

Agenda
Kalamazoo Historic District Commission Meeting
City of Kalamazoo

March 15th, 2022 City Commission Chambers

I. **Call to Order:**
II. **Roll Call and Approval of Absences:**

- Eric Stucky
- Dana Underwood
- John Mitchell
- Dan Kastner
- Andrew Grayson
- Jeremy Berg
- *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. **Hearings – Old Business**

VIII. **Hearings – New Business**

- a. 251 E Michigan 5:05 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

- b. 911 S Park St 5:20 pm Owner: Aaron Lane Davies
Style: Queen Anne Built: 1875
Zone: RM-36 Owned Since: 04/16/2014
 1. Install 8 additional solar panels on the south facing roof surfacesPPZ22-0002 New Application
Public Comment then Commission Deliberation

- c. 917 S Park St 5:35 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 back yard.
 PPZ22-0003 New Application
 Public Comment then Commission Deliberation

- d. 908 Village St 5:50 pm Owner: Rachel Grosh
 Style: Vernacular Built: 1891
 Zone: RM-15 Owned Since: 03/05/2021
 1. Remove existing door on rear addition and add fixed pane window with reproduced casing and trim
 to match the rest of the house. Side the remaining door opening to match rest of house.
 PPZ22-0004 New Application
 Public Comment then Commission Deliberation

IX. **Approval of Minutes – December 12 2021 (Item E)**
 X. **Administrative Approvals – January 1, 2022 to March 9, 2022**

- a. No building Permit Required 2
 - 1. 612 Pearl Replace front porch decking
 - 2. 408 W Vine Gutters
- b. Building Permit
 - 1. 611 Oak Rear steps built
 - 2. 608 W Kalamazoo Roof
 - 3. 714 Locust Renew – Addition
 - 4. 266 E Michigan Renew – Addition
 - 5. 314 W Vine Renew Notice to Proceed – Demolish garage
 - 6. 1548 Henderson Repair and Replace Front Porch Roof
 - 7. 712 S Burdick Repair and Replace Front Porch
 - 8. 714 Locust Roof
 - 9. 704 S Park Roof

XI. **Other Business**

- Review draft annual report from HDC to City Commission **(Item F)**

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@kalamazoo-city.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 02/28/2022 – 11 Total

Fees total year to date, 2022 \$395

2022	2022	2021	2021 fees
○ 5 no fee	\$ 0	1 no fee	\$ 0
○ 6 bldg permit-\$35*	\$ 210	5	\$ 140
○ 4 HDC hearing - \$85	\$ 255	0	\$ 0
15 TOTAL	\$ 465	6	\$ 140

NEW OWNERS in Historic districts* December 2021 to March 2022

Date	Street w #	HD	previous owner	new owner	NEZ?
12/23	Oak 1113	SV	CHIMNER, GREGORY J & GINA-MARIA 1433 DOGWOOD DR PORTAGE, MI 49024	CHIMNER, GREGORY J & GINA-MARIA 1433 DOGWOOD DR PORTAGE, MI 49024	no
12/13	McCourtie 724	SV	SPERO HOLDINGS LLC 65720 COUNTRY ROAD 665 PAW PAW, MI 49079	KOR INVESTMENTS, LLC 10619 WOODLAWN PORTAGE, MI 49002	no
12/9	Vine W 314	SV	314 W VINE HOLDINGS, LLC 2552 OAKVIEW ST SW GRAND RAPIDS, MI 49519	LIME TREE I, LLC 574 RAINTREE DR GLEN ELLYN, IL 60137	no
12/7	McCourtie 524	SV	FOSTER, JERRAINE G TRUSTEE 305 W EMERSON ST KALAMAZOO, MI 49001	LEE, CHANCELLOR P & SARAH L 524 MCCOURTIE ST KALAMAZOO, MI 49008	Yes
12/1	Ranney 415	SV	WANG, XIAOJUN 2506 PORTSIDE AVE PORTAGE, MI 49002	DOWNTOWN DIGS, LLC 1914 CATLIN DR ROCHESTER, MI 48306	no
12/27	Woodward 208	ST	SMITH, DAVID D 343 SHANGRI-LA CR PLAINWELL, MI 49080	HILLSIDE VILLAGE LLC 6159 28TH ST SE STE 2 GRAND RAPIDS, MI 49546	no
12/23	Oak 720	SV	CODY, JORDAN 720 OAK ST APT 1 KALAMAZOO, MI 49007	ANDERSON, DAVID 27798 49TH AVE MATTAWAN, MI 49071	no
12/20	Lucas 823	ST	HUGHES, ELFRIEDE T & SONJA G 823 LUCAS CT KALAMAZOO, MI 49007	KALAMAZOO PROBATION 519 S PARK ST KALAMAZOO, MI 49007	no
11/24	Forest 611	SV	HALL, GREGORY C & VICKI L 14812 S HELMER RD BATTLE CREEK, MI 49015	ROBINSON, CHRISTOPHER 611 FOREST ST KALAMAZOO, MI 49008	YES
11/23	Woodward 218	ST	SPAULDING, BRIAN D & BONNIE L 250 KALAMAZOO ST SOUTH HAVEN, MI 49090	MARX, AARON & STACY 218 WOODWARD AVE KALAMAZOO, MI 49007	no
10/29	South W 471 Unit 11	SV	CHARNLEY, STEPHEN 471 W SOUTH ST #403 KALAMAZOO, MI 49007	RUHLMANN, MARK & ELLYN 1368 HEDGEROW DR GRAYSLAKE, IL 60030	no
10/25	Kalamazoo W 718	ST	VAUGHAN, CRAIG A & MARJORIE S 733 FAIRVIEW AVE KALAMAZOO, MI 49008-2475	VAUGHAN, CRAIG A & MARJORIE S 733 FAIRVIEW AVE KALAMAZOO, MI 49008-2475	no

10/22	Kalamazoo W 921	ST	921 KALAMAZOO LLC 6008 MICHILLINDA RD WHITEHALL, MI 49061	MJ HOUSING, LLC 478 OAK MEADOW DR MIDDLEVILLE, MI 49333	no
10/21	Sprague 430	WMH	MARBLE, KATHY D 430 SPRAGUE AVE KALAMAZOO, MI 49006	FRIEL, AUSTIN & CHARLES 430 SPRAGUE AVE KALAMAZOO, MI 49006	no
1/31/2022	917 S PARK ST	SV	WOLVERTON, KATHARINE E 917 S PARK ST KALAMAZOO, MI 49001	WONG, LAUREL & DAVIES, JUSTIN 917 S PARK ST KALAMAZOO, MI 49001	Yes
1/28/2022	820 W SOUTH ST	SV	KENMORE LLC 625 KENMOOR AVE STE 301 PMB 96759 GRAND RAPIDS, MI 49546	KENMORE LLC 625 KENMOOR AVE STE 301 PMB 96759 GRAND RAPIDS, MI 49546	no
1/28/2022	747 ACADEMYST	SV	KENMORE LLC 625 KENMOOR AVE STE 301 PMB 96759 GRAND RAPIDS, MI 49546	KENMORE LLC 625 KENMOOR AVE STE 301 PMB 96759 GRAND RAPIDS, MI 49546	no
1/28/2022	826 VINE PL	SV	NDOMB, JEAN-FRANCOIS 2451 AVALON WOODS DR PORTAGE, MI 49024	BROWN, JOANNA 826 VINE PLACE KALAMAZOO, MI 49008	Yes
1/26/2022	813 LOCUST PL	SV	LUKEMAN, JOSEPH TRSTEE 10708 WILDWOOD DR RICHLAND, MI 49083	BLANZY, KATELYNN E 813 LOCUST PL KALAMAZOO, MI 49008	Yes
1/25/2022	158 BULKLEY ST	WMH	BRINSON, DOREEN A 158 BULKLEY ST KALAMAZOO, MI 49006	BRINSON, DOREEN A 158 BULKLEY ST KALAMAZOO, MI 49006	no
1/21/2022	820 S WESTNEDGE AVE	SV	BABER, VAUGHN J & ARLENE S 7695 ORCHARD HILL KALAMAZOO, MI 49009	BABER, MICHAEL V 820 S Vine KALAMAZOO, MI 49008	Yes
1/20/2022	606 WOODWARD AVE	ST	RAY, TYLER W 5206 DEEP PTE DR PORTAGE, MI 49002	ROBINSON, WANDA/EATON, HARVEY 606 WOODWARD AVE KALAMAZOO, MI 49007	no
1/17/2022	816 OAK ST	SV	816 OAK, LLC 5926 CODDINGTON LN KALAMAZOO, MI 49009	MSDM LLP 3309 WOODHAMS AVE PORTAGE, MI 49002	YES
1/13/2022	1128 NEWELL PL	SV	NAPPER, MICHAEL 420 S ROUND LAKE DR CALEDONIA, MI 49316	MCKEON, MARK 49955 JASMINE WAY MATTAWAN, MI 49071	no
1/7/2022	432 W VINE ST	SV	NAPPER, MICHAEL 420 S ROUND LAKE DR CALEDONIA, MI 49316	MCKEON, MARK 49955 JASMINE WAY MATTAWAN, MI 49071	no
1/7/2022	436 W VINE ST	ST	NAPPER, MICHAEL 420 S ROUND LAKE DR CALEDONIA, MI 49316	MCKEON, MARK 49955 JASMINE WAY MATTAWAN, MI 49071	no
1/6/2022	127 W DUTTON ST	SV	BEAM, JENNIFER J 16047 EAST UV AVE FULTON, MI 49052	BLACK OAK REI LLC 405 CROSSWINDS DR DAYTON, NV 89403	no
1/6/2022	417 WOODWARD AVE	ST	FJ REAL ESTATE LLC 924 WHEATON AVE KALAMAZOO, MI 49008	MOORE, CHRISTOPHER M 417 WOODWARD AVE KALAMAZOO, MI 49007	no
1/6/2022	1406 S WESTNEDGE AVE	SV	HIDDEN TREASURE PROPERTIES LLC 6767 KNOLLVIEW DR HUDSONVILLE, MI 49426	NEWHOUSE, TRISHANI & MARK 3620 LOVERS LN KALAMAZOO, MI 49001	no
1/5/2022	912 W VINE ST	SV	WINKLER, CHELSEA L 912 W VINE ST KALAMAZOO, MI 49008	DEVER, SHARON 912 W VINE ST KALAMAZOO, MI 49008	no
1/4/2022	412 STANWOOD ST	WMH	FORESTER, DAVID & KAREN 14815 N CATHEAD BAY DR NORTHPORT, MI 49670	MASLANKA, SCOTT R & AMY L 16114 INDIAN VALLEY SCHOOLCRAFT, MI 49087	no

12/30/2021	430 W VINE ST	SV	BAAMBRICH LLC 3131 E ALAMEDA AVE APT 705 DENVER, CO 80209	BURKHOLDER, ROBERT 4026 NICHOLS RD KALAMAZOO, MI 49004	no
12/20/2021	505 WOODWARD AVE	ST	WILLIAMS, DAVID R & KIMBERLY S 505 WOODWARD AVE KALAMAZOO, MI 49007	DUBIN, MICHAEL & BORDEN, BRIAN A MD 3960 FLEMING RIDGE DR ANN ARBOR, MI 48105	no
12/6/2021	1140 S PARK ST	SV	JELSOMENO, THOMAS II 1209 GRAND AVE KALAMAZOO, MI 49006	GLASSCOCK, GINGER 1140 S PARK ST KALAMAZOO, MI 49001	Yes
2/24/2022	726 Village St	SV	TOPAZ RENTALS, LLC PO BOX 19515 KALAMAZOO, MI 49019	GARMIRE, GRANT T 726 VILLAGE ST KALAMAZOO, MI 49008	Yes
2/24/2022	622 S Rose St	SV	DANGER, BARBARA J 622 S ROSE ST KALAMAZOO, MI 49007	MCCORY, MICHAEL 622 S ROSE ST KALAMAZOO, MI 49007	no
2/23/2022	729 McCourtie St	SV	JOVANOVIICH, VICTOR 729 MCCOURTIE ST KALAMAZOO, MI 49008	LUCKAS, BRANDON 725 MCCOURTIE ST KALAMAZOO, MI 49008	no
2/18/2022	934 S Park St	SV	ARC RENTALS, LLC 1200 LAKESIDE DR S BATTLE CREEK, MI 49015	WISNIEWSKI, JOSEPH & MBODJI, AMADOU 4723 1/2 ST CHARLES PL LOS ANGELES, CA 90019	no
2/11/2022	435 Westnedge Ct	SV	SIMS, DAVID M & JUDY ANN 1010 LAKEWAY AVE KALAMAZOO, MI 49001	ODYSSEY ALPHA LLC 2330 S PARK ST KALAMAZOO, MI 49001	no
2/1/2022	908 S Park St	SV	SPARTAN LIVING LLC 4350 HIDDEN HILLS DR KALAMAZOO, MI 49006	THEODORE, BRENT 59430 SILVERGRASS AVE MATTAWAN, MI 49071	no
1/31/2022	607 Oak St	SV	BRIGGS, MICHAEL & STEPHANIE 607 OAK ST KALAMAZOO, MI 49007	TODARO, JOSEPH 25317 37TH ST GOBLES, MI 49055	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

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

Sbrown @ 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-city.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.

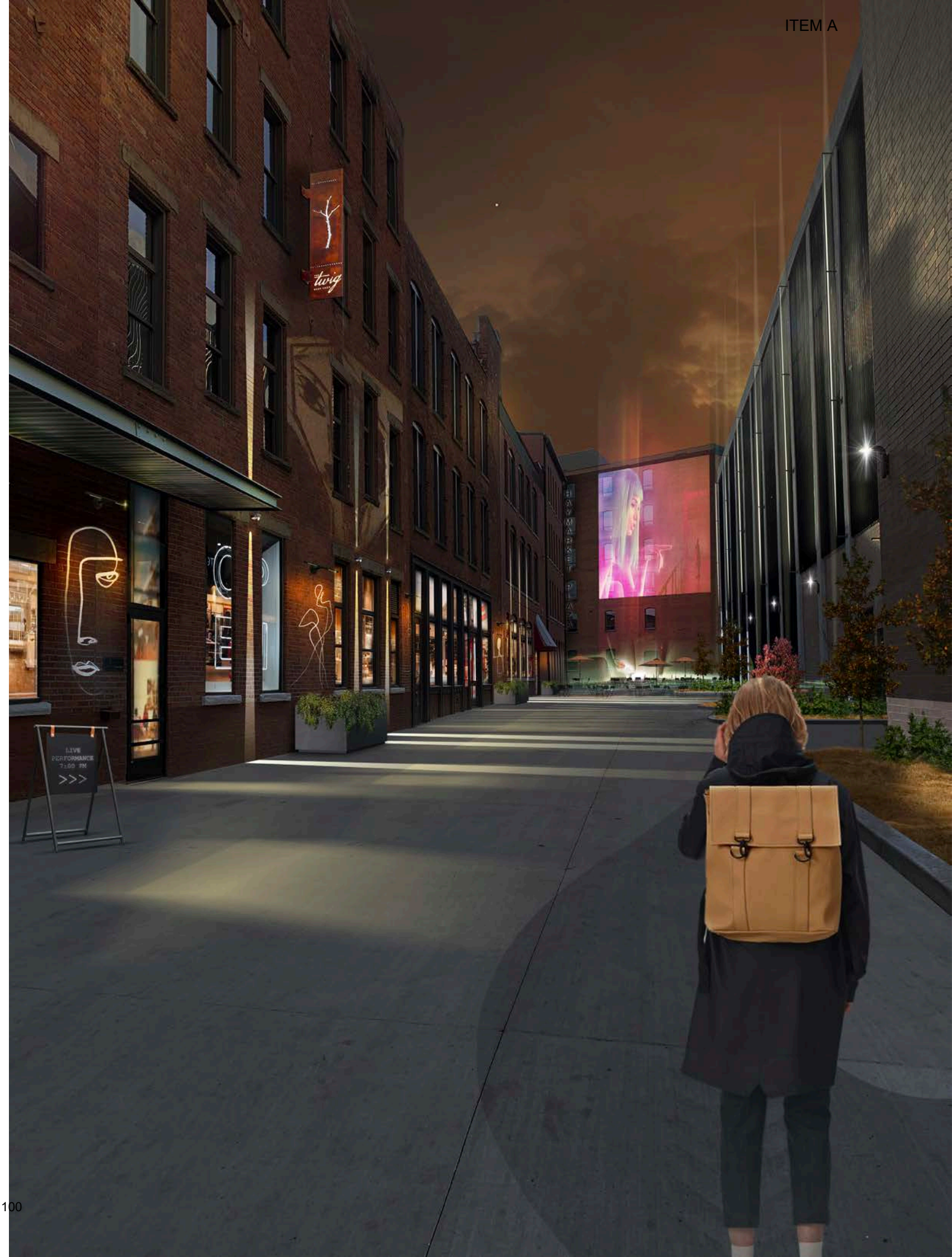
*() This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.

