porch Repair
 4. 534 Woodward Porch Repair
 5. 1024 S Park Roof
 6. 417 Woodward Roof
 7. 628 S Rose Bulkhead door
 8. 308 Stuart Porch Repair/Rebuild
 9. 227 Douglas Porch Rebuild

g. **Other Business**

- a. June Minutes Approval

h. **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@kalamazoo.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 07/13/2022 – 18 Total

Fees total year to date, 2022 \$2,895

	2022	2022	2021	2021 fees
○ 21 no fee		\$ 0	34 no fee	\$ 0
○ 39 bldg permit-\$35*		\$ 1365	21	\$ 735
○ 18 HDC hearing - \$85		\$ 1530	10	\$ 850
78 TOTAL		\$ 2,895	54	\$ 1,585

New Owners in Historic Districts

Sale Date	HD	Address	previous owner	new owner	NEZ?
8/24/2022	706 W KALAMAZOO AVE	706 W KALAMAZOO AVE	EQUITY TRUST COMPANY CUSTODIAN FBO SCHMIDT, KATHLEEN 921 WHITES RD KALAMAZOO, MI 49007	VICKERY, TAZEE J 706 W KALAMAZOO AVE KALAMAZOO, MI 49007	no
8/17/2022	739 ACADEMY ST	739 ACADEMY ST	BIRD4 PROPERTIES LLC 6798 APPLE BLOSSOM LANE KALAMAZOO, MI 49009-7483	SOISSON, JOHN E & BETH A TRUSTEES 739 ACADEMY ST KALAMAZOO, MI 49007	no
8/16/2022	805 WHEATON AVE	805 WHEATON AVE	LORENZO, CONAN M 5010 LINDEN WAY LA MESA, CA 91941-5152	BAYLESS E COBB REVOCABLE TRUST 4276 NARRAGANSETT AVE SAN DIEGO, CA 92107	no
8/16/2022	602 W SOUTH ST	602 W SOUTH ST	MURRAY, JAMES A, BISHOP OF THE ROMAN CATHOLIC DIOCESE 215 N WESTNEDGE AVE KALAMAZOO, MI 49007	XIE, HU 602 W SOUTH ST KALAMAZOO, MI 49007	no
8/4/2022	603 W KALAMAZOO AVE	603 W KALAMAZOO AVE	ROGLIC, ROBERT L McQUATER, TIMOTHY S PO BOX 19304 KALAMAZOO, MI 49019	FRANKLIN, D RONALD & JUSTINE A 605 W KALAMAZOO KALAMAZOO, MI 49007	no
8/4/2022	718 W KALAMAZOO AVE	718 W KALAMAZOO AVE	VAUGHAN, CRAIG A & MARJORIE S 733 FAIRVIEW AVE KALAMAZOO, MI 49008-2475 MARJORIE S	GIFFORD, DENNIS 59 UNION AVE NE GRAND RAPIDS, MI 49503	no
8/2/2022	920 OSBORNE ST	920 OSBORNE ST	SCHELHAS, PETER M & DEBORAH L REVOCABLE TRUST SCHELHAS, PETER M & DEBORAH 704 CLINTON AVE KALAMAZOO, MI 49001	BLOUGH-ORR, JORDAN & WOLF, ZACHARY 920 OSBORNE ST KALAMAZOO, MI 49001	yes



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: 502 Douglas Avenue, Kalamazoo, MI 49007

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

Applicant: Nestor Barrera Owner: Nestor Barrera

Mailing Add: 7838 Doubletree Ct. Mailing Add: 7838 Doubletree Ct.

City State & Zip: Kalamazoo, MI 49009 City, State Zip: Kalamazoo,

Phone: (616)801-3330 Phone: (616)801-3330

Email: nestor.baze @ yahoo.com Email: nestor.baze @ yahoo.com

Contractor Scott Conwell

Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

To remove "floating" walls (2) at the back of the house to extend the deck up to the house back door.

It looks like this was an addition to the house and it was not part of the original construction.

(NB) 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: _____

Owner's Signature: _____ Date: 03/10/2022
 (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
- 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 Hearing fee paid \$85 _____
 Meeting Date _____ 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 _____



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 502 Douglas
Applicant Nestor Barrera
Owner Nestor Barrera
Received 08/10/2022

CASE # PPZ 22-0023
Year built: 1895
Owned since: 10/11/2012
Meeting date: 09/20/2022

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

- 2002 – Roof (Admin)
- 2002 – Door (Admin)
- 2013 – Porch, other woodwork (Admin)

Historic District Stuart
Zoning RM-15
Additional Permits required Building

Proposed Work:

1. Removal of ‘floating walls’ on rear porch (rear porch enclosure), to extend porch to rear door.

Observations:

1. **The walls are likely not original to the house**
2. **The walls are not structural, in fact the walls appear to be hanging from the roof line.**

Applicable Criteria

- (1) *Secretary of the Interior Standards for Rehabilitation - #1, #2, #4 and #5 (see next page)*

COMMISSION ACTIONS (Motions):

1. Approve the removal of the rear porch enclosure as specified. This proposal complies with the Secretary of the interior standards #1, #2, #4 and #5. 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, October 11th, 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 October 18th meeting to comply with the 60-day rule.

3. The commission could deny, based on Secretary of the Interior Standards #1, #2, #4 and #5 (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) **502 Douglas**– (above) **Looking SE**
(3) 502 Douglas rear, looking SW



(2) 502 Douglas Looking East





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 Kalamazoo, MI 49007
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APPLICATION FOR PROJECT REVIEW – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 501 ELM STREET
 Historic District: South/Vine Stuart West Main Hill Rose Place Haymarket
 Applicant: ANDREW WOHLMAN Owner: ANDREW WOHLMAN
 Mailing Add: 501 ELM STREET Mailing Add: _____
 City State & Zip: Kalamazoo, MI 49007 City, State Zip: _____
 Phone: 269-637-6189 Phone: _____
 Email: amwohlmw@yahoo.com Email: amwohlmw@yahoo.com
 Contractor: HELIOS SOLAR, ATT BRANDON FLOOD 269-343-5560

<p>Application Checklist:</p> <p><input type="checkbox"/> Drawings 11x17 or smaller with dimensions</p> <p><input checked="" type="checkbox"/> Materials list</p> <p><input checked="" type="checkbox"/> Site plan including north arrow</p> <p><input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> \$35 - HDC review fee – charged with building permit</p>

Work to be done by owner
 Contractors name: BRANDON FLOOD brandon.flood@helios-solar.com

Proposed Work: (Use additional sheets to describe work if necessary)
To Add A SOLAR SYSTEM To our Home in Spring of 2023
I HAVE ENCLOSED 935 HDC REVIEW FEE - HELIOS WILL GET ALL OTHER BUILDING PERMITS, ALSO ENCLOSED HELIOS BID SPEC SHEETS
HOUSE WITH PANEL LOCATION ON 3rd PAGE OF BID

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

Spring project more than likely

Applicant's Signature: Andrew Wohlman Date: AUG 25, 2022

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

-For Historic Preservation Coordinator's Use Only-

Case Number _____ Date Received _____
 Zoning _____ YEAR BUILT _____ Complete application _____
 Owned since _____ Fee Paid \$35 _____

- This project will require a building permit with a \$35 administrative review fee.
- This project will not require a building permit. There are no fees for this project
- Referred to the Historic District Commission for review at a monthly hearing - \$85 hearing fee.
 Meeting date _____

ADMINISTRATIVE

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

Certificate of Appropriateness Issued _____
 Notice to Proceed _____

Referred to Historic District Commission for hearing* _____ \$85
 fee Hearing date _____

Historic District Commission - APPLICATION FOR PROJECT REVIEW

Administrative review - *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

Contractor – Name of contractor if this project requires a building permit or check work to be 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.

