

# KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, November 16, 2021

5:00 pm

## VIRTUAL MEETING AGENDA

### I. Call to Order:

### II. Roll call and approval of absences:

Eric Stucky

Dana Underwood

John Mitchell

Dan Kastner – vice chair

Andrew Grayson

Jeremy Berg - **excused**

VACANT

*For virtual meetings, during the roll call, each commissioner needs to state their name, and where they are currently located and attending from.*

### 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 - NONE

### VIII. NEW BUSINESS:

a) 202 Allen Blvd

5:05pm

Owner: Joshua Meints

Applicant: Character Exteriors

Style - Craftsman

Built: 1910

Zone: RM-15

Owned since: 11/18/2020

1. Install Everlast composite horizontal siding on the sides of the roof dormers instead of the original stucco.

PPZ 21 - 0014

New Application

- b) 602 Axtell 5:15pm Owner: Elisa Garcia  
 Applicant: owner  
 Style - Craftsman Foursquare Built: 1905  
 Zone: RM-15 Owned since: 09/24/2021
1. Remove recently installed triple, double hung vinyl window on east side
  2. Install a new triple double hung wooden window
  3. Trim outer casings to match existing wooden windows.
- PPZ 21 - 0015 New Application  
 Public Comment then Commission Deliberation
- c) Approval of Minutes -October 19, 2021 (ITEM C)  
 d) Project progress photos (ITEM D)

**IX. Administrative approvals - Oct. 12, 2021 to November 10, 2021**

**a) No building permit required - 6**

Grand	1213	Replicate 2d fl balustrade, architrave & porch ceiling
Village	742	Fence - chain link in BACK yard
Grand	1601	Fence - NEcor house to prop line
SouthW	516	15 glass block basement windows, 6 screened
Elm	303	Replace/repair existing greenhouse window to match
Allen Blvd	214	Fence and gutters

**b) Building permit required - 10**

Pearl	510	Roof
LovellW	702	Roof
RoseS	706	Wside post fire repairs, 2d fl door 2 wdw, 1st-restore wdw
Grand	1213	Roof - HDC app in file - incomplete
Locust PI	813	Roof - house and garage
WalnutW	309	Roof
CedarW	610	Roof
Davis	914	Roof
WestnedgeS	709	Replace 2 W windows at N end with a door
Forest	723	Roof

**X. Other Business**

**XI. Adjournment** Question and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804.

**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.

Historic District Commission FYI - November 16, 2021

REVIEWS: Historic District Commission:

Through November 9, 2021

Through November 9, 2020

✓ HDC cases to 11/09/2021 –90 total

Fees total year to date, 2021 ..... \$2395

<b>2021</b>	<b>2021</b>	<b>2020</b>	<b>2020</b>
○ 43 no fee	\$ 0	60 no fee	\$ 0
○ 32 bldg permit–\$35*	\$ 1120	24	\$ 840
○ <u>15 HDC hearing - \$85</u>	<u>\$ 1275</u>	11	<u>\$ 935</u>
90 TOTAL	\$ 2395	90	\$ 1775

**Report on Michigan Tax Credit - no changes**

Retroactive approvals will be allowed as long as the application is submitted less than one year after the work started. As an example – a roof project and new furnace that was finished on October 27, 2021, needs to submit their application before October 27, 2022.