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

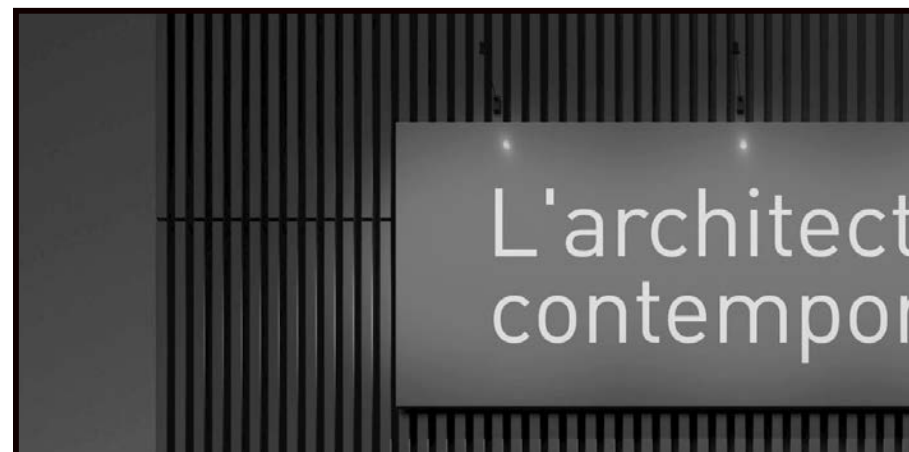
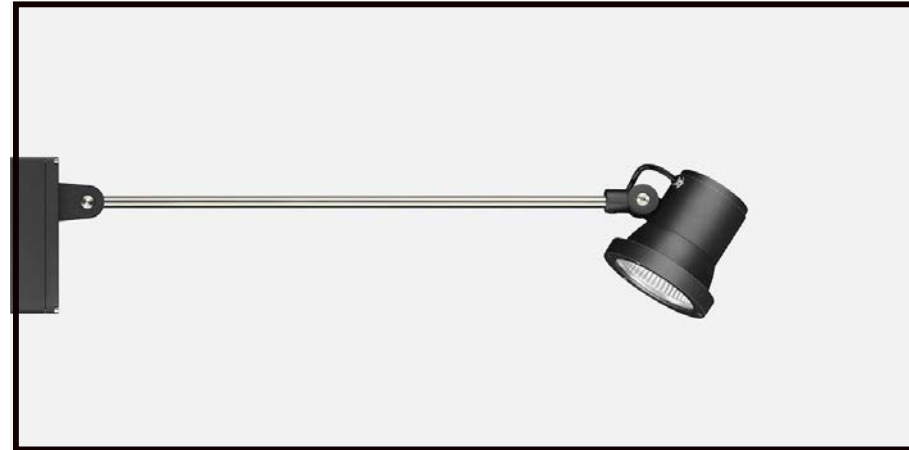
TowerPinkster
2021 July 15



HM LIGHT TYPE 01

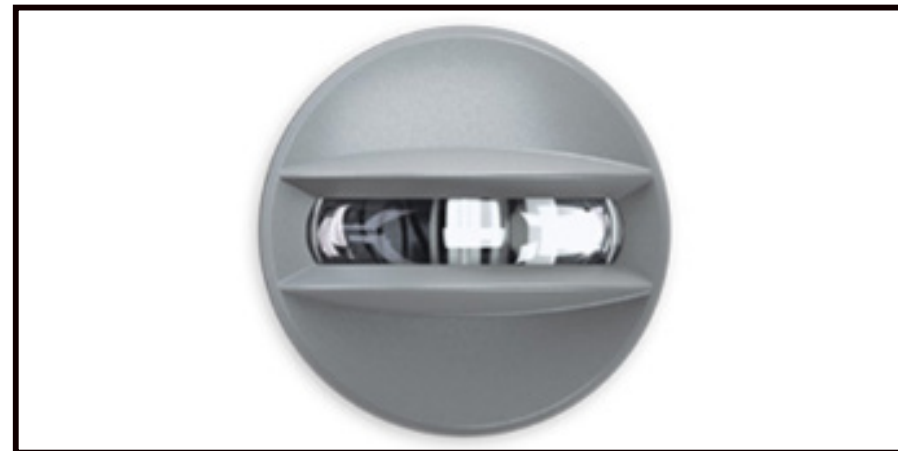
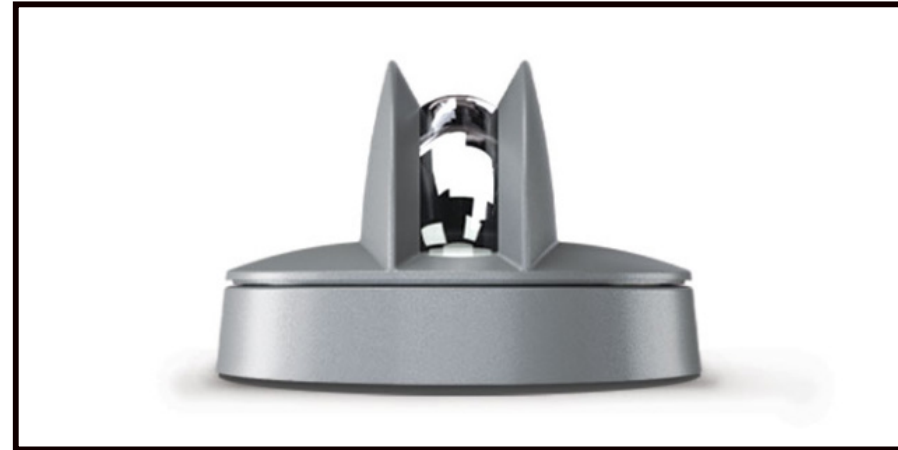
BEGA LED - Compact Floodlight with outrigger arm
135003
Black

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



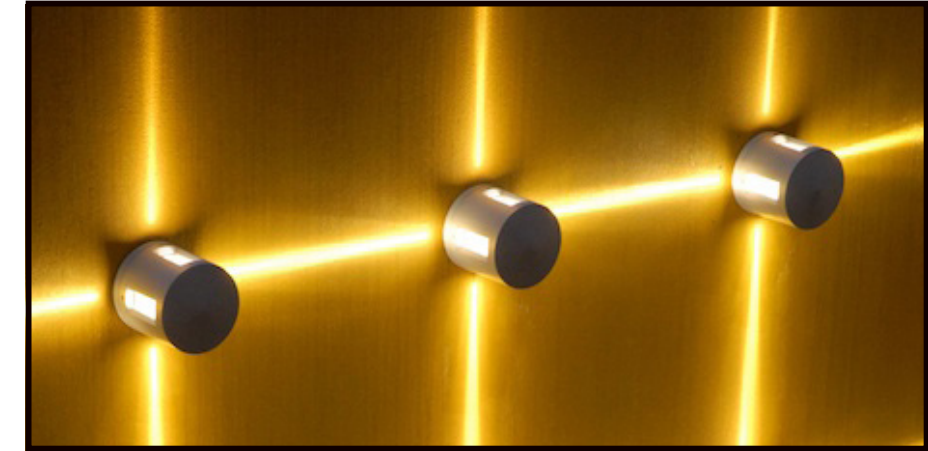
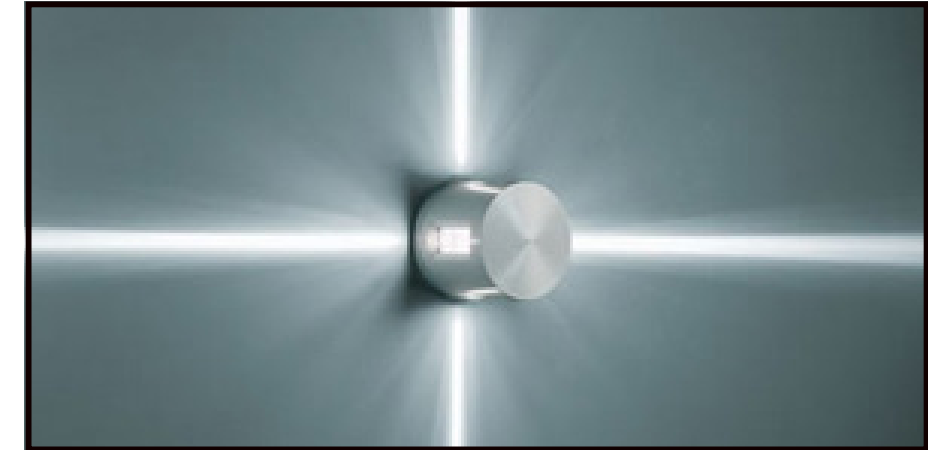
HM LIGHT TYPE 02

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



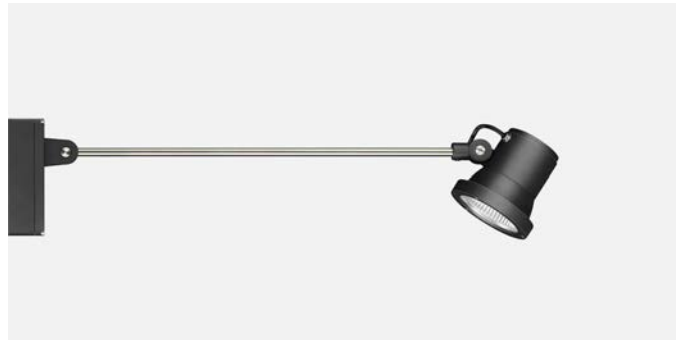
HM LIGHT TYPE 03

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.





the twig
BOOK SHOW

HAYMARKET
PLAZA

LIVE
PERFORMANCE
7:00 PM

>>>

HM LIGHT TYPE 01



HM LIGHT TYPE 02

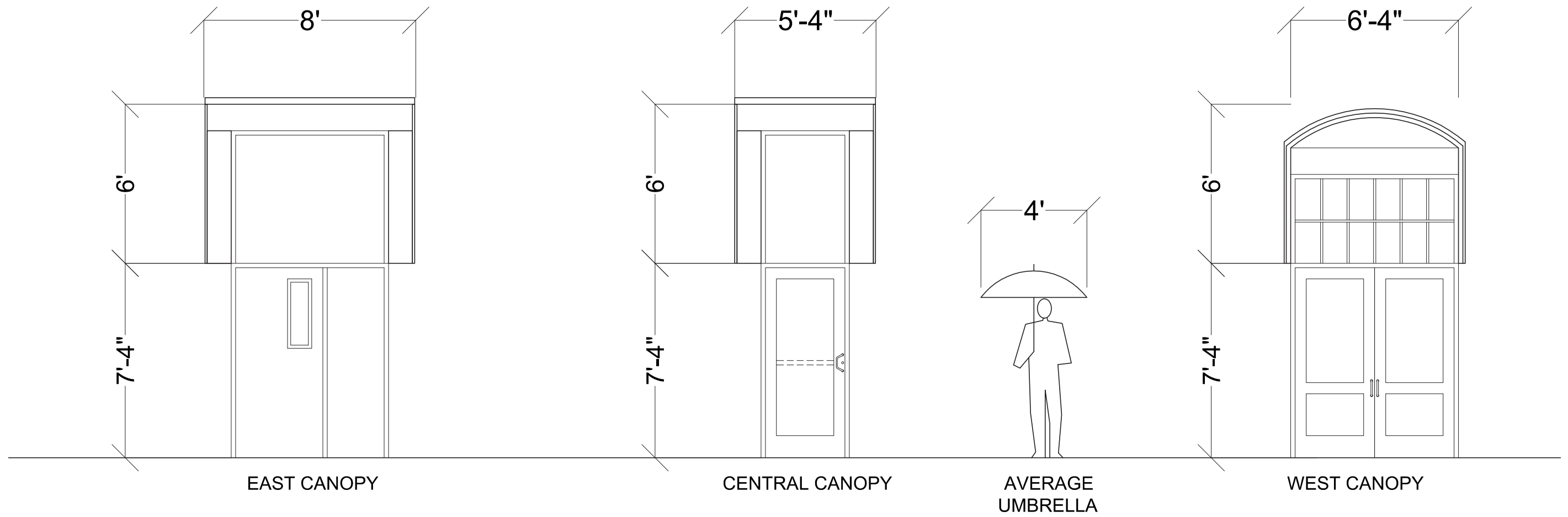


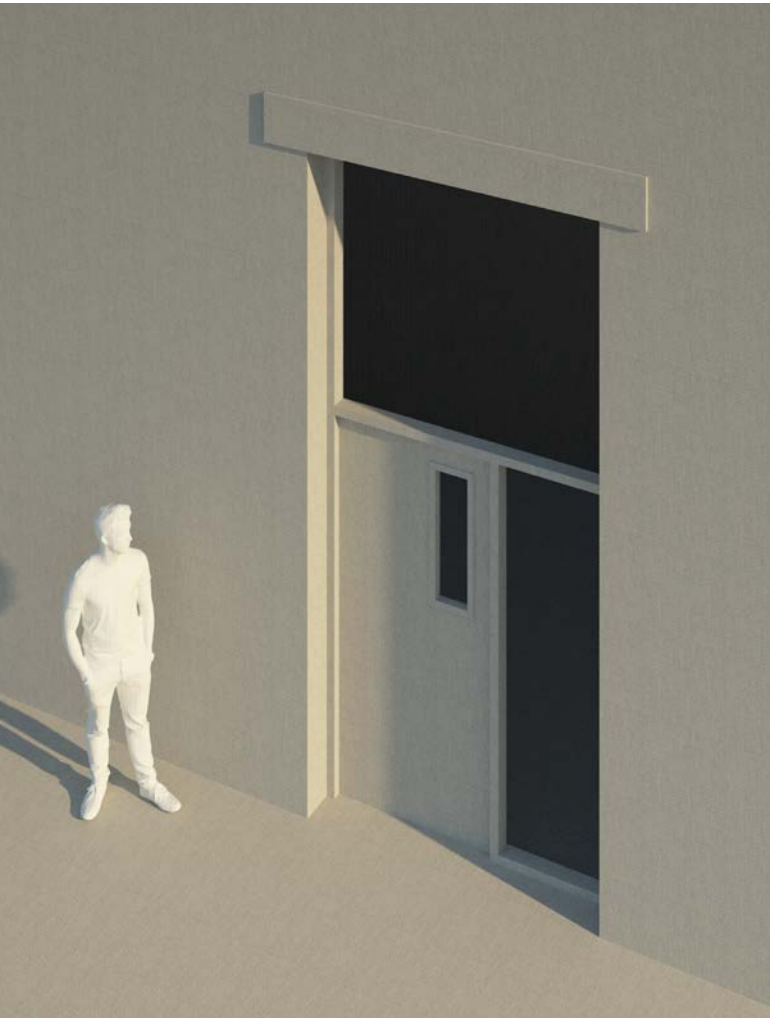
Quantity to be determined following walk through.
(illustration shows 5 type 01 & 6 type 02)