(Remember: Always apply for and obtain your "Certificate of Appropriateness" BEFORE you purchase materials for your project.)

Example #1: Rather than "Replace window."

Say "Replace lower sash of the left window in the front of the house on the first floor with a wooden sash to match the original." Also state the reason you need to replace rather than repair the sash. ("Sash severely damaged by football.")

Example #2: Instead of "New storm door"

Say "Install new white aluminum storm door on back of house to fit original opening in width and height." And include a drawing or photo of the proposed door – perhaps from a sales flyer or an order sheet. Specify the measurements of the width and height of the original opening.

Example #3: Rather than: "Fence front yard."

Say "Fence front yard with 3' tall Gothic top wooden pickets. Two gates to be installed with the same materials, at the front and north side sidewalks. Fence attached to front house corners."

These are relatively simple examples.

- Measurements are very important and may be part of the drawing
- Drawings should be black or dark blue ink on white paper
- Electronic submissions are encouraged.

A COMPLETE APPLICATION includes:

This application

Drawings as needed

Specifications of materials

Payment of a \$35 administrative review fee in addition to the building permit fee

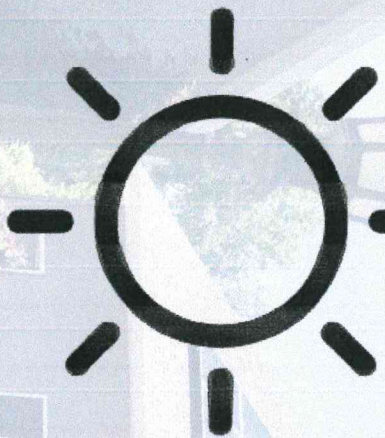
Name of the contractor if this project requires a building permit Or indicate owner

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

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

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

August 12th, 2022



Helios Solar

Environment

| Economics

| Engineering

A Proposal For:

Andy Wohlman
501 Elm St
Kalamazoo, MI 49007

Created By:

Helios Solar LLC
248 W Michigan Ave
Kalamazoo, MI 49007

Why Helios Solar LLC?



TRUSTED LOCALLY SINCE 2009

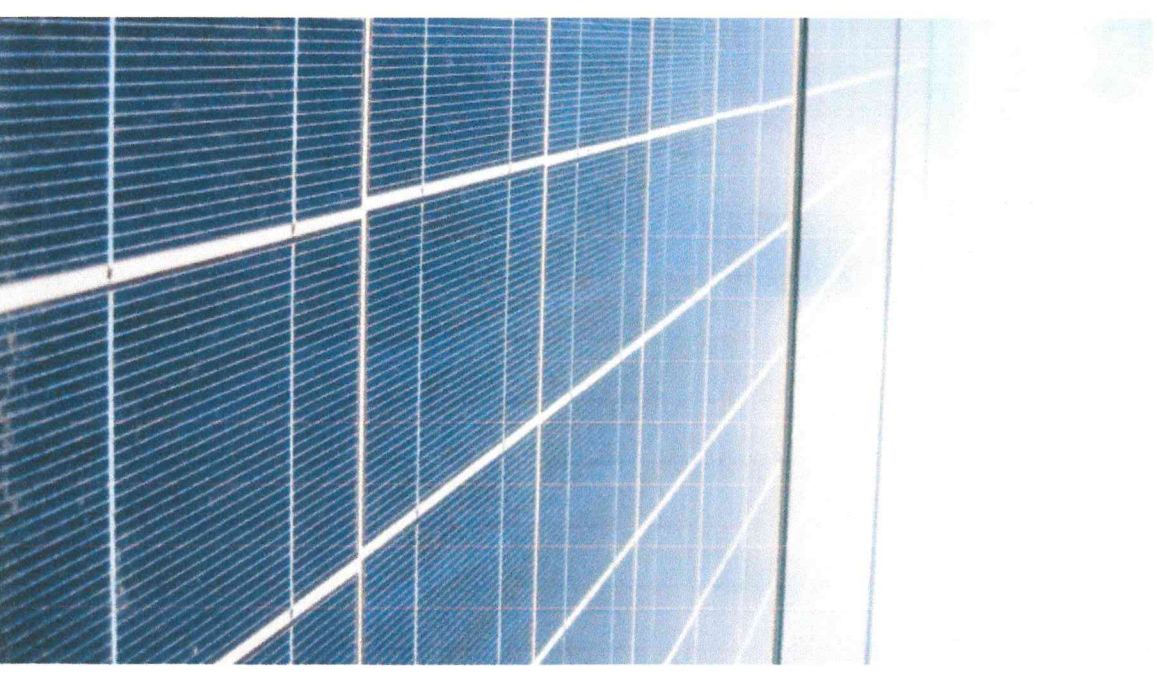
We are a Michigan based, family owned, business that has worked with Solar Energy since the early days of the industry's existence in this region. Our customers have loved working with us, and you will too! Just look at our 5-star rating on Google to see what it's like to do business with us - you won't be disappointed!

WE BELIEVE IN QUALITY

A quality installation, built using the best state-of-the-art components, will reliably generate clean energy and utility bill savings for years to come. That's why we only use the highest quality equipment and build each system with our owner-operated crew. We are here to help ensure that your system looks great and operates even better.

WE USE THE MOST ADVANCED MODELING SOFTWARE IN THE INDUSTRY TO CREATE YOUR ESTIMATES

Your system proposal was carefully modeled on the Aurora platform, which conducts the most accurate performance simulations in the industry. You can be confident that the projections we deliver are based on decades of local data and are a truthful representation of your system's expected performance.



Your Proposed System



SYSTEM SIZE 3.65 kW DC

EST. YEAR 1 PRODUCTION 3,547 kWh

EST. YEAR 1 BILL SAVINGS \$513

1 North

87%

of your annual energy use
generated from solar!

COMPONENTS:

Solar Panels* - 9

REC REC405AA Pure Black

Solar Inverters* - 9

Enphase Energy Inc. IQ8A-72-2-US



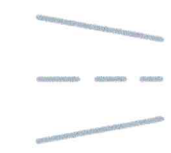
*Specification Sheets Attached following Proposal

Why Go Solar?



INVEST IN THE ENVIRONMENT

The amount of clean energy you generate in each year compared to conventional utilities would be equivalent to:



Driving
6,296 fewer miles



Growing
1,630 tree seedlings
for 10 years



Taking
1 passenger cars
off the road per
year

INVEST IN YOUR HOME



According to a study by Berkeley National Labs,
a solar installation can improve a home's market value by up to 20%.*



*"Selling Into the Sun: Price Premium Analysis of a Multi-State Dataset of Solar Homes", Hoen, Ben and Wiser, Ryan et al. Lawrence Berkeley National Laboratory for the U.S. Department of Energy"

How Much Will You Save With Solar?

\$12,044

Total nominal energy cost savings over 25 years.