## **NEW OWNERS in Historic districts\* Oct. 4 to 29, 2021**

Date	Street w #	HD	previous owner	new owner
10/29	Oak 1010	SV	COLES, ROBIN D 1010 OAK ST KALAMAZOO, MI 49008	PURCELL, GREGORY & KLEIN, ISHMAEL 1010 OAK ST KALAMAZOO, MI 49008
10/27	Academy 753	SV	MSDM LLP 3309 WOODHAMS AVE PORTAGE, MI 49002	LIEWAND PROPERTIES, LLC 753 ACADEMY ST KALAMAZOO, MI 49007
10/22	KalamazooW 921	ST	921 KALAMAZOO LLC 6008 MICHILLINDA RD WHITEHALL, MI 49061	MJ HOUSING, LLC 478 OAK MEADOW DR MIDDLEVILLE, MI 49333
10/21	Axtell 608	SV	GILLESPIE, GARNETT L REV TRST 4149 S 1ST ST KALAMAZOO, MI 49009	MILLER, NICHOLAS 608 AXTELL ST KALAMAZOO, MI 49008
10/18	Bellevue Pl 410 Bellevue Pl 411	SV	SQUARE BOTTLE PROP. MGMT LLC 1954 HOLLOW CREEK DR SE #21 CALEDONIA, MI 49316	HICKOK, KEITH & ANDREA 1532 RUPAL ST KALAMAZOO, MI 49009
10/18	Davis 418	SV	WYDICK, ALEX J 418 DAVIS ST KALAMAZOO, MI 49007	NGUYEN, HOAN 5771 THUNDER BAY PORTAGE, MI 49024
10/15	CedarW 719	SV	HEARNS, JENNIFER L 719 W CEDAR ST KALAMAZOO, MI 49007	HENDERSON CASTLE FDN. 100 MONROE ST KALAMAZOO, MI 49006
10/13	DuttonW 315	SV	LAUSTRUP, NICHOLAS 315 W DUTTON ST KALAMAZOO, MI 49007	DB3 PROPERTIES, LLC 535 S WESTNEDGE AVE KALAMAZOO, MI 49007
10/13	Oak Ct 614	SV	CHIMNER, GREGORY J & GINA-MARIA 1433 DOGWOOD DR PORTAGE, MI	CHIMNER, PARKER 614 OAK CT KALAMAZOO, MI 49008
10/08	Stanwood 412	WMH	FORESTER, DAVID & KAREN 14815 N CATHEAD BAY DR NORTHPORT, MI 49670	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079
10/08	Davis 722	SV	TRIPLE J PROPERTIES, LLC PO BOX 1326 PORTAGE, MI 49081	ROHER, JULIE 722 DAVIS ST KALAMAZOO, MI 49007
10/04	Douglas 315	ST	ECKERT, GEORGE F/LUCILLE TRUST	CORNISH, DEREK R 20 COLLEGE AVE SE APT 2 GRAND RAPIDS, MI 49503
10/01	VineW 408	SV	SMITH, DOUGLAS JR & LINDA 13817 DIVISION AVE CHARLEVOIX, MI 49720-1031	HARIK, RAMZI 2677 S WILLIAMS ST DENVER, CO 80210
09/30	Davis 841	SV	HARRELL, MICHAEL	API, LLC 1115 WOODVIEW DR, PORTAGE, MI 49024
09/24	Axtell 602	SV	KYES-HILL-CUMMINGS, ANNE L 602 AXTELL ST KALAMAZOO, MI	GARCIA, ELISA C 602 AXTELL ST KALAMAZOO, MI 49008
09/24	Lee Barton 914	SV	LEE BARTON LLC	CATHERWOOD, ANDREW 1720 ARAPAHO MOUNTAIN PASS LEANDER, TX 78641
09/22	WestnedgeS 1008	SV	CROSSMAN, LAUREN E	RICHMOND, MATTHEW 17465 SOUTH CROOKED LAKE DR KALAMAZOO, MI 49009



**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: 202 Allen Blvd Kalamazoo, MI 49007

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

Applicant: Character Exteriors Owner: Joshua Meints

Mailing Add. 3414 Lovers Lane Mailing add 8210 Keweenaw St

City State & Zip: Kalamazoo, MI 49001 City, State Zip Kalamazoo, MI 49009

Phone: (269) 569-6105 Phone: (269) 808-8987

Email support@CharacterExteriors.com Email joshua.meints@gmail.com

**Contractor:** Character Exteriors

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

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

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

(  ) **Contractor** Character Exteriors

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

See attached sheets \_\_\_\_\_

Dark brown Everlast composite wood look horizontal lapped siding to be installed on second story dormers only - to prevent future maintenance requirements

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

Applicant's Signature: \_\_\_\_\_ Date: 11/08/2021

Owner's Signature: \_\_\_\_\_ Date: 11/08/2021  
(if different)

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

**Case Number:** PPZ- 21-0014 **Date Received\*:** 11/08/2021  
**Zoning** RM-15 **Year built** 1910 **Complete application** 11/08/2021  
**Owned since** 11/18/2020