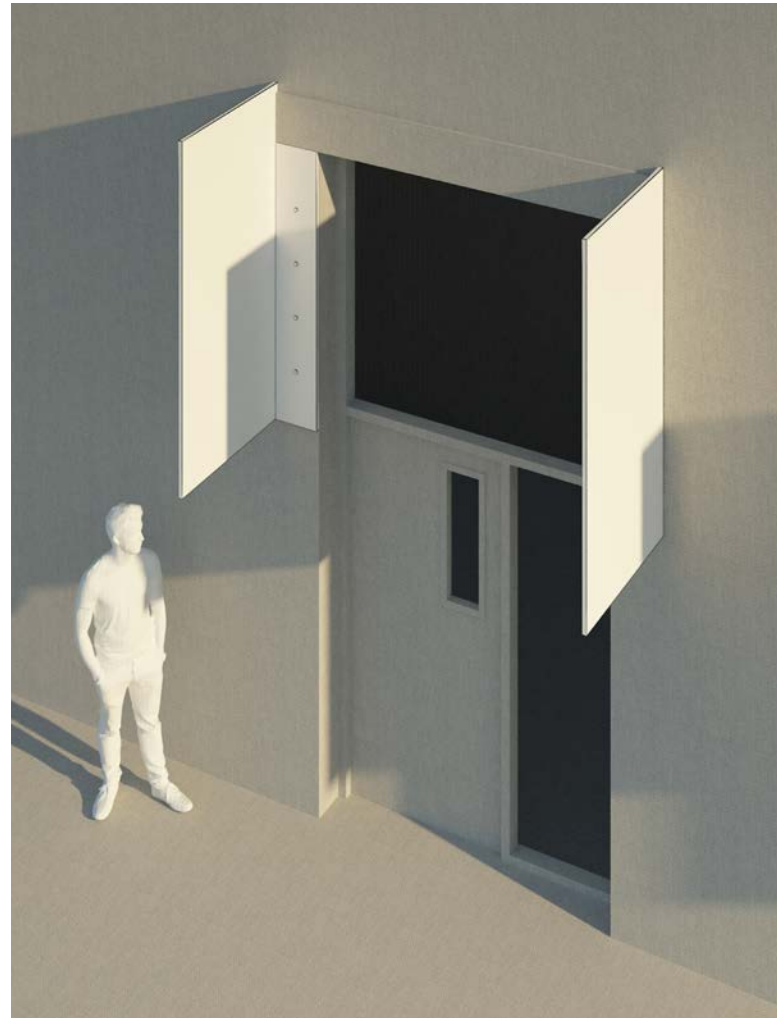




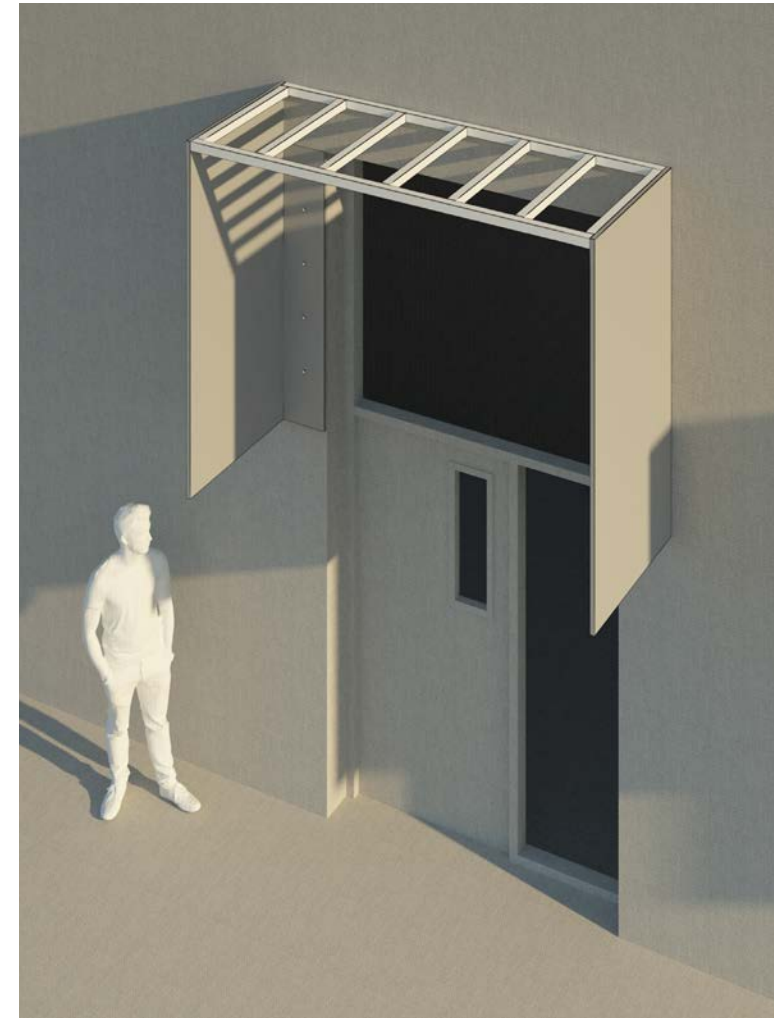




EXISTING CONDITION



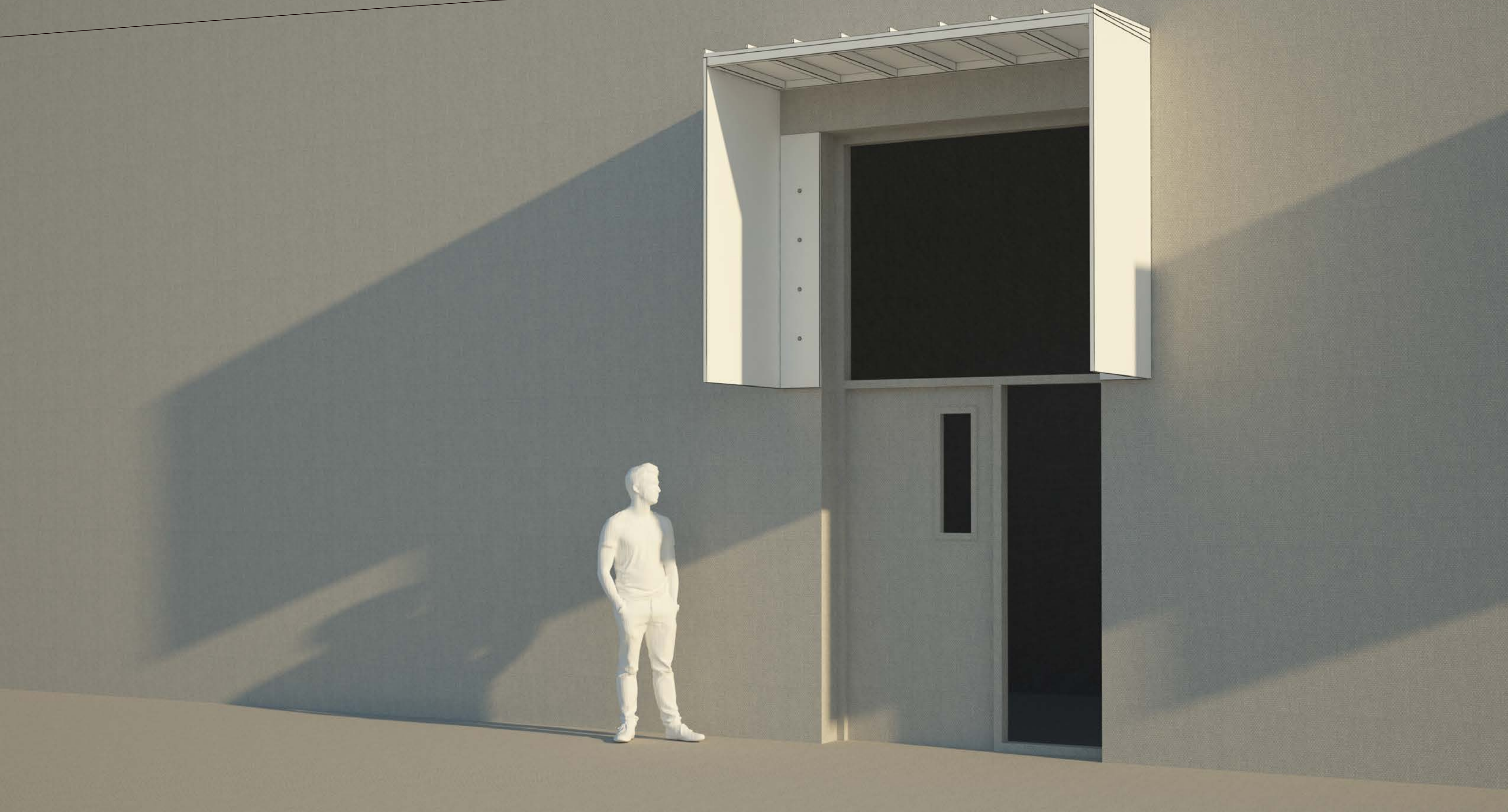
BLACK RAW STEEL - CUT AND BENT
 EXPOSE EXISTING CONCRETE SILL
 EXPOSED FASTENERS INTO BRICK
 3'-0" DEPTH FROM WALL
 GAUGE TBD PER FABRICATOR



2" BLACK TUBE STEEL ROOF SUPPORT



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





EXISTING CONDITION



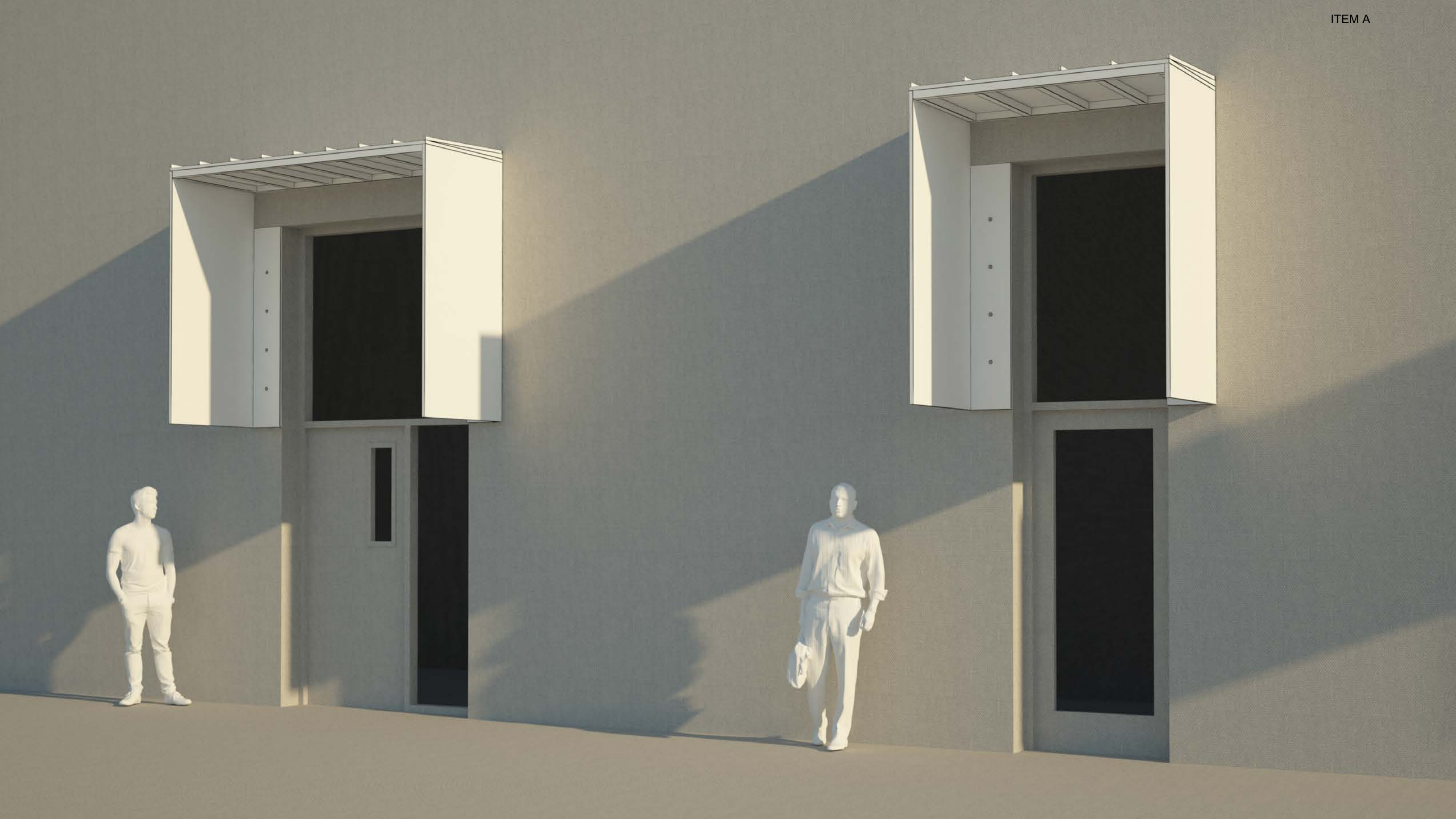
BLACK RAW STEEL - CUT AND BENT
EXPOSE EXISTING CONCRETE SILL
EXPOSED FASTENERS INTO BRICK
3'-0" DEPTH FROM WALL
GAUGE TBD PER FABRICATOR



2" BLACK TUBE STEEL ROOF SUPPORT



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





EXISTING CONDITION



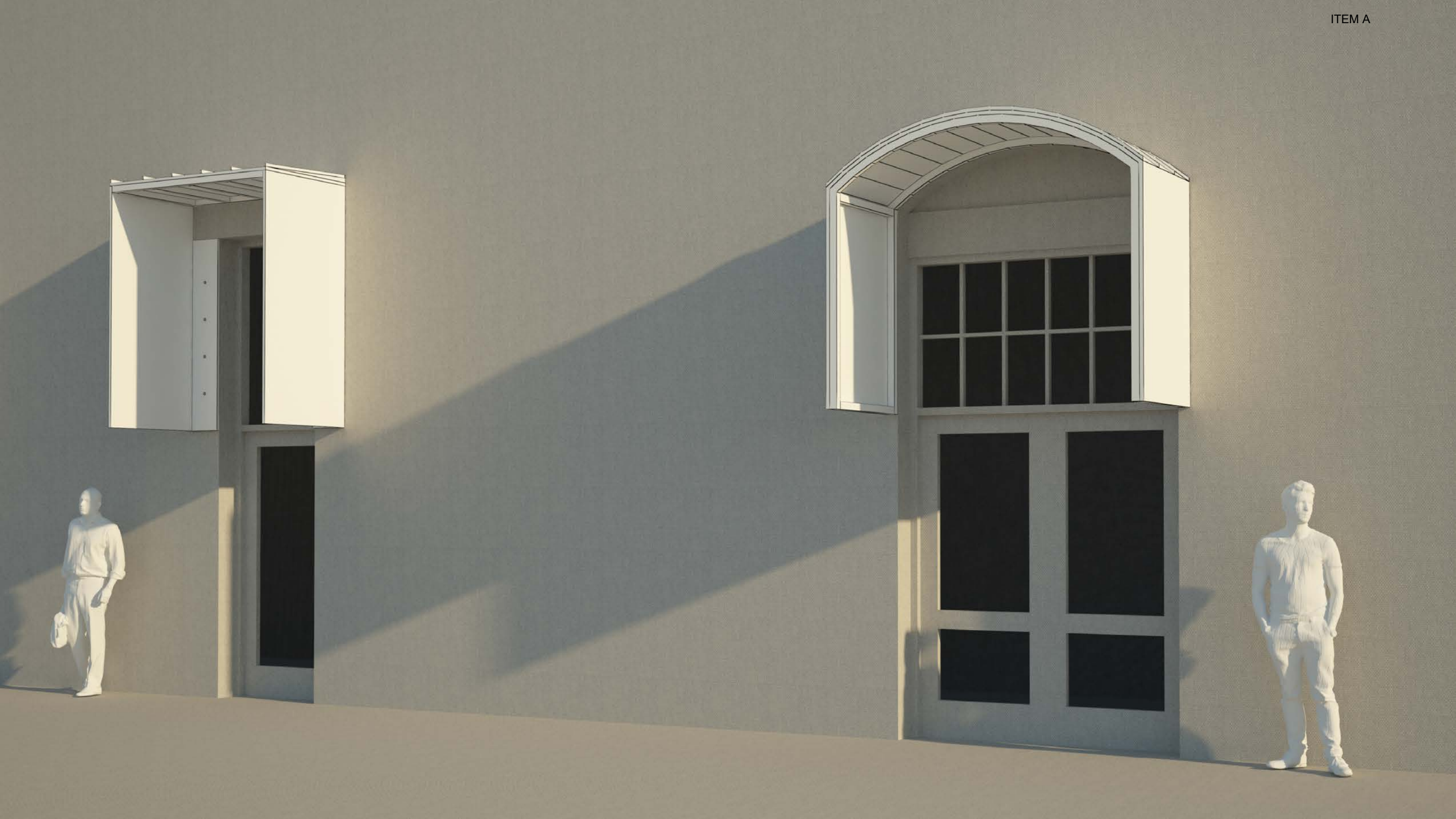
2" BLACK TUBE STEEL ROOF SUPPORT



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.

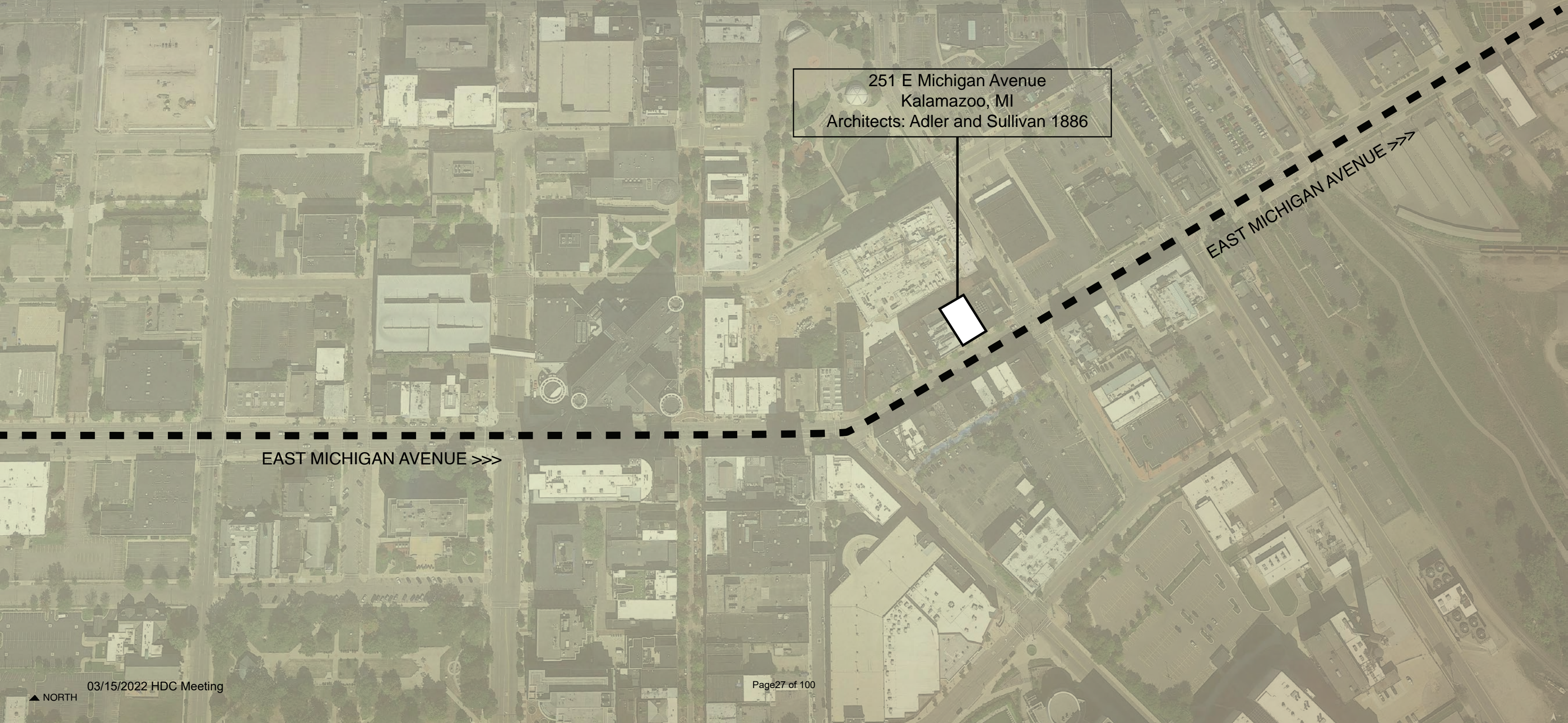
Above the ground floor, the building is of orange brick with matching terra cotta trim and grey limestone sills, and spandrels containing incised and carved ornament. On the south, the windows are arranged in three groups of two with a slender, unornamented pier dividing each pair, and two broad piers 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