WITHOUT SOLAR

\$66

Est. Yr 1 monthly utility bill

\$31,588

Est. Total utility bill
over 25 years



WITH SOLAR

\$15

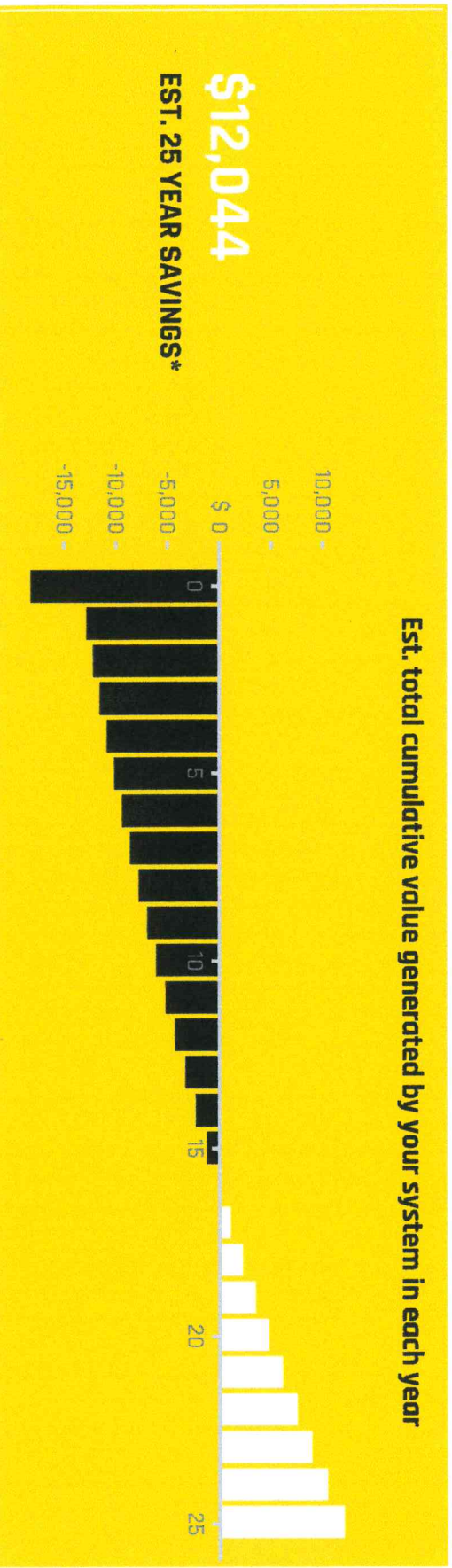
Est. Yr 1 monthly utility bill

\$6,058

Est. total utility bill
over 25 years

*Estimated savings after system purchase assumes utility rates increase 4.0% per year.

Cash Purchase Option



Monthly Utility Bill	Without Solar	With Solar	Cash Purchase
Year 1	\$66	\$15	\$18,225 System Cost
Year 25	\$158	\$27	-\$4,739 Federal Investment Tax Credit (25%)

Est. Year 1 Monthly Savings \$ 51

\$13,487 Net System Cost

*Estimated savings after system purchase and operating costs. Assumes utility rates increase 4.0% per year

What People Are Saying



Helios Solar
Environment | Economics | Engineering

"Helios is an excellent company to work with. They communicated well throughout the entire process, and once a date was set they were on time and finished in one day. They are highly recommended to use"

*Dennis installed a 5.32 kW system in 2021
Greenville, MI*

"Helios Solar LLC did a fantastic job from start to finish. Brandon, Connor, and the entire team did an **OUTSTANDING** job."


*Chris installed 11.73kW of solar between 2019-2020
Hickory Corners, MI*

"If you're going solar you can't do better than Helios Solar LLC. My first impression of professionalism, knowledge, and promptness was held up with every single interaction. We are very happy!"

*Jenn installed a 6.4kW system in 2019
Portage, MI*

Next Steps

1



YOU REVIEW AND SIGN THIS PROPOSAL

2



WE CAREFULLY INSPECT YOUR SITE, CREATE ENGINEERING SPECIFIC TO YOUR HOME, AND PRESENT A RESIDENTIAL HOME IMPROVEMENT CONTRACT FOR YOUR SPECIFIC PROJECT.

3



YOU APPROVE THE CONTRACT. WE OBTAIN REQUIRED UTILITY INTERCONNECTION APPROVAL AND LOCAL BUILDING AUTHORITY PERMIT APPROVALS FOR THE PROJECT.

4



OUR EXPERT CREW INSTALLS YOUR SYSTEM

5



THE SYSTEM IS INSPECTED, APPROVED, AND BEGINS GENERATING GREEN ENERGY THAT SAVES YOU MONEY ON YOUR UTILITY BILL.

6



ENJOY YOUR SYSTEM, AND TELL YOUR FRIENDS AND FAMILY HOW HAPPY YOU ARE TO HAVE GONE SOLAR WITH HELIOS SOLAR!

Key Proposal Assumptions:

The information provided in this proposal, such as savings calculations, is based on the following assumptions:

Utility Assumptions:

- Utility Company — Consumers Energy Co
- Current Utility Rate — RSP Residential - Summer On-Peak
- Current Estimated Annual Utility Bill — \$797
- Annual Utility Price Increase Rate — 4.0%
- Analysis assumes all solar energy is consumed at the time it is generated. Per the terms of the Consumers Energy Co Distributed Generation Program, other reimbursement rates will be applied to energy that is exported.

Production Assumptions:

Production estimates are based on data maintained by the National Renewable Energy Laboratory through PVMatts. Those estimates are then subjectively augmented with site specific conditions. Best efforts have been made to accurately describe system performance, but no guarantee is offered.

Production/Savings Disclaimer:

No representation or warranty, express or implied, oral or written, is made as to the accuracy or completeness of the information, estimates, projection or assumptions contained in this report, and nothing contained herein is, or shall be relied upon as, a promise, representation, warranty, or guarantee (whether oral, written, or otherwise). Any estimates, projections, or assumptions in this report, including without limitation, energy production, consumption, or savings estimates, are forward-looking statements that (i) have been prepared by Helios Solar LLC and have not been audited or otherwise verified by any independent third party, (ii) involve significant elements of subjective judgement and analysis, and (iii) are based on certain assumptions (some or all of which may not be valid or may never be realized). Other events or circumstances, which are not taken into account, may occur and may significantly affect the analysis in this report and can change without notice. Projections and estimates should be viewed as merely illustrative and hypothetical and do not represent the actual results that may be achieved with respect to the system. Ultimately, the energy production, consumption, and savings with respect to any given system may vary materially from those set forth in this report based, in part, without limitation, on various factors that are inherently variable, like weather conditions, man-made obstructions, natural obstructions (like trees and other shading), and other forces outside the control of Helios Solar LLC.

Design Disclaimer:

This proposal was prepared by and presented to you by your solar installer. The information provided in this proposal is a preliminary estimate for illustration purposes only and is not a binding agreement or obligation until a Residential Home Improvement Contract is signed. The system design may change based on a detailed engineering site audit. A solar power system is customized for your home, so its pricing, actual system production and savings will vary based on the final location, system size, design, configuration, utility rates, applicable rebates, tax benefits realized, and your household's energy usage. All standard application and permit fees are paid for by the installer, but the homeowner is responsible for additional fees for special use permits, zoning variances, or other non-standard items as determined by Helios Solar LLC.

Tax Credit Disclosure:

As the purchaser and owner of a solar photovoltaic system, you may qualify for certain federal, state, local or other rebates, tax credits or incentives (collectively, "Incentives"). If you have any questions as to whether and when you qualify for any Incentives and the amount of such Incentives, please consult and discuss with your personal tax or financial advisor. Sunlight and Helios Solar LLC make no representation, warranty or guaranty as to the availability or amount of such Incentives.

Customer Signature



I hereby intend to proceed with the Solar Photovoltaic Installation as depicted and described within this proposal and the attached material specification sheets. I understand that the principles of this proposal will be reduced to form within a Residential Home Improvement Contract to be executed between myself and Helios Solar LLC.