**COMMISSION** Meeting Date: 11/16/2021 **Hearing fee paid \$85** \_\_\_\_\_  
Check # \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

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

**FINAL ACTION**

[ ] Approve [ ] Site Visit [ ] Approve w/Conditions [ ] Deny [ ] Postpone [ ] Withdrawn  
ACTION DATE \_\_\_\_\_  
Certificate of Appropriateness Issued \_\_\_\_\_  
Notice of Denial with appeals information \_\_\_\_\_  
Notice to Proceed \_\_\_\_\_ Comments \_\_\_\_\_  
Revised November 22, 2019

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

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

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

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

**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@kalamazocity.org](mailto:ferraros@kalamazocity.org)*



**Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW  
STAFF COMMENTS**

<b>Property address</b>	202 Allen Boulevard	<b>CASE #</b>	PPZ 21-0014
<b>Applicant</b>	Character Exterior	<b>Year built:</b>	1910
<b>Owner</b>	Joshua Meints	<b>Owned since:</b>	11/18/2020
<b>Received</b>	11/09/21	<b>Meeting date:</b>	11/16/2021

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

2000 – Finish partial roof, repair soffits (Admin)

2002 – Repair brick and stucco (Admin)

2021 – Roof (Admin)

**Historic District** Stuart Area

**Zoning** RM-15

**Additional Permits required** – none

**Rental History:** Not currently, registered rental through 02/2010

**Proposed Work:**

1. Remove stucco with Everlast on vertical sides and fronts around windows on all five dormers (2 on south, 2 on north, one on front/west)
2. Install Everlast composite horizontal siding on the stucco surfaces of the dormers

**Observations:**

1. **Stucco repair may also be needed on other parts of the house**
2. **Siding will require corner boards and J-channels**
3. **No visual match with the existing stucco on the dormers and the second floor of the house**
4. **Concerns about how this material will handle the inevitable snow on the roof (see packet sheet labeled “Weather” This is the only specific reference I could find on the website for weather.)**

*Applicable Criteria*

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

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.

Standard #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.

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**

- **On this house, the stucco is an important, character defining feature.**
- **Brick and stucco as separate but complementary materials on the first and upper floors are important features of the Craftsman style.**
- **There is no existing lap siding anywhere on the house.**
- **The design of the horizontal siding does not match the rough surface of the existing historic stucco and introduces horizontal lines where they did not exist before.**
- **The texture of the horizontal siding does not match the texture of the existing historic stucco.**
- **The proposed siding will require either the replacement of the existing window casings or the addition of a J channel on the vertical sides of the exterior window casings, changing the proportions of the window.**

**COMMISSION ACTIONS (Motions):**

1. Approve the installation of Everlast horizontal lap siding with all necessary J channels and corner channels. 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.
2. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, December 8<sup>th</sup>, 2021. The revised application should include the following changes:
  - a. Details of the siding application including, but not limited to specific trim and channel materials
  - 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 December 15, 2021, meeting to comply with the 60-day rule.
3. The commission could deny the application, based on Secretary of the Interior Standards #2, #5 and #6.

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



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**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.

PPZ #21-0014



(1) 202 Allen Blvd 11-10-2021 HDC meeting 11/16/2021  
(3) West/front dormer

ITEM A



(2) 2 dormers on north face of roof  
(4) 2 dormers on south face of roof



HDC Mtg 11/16/2021



6 of 8

PPZ #21-0014

ITEM A

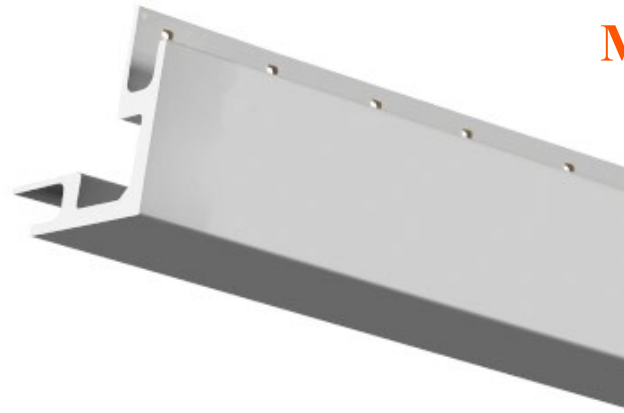
**EVERLAST COMPOSITE SIDING** – from Chelsea Building Products – began production in 2009 – limited lifetime warranty (ceases on sale or death of original owner – can be transferred w/in 45 days to new owner as a 50-year warranty. Includes hail damage not covered by homeowners' insurance.)