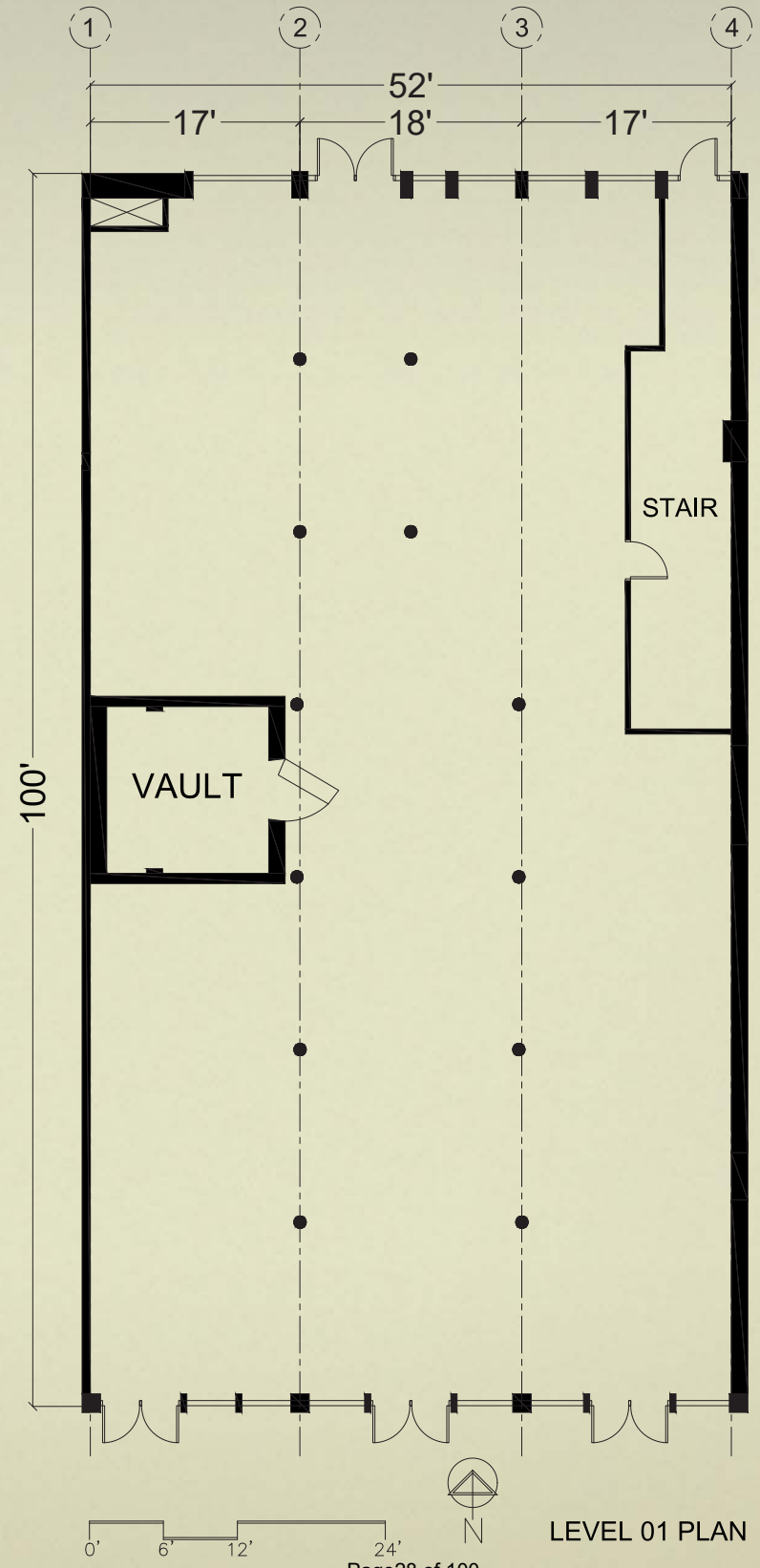


251 E Michigan Avenue
Kalamazoo, MI
Architects: Adler and Sullivan 1886



EAST MICHIGAN AVENUE >>>

EAST MICHIGAN AVENUE >>>



LEVEL 01 PLAN

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.

ATM

VERTICAL ELEMENTS DO NOT ALIGN WITH STRUCTURAL BAY. CAST IRON STOREFRONT HAS BEEN CLAD WITH WOOD SURROUND.

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	CASE #	PPZ22-0001
Applicant	Main Street East, LLC	Year built:	Various
Owner	Main Street East, LLC	Owned since:	12/12/1996
Received	02/15/2022	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, April 12th 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 April 19th, 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.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: 911 S. PARK ST KALAMAZOO MI
 Historic District: South/Nine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
 Applicant: Chao Becker Owner: AARON LANE-DAVIES
 Mailing Add. 848 West River Center Dr Mailing add 911 S PARK ST
 City State & Zip: Comstock Park MI 49321 City, State Zip KALAMAZOO MI 49001
 Phone: 616-803-9247 Phone: 269-352-2216
 Email beckerC @ TIGER SOLAR.com Email LANEDIVA @ MAC.com

Contractor: Altenergy Inc.

() Work to be done by owner

Contractor _____

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

See attached sheets _____

Placing 3 additional solar panels onto the south facing roof surfaces of household.
See Proposal.

(CS) 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: 2.22.22

Owner's Signature: [Signature] Date: 2-22-22
 (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: 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 _____

Revised November 22, 2019.

Quality-Driven Solar for Your Home



tigersolar.com



Item B
ABOUT TIGER SOLAR

17+

YEARS OF EXPERIENCE

21 MW

OF PV CAPACITY

1,700

PROJECTS ACROSS 10 STATES

5

BRANCHES IN 4 STATES



WE ARE YOUR CONSULTANTS



LARGE BREADTH OF EXPERIENCE



IN-HOUSE DESIGN & INSTALLATION



LOCAL, HIGH-QUALITY SERVICE



TRANSPARENT PRICING



**TOP SOLAR
CONTRACTOR**



Project Summary and Cost

PROJECT: Lane-Davies 3.04kW Solar PV

DATE: 2/18/22
CLIENT: Aaron Lane-Davies
CLIENT EMAIL: lanedava@mac.com
PHONE: 269-352-2216
PROJECT LOCATION: 911 S. Park St.,
Kalamazoo, MI 49001

PROPOSED SYSTEM:

(8) Qcell 380W Black Modules – 25 yr. manufacturer’s performance warranty
(2) Generac S2502 PV Link Optimizers – 25 yr. manufacturer’s warranty
IronRidge Racking with FlashFoot Attachments
Online Monitoring
10 yr. Tiger Solar warranty on parts and labor

USAGE OFFSET:

23% Offset

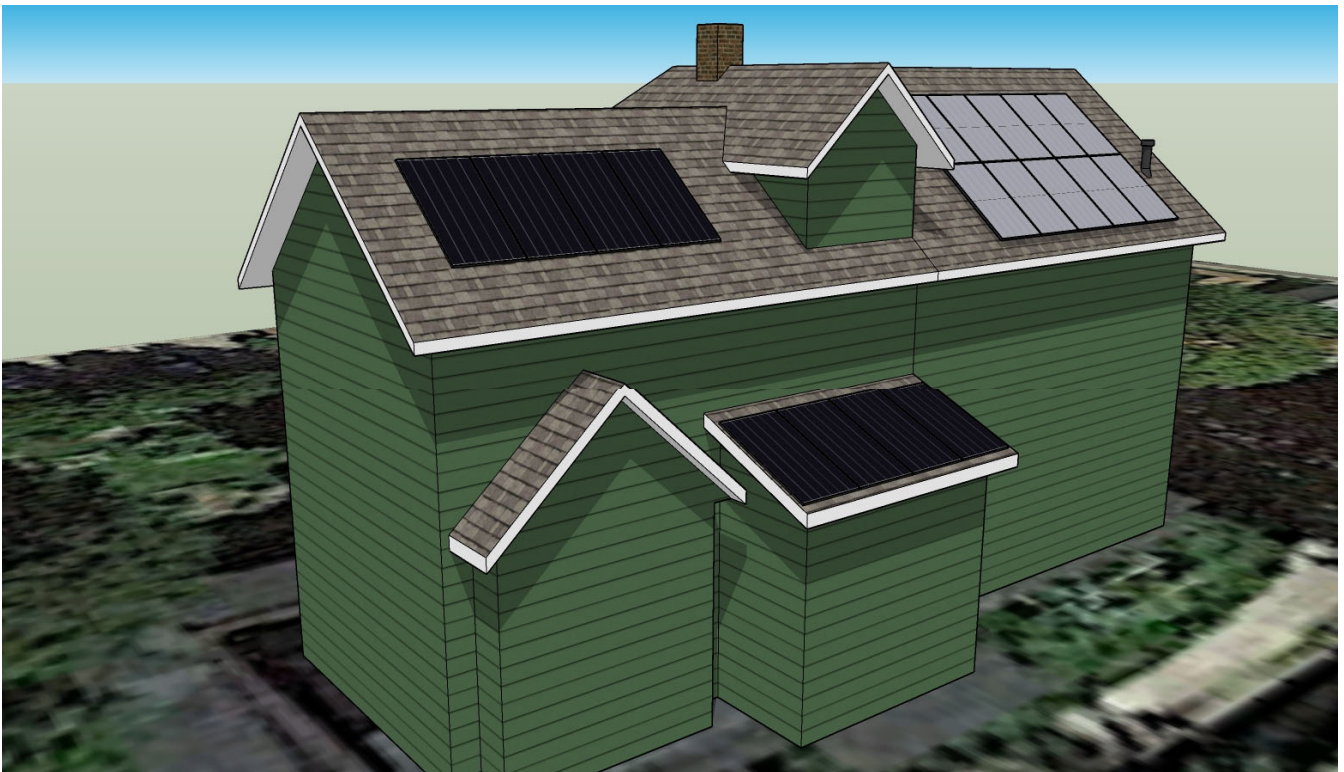
Total Project Cost: \$ 9,605

**26% Federal
Tax Credit:** \$ 2,497

**Project Cost
after Tax Credit:** \$ 7,108



Your Solar Simulation



Your Internal Rate of Return

Internal Rate of Return: 6.83%

Payback Period (Years): 12.8

Price Per Watt: \$ 3.16

25 yr. Cost of Elec. by not Going Solar: \$ 17,049

25 yr. Cost of Elec. by Going Solar: \$ 7,108

Total Expected Savings Over 25 Years: **\$ 9,941**

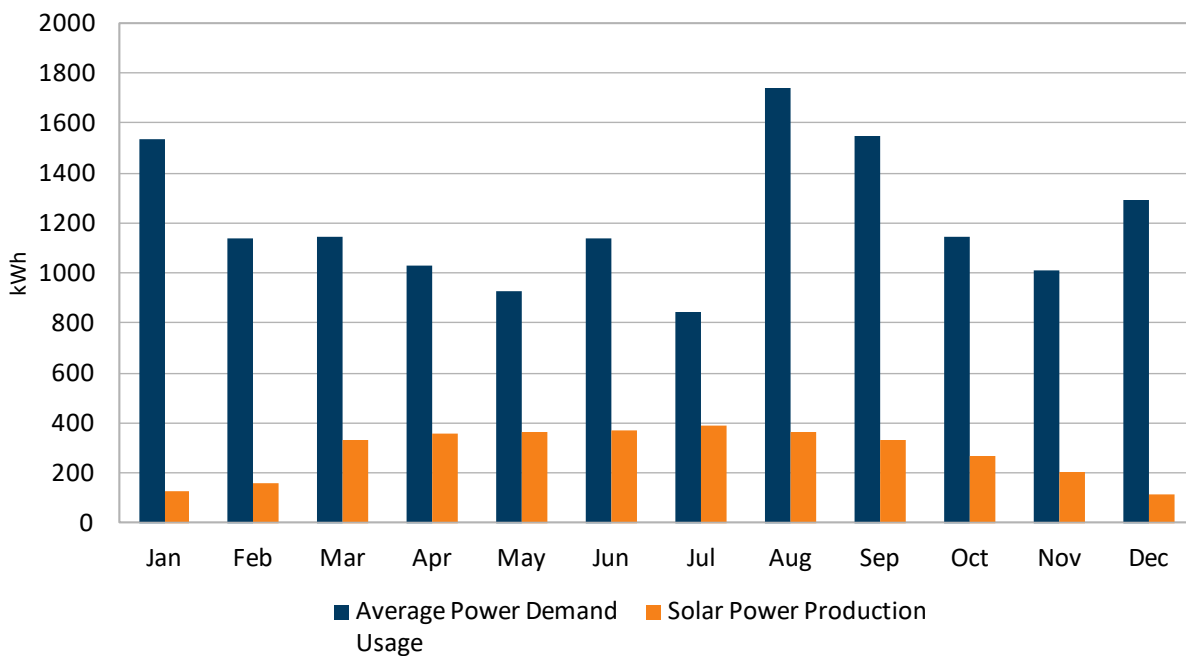
Year	System Cost	Federal Tax Credit	kWh Production	*kWh Price	*Avoided kWh Bills	Annual Cashflow	Cumulative Cashflow
	(9,605)					(9,605)	(9,605)
1		\$2,497	3,384	\$0.135	\$457	\$2,954	(\$6,651)
2			3,364	\$0.140	\$471	\$471	(\$6,180)
3			3,344	\$0.145	\$486	\$486	(\$5,693)
4			3,323	\$0.151	\$502	\$502	(\$5,191)
5			3,304	\$0.157	\$518	\$518	(\$4,674)
6			3,284	\$0.163	\$534	\$534	(\$4,139)
7			3,264	\$0.169	\$551	\$551	(\$3,588)
8			3,244	\$0.175	\$569	\$569	(\$3,020)
9			3,225	\$0.182	\$587	\$587	(\$2,433)
10			3,206	\$0.189	\$605	\$605	(\$1,828)
11			3,186	\$0.196	\$625	\$625	(\$1,203)
12			3,167	\$0.203	\$644	\$644	(\$559)
13			3,148	\$0.211	\$665	\$665	\$106
14			3,129	\$0.219	\$686	\$686	\$792
15			3,111	\$0.228	\$708	\$708	\$1,500
16			3,092	\$0.236	\$730	\$730	\$2,231
17			3,073	\$0.245	\$754	\$754	\$2,984
18			3,055	\$0.255	\$777	\$777	\$3,762
19			3,037	\$0.264	\$802	\$802	\$4,564
20			3,018	\$0.274	\$828	\$828	\$5,391
21			3,000	\$0.285	\$854	\$854	\$6,245
22			2,982	\$0.295	\$881	\$881	\$7,126
23			2,964	\$0.307	\$909	\$909	\$8,036
24			2,947	\$0.318	\$938	\$938	\$8,974
25			2,929	\$0.330	\$968	\$968	\$9,941
		\$2,497	78,780		\$17,049	\$9,941	\$9,941

Production Analysis

The information below helps demonstrate the wonderful benefits of adding solar energy to your home or business.

Using historical electrical usage and estimated solar production, the graph depicts the total solar offset that will occur each year based on the size of the proposed solar system. These estimates are derived from a number of site-specific variables such as location, historical weather patterns and shading.

Year	Month	Average Power Demand Usage	Solar Power Production	kWh Offset Rate	Dollar Value of Savings	Monthly Solar Offset
2021	Jan	1536	129	\$0.135	\$17	8%
2021	Feb	1140	161	\$0.135	\$22	14%
2021	Mar	1145	331	\$0.135	\$45	29%
2021	Apr	1029	357	\$0.135	\$48	35%
2021	May	928	364	\$0.135	\$49	39%
2021	Jun	1138	371	\$0.135	\$50	33%
2020	Jul	846	392	\$0.135	\$53	46%
2020	Aug	1738	365	\$0.135	\$49	21%
2020	Sep	1546	329	\$0.135	\$44	21%
2020	Oct	1143	270	\$0.135	\$36	24%
2020	Nov	1010	203	\$0.135	\$27	20%
2020	Dec	1289	112	\$0.135	\$15	9%
Totals		14488	3384	\$0.135	\$457	23%



RESULTS

1,582 kWh/Year*

System output may range from 1,500 to 1,620 kWh per year near this location.

Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at <https://sam.nrel.gov>) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

Disclaimer: The PVWatts® Model ("Model") is provided by the National Renewable Energy Laboratory ("NREL"), which is operated by the Alliance for Sustainable Energy, LLC ("Alliance") for the U.S. Department Of Energy ("DOE") and may be used for any purpose whatsoever.

The names DOE/NREL/ALLIANCE shall not be used in any representation, advertising, publicity or other manner whatsoever to endorse or promote any entity that adopts or uses the Model. DOE/NREL/ALLIANCE shall not provide any support, consulting, training or assistance of any kind with regard to the use of the Model or any updates, revisions or new versions of the Model.

YOU AGREE TO INDEMNIFY DOE/NREL/ALLIANCE, AND ITS AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY CLAIM OR DEMAND, INCLUDING REASONABLE ATTORNEYS' FEES, RELATED TO YOUR USE, RELIANCE, OR ADOPTION OF THE MODEL FOR ANY PURPOSE WHATSOEVER. THE MODEL IS PROVIDED BY DOE/NREL/ALLIANCE 'AS IS' AND ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED. IN NO EVENT SHALL DOE/NREL/ALLIANCE BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CLAIMS ASSOCIATED WITH THE LOSS OF DATA OR PROFITS, WHICH MAY RESULT FROM ANY ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORTIOUS CLAIM THAT ARISES OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE MODEL.

The energy output range is based on analysis of 30 years of historical weather data for nearby, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	2.27	78 -30%	11 -30%
February	3.27	101 -30%	14 -30%
March	4.58	151	21
April	5.59	170	23
May	5.92	179	25
June	6.37	185	25
July	6.69	194	27
August	6.03	175	24
September	5.28	152	21
October	3.81	118	16
November	2.69	86	12
December	1.98	67 -30%	9 -30%

NOTES: Due to assumed variable snow cover on these panels and the tree line to the west during the winter months, we conservatively assumed only 70% production of potential power generation averaged over the months of December, January and February annually.

Sub-Total:	1,656	\$ 228
Noted Losses:	-74	-10
Total:	1,582	\$218

Requested Location	911 S. Park St., Kalamazoo, MI 49001
Weather Data Source	Lat, Lon: 42.29, -85.58 0.6 mi
Latitude	42.29° N
Longitude	85.58° W

PV System Specifications (Residential)

DC System Size	1.52 kW
Module Type	Standard
Array Type	Fixed (roof mount)
Array Tilt	22.5°
Array Azimuth	180°
System Losses	26.96%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.137 \$/kWh
--	--------------

Performance Metrics

Capacity Factor	12.4%
------------------------	-------

RESULTS

1,802 kWh/Year*

System output may range from 1,500 to 1,620 kWh per year near this location.

Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at <https://sam.nrel.gov>) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

Disclaimer: The PVWatts® Model ("Model") is provided by the National Renewable Energy Laboratory ("NREL"), which is operated by the Alliance for Sustainable Energy, LLC ("Alliance") for the U.S. Department Of Energy ("DOE") and may be used for any purpose whatsoever.

The names DOE/NREL/ALLIANCE shall not be used in any representation, advertising, publicity or other manner whatsoever to endorse or promote any entity that adopts or uses the Model. DOE/NREL/ALLIANCE shall not provide any support, consulting, training or assistance of any kind with regard to the use of the Model or any updates, revisions or new versions of the Model.

YOU AGREE TO INDEMNIFY DOE/NREL/ALLIANCE, AND ITS AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY CLAIM OR DEMAND, INCLUDING REASONABLE ATTORNEYS' FEES, RELATED TO YOUR USE, RELIANCE, OR ADOPTION OF THE MODEL FOR ANY PURPOSE WHATSOEVER. THE MODEL IS PROVIDED BY DOE/NREL/ALLIANCE 'AS IS' AND ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED. IN NO EVENT SHALL DOE/NREL/ALLIANCE BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CLAIMS ASSOCIATED WITH THE LOSS OF DATA OR PROFITS, WHICH MAY RESULT FROM ANY ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORTIOUS CLAIM THAT ARISES OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE MODEL.

The energy output range is based on analysis of 30 years of historical weather data for nearby, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	2.70	106 -30%	15 -30%
February	3.66	128 -30%	18 -30%
March	4.84	180	25
April	5.39	187	26
May	5.34	185	25
June	5.60	186	25
July	5.97	198	27
August	5.72	190	26
September	5.42	177	24
October	4.29	152	21
November	3.21	117	16
December	2.43	95 -30%	13 -30%

NOTES: Due to assumed variable snow cover on these panels and the tree line to the west during the winter months, we conservatively assumed only 70% production of potential power generation averaged over the months of December, January and February annually.

Sub-Total:	1,901	\$ 261
Noted Losses:	-99	-14
Total:	1,802	\$247

Requested Location	911 S. Park St., Kalamazoo, MI 49001
Weather Data Source	Lat, Lon: 42.29, -85.58 0.6 mi
Latitude	42.29° N
Longitude	85.58° W

PV System Specifications (Residential)

DC System Size	1.52 kW
Module Type	Standard
Array Type	Fixed (roof mount)
Array Tilt	45°
Array Azimuth	180°
System Losses	16.65%
Inverter Efficiency	96%
DC to AC Size Ratio	1.2

Economics

Average Retail Electricity Rate	0.137 \$/kWh
--	--------------

Performance Metrics

Capacity Factor	14.3%
------------------------	-------

powered by

Q.ANTUM DUO Z

Item #

Q.PEAK DUO BLK ML-G9+ 365-385

ENDURING HIGH
PERFORMANCE



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.6%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (6000Pa) and wind loads (4000Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative 12-busbar design with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500 V, 168h)

² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



Rooftop arrays on residential buildings

FEATURES:

Fast, simple installation

Lower failure risk than
module-level optimizersNEC 2017 rapid shutdown
compliant with SnapRS™

PV Link™

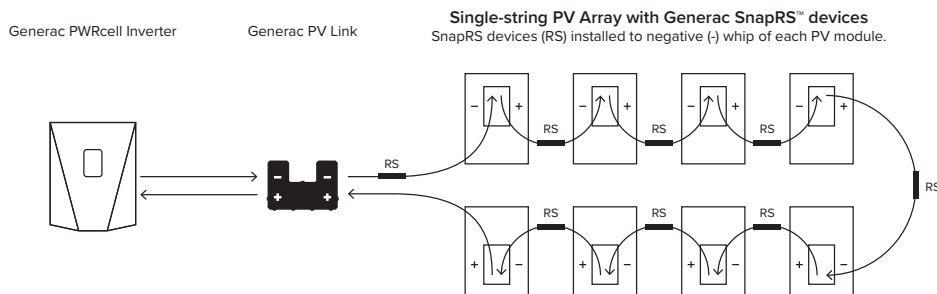
2500W MPPT Substring Optimizer

Model: APKE00010 Certification Model Reference: S2502

PV Link is the simple solar optimizer for quick installation and long-lasting performance. Connect as few as two or as many as nine PV modules to each PV Link to overcome shading and challenging roof lines.

ADDITIONAL FEATURES

- Quick connections with MC4 connectors
- 2500W capacity
- Compatible with high-voltage smart batteries
- Cost-effective solution for high-performance PV
- Ground-fault protection





Built for solar’s toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Our components have been tested to the limit and proven in extreme environments, including Florida’s high-velocity hurricane zones.

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.

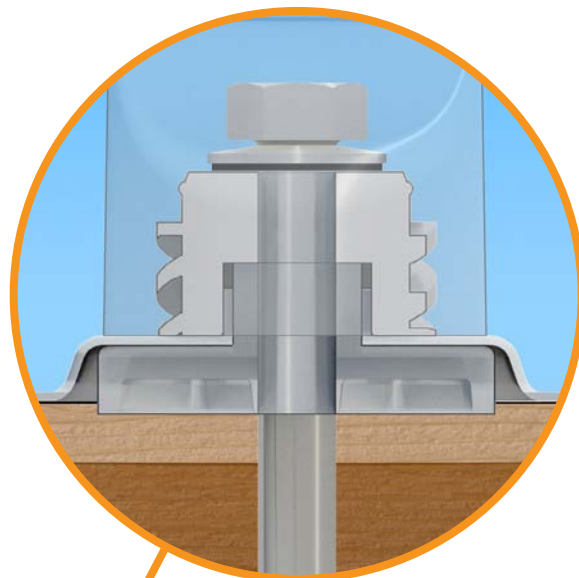


25-Year Warranty

Products guaranteed to be free of impairing defects.

The Strongest Attachment in Solar

IronRidge FlashFoot2 raises the bar in solar roof protection. The unique water seal design is both elevated and encapsulated, delivering redundant layers of protection against water intrusion. In addition, the twist-on Cap perfectly aligns the rail attachment with the lag bolt to maximize mechanical strength.



Twist-On Cap

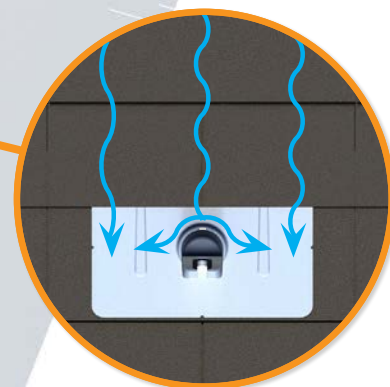
FlashFoot2's unique Cap design encapsulates the lag bolt and locks into place with a simple twist. The Cap helps FlashFoot2 deliver superior structural strength, by aligning the rail and lag bolt in a concentric load path.

Three-Tier Water Seal

FlashFoot2's seal architecture utilizes three layers of protection. An elevated platform diverts water away, while a stack of rugged components raises the seal an entire inch. The seal is then fully-encapsulated by the Cap. FlashFoot2 is the first solar attachment to pass the TAS-100 Wind-Driven Rain Test.

Single Socket Size

A custom-design lag bolt allows you to install FlashFoot2 with the same 7/16" socket size used on other Flush Mount System components.



Water-Shedding Design

An elevated platform diverts water away from the water seal.

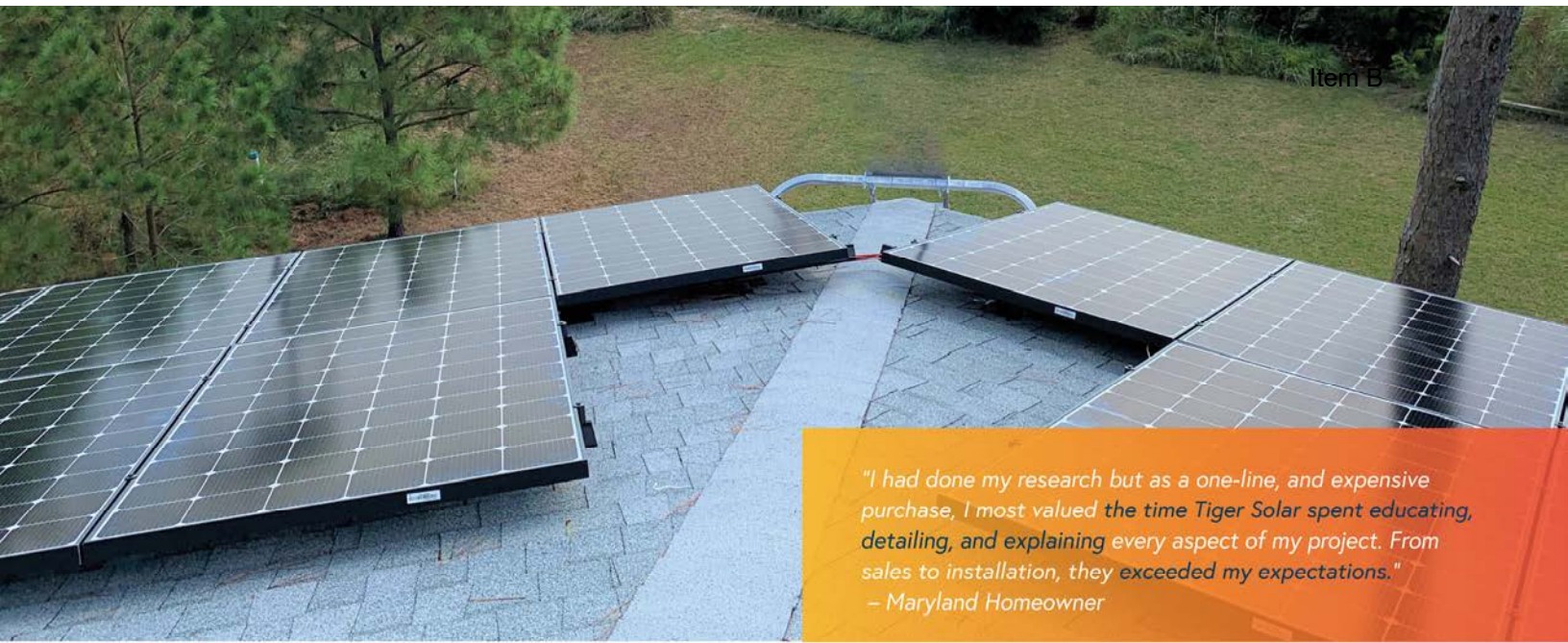
OUR LEADERS ON THE BLOCK



"The team did a simply awesome job of planning and installing our 6 KW system here in Stanley Idaho. I would highly recommend them to anyone and I have done just that with friends and family."
– Idaho Homeowner



"We love our solar panels and the work that they do...just as much as we appreciate Tiger Solar and the great & helpful work that they do!"
– Virginia Homeowner



"I had done my research but as a one-line, and expensive purchase, I most valued the time Tiger Solar spent educating, detailing, and explaining every aspect of my project. From sales to installation, they exceeded my expectations."

– Maryland Homeowner



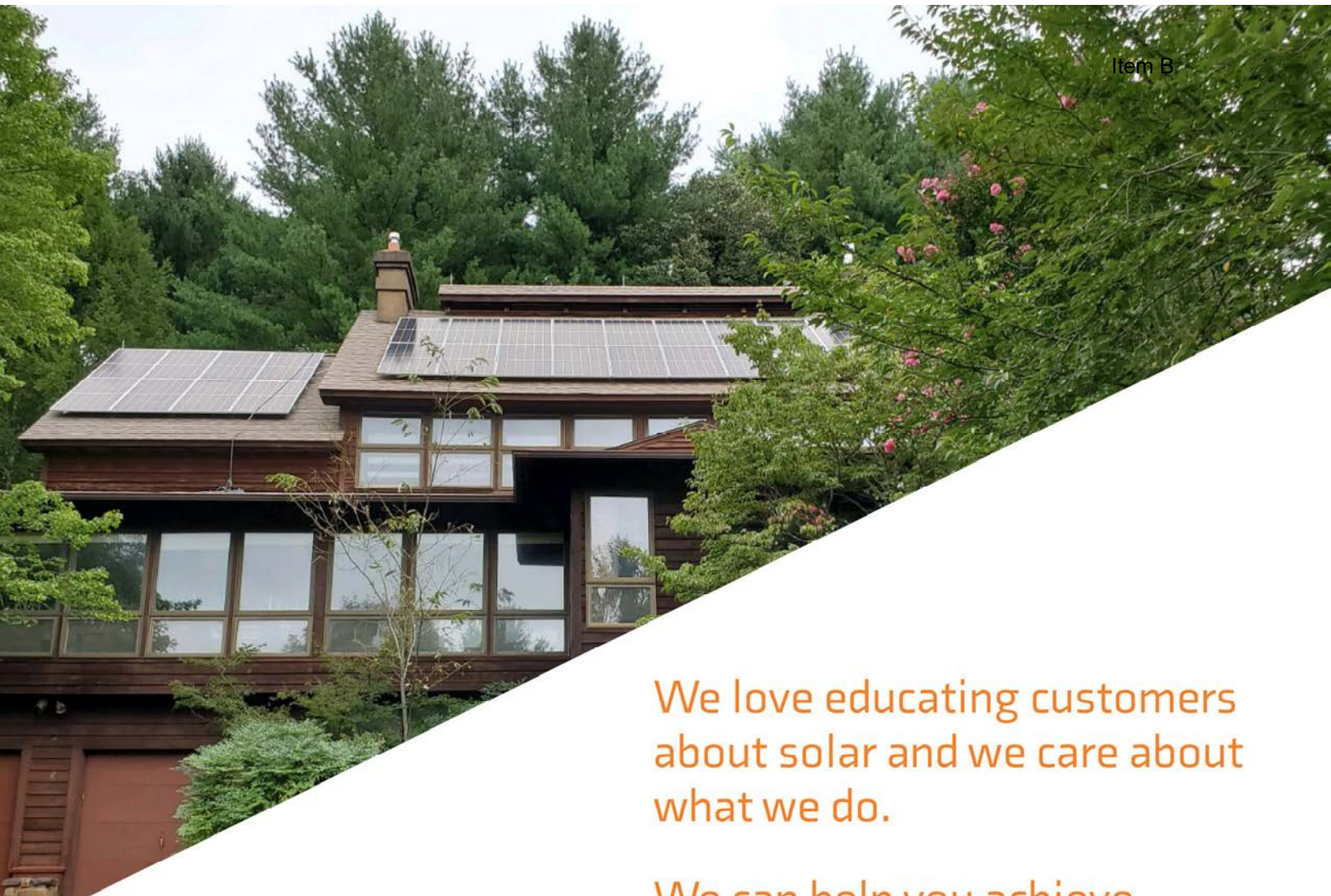
"These guys are awesome. Very knowledgeable, highly skilled professionals who performed beyond my expectations. I am very glad that we decided to work with the Tiger team for our installation. Thanks again guys, GREAT job."

– Michigan Homeowner



"Tiger Solar is a fantastic solar company. They have a high level of technical expertise, combined with excellent customer service. I highly recommend them for residential and commercial installations!"

– Virginia Homeowner



We love educating customers about solar and we care about what we do.

We can help you achieve energy independence.



Chad Becker – 616-803-9247
beckerc@tigersolar.com
848 West River Center Suite B
Comstock Park, MI 49321



Q.PEAK DUO BLK ML-G9+ 365-385

ENDURING HIGH
PERFORMANCE



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.6%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (6000Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative 12-busbar design with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500V, 168h)

² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:

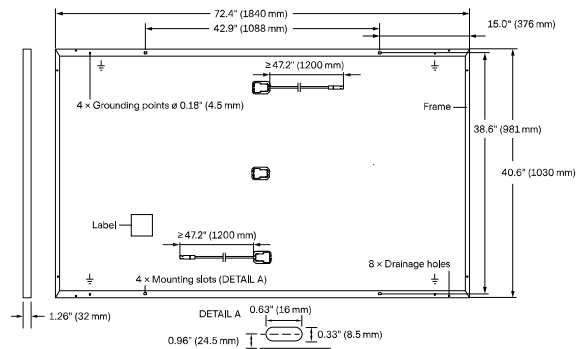


Rooftop arrays on residential buildings

MECHANICAL SPECIFICATION

Item B

Format	72.4 in × 40.6 in × 1.26 in (including frame) (1840 mm × 1030 mm × 32 mm)
Weight	43.0 lbs (19.5 kg)
Front Cover	0.11 in (2.8 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 47.2 in (1200 mm), (-) ≥ 47.2 in (1200 mm)
Connector	Stäubli MC4; IP68

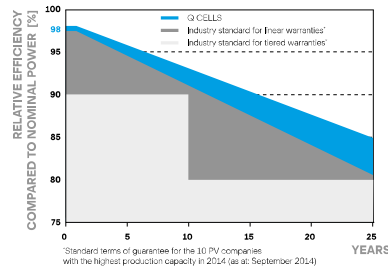


ELECTRICAL CHARACTERISTICS

POWER CLASS			365	370	375	380	385
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)							
Minimum	Power at MPP ¹	P_{MPP} [W]	365	370	375	380	385
	Short Circuit Current ¹	I_{SC} [A]	10.40	10.44	10.47	10.50	10.53
	Open Circuit Voltage ¹	V_{OC} [V]	44.93	44.97	45.01	45.04	45.08
	Current at MPP	I_{MPP} [A]	9.87	9.92	9.98	10.04	10.10
	Voltage at MPP	V_{MPP} [V]	36.99	37.28	37.57	37.85	38.13
	Efficiency ¹	η [%]	≥ 19.3	≥ 19.5	≥ 19.8	≥ 20.1	≥ 20.3
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²							
Minimum	Power at MPP	P_{MPP} [W]	273.3	277.1	280.8	284.6	288.3
	Short Circuit Current	I_{SC} [A]	8.38	8.41	8.43	8.46	8.48
	Open Circuit Voltage	V_{OC} [V]	42.37	42.41	42.44	42.48	42.51
	Current at MPP	I_{MPP} [A]	7.76	7.81	7.86	7.91	7.96
	Voltage at MPP	V_{MPP} [V]	35.23	35.48	35.72	35.96	36.20

¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} ; $V_{OC} \pm 5\%$ at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • 800 W/m², NMOT, spectrum AM 1.5

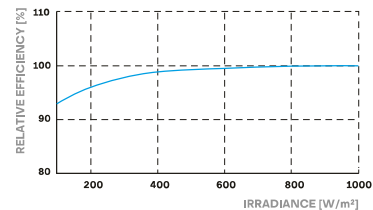
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 93.1% of nominal power up to 10 years. At least 85% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.35	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull ³	[lbs / ft ²]	84 (4000 Pa) / 55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull ³	[lbs / ft ²]	125 (6000 Pa) / 84 (4000 Pa)		

³See Installation Manual

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant,
IEC 61215:2016,
IEC 61730:2016,
U.S. Patent No. 9,893,215
(solar cells)



PACKAGING AND TRANSPORT INFORMATION

Horizontal packaging	74.4 in 1890 mm	42.5 in 1080 mm	47.6 in 1208 mm	1458 lbs 661 kg	28 pallets	24 pallets	32 modules

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.