Customer Signature



Date

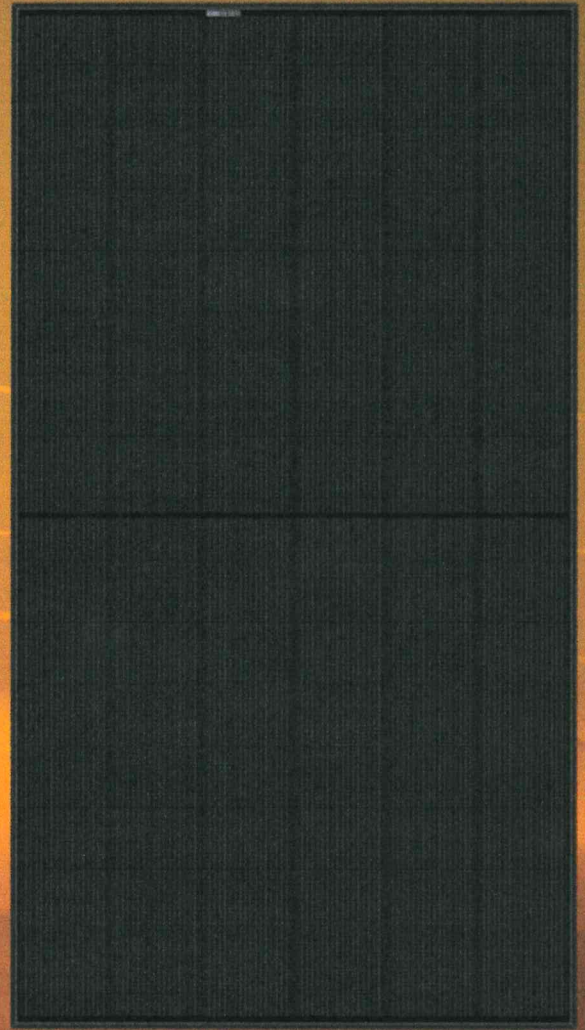
August 12th, 2022

Contractor Signature: Connor T. Field, CEO, Helios Solar LLC

Date

Michigan Residential Builder's License: 2102209917

SOLAR'S MOST TRUSTED



REC ALPHOX[®] PURE BLACK SERIES

PRODUCT SPECIFICATIONS

400 WP
20.3 $\frac{W}{FT^2}$

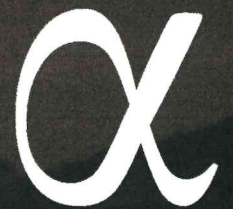


ELIGIBLE

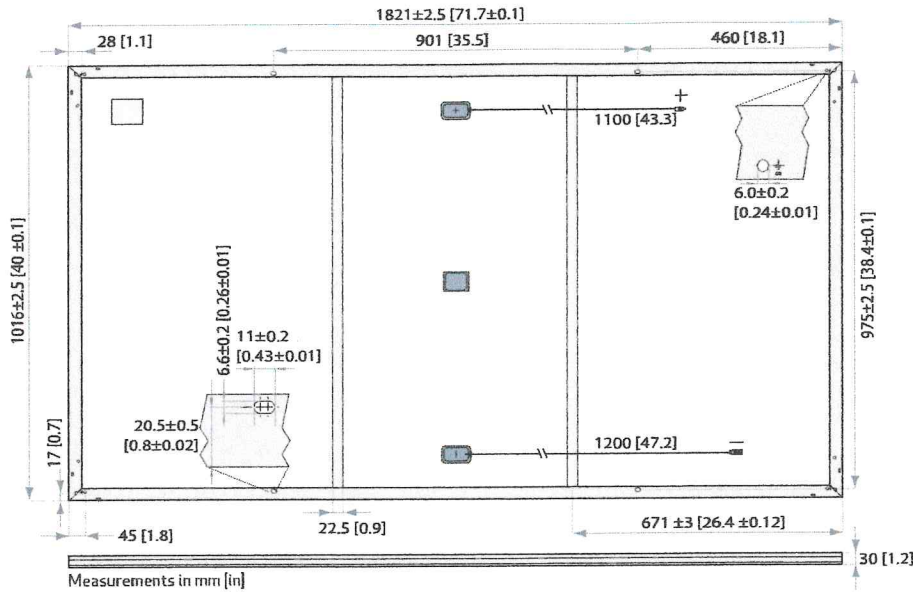


LEAD-FREE
ROHS COMPLIANT

EXPERIENCE



PERFORMANCE



GENERAL DATA

Cell type:	132 half-cut REC heterojunction cells with lead-free, gapless technology 6 strings of 22 cells in series	Connectors:	Stäubli MC4 PV-KBT4/KST4, 12 AWG (4 mm ²) in accordance with IEC 62852 IP68 only when connected
Glass:	0.13 in (3.2 mm) solar glass with anti-reflection surface treatment	Cable:	12 AWG (4 mm ²) PV wire, 43+47 in (1.1+1.2 m) accordance with EN 50618
Backsheet:	Highly resistant polymer (black)	Dimensions:	71.7 x 40 x 1.2 in (1821 x 1016 x 30 mm)
Frame:	Anodized aluminum (black)	Weight:	45 lbs (20.5 kg)
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790	Origin:	Made in Singapore

CERTIFICATIONS

IEC 61215:2016, IEC 61730:2016, UL 61730 (Pending)
ISO 14001:2004, ISO 9001:2015, OHSAS 18001:2007, IEC 62941



WARRANTY

	Standard	REC ProTrust	
		No	Yes
Installed by an REC Certified Solar Professional		No	Yes
System Size	All	≤25 kW	25-500 kW
Product Warranty (yrs)	20	25	25
Power Warranty (yrs)	25	25	25
Labor Warranty (yrs)	0	25	10
Power in Year 1	98%	98%	98%
Annual Degradation	0.25%	0.25%	0.25%
Power in Year 25	92%	92%	92%

See warranty documents for details. Conditions apply

MAXIMUM RATINGS

Operational temperature:	-40 ... +185°F (-40 ... +85°C)
Maximum system voltage:	1000 V
Maximum test load (front):	+7000 Pa (146 lbs/sq ft)*
Maximum test load (rear):	-4000 Pa (83.5 lbs/sq ft)*
Max series fuse rating:	25 A
Max reverse current:	25 A

* See installation manual for mounting instructions.
Design load = Test load / 1.5 (safety factor)

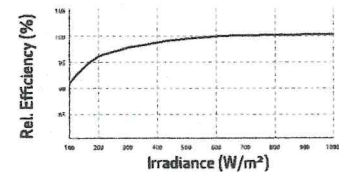
TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44°C (±2°C)
Temperature coefficient of P _{MAX} :	-0.26 %/°C
Temperature coefficient of V _{OC} :	-0.24 %/°C
Temperature coefficient of I _{SC} :	0.04 %/°C

*The temperature coefficients stated are linear values

LOW LIGHT BEHAVIOUR

Typical low irradiance performance of module at STC:



ELECTRICAL DATA

Product Code*: RECxxxAA Pure Black

	385	390	395	400	405
Power Output - P _{MAX} (Wp)	385	390	395	400	405
Watt Class Sorting - (W)	0/+5	0/+5	0/+5	0/+5	0/+5
Nominal Power Voltage - V _{MPP} (V)	41.2	41.5	41.8	42.1	42.4
Nominal Power Current - I _{MPP} (A)	9.35	9.40	9.45	9.51	9.56
Open Circuit Voltage - V _{OC} (V)	48.5	48.6	48.7	48.8	48.9
Short Circuit Current - I _{SC} (A)	9.99	10.03	10.07	10.10	10.14
Power Density (W/sq ft)	19.3	19.6	19.8	20.1	20.3
Panel Efficiency (%)	20.8	21.1	21.3	21.6	21.9
Power Output - P _{MAX} (Wp)	293	297	301	305	309
Nominal Power Voltage - V _{MPP} (V)	38.8	39.1	39.4	39.7	40.0
Nominal Power Current - I _{MPP} (A)	7.55	7.59	7.63	7.68	7.72
Open Circuit Voltage - V _{OC} (V)	45.7	45.8	45.9	46.0	46.1
Short Circuit Current - I _{SC} (A)	8.07	8.10	8.13	8.16	8.19

Values at standard test conditions (STC: air mass AM 1.5, irradiance 10.75 W/sq ft (1000 W/m²), temperature 77°F (25°C), based on a production spread with a tolerance of P_{MAX}, V_{OC} & I_{SC} ±3% within one watt class. Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 68°F (20°C), windspeed 3.3 ft/s (1 m/s). *Where xxx indicates the nominal power class (P_{MAX}) at STC above.