Corner channel – 3 ½" (below)

## MATERIALS



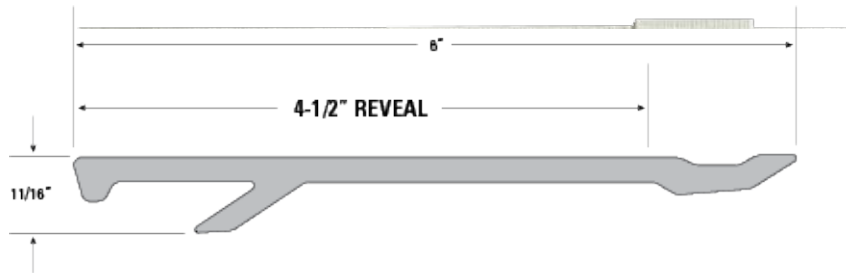
Everlast Horizontal Lap Siding



J channel 1 ½" (around windows) below



3 ½" window casing - below



# Top 10 Reasons

## Why Architects Choose Everlast® Siding

### 1 Design & Color Options

Accommodating a wide range of both residential, multi-family and light commercial applications, the 4-1/2" and 7" Everlast lap siding, the 11" Everlast Board & Batten one-piece siding (9" board and 2" batten), and Everlast color-matched trim feature a wide palette of rich and vibrant colors in high demand throughout North America. Designed to be used in all climates and locations.

### 2 Authentic Look and Feel of Cedar

Everlast siding looks and feels just like real cedar siding but eliminates recurring and costly maintenance. Everlast siding's CedarTouch® finish faithfully replicates the look of cedar siding because its embossed design was produced from a piece of real top-grade rough-sawn cedar.

### 3 Building Code Compliance

Everlast siding earns code approval for all major residential and light commercial building codes throughout the US, including the more intensive building code requirements of Florida. Found on the [www.everlastsiding.com](http://www.everlastsiding.com) website: CCRR (Code Compliance Report) #CCRR-0201 (ASTM E84, ASTM D635 (Class CC1), ASTM D-1929), DBPR (Florida Building Code) #FL22980 and TDI (Texas Department of Insurance) #EC-107.

### 4 Virtually Impervious to Water

Yes, you can install Everlast siding to grade. Everlast siding's resilient design is virtually impervious to water. It can be installed in the wettest climates, **including areas with intense freeze/thaw cycling**, and it never requires caulking, priming, or painting. In contrast, fiber cement and engineered wood siding must be installed away from direct sources of water and maintained diligently with caulking, primer, paints, or stains to prevent water infiltration.

### 5 Ultimate Durability

Everlast siding is engineered for superior durability. When compared to fiber cement and engineered wood, Everlast siding's proprietary mineral-enriched composite substrate provides unmatched dimensional stability and moisture protection. Everlast siding's UV-resistant capstock ensures decades of protection from weathering and discoloration.

### 6 Lowest Lifecycle Cost

An occasional wash with a garden hose is all that's required to maintain Everlast siding's original luster. Because Everlast siding never requires caulking, priming, or painting, the lifecycle cost of Everlast siding is dramatically lower than real cedar, fiber cement, and engineered wood. Everlast siding is fully recyclable at the end of its long service life. Plus, Everlast siding eliminates the recurring use of VOC-laden paints and stains.

### 7 Intuitive and Fast Installation

Everlast siding is engineered for reduced labor cost and installation error. Everlast EZStack joinery on the lap siding helps to ensure level and proper course spacing plus conveniently located nailing slots, every eight inches on center, speed fastening. Each panel of Everlast Board & Batten has an integrated installation line guide to ensure the panel is fully seated within the interlock. Online training and on-site Everlast installation experts are available.