400 Speer Drive, Suite 400, Irvine, CA 92618, USA | TEL +1 949 748 59 99 | FAX +1 949 748 59 98 | www.q-cells.com | WEB www.q-cells.us

03/15/2022 HDC Meeting

Pages 57 of 100



1.) 911 S Park – West Face



2.) 911 S Park – South West Corner (note the existing panels)



**Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address	911 S Park	CASE #	PPZ 22-0002
Applicant	Altenergy Inc	Year built:	1875
Owner	Aaron & Elizabeth Lane-Davies	Owned since:	04/16/2014
Received	02/23/2022	Meeting date:	03/15/2022

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

1992 – demolish garage (HDC) *Previous owner*
 2014 – Solar porch light (Admin)
 2015 – Repair rear/east porch (Admin)
 2018 – Roof (Admin)
 2021 – Gazebo in back yard (Admin)
 2021 – Solar Panels (HDC)

Historic District South Street – Vine Area
Zoning RM-36
Additional Permits required – Building
Rental History: N/A

Proposed Work:

1. Install 8 additional panels on the south facing roof surfaces of the house

Observations:

1. Besides the panels themselves almost of the equipment will be in the attic.
2. There are already solar panels on the house

Applicable Criteria

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

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.

- No permanent alterations are required to install solar panels
- Repairs will be minimal if the solar panels are removed in the future

COMMISSION ACTIONS (Motions):

1. Approve the installation of 8 solar panels as specified. This 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.
1. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, April 12th, 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 April 19 meeting to comply with the 60-day rule.

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

(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.



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

APPLICATION FOR PROJECT REVIEW - Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 917 S. PARK ST KALAMAZOO MI
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Chad Becker Owner: JUSTIN DAVIES
Mailing Add: 848 West River Center Dr Mailing add 917 S PARK ST
City State & Zip: Comstock Park MI 49321 City, State Zip Kalamazoo MI 49001
Phone: 616.803.9247 Phone: 303-522-4393
Email deckerc@TIGER SOLAR.com Email J.DAVIES61@GMAIL.COM

Contractor: Altenergy Inc.

() Work to be done by owner

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

See attached sheets
Placing 16 solar panels on the west face of
AUXILIARY BUILDING IN BACK-YARD. SEE PROPOSAL.

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

Applicant's Signature: C Becker Date: 2/22/22
Owner's Signature: Justin Davis Date: 2/22/22
(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: PPZ- Date Received*:
Zoning Year built Complete application
Owned since

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

Approve in Concept Date: Letter mailed

FINAL ACTION
[] Approve [] Site Visit [] Approve w/Conditions [] Deny [] Postpone [] Withdrawn
ACTION DATE

Certificate of Appropriateness Issued
Notice of Denial with appeals information
Notice to Proceed Comments
Revised November 22, 2019.

Quality-Driven Solar for Your Home



tigersolar.com



Item C
ABOUT TIGER SOLAR

17+

YEARS OF EXPERIENCE

21 MW

OF PV CAPACITY

1,700

PROJECTS ACROSS 10 STATES

5

BRANCHES IN 4 STATES



WE ARE YOUR CONSULTANTS



LARGE BREADTH OF EXPERIENCE



IN-HOUSE DESIGN & INSTALLATION



LOCAL, HIGH-QUALITY SERVICE



TRANSPARENT PRICING



**TOP SOLAR
CONTRACTOR**



Project Summary and Cost

PROJECT: Davies 6.08kW Solar PV

DATE: 2/17/22

CLIENT: Justin Davies

CLIENT EMAIL: JDavies61@gmail.com

PHONE: 303.522.4393

PROJECT LOCATION: 917 S Park St Kalamazoo MI

PROPOSED SYSTEM:

(16) QCell 380W Black Modules – 25 yr. manufacturer’s performance warranty

(16) Enphase IQ 7A Microinverters – 25 yr. manufacturer’s warranty

IronRidge Racking with FlashFoot Attachments

Online Monitoring

10 yr. Tiger Solar warranty on parts and labor

USAGE OFFSET:

75% Offset

Total Project Cost: \$ 18,516

26% Federal Tax Credit: \$ 4,814

Project Cost after Tax Credit: \$ 13,702



Your Solar Simulation



Your Internal Rate of Return

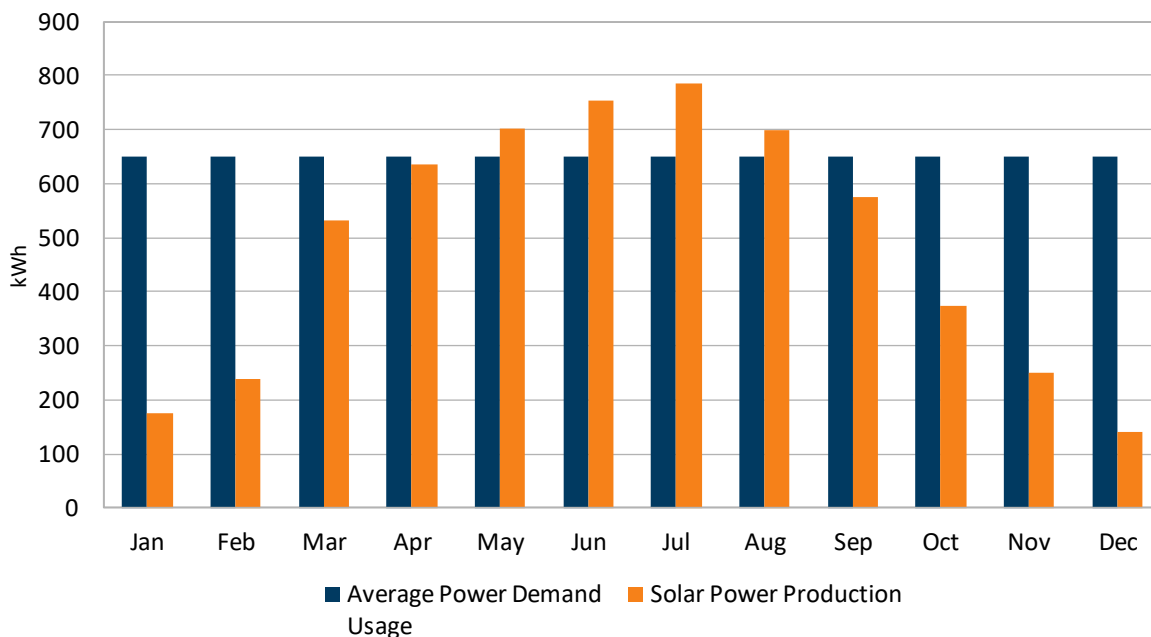
Internal Rate of Return:	5.85%
Payback Period (Years):	14.0
Price Per Watt:	\$ 3.05
25 yr. Cost of Elec. by not Going Solar:	\$ 29,498
25 yr. Cost of Elec. by Going Solar:	\$ 13,702
Total Expected Savings Over 25 Years:	\$ 15,796

Year	System Cost	Federal Tax Credit	kWh Production	*kWh Price	*Avoided kWh Bills	Annual Cashflow	Cumulative Cashflow
	(18,516)					(\$18,516)	(\$18,516)
1		\$4,814	5,855	\$0.135	\$790	\$5,605	(\$12,911)
2			5,820	\$0.140	\$816	\$816	(\$12,096)
3			5,785	\$0.145	\$841	\$841	(\$11,254)
4			5,750	\$0.151	\$868	\$868	(\$10,386)
5			5,716	\$0.157	\$896	\$896	(\$9,490)
6			5,681	\$0.163	\$924	\$924	(\$8,566)
7			5,647	\$0.169	\$954	\$954	(\$7,613)
8			5,613	\$0.175	\$984	\$984	(\$6,629)
9			5,580	\$0.182	\$1,015	\$1,015	(\$5,614)
10			5,546	\$0.189	\$1,047	\$1,047	(\$4,566)
11			5,513	\$0.196	\$1,081	\$1,081	(\$3,486)
12			5,480	\$0.203	\$1,115	\$1,115	(\$2,371)
13			5,447	\$0.211	\$1,150	\$1,150	(\$1,220)
14			5,414	\$0.219	\$1,187	\$1,187	(\$33)
15			5,382	\$0.228	\$1,225	\$1,225	\$1,192
16			5,350	\$0.236	\$1,264	\$1,264	\$2,455
17			5,318	\$0.245	\$1,304	\$1,304	\$3,759
18			5,286	\$0.255	\$1,345	\$1,345	\$5,104
19			5,254	\$0.264	\$1,388	\$1,388	\$6,492
20			5,222	\$0.274	\$1,432	\$1,432	\$7,924
21			5,191	\$0.285	\$1,478	\$1,478	\$9,402
22			5,160	\$0.295	\$1,524	\$1,524	\$10,926
23			5,129	\$0.307	\$1,573	\$1,573	\$12,499
24			5,098	\$0.318	\$1,623	\$1,623	\$14,122
25			5,068	\$0.330	\$1,674	\$1,674	\$15,796
	\$4,814		136,305		\$29,498	\$15,796	\$15,796

Production Analysis

The information below helps demonstrate the wonderful benefits of adding solar energy to your home or business. Using historical electrical usage and estimated solar production, the graph depicts the total solar offset that will occur each year based on the size of the proposed solar system. These estimates are derived from a number of site-specific variables such as location, historical weather patterns and shading.

Year	Month	Average Power Demand Usage	Solar Power Production	kWh Offset Rate	Dollar Value of Savings	Monthly Solar Offset
2021	Jan	650	174	\$0.135	\$23	27%
2021	Feb	650	238	\$0.135	\$32	37%
2021	Mar	650	531	\$0.135	\$72	82%
2021	Apr	650	636	\$0.135	\$86	98%
2021	May	650	702	\$0.135	\$95	108%
2021	Jun	650	754	\$0.135	\$102	116%
2021	Jul	650	785	\$0.135	\$106	121%
2021	Aug	650	698	\$0.135	\$94	107%
2021	Sep	650	574	\$0.135	\$77	88%
2021	Oct	650	373	\$0.135	\$50	57%
2021	Nov	650	250	\$0.135	\$34	38%
2021	Dec	650	140	\$0.135	\$19	22%
Totals		7800	5855	\$0.135	\$790	75%



RESULTS

5,855 kWh/Year*

System output may range from 5,490 to 6,040 per year near this location.

Caution: Photovoltaic system performance predictions calculated by PVWatts® include many inherent assumptions and uncertainties and do not reflect variations between PV technologies nor site-specific characteristics except as represented by PVWatts® inputs. For example, PV modules with better performance are not differentiated within PVWatts® from lesser performing modules. Both NREL and private companies provide more sophisticated PV modeling tools (such as the System Advisor Model at <https://sam.nrel.gov>) that allow for more precise and complex modeling of PV systems.

The expected range is based on 30 years of actual weather data at the given location and is intended to provide an indication of the variation you might see. For more information, please refer to this NREL report: The Error Report.

Disclaimer: The PVWatts® Model ("Model") is provided by the National Renewable Energy Laboratory ("NREL"), which is operated by the Alliance for Sustainable Energy, LLC ("Alliance") for the U.S. Department Of Energy ("DOE") and may be used for any purpose whatsoever.

The names DOE/NREL/ALLIANCE shall not be used in any representation, advertising, publicity or other manner whatsoever to endorse or promote any entity that adopts or uses the Model. DOE/NREL/ALLIANCE shall not provide any support, consulting, training or assistance of any kind with regard to the use of the Model or any updates, revisions or new versions of the Model.

YOU AGREE TO INDEMNIFY DOE/NREL/ALLIANCE, AND ITS AFFILIATES, OFFICERS, AGENTS, AND EMPLOYEES AGAINST ANY CLAIM OR DEMAND, INCLUDING REASONABLE ATTORNEYS' FEES, RELATED TO YOUR USE, RELIANCE, OR ADOPTION OF THE MODEL FOR ANY PURPOSE WHATSOEVER. THE MODEL IS PROVIDED BY DOE/NREL/ALLIANCE 'AS IS' AND ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED. IN NO EVENT SHALL DOE/NREL/ALLIANCE BE LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES OR ANY DAMAGES WHATSOEVER, INCLUDING BUT NOT LIMITED TO CLAIMS ASSOCIATED WITH THE LOSS OF DATA OR PROFITS, WHICH MAY RESULT FROM ANY ACTION IN CONTRACT, NEGLIGENCE OR OTHER TORTIOUS CLAIM THAT ARISES OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE MODEL.

The energy output range is based on analysis of 30 years of historical weather data for nearby, and is intended to provide an indication of the possible interannual variability in generation for a Fixed (open rack) PV system at this location.

Month	Solar Radiation (kWh / m ² / day)	AC Energy (kWh)	Value (\$)
January	1.56	248 -30%	34 -30%
February	2.36	340 -30%	47 -30%
March	3.43	531	73
April	4.45	636	87
May	4.93	702	96
June	5.52	754	103
July	5.73	785	108
August	5.09	698	96
September	4.24	574	79
October	2.59	373	51
November	1.71	250	34
December	1.29	200 -30%	27 -30%

NOTES: Due to assumed variable snow cover on these panels, we conservatively assumed only 70% production of potential power generation averaged over the months of December, January and February annually.

Sub-Total:	6,091	\$ 835
Noted Losses:	-236	-32
Total:	5,855	\$803

Requested Location	917 S Park St Kalamazoo MI
Weather Data Source	Lat, Lon: 42.29, -85.58 0.6 mi
Latitude	42.29° N
Longitude	85.58° W

PV System Specifications (Residential)

DC System Size	6.08 kW
Module Type	Standard
Array Type	Fixed (open rack)
Array Tilt	45°
Array Azimuth	270°
System Losses	16.65%
Inverter Efficiency	97%
DC to AC Size Ratio	1.25

Economics

Average Retail Electricity Rate	0.137 \$/kWh
--	--------------

Performance Metrics

Capacity Factor	11.4%
------------------------	-------

powered by

Q.ANTUM DUO Z

Q.PEAK DUO BLK ML-G9+ 365-385

ENDURING HIGH
PERFORMANCE



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.6%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (6000Pa) and wind loads (4000Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative 12-busbar design with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500 V, 168h)

² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:



Rooftop arrays on residential buildings

Enphase IQ 7A Microinverter

The high-powered smart grid-ready **Enphase IQ 7A Micro™** dramatically simplifies the installation process while achieving the highest system efficiency for systems with 60-cell and 72-cell modules.

Part of the Enphase IQ System, the IQ 7A Micro integrates with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

The 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.



High Power

- Peak output power 366 VA @ 240 VAC and 295 VA @ 208 VAC

Easy to Install

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

Efficient and Reliable

- Optimized for high powered 60-cell and 72-cell modules
- Highest CEC efficiency of 97%
- 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
- Envoy and Internet connection required
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)





Built for solar’s toughest roofs.

IronRidge builds the strongest mounting system for pitched roofs in solar. Our components have been tested to the limit and proven in extreme environments, including Florida’s high-velocity hurricane zones.

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.

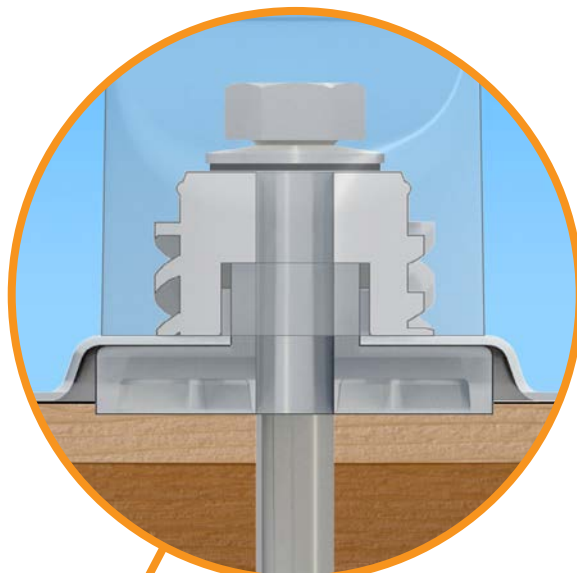


25-Year Warranty

Products guaranteed to be free of impairing defects.