Founded in 1996, REC Group is an international pioneering solar energy company dedicated to empowering consumers with clean, affordable solar power. As Solar's Most Trusted, REC is committed to high quality, innovation, and a low carbon footprint in the solar materials and solar panels it manufactures. Headquartered in Norway with operational headquarters in Singapore, REC also has regional hubs in North America, Europe, and Asia-Pacific.

Enphase IQ 8M and IQ 8A Microinverters

The high-powered smart grid-ready **Enphase IQ 8M™ and Enphase IQ 8A™ Series microinverters** are single-phase power conversion platforms that convert power in either direction: AC to DC or DC to AC, at up to 325VA (IQ 8M) or 349VA (IQ 8A), and which can operate in grid-tied or off-grid modes.

Part of the Enphase Ensemble™ energy management technology, the IQ 8M and IQ 8A microinverters integrate with the Enphase IQ Envoy™ and the Enphase Enlighten™ monitoring and analysis software.

IQ Series microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014, 2017, & 2020)

Productive and Reliable

- Optimized for high-powered 60-cell/120 half-cell and 72-cell/144 half-cell PV modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

1. Enphase adapters are available for use with other connectors. Consult Enphase for more information.



Enphase IQ 8M and IQ 8A Microinverters

PRELIMINARY

INPUT DATA (DC)	IQ8M-72-2-US	IQ8A-72-2-US
Commonly used module pairings ²	235 W - 350 W +	235 W - 440 W +
Module compatibility	60-cell PV modules	60-cell/120 half-cell and 72-cell/144 half-cell PV modules
Maximum input DC voltage	50 V	60 V
Peak power tracking voltage	27 V - 37 V	29 V - 45 V
Operating range	25 V - 48 V	25 V - 58 V
Min/Max start voltage	30 V / 48 V	30 V / 58 V
Max DC short circuit current (module I _{sc})	15 A	15 A
Overvoltage class DC port	II	II
DC port backfeed current	0 A	0 A
PV array configuration	1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)	IQ8M-72-2-US	IQ8A-72-2-US
Peak output power	330 VA	366 VA
Maximum continuous output power	325 VA	349 VA
Nominal (L-L) voltage/range ³	240 V / 211-264 V	240 V / 211-264 V
Maximum continuous output current	1.45 A	1.45 A
Nominal frequency	60 Hz	60 Hz
Extended frequency range	50 - 68 Hz	50 - 68 Hz
AC short circuit fault current over 3 cycles	4.36 Arms	4.36 Arms
Maximum units per 20 A (L-L) branch circuit ⁴	11	11
Overvoltage class AC port	III	III
AC port backfeed current	3mA	3mA
Power factor setting	1.0	1.0
Off-grid power factor	-1 to 0 to +1	-1 to 0 to +1
Grid-tied power factor (adjustable)	0.85 leading ... 0.85 lagging	0.85 leading ... 0.85 lagging
EFFICIENCY	@240 V	@240 V
Peak efficiency	97.7 %	97.1 %
CEC weighted efficiency	97.0 %	96.5 %
MECHANICAL DATA		
Ambient temperature range	-40°C to +60°C (-40°F to +140°F)	
Relative humidity range	4% to 100% (condensing)	
Max. operating altitude	2000 m (above sea level)	
Connector type	Enphase Q™ Connector	
Dimensions (HxWxD)	212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2") - without bracket	
Adapters (optional)	Q-DCC-5 Amphenol H4 UTX	
Weight	1.08 kg (2.38 lbs)	
Cooling	Natural convection - No fans	
Approved for wet locations	Yes	
Pollution degree	PD3	
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure	
Environmental category / UV exposure rating	NEMA Type 6 / outdoor	
FEATURES		
Communication	Power Line Communication (PLC)	
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.	
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect means required by NEC 690 and C22.1-2018 Rule 64-220.	
Compliance (pending)	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.	

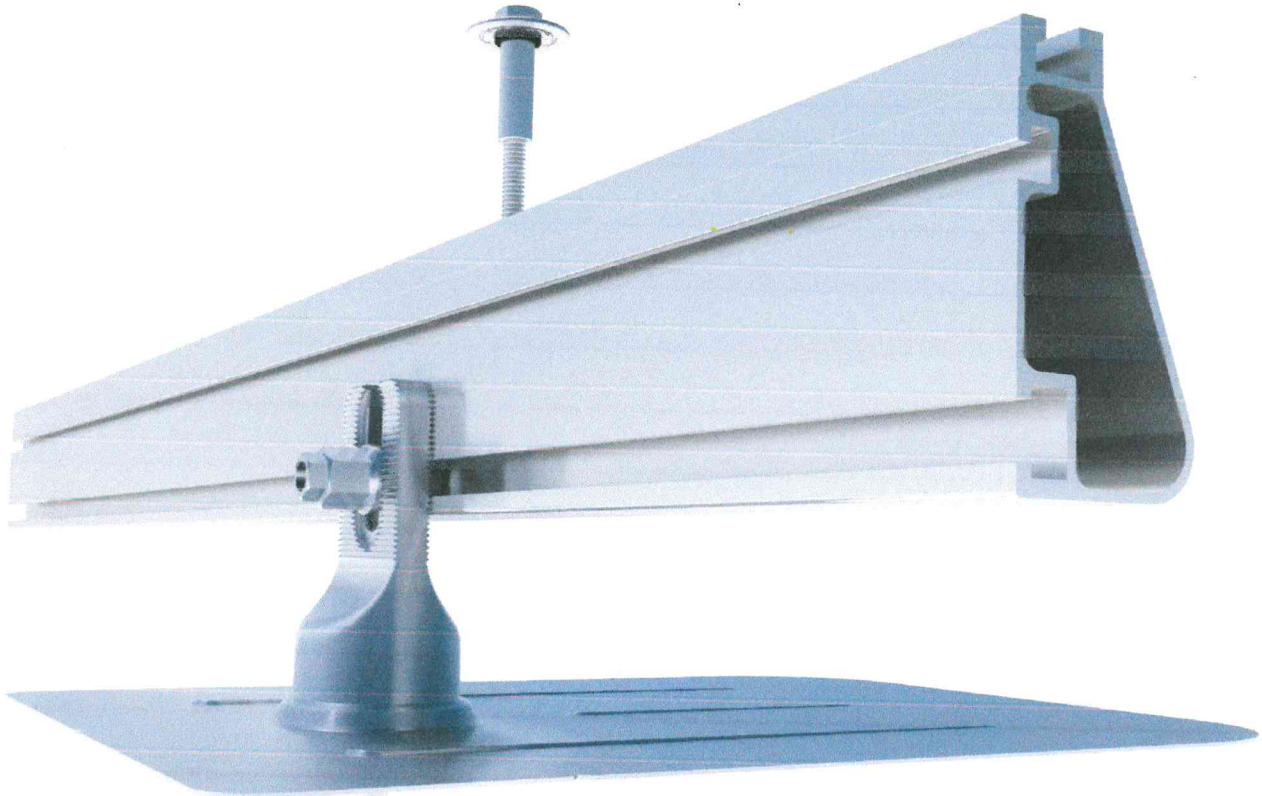
2. No enforced DC/AC ratio. See the compatibility calculator at <https://enphase.com/en-us/support/module-compatibility>.