The Strongest Attachment in Solar

IronRidge FlashFoot2 raises the bar in solar roof protection. The unique water seal design is both elevated and encapsulated, delivering redundant layers of protection against water intrusion. In addition, the twist-on Cap perfectly aligns the rail attachment with the lag bolt to maximize mechanical strength.



Twist-On Cap

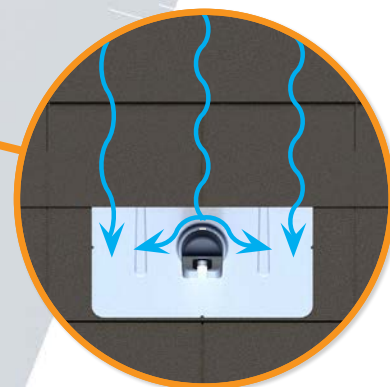
FlashFoot2's unique Cap design encapsulates the lag bolt and locks into place with a simple twist. The Cap helps FlashFoot2 deliver superior structural strength, by aligning the rail and lag bolt in a concentric load path.

Three-Tier Water Seal

FlashFoot2's seal architecture utilizes three layers of protection. An elevated platform diverts water away, while a stack of rugged components raises the seal an entire inch. The seal is then fully-encapsulated by the Cap. FlashFoot2 is the first solar attachment to pass the TAS-100 Wind-Driven Rain Test.

Single Socket Size

A custom-design lag bolt allows you to install FlashFoot2 with the same 7/16" socket size used on other Flush Mount System components.



Water-Shedding Design

An elevated platform diverts water away from the water seal.

OUR LEADERS ON THE BLOCK



"The team did a simply awesome job of planning and installing our 6 KW system here in Stanley Idaho. I would highly recommend them to anyone and I have done just that with friends and family."
– Idaho Homeowner



"We love our solar panels and the work that they do...just as much as we appreciate Tiger Solar and the great & helpful work that they do!"
– Virginia Homeowner



"I had done my research but as a one-line, and expensive purchase, I most valued the time Tiger Solar spent educating, detailing, and explaining every aspect of my project. From sales to installation, they exceeded my expectations."

– Maryland Homeowner



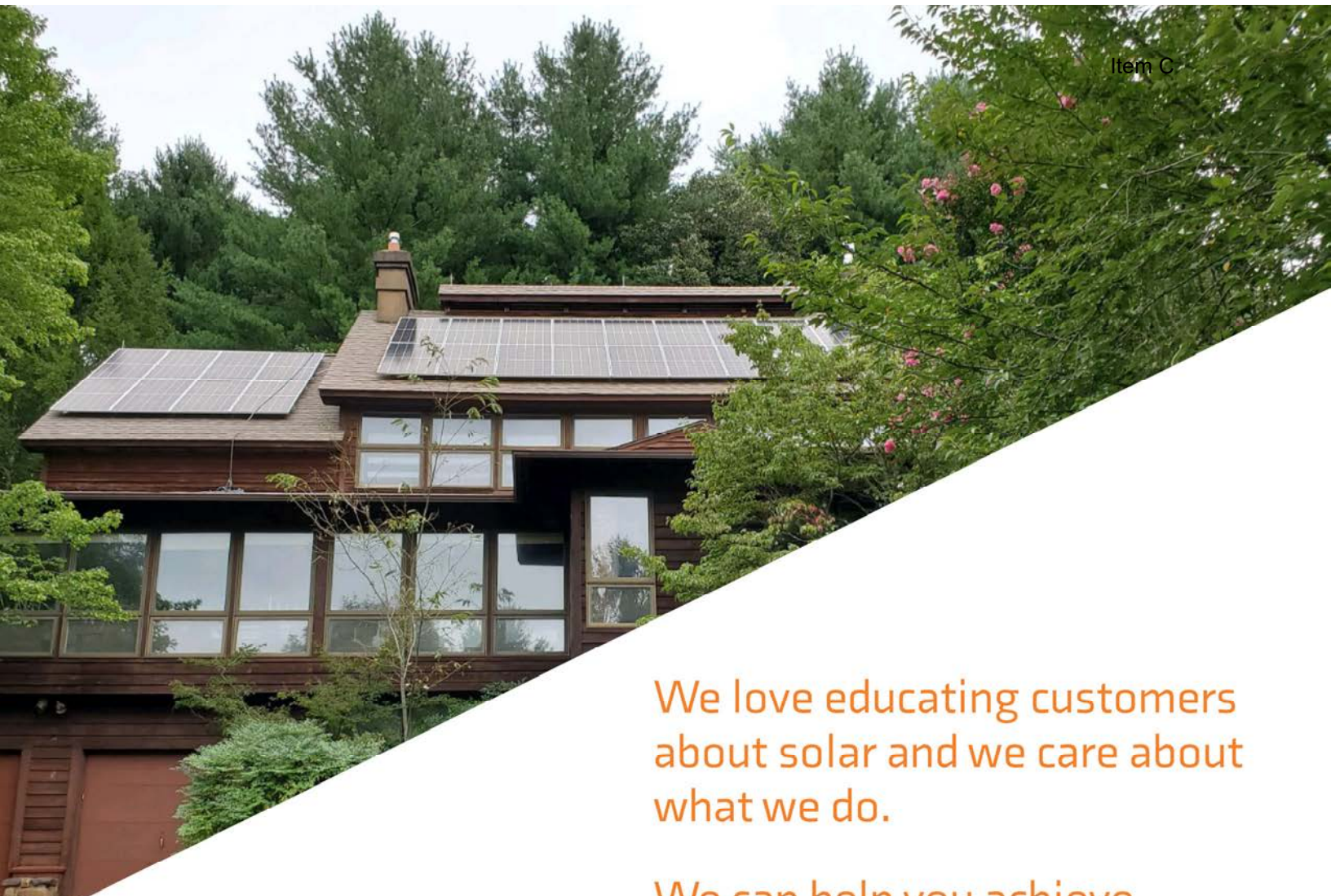
"These guys are awesome. Very knowledgeable, highly skilled professionals who performed beyond my expectations. I am very glad that we decided to work with the Tiger team for our installation. Thanks again guys, GREAT job."

– Michigan Homeowner



"Tiger Solar is a fantastic solar company. They have a high level of technical expertise, combined with excellent customer service. I highly recommend them for residential and commercial installations!"

– Virginia Homeowner



We love educating customers about solar and we care about what we do.

We can help you achieve energy independence.



Chad Becker – 616-803-9247
beckerc@tigersolar.com
848 West River Center Suite B
Comstock Park, MI 49321



Q.PEAK DUO BLK ML-G9+

365-385

ENDURING HIGH PERFORMANCE



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.6%.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.Q™.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (6000Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².



STATE OF THE ART MODULE TECHNOLOGY

Q.ANTUM DUO combines cutting edge cell separation and innovative 12-busbar design with Q.ANTUM Technology.

¹ APT test conditions according to IEC/TS 62804-1:2015, method B (-1500V, 168h)

² See data sheet on rear for further information.

THE IDEAL SOLUTION FOR:

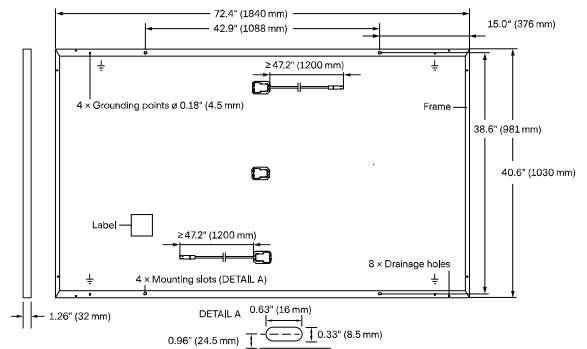


Rooftop arrays on residential buildings

MECHANICAL SPECIFICATION

Item C

Format	72.4 in × 40.6 in × 1.26 in (including frame) (1840 mm × 1030 mm × 32 mm)
Weight	43.0 lbs (19.5 kg)
Front Cover	0.11 in (2.8 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 47.2 in (1200 mm), (-) ≥ 47.2 in (1200 mm)
Connector	Stäubli MC4; IP68

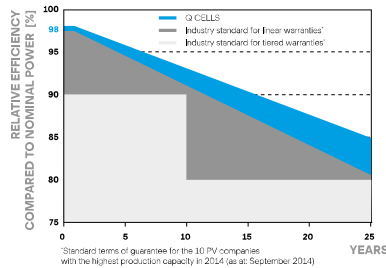


ELECTRICAL CHARACTERISTICS

POWER CLASS			365	370	375	380	385
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)							
Minimum	Power at MPP ¹	P_{MPP} [W]	365	370	375	380	385
	Short Circuit Current ¹	I_{SC} [A]	10.40	10.44	10.47	10.50	10.53
	Open Circuit Voltage ¹	V_{OC} [V]	44.93	44.97	45.01	45.04	45.08
	Current at MPP	I_{MPP} [A]	9.87	9.92	9.98	10.04	10.10
	Voltage at MPP	V_{MPP} [V]	36.99	37.28	37.57	37.85	38.13
	Efficiency ¹	η [%]	≥ 19.3	≥ 19.5	≥ 19.8	≥ 20.1	≥ 20.3
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²							
Minimum	Power at MPP	P_{MPP} [W]	273.3	277.1	280.8	284.6	288.3
	Short Circuit Current	I_{SC} [A]	8.38	8.41	8.43	8.46	8.48
	Open Circuit Voltage	V_{OC} [V]	42.37	42.41	42.44	42.48	42.51
	Current at MPP	I_{MPP} [A]	7.76	7.81	7.86	7.91	7.96
	Voltage at MPP	V_{MPP} [V]	35.23	35.48	35.72	35.96	36.20

¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} ; $V_{OC} \pm 5\%$ at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • 800 W/m², NMOT, spectrum AM 1.5

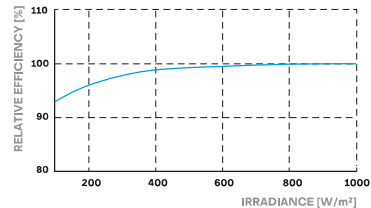
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.54% degradation per year. At least 93.1% of nominal power up to 10 years. At least 85% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.35	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3 °C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V_{SYS}	[V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull ³	[lbs / ft ²]	84 (4000 Pa) / 55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull ³	[lbs / ft ²]	125 (6000 Pa) / 84 (4000 Pa)		

³See Installation Manual

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant,
IEC 61215:2016,
IEC 61730:2016,
U.S. Patent No. 9,893,215
(solar cells)



PACKAGING AND TRANSPORT INFORMATION

Horizontal packaging	74.4 in 1890 mm	42.5 in 1080 mm	47.6 in 1208 mm	1458 lbs 661 kg	28 pallets	24 pallets 32 modules

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.

400 Speer Drive, Suite 400, Irvine, CA 92618, USA | TEL +1 949 748 59 99 | FAX +1 949 748 59 98 | www.us.q-cells.com | WEB www.q-cells.us

03/15/2022 HDC Meeting

Page 78 of 100



1.) 917 S Park – West Face



2.) 917 S Park – South West (from sidewalk)



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address	917 S Park	CASE #	PPZ 22-0003
Applicant	Altenergy Inc	Year built:	1880
Owner	Justin Davies & Laurel Wong	Owned since:	01/31/2021
Received	02/23/2022	Meeting date:	03/15/2022

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

2009 – Rail height waiver (Admin)

2013 – Fence (Admin)

2013 – Roof (Admin)

2013 – Storm windows (Admin)

2019 – Storm windows (Admin)

Historic District South Street – Vine Area

Zoning RM-36

Additional Permits required Building

Rental History: NA

Proposed Work:

1. Installation of 16 solar panels on rear auxiliary building

Observations:

1. **Besides the panels themselves almost of the equipment will be inside building**
2. **Solar panels will not be highly visible from the street**
3. **Panels will be placed on rear auxiliary building**

Applicable Criteria

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

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.

- No permanent alterations are required to install solar panels
- Repairs will be minimal if the solar panels are removed in the future

COMMISSION ACTIONS (Motions):

1. Approve the installation of 16 solar panels as specified. This 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, April 12th, 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 April 19 meeting to comply with the 60-day rule.

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

(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.



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: 908 Village St., Kalamazoo, MI 49008

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

Applicant: KVK LLC/Karen Vogelmann Owner: Rachel Grosh

Mailing Add. 269 Deer Run Dr. Mailing add 726 McCourtie St.

City State & Zip: Plainwell, MI 49080 City, State Zip Kalamazoo, MI 49008

Phone: (269) 978-8386 Phone: (330) 401-7329

Email vogelmann@live.com Email groshrachel@gmail.com

Contractor:
KVK LLC

() Work to be done by owner

Contractor KVK LLC

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

See attached sheets On the back addition, facing north: Remove the existing door and close the opening. This door leads directly into the bathroom of the lower unit. Add a fixed pane window reproducing the casing and trim to match existing house. Add aluminum siding to match the existing house.

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

Applicant's Signature: *Karen Vogelmann* for KVK LLC Date: 3/7/2022

Owner's Signature: *Rachel Grosh* Date: 2022-03-08
 (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: _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 _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

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

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

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.

*(_____) 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.

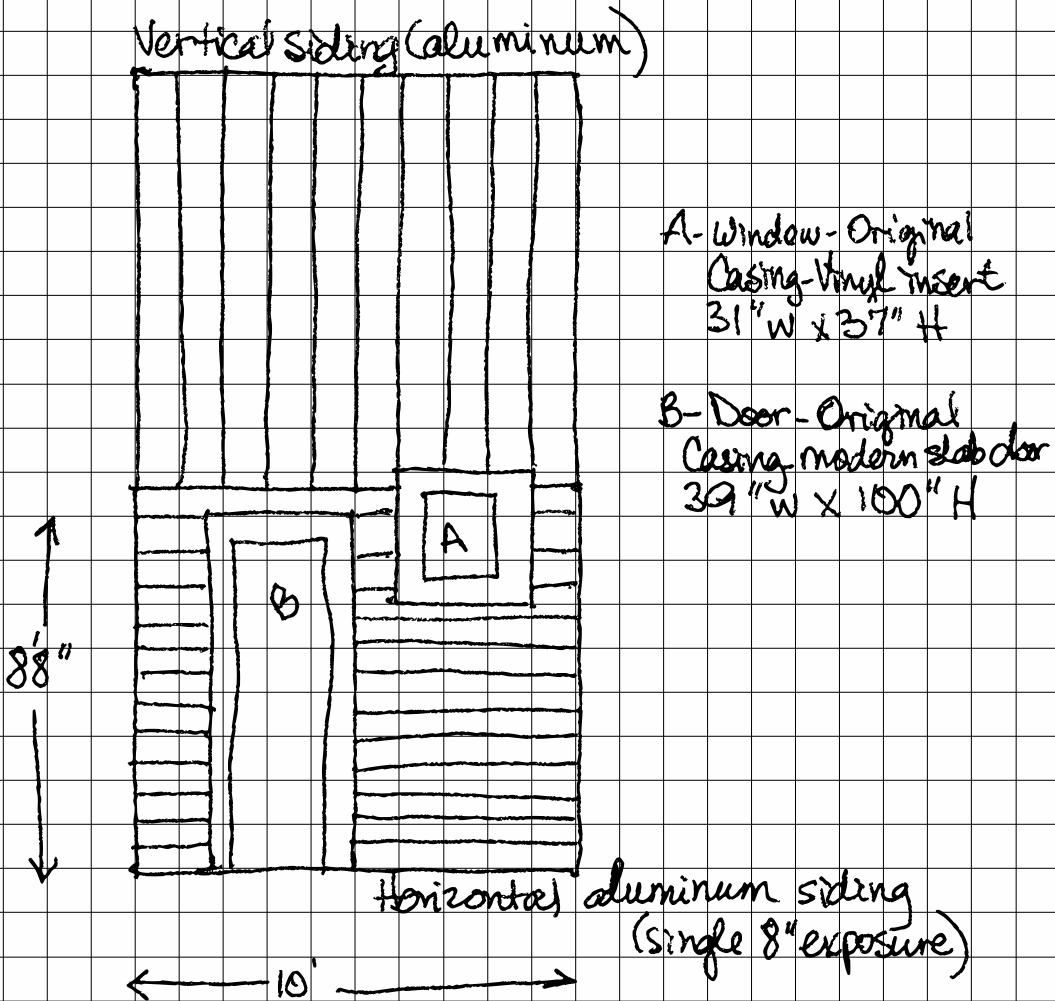
Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support 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 ferraros@kalamazoo.org