3. Nominal voltage range can be extended beyond nominal if required by the utility.

4. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit enphase.com

Flush Mount System



Built for solar's toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 25-year warranty.



Strength Tested

All components evaluated for superior structural performance.



PE Certified

Pre-stamped engineering letters available in most states.



Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



Design Assistant

Online software makes it simple to create, share, and price projects.



UL 2703 Listed System

Entire system and components meet newest effective UL 2703 standard.

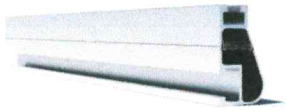


25-Year Warranty

Products guaranteed to be free of impairing defects.

XR Rails ☺

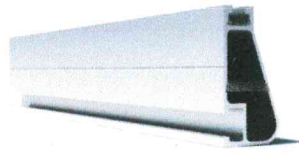
XR10 Rail



A low-profile mounting rail for regions with light snow.

- 6' spanning capability
- Moderate load capability
- Clear and black finish

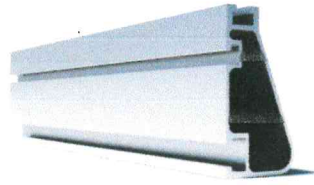
XR100 Rail



The ultimate residential solar mounting rail.

- 8' spanning capability
- Heavy load capability
- Clear and black finish

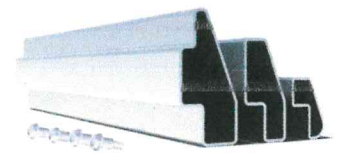
XR1000 Rail



A heavyweight mounting rail for commercial projects.

- 12' spanning capability
- Extreme load capability
- Clear anodized finish

Bonded Splices

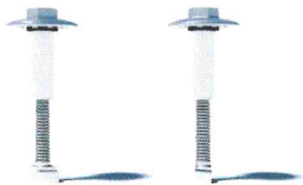


All rails use internal splices for seamless connections.

- Self-drilling screws
- Varying versions for rails
- Forms secure bonding

Clamps & Grounding ☺

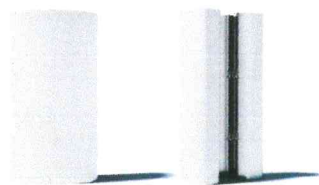
UFOs



Universal Fastening Objects bond modules to rails.

- Fully assembled & lubed
- Single, universal size
- Clear and black finish

Stopper Sleeves



Snap onto the UFO to turn into a bonded end clamp.

- Bonds modules to rails
- Sized to match modules
- Clear and black finish

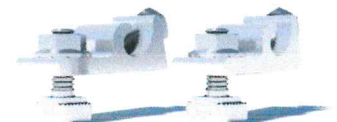
CAMO



Bond modules to rails while staying completely hidden.

- Universal end-cam clamp
- Tool-less installation
- Fully assembled

Grounding Lugs

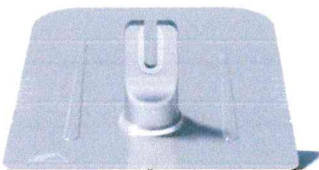


Connect arrays to equipment ground.

- Low profile
- Single tool installation
- Mounts in any direction

Attachments ☺

FlashFoot2



Flash and mount XR Rails with superior waterproofing.

- Twist-on Cap eases install
- Wind-driven rain tested
- Mill and black finish

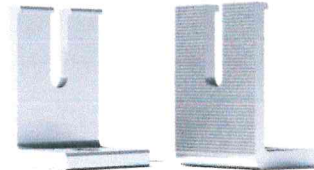
Conduit Mount



Flash and mount conduit, strut, or junction boxes.

- Twist-on Cap eases install
- Wind-driven rain tested
- Secures 3/4" or 1" conduit

Slotted L-Feet



Drop-in design for rapid rail attachment.

- Secure rail connections
- Slot for vertical adjusting
- Clear and black finish

Bonding Hardware



Bond and attach XR Rails to roof attachments.

- T & Square Bolt options
- Nut uses 7/16" socket
- Assembled and lubricated

Resources



Design Assistant

Go from rough layout to fully engineered system. For free.

[Go to IronRidge.com/design](http://IronRidge.com/design)



NABCEP Certified Training

Earn free continuing education credits, while learning more about our systems.

[Go to IronRidge.com/training](http://IronRidge.com/training)



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 501 Elm
Applicant Andrew Wohlman
Owner Andrew Wohlman
Received 08/25/2022

CASE # PPZ 22-0022
Year built: 1885
Owned since: 08/19/2018
Meeting date: 09/20/2022

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

- 2001 – Storm Installation (Admin)
- 2004 – Storm Windows (Admin)
- 2006 – Roof (Admin)
- 2006 – Storm Door (Admin)
- 2009 – Metal Rails for Steps (Admin)
- 2010 – Roof (Admin)
- 2011 – Roof (Admin)
- 2013 – Railing, cornice work, trim work, fence (Admin)
- 2014 – Window replication, Chimney rebuild (Admin)
- 2014 – Install two exterior lights, remove transite siding, repair siding, remove front door for repairs (Admin)
- 2017 – A/C Condenser on south side (Admin)
- 2018 – Fence
- 2021 - Gutters

Historic District	Stuart
Zoning	RD-15
Additional Permits required	Building

Proposed Work:

1. Installation of 9 solar panels – 5 on south side, 4 on west side

Observations:

1. **Solar panels will not be highly visible from the street**
2. **Solar panels are reversible**

Applicable Criteria

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

COMMISSION ACTIONS (Motions):

1. Approve the installation of 9 solar panels as specified. This proposal complies with the Secretary of the interior standards #1 and #9. The commission approves a Certificate of

(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.

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, October 11th, 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 October 18th meeting to comply with the 60-day rule.

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

+++++

Secretary of the Interior's Standards for Rehabilitation

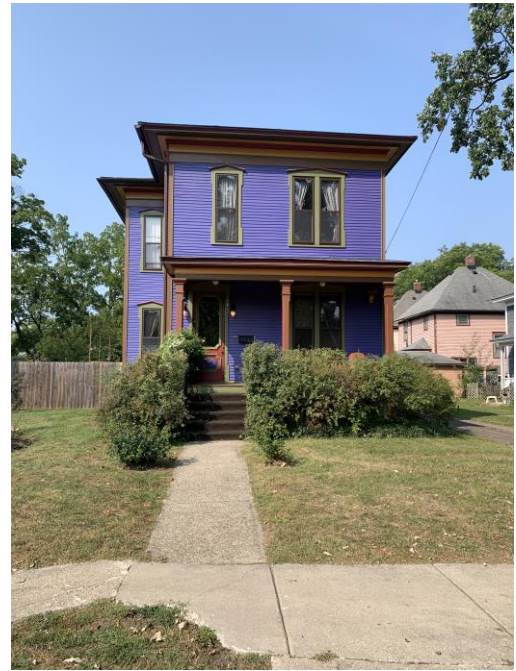
The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into 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) **501 Elm– (above) Looking N West**
(3) 501 Elm looking SW



(2) 501 Elm Looking West



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: 521 Pearl St

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

Applicant: Warren Crummett Owner: Warren Crummett

Mailing Add: 1860 E Aspen Leaf Pl Mailing Add:

City State & Zip: Draper, UT 84020 City, State Zip:

Phone: 231-740-9119 Phone:

Email: warren@gowestinvestments.com Email: @

Contractor TBD

[] Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

APPLICATION CHECKLIST:
Include all these items are in your submission. Incomplete applications will be held until the next review hearing.
[X] Drawings 11x17 or smaller with dimensions
[X] Materials list
[] Site plan including north arrow
[] Other:
[X] \$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

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

Applicant's Signature: Warren Crummett Date: 9/9/2022

Owner's Signature: E4258785C2124A2... Date:

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

COMMISSION Hearing fee paid \$85
Meeting Date 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.

***(WC) 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.**

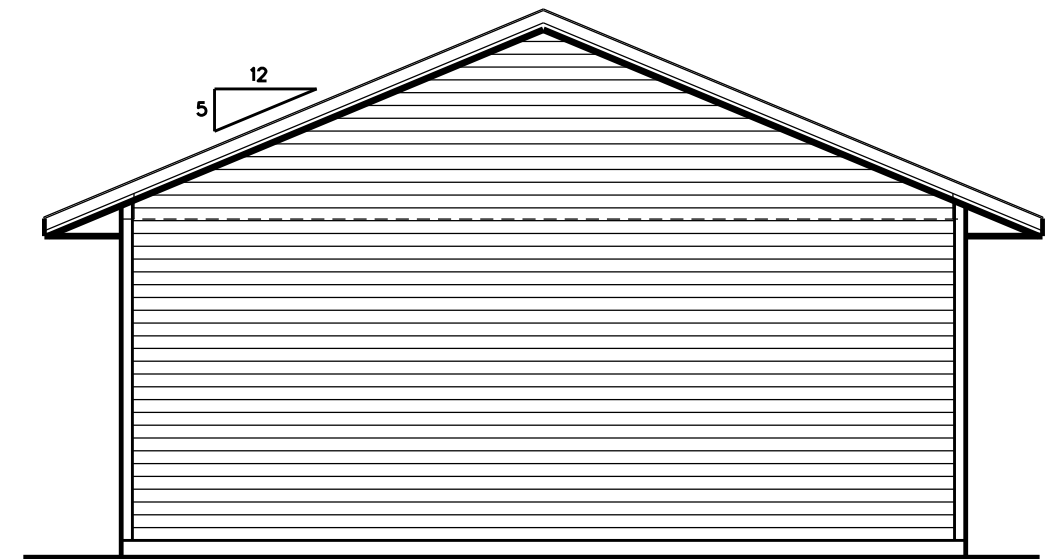
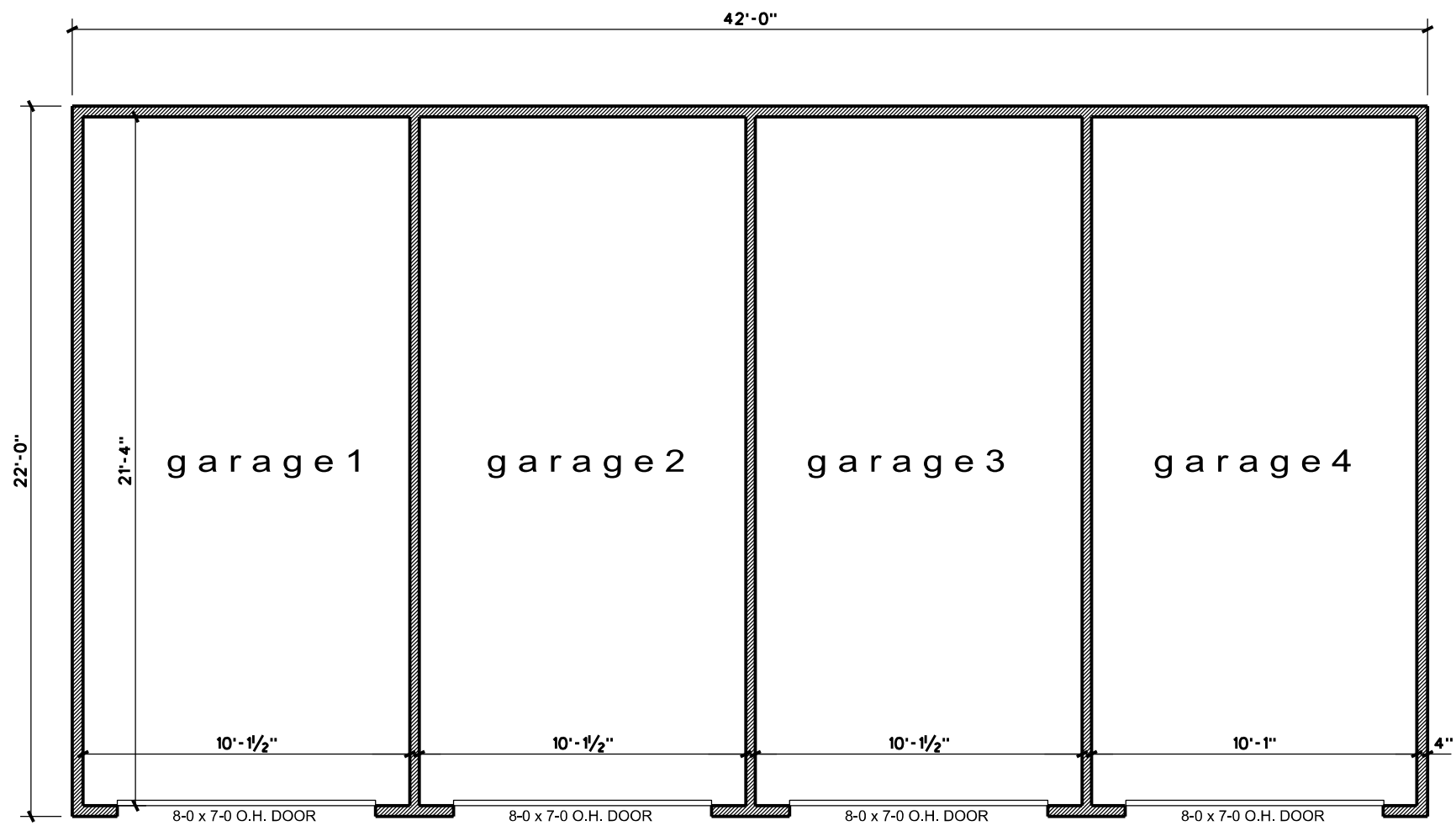
PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

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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

521 PEARL ST

525 PEARL ST



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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.

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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.
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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) **521 Pearl**– (above) **Looking NE**
(3) 521 Pearl Looking E



(2) 521 Pearl looking E
(4) 521 Pearl, Looking SE





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: 210 Old Orchard Place, Kalamazoo, MI 49007

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

Applicant: Kenneth Martin Owner: 210 Old Orchard LLC

Mailing Add. 20 5th Ave 9B Mailing add 20 5th Ave 9B

City State & Zip: New York, NY 10011 City, State Zip NY, NY 10011

Phone: 917-816-4507 Phone: 917-816-4507

Email kennethmartin@grovestcreative.com Email kennethmartin@GroveStCreative.com

Contractor:

John Soison - Get The Lead Out

() **Work to be done by owner**

Contractor _____

Proposed Work: Use additional sheets to describe work if necessary _____

See attached sheets Lime Wash as per recommendation of the historic district commission.

Please see attached

(KM) *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: _____

Owner's Signature:  Date: 9/10/2022
 (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 - Picture
- \$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 _____

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

Historic district: Stuart, South Street/Vine Area, 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.