908 Village St. - Current

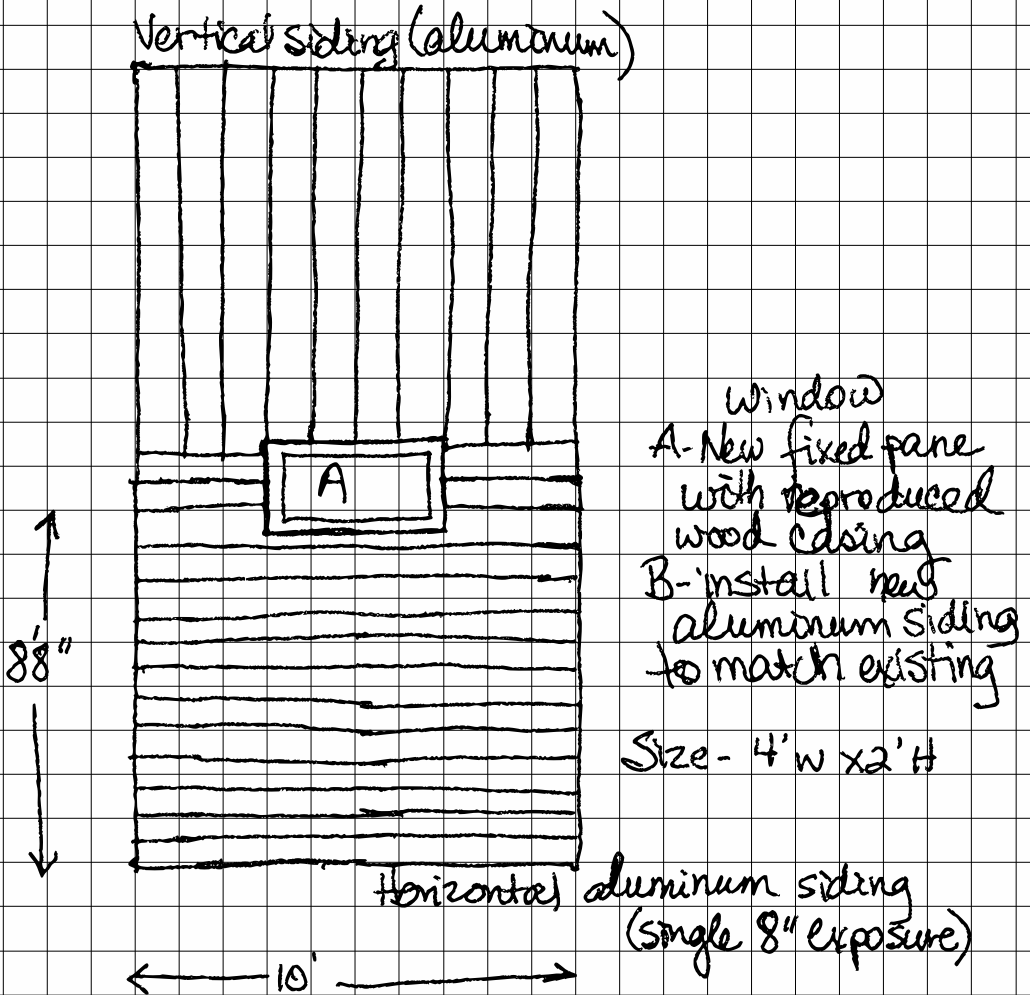
Item D

- Door leads directly into bathroom of
downstairs unit



908 Village St. - Proposed Plan Item D

- Remove door which leads directly into the bathroom
- Install one new window to match existing casing



908 Village St, Kalamazoo, MI 49008

Material list

- regular glass (single pane)
- pine for casing trim, profiled to match the existing casing trim on the house
- aluminum flashing
- aluminum (8" profile) siding painted to match the existing siding

Photos include:

A - image of existing door

B - image of existing fixed pane



1.) 908 Village St – East Side



2.) 908 Village St – North East Corner (note door in rear)



3.) 908 Village – North West Corner – Door Detail



4.) 908 Village – South East Corner – fixed pane window



**Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 908 Village
Applicant KVK, LLC
Owner Rachel Grosh
Received 02/23/2022

CASE # PPZ 22-0004
Year built: 1891
Owned since: 03/08/2022
Meeting date: 03/15/2022

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

2008 – Metal roof (HDC)
2008 – Handrail/grip (Admin)
2012 – Storm Door (Admin)

Historic District South Street – Vine Area
Zoning RM-36
Additional Permits required Building
Rental History: NA

Proposed Work:

1. Remove door on rear addition, north face. Install new fixed pane window with matching casing. Side the remaining door gap to match.

Observations:

1. **Door leads directly into bathroom**
2. **Door is not original**
3. **Door is on rear addition, not highly visible from the street**

Applicable Criteria

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

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.

(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. 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.

- **By siding over the opening for the door, it could be reopened later. This may be more difficult, however, with a window at the top of the opening.**
- **Is unknown when the door was added.**

COMMISSION ACTIONS (Motions):

1. Approve the removal of the door, installation of a window and residing to match as specified. This proposal complies with the Secretary of the interior standard #1 - #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, April 12th, 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 April 19 meeting to comply with the 60-day rule.

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

+++++

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.

- 7. 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.
- 8. 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.
- 9. 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.
- 10. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 11. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 12. 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.
- 13. 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.
- 14. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 15. 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.
- 16. 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.

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – TUESDAY, December 21, 2021

5:00 pm

VIRTUAL MEETING

241 W. South St. Kalamazoo, MI 49007

- I. Call to Order:** Mr. Berg called the meeting to order at 5:01 PM
- II. Approval of Absences:**
- | | |
|----------------------------|--------------------------|
| Eric Stucky-Absent | Andrew Grayson-Kalamazoo |
| Dana Underwood – Kalamazoo | Jeremy Berg- Kalamazoo |
| John Mitchell-Kalamazoo | Vacant |
| Dan Kastner-Kalamazoo | |
- III. Approval of Agenda:** Motion made by Mr. Mitchell to approve with a second by Ms. Underwood. All commissioners approve
- IV. Introduction of Guests:** Luis Pena- New Historic Coordinator
- V. Public Comment on non-agenda items:** None
- VI. Disclaimer:** Ms. Ferraro read the disclaimer into record. 5:03 PM
- VII. HEARINGS - OLD BUSINESS:**
- | | | |
|--------------------------|---------------|--|
| A) 202 Allen Blvd | 5:05pm | Owner: Joshua Meints |
| Style: Craftsman | | Applicant: Character Exteriors-Collin |
| Zone: RM-15 | | Built: 1910 |
| | | Owned Since: 11/18/2020 |
- 1). Install Everlast composite horizontal siding on the sides of the roof dormers instead of the original stucco. HDC must make decision unless applicant withdraws. Postponed from 11/16/21 at applicant's request.
- PPZ21-0014
- Mr. Winfrey is with Character Exteriors representing the owners at 202 Allen Blvd. The homeowner is looking to install Everlast composite horizontal siding on the sides of the roof dormers instead of the original stucco. This material is recently being used in two very historic areas in the United States such as Salem, Massachusetts and Mackinaw Island in Michigan which are two of the most history areas in the US. The benefits are the material doesn't need paint or need ongoing maintenance especially on a very limited access area. The material will replicate a wood cedar siding profile and no caulking needed.
- Ms. Ferraro states that the stucco on this house hasn't been painted. She also states she couldn't find how this material reacts with snow and how it performs. Ms. Ferraro's second concern is that this will require the corner boards in such a small space. This product has only been in production for 12 years.

Mr. Winfrey states that the website for this product is 100% waterproof and could be submerged for 100 years and would still hold up to the elements. The benefit with the trim is with the profile it can be used with a composite PVC corner option. Can use different materials to corner the dormers. The options on the website are 3 inches wide then it won't show any siding. Can do something that is more specific to the project so it will require less maintenance. Ms. Ferraro states that the stucco didn't require any maintenance or painting for the first century.

Mr. Berg is curious as to what is going on with the front of the house Ms. Ferraro states it has looks like this since about the 80's.

Mr. Mitchell thinks the stucco was damaged on the dormers probably when the roof was re-done. The stucco has deteriorated on many parts of the house especially on the dormers.

Ms. Underwood is not convinced why they can't just re-stucco the area. Mr. Winfrey is sure this can be achieved but was looking at an alternative option that fits the standards.

Ms. Ferraro does want to let the homeowner know that doing this would affect the tax credit available to them. Tax credit works all or nothing. If they do the Everlast on the dormers it could affect all the other work, they have done on the house like the furnace and roof that's been done or any other work they plan to do. Could be a better investment for them to do the stucco since they could lose 25% of there investment.

Mr. Mitchel isn't opposed to new projects but with the horizontal look and the corner boards doesn't look like the original look to the house. This would totally change the look of the home. Mr. Berg agrees and feels like this will totally change the look of the house and doesn't feel this is the right house to try this one.

Mr. Kastner also feels that the repairs could be done with stucco and would like to see it done in the original material.

No public comments currently.

Ms. Underwood moves to deny the application, based on Secretary of the Interior Standards #2, #5 and #6 with a 2nd by Mr. Mitchell. Roll call with all commissioners agree to deny.

VIII. NEW BUSINESS:

B) 615 Potter

5:25pm

Owner: Teddy Reinbold

Applicant: Owner

Style: Craftsman Foursquare

Built: 1904

Zone: RM-36

Owned Since: 11/02/2015

- 1). Violation – Replaced three original windows on the north side of the first floor.
- 2). Add wooden framed screens over the existing replacement windows.

EN21-5428 & PPZ21-0016 Violation Application

Mr. Reinbold installed replacement windows at the home. He contacted Ms. Ferraro to come up with another solution to install wood framed screens. Ms. Ferraro states that windows were replaced with vinyl windows without approval. She is unsure what the condition of the original windows were before they were removed as they did not have site visit. Ms. Ferraro suggested the wood frame screen and would hide the fact that it is a vinyl window rather than replace the windows. If any more windows are replaced, they will need to be approved by the commission. The condition of the windows is key when determining what happens.

Mr. Berg is curious as to why the window farthest to the left isn't asymmetrical, but this window is considered and picture window. The window that was previously installed was the same and did not open.

Ms. Underwood's issue is if this had come to the committee then the commission wouldn't have approved it. Vinyl windows aren't allowed in the Historic District per the districts policy. Mr. Reinbold is new to the Historic process and was unaware that this was needed, and, in the future, he will make sure to follow the correct process.

Mr. Mitchell does agree with Ms. Underwood but after seeing how the windows are in the house, he doesn't feel that it sticks out that they are vinyl and if the wood screens are put in that he feels that it would be ok.

No public comment currently.

Mr. Mitchell makes motion to approve with a "**Notice to Proceed**" for this project as presented. Wooden screens are to be made for 3 first floor north windows, mounted on the blind stop, with a divider bar on the screen that lines up with the meeting rail on the window. Approval of any final details to be delegated to the historic preservation coordinator with a second from Mr. Grayson. Roll call all commissioners approve.

C) 501 Douglas	5:45 pm	Owner: Pauline West LLC
Style – Craftsman Foursquare		Applicant: KNHS-Takunia Collins
Zone: RD-19		Built: 1904
		Owned Since: 11/02/2015

- 1). Upper sashes remain-fix in place. Lower sashes replaced with appropriate replicas
- 2). Replace the entire window (both sashes and all stops) with new wooden windows in a sash pack with upper sashes that replicate the ribbon windows with exterior false muntin. Existing exterior casing would remain unchanged.

PPZ21-0017 New Application

Mr. Collins is here on behalf of Pauline West. Mr. Collins is the lead hazard control manager with KNHS. The house at 501 Douglas does have lead-based paint and had to have a child removed from the home due to the hazard. The first proposal to fix the upper sashed and have them remain and will be

fixed in place and the lower sashes replaced with appropriate replicas. The most expensive 2nd proposal was to replace the entire window (both sash and all stops) with new wooden windows with upper sashes that replicate the ribbon windows. The existing exterior casing would remain unchanged. Normally the sash packs are not visible from the exterior. The exterior of the home will be repainted. The exterior casing will be encapsulated to ensure safety. The main concern is removing the lead-based paint.

Ms. Ferraro is concerned if the current windows could be stored in the house for the next owner. The windows will not be able to be stored in the house due safety and lack of space. The porch windows are not a lead hazard so will not be replaced but will be repainted.

No public comment currently.

The windows will be able to be relocated out of the house for possibility of being rebuilt.

Mr. Mitchell makes motion to approve the work as specified: in each opening, replace the entire window (both sashes and all stops) with new wooden window sash packs with upper sashes that replicate the ribbon windows and have exterior false muntin's. Existing exterior casing would remain unchanged. This proposal complies with the Secretary of the Interior Standard #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. Roll call with all commissioners approve.

IX. Approval of Minutes: November 16, 2021 (ITEM F) – Motion made and approved by Ms. Underwood and second by Mr. Kastner with all commissioner's approval.

X. Administrative approvals - November 10, 2021 to December 14, 2021

a) No building permit required – 2

Woodward	303	Replace/repair existing greenhouse window to match
Allen Blvd	214	Fence and gutters

b) Building permit required – 6

Grand	1213	Roof and misc. repairs
Vine Pl	820	Roof
Vine Pl	824	Roof
Dutton W	410	Roof
Walnut W	303	Roof
Elmwood	823	Repair west side porch

XI. Other Business-

- a) Consider whether to stream HDC Meetings live: All commissioners approve to livestream.
- b) Proposal for HDC training retreat: Possibly in February to show samples.
- c) Retirement part for Sharon Ferraro, Thursday, January 6th, 2022 5-7pm at First Baptist Church across from Michigan News.

XII. Adjournment

Motion made to adjourn meeting by Mr. Mitchell with a second by Mr. Berg with all commissioners approve. Meeting adjourned at 6:22 pm.

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

**CITY OF KALAMAZOO
HISTORIC DISTRICT COMMISSION
ANNUAL REPORT
2021**

Introduction

In 2021 the Kalamazoo Historic District Commission (HDC) received 100 project applications for the 2,070 historic resources located in Kalamazoo's five locally designated historic districts and raised \$2,655 from fees instituted in February 2013. This represents a decrease of about 4% from 2020 project applications (104). Meetings took place virtually every third Tuesday at 5:00 p.m.

Michigan Historic Preservation Income Tax Credit

On December 30, 2020, Public Act No. 343 was signed into law by Governor Gretchen Whitmer and re-established the State Historic Tax Credit Program ended by Governor Snyder in 2011. The earlier tax credit, from 1999-2011 was a powerful financial incentive for historic property owners. This credit, combined with the Federal historic preservation tax credit was the program that made the redevelopment of the 100 block of East Michigan feasible in 2009-10. Since 1999, when Governor John Engler signed the Michigan Historic Preservation Income Tax credit into law, property owners in the city of Kalamazoo have spent \$3,658,363 on rehabilitation of historic buildings in the city of Kalamazoo – qualifying these property owners for \$914,591 in tax credits through 2009.

In 2021, the State Historic Preservation Office went through the rule making process to coordinate launching the credit into active use. It is hoped that the application portal will be launched by mid-2022 for use by the public. The Michigan Historic Preservation Income Tax Credit can be a powerful tool for encouraging and rewarding historic preservation.

The Coronavirus pandemic

As the Coronavirus pandemic continued into 2021, many city employees adopted a hybrid work schedule (working both remotely and in the office.) The pandemic also affected the Historic District Commission, as all regular meetings were held virtually.

History and Purpose

Chapter 16, Section 22 of the City of Kalamazoo Code of Ordinance, outlines the responsibilities of the HDC as follows:

- (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, MCL 399.201 et. seq. 1970 P.A. 169, as amended. (Adm. Code § A229.2)
- (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, a historic district.

Meetings

To fulfill its charge, the HDC convened nine regular meetings and reviewed 17 applications for a Certificate of Appropriateness. Three projects were denied in 2021. (82% approved by the commission) The commission received no training in 2021.

- a. *Approved:* Approved projects included additions, repairs, replacements, and one demolition. Of all projects reviewed, two projects were approved for the installation of solar panels on residential properties.
- b. *Demolitions:* In 2021, the HDC approved the demolition of a two-car garage at 437 Stone Street. The garage foundation had cracked and an inability to close the garage door resulted in animal infiltration. Additionally, the garage was part of a non-contributing property.
- c. *Demolition by Neglect:* No cases of demolition by neglect were reviewed in 2021.

- d. *Denied:* The Historic District Commission denied three applications in 2021:
 1. 422 Stuart: Application to replace porch deck with composite tongue and groove boards.
 2. 207 W Vine: Application to reside house with vinyl siding
 3. 202 Allen: Application to install horizontal composite siding on roof dormers instead of original stucco.

- e. *Administrative Reviews:* In addition to the HDC’s 17 application reviews, the Historic Preservation Coordinator reviewed and administratively approved 83 applications for a total of 100 applications reviewed. Reviews generated a total of \$2,655 in fees:

- 83 Administrative Review
 - i) 46 no fee \$ 0 (satellite dishes, storm windows, etc.)
 - ii) 37 building permit -\$35 \$1,295 (roof, steps, rails, etc.)
- 17 HDC hearings* - \$85 \$1,360

Totals: 100 Reviews \$2,655 Fees

**One hearing fee was waived for Kalamazoo Neighborhood Housing Services, Inc.*

In 2021, the Historic District Commission and the Historic Preservation Coordinator approved 82% of the applications submitted.

f. *Appeals* - No cases went to the State Historic Preservation Review Board in 2021.

g. *Membership* - The HDC was only vacant one member throughout 2021:

Member	Position	Term	Neighborhood
1. Jeremy Berg	Chair, Licensed architect	Second full term	Winchell
2. Andrew Grayson		Second full term	Stuart HD
3. Dan Kastner		First full term	Vine HD
4. John Mitchell		Second full term	Winchell
5. Eric Stucky		First partial term	Vine – not HD
6. Dana Underwood		Second full term	Stuart HD
7. Vacant		Since September 2021	

h. *Newsletter*- No newsletters were published in 2021.

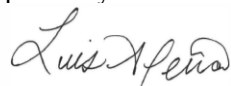
New Local Historic District – In July 2021, the First Baptist Church (315 W Michigan Avenue) was designated as a single resource local historic district. The request for designation came from the First Baptist Church board and the church’s new owners, the Kalamazoo Non-Profit Advocacy Coalition.

New Owners – using the Assessors database on the city website, new owners in historic districts are identified and sent a small packet of materials describing the benefits and responsibilities of owning property in a historic district. Because 2021 complicated many things, including access to office space and mailing materials, no New Owners letters were sent between July 2020 and March 2021. After March 2021, however, a massive mailing went out that included over 100 letters to new owners. Overall, about 211 new owner letters were sent in 2021. New owners in owner occupied homes in the Vine Neighborhood NEZ also received information about the NEZ and an application.

Summary

Kalamazoo’s local historic districts are a point of pride in our community. Kalamazoo has more historic properties per capita than any other city in Michigan. (Grand Rapids population is 210,000 with 2300 historic properties – Kalamazoo has a population of 75,000 with 2075 historic properties.)

Respectfully submitted,



Luis A. Pena, Historic Preservation Coordinator