***(KM) 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

Proposed Work on 210 Old Orchard:

After acquiring this building in 2019 I have done everything I can think of to refresh the exterior of this building, including power washing and scrubbing, tuck pointing, removing wood paneling, etc, etc, but given how old the brick is, how long the paint, mortar, and other stains have been on the brick, and how low the quality is of the brick, nothing is effective in improving the condition of the brick or the general appearance. As discussed previously, currently the building looks like an eye sore for the surrounding community and the low-quality appearance of the building has invited a lot of theft, vandalism, and other illegal activity in and around the building, and is ultimately a detriment to the Stuart historic district.

In July we met with the historic district commission and requested permission to paint the building. At that time the commission voted against allowing the painting of the building because they felt that paint would trap moisture in the brick and deteriorate the brick over time. Instead, the committee recommended that I try a lime wash on the building that could improve the appearance, but still allow for a high level of breathability of the brick. That is what we are requesting approval for at this hearing.

Materials List:

- Classico Limewash
- Masonry Brush
- Power Washer
- Ladder





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 210 Old Orchard **CASE #** PPZ 22-0026
Applicant Kenneth Martin **Year built:** 1925
Owner Go West Investments, LLC **Owned since:** 05/15/2020
Received 09/11/2022 **Meeting date:** 09/20/2022

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2017 – Repair Rear Steps (Admin)
2011 – Back Door Replacement(Admin)

Historic District Stuart
Zoning RM-15
Additional Permits required none

Proposed Work

- 1. Limewash brick apartment building

Observations:

- 1. **Coating coatings to masonry that has not historically been coated to create a new appearance is not a best practice in preservation.¹**
- 2. **The Flemish bond of brick is a character defining feature of the building.**

Applicable Criteria

- (1) *Secretary of the Interior Standards for Rehabilitation - #1, #2, #3, #5 and #6 (see next page)*

COMMISSION ACTIONS (Motions):

- 1. Approve the application of a limewash as specified. This proposal complies with the Secretary of the interior standards #1, #2, #3, #5 and #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, October 11th, 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

1

“Technical Preservation Services: Building Exterior Masonry,” National Park Service, Accessed July14, 2022, <https://www.nps.gov/tps/standards/rehabilitation/rehab/masonry01.htm>
(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.

this meeting or the October 18th meeting to comply with the 60-day rule.

3. The commission could deny, based on Secretary of the Interior Standards #1, #2, #3, #5 and #6

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(1) **210 Old Orchard**– (above) **Looking SE**
(3) 210 Old Orchard Looking NE, corner detail of soiling



(2) 210 Old Orchard Looking NE
(4) 210 Old Orchard, Looking NE soiling



KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Monday, September 12TH, 2022

5:00 pm

241 W. South St. Kalamazoo, MI 49007

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

II. Roll Call & Approval of Absences:

Eric Stucky- Excused Absence	Andrew Grayson- Present
Dana Underwood – Present	Jeremy Berg- Present
John Mitchell- Present	Vacant
Dan Kastner- Present	

Motion made to approve Mr. Stucky’s absence by Ms. Underwood with a second by Mr. Grayson, all commissioners approve

III. Approval of Agenda: Changes made to the agenda. Remove Item D under new business. Motion made to approve agenda by Mr. Kastner with a second Ms. Underwood, 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. 5:05 PM

VII. OLD BUSINESS: None 5:06 pm

NEW BUSINESS:

A) 504 Stuart	5:07 pm	Owner: Douglas Victoria & Carol Sydnor
Style – Queen Anne		Built: 1885
Zone: RM-15		Owned Since: 06/05/2015

1) Removal of 2 chimneys and window

PPZ22-0017 New Application

Will be having the roof re-shingled, and the roofing company suggested they remove the chimney and to remove a window on the south side of the building. When the window is removed a door would replace it on the inside of the property.

The chimney on the back of the home is not original but the other is. The roofing company wants to remove the chimney to prevent any draining in the house instead of trying to make repairs with flashing.

Mr. Mitchell wants to verify they are not venting any appliances and no they are not. Mr. Mitchell does state that he believes one is not original to the home. Mr. Kastner doesn't see a problem with removing the window or the one chimney that is not original but feels the original one should stay.

Ms. Underwood does agree with Mr. Kastner that the one that is original should stay with the property.

Mr. Berg also does agree with the other commissioners that the one chimney should stay unless some sort of proof can be made that it isn't structurally sound and should be removed.

Mr. Grayson makes motion to approve the removal of the east chimney from the non-historic addition on the house. This proposal complies with the Secretary of the interior standard #1, #2, #5 and #6. The commission approves 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 commissioners approve.

Mr. Grayson makes motion to deny the removal of the chimney on the west side of the house from the original portion of the house with a second from Ms. Underwood. All commissioners approve to deny the removal of the chimney.

Mr. Grayson makes motion to approve the removal of the window. This proposal complies with the Secretary of the interior standard #1, #2, #5 and #6. The commission approves 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.

B)	1428 W South	5:15 PM	Owner: Derek & Carianne Zomonski
	Style: Colonial Revival		Built: 1913
	Zone: RM-15		Owned Since: 6/21/2013

- 1) Upgrade from a steel door to a wood grain fiberglass door that has been factory painted.

PPZ22-0018 New Application

Mr. Pena is presenting for the owner Derek Zomonski. The current door has been pretty beat up. The homeowners will rebuild the framing if needed. Mr. Pena did bring a sample of the door that would be used.

Mr. Mitchell believes it will be a drastic improvement from what is there currently.

Mr. Berg wants to point out that they aren't taking out a current wood door so would be an improvement.

Mr. Mitchel makes motion to Approve the installation of the door as specified. This proposal complies with the Secretary of the interior standard #1, #2 and #6. The commission approves 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. Grayson. All commissioner's approval.

E) 902 S Westnedge 5:45 PM Owner: Little Trees LLC
Style: Italianate Built: 1839
Zone: CN-1 Owned Since: 05/01/2020

- 1) ADA access ramp in rear

PPZ22-0021

Looking to have a 27-foot ramp installed on the rear of the property. They will be using pressurized wood. The ramp will not be visible from the road. Mr. Mitchell states he will never come in the way of having an ADA ramp if the railing meets the standards. The railing will match the current deck. The deck will be stained in the fall. The building permit has already been applied for. Mr. Berg believes he would need pipe rails on top.

Mr. Mitchell makes motion to approve the installation of barrier free ramp as specified. This proposal complies with the Secretary of the interior standard #1 through #5, #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 with a second by Mr. Grayson. All commissioners approve.

IX. Approval of Minutes: July 19, 2022

Mrs. Underwood makes motion to approve the minutes with a second by Mr. Grayson will all commissions approve.

X. Administrative approvals - July 19, 2022, to August 10, 2022

a) No building permit required – 6

402 E Michigan	Security Cameras
529 Wheaton	Egress
125 Prairie	Handrails
319 Dutton	Garage Doors
1428 W South	Wood Repair
922 W Kalamazoo	Shed

b) Building permit required - 6

1211 S Westnedge	Roof-Solar
505 Woodward	Egress Window
432 Vine	Roof
436 Vine	Roof
1032 W Kalamazoo	Porch Repairs
1313 Oak St	Roof

XI. Other Business-

- 1). June Minutes Approval.

Mr. Kastner makes motion to approve the minutes with a second by Mrs. Underwood with all commissioner's approval.

XII. Adjournment

Motion made to adjourn meeting by Mrs. Underwood with a second by Mr. Mitchell with all commissioners approve. Meeting adjourned at 5:49 pm.

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