### 8 Tight Seams

Unlike real wood, engineered wood, or fiber cement siding, planks of Everlast lap siding are tightly joined at butt seams with stainless steel brackets, creating the tightest, cleanest, and longest lasting joints with no flashing required.

### 9 Avoid Health Hazards

Unlike fiber cement, when cut, Everlast siding produces no harmful dust that can cause serious health issues for contractors. Installing Everlast siding eliminates OSHA-mandated respirators, protective clothing, and dust collectors that are required with fiber cement.

### 10 Pro Resource Tools Available

Aside from offering the AIA approved "Advanced Composite Siding: For a More Resilient and Sustainable Future" credit course, there are a variety of electronic architectural design files, other technical documents and resources to help you with your Everlast siding project. Online resources include: installation, warranty, brochures, case studies, architectural design files, product specifications, image gallery and more. Enter your zip code in the dealer look-up to find Everlast siding sold in your area. Visit [www.everlastsiding.com](http://www.everlastsiding.com) for more information.





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: 602 AXTELL STREET

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

Applicant: SAME AS OWNERT Owner: ELISA GARCIA

Mailing Add. Mailing add 602 AXTELL STRET

City State & Zip: KALAMAZOO

Phone: (616) 430-7645

Email ELISACBGARCIA@GMAIL.COM

Contractor:

(X) Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary REPLACE OR REPAIR CURRENT WINDOWS AND DOORS

WE WERE NOT AWARE THE HOUSE WAS PART OF THE HISTORIC DISTRICT. WE WILL RPELACE 3 WINDOWS WITH APPROVED MATERIAL AND WILL WORK ON REPAIRING THE REMAINING ONES.

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

Applicant's Signature: elisa Garcia Date: 11/09/2021

Owner's Signature: Date: (if different)

APPLICATION CHECKLIST:
Include all these items are in your submission. Incomplete applications will be held until the next review hearing.
[ ] Drawings 11x17 or smaller with dimensions
[ ] Materials list
[ ] Site plan including north arrow - 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- 0015 Date Received\*: 11/09/2021
Zoning RM-15 Year built 1905 Complete application 11/09/2021
Owned since 09/24/2021

COMMISSION

Meeting Date: 11/16/2021

Hearing fee paid \$85

Check #

COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION

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

ACTION DATE

Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed Comments

PPZ #21-0015



(1) 602 Axtell 11-10-2021 HDC meeting 11/16/2021 SE corner  
(3) Same as the existing windows on the front (photo 2012)

ITEM B



(2) Original set of 3 windows (photo 2012)  
(4) Vinyl, bi-glass double hung windows



HDC Mtg 11/16/2021



2 of 5



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

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

**Property address** 602 Axtell  
**Applicant** Elisa Garcia  
**Owner** Elisa Garcia  
**Received** 11/09/21

**CASE #** PPZ 21-0015  
**Year built:** 1905  
**Owned since:** 09/04/2021  
**Meeting date:** 11/16/2021

**Previous reviews** (HDC = commission meeting; Admin = administrative approval):  
 1999 – new deck, AC and repairs to 2<sup>nd</sup> floor rear/north deck (HDC)  
 2001 – Roof (Admin)  
 2012 – Repairs to front porch (Admin)  
*All for previous owners.*

**Historic District** South Street-Vine Area Area

**Zoning** RM-15

**Additional Permits required** – building (as part of total interior rehab)

**Rental History:** Not currently (was a rental in the 1990s)

**Proposed Work:**

1. Remove triple vinyl, double hung window unit. Original, wooden windows have been removed.
2. Install three wooden double hung windows that meet the HDC requirements including wooden on the outside – not clad
3. Trim out the casings of the window unit to match the existing historic casings on the other windows in the house.

**Observations:**

**A. The owners have retained the large, fixed center window from the original windows with leaded glass in the top lite.**

*Applicable Criteria*

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

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.

Standard #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.

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.

- **Windows are always important, character defining features.**
- **The bank of three windows on the east side matches the windows on the front of the house and on the adjacent almost-twin house, probably built at the same time by the same builder.**

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

1. Option A - Approve the installation of a set of three double hung wooden windows in the existing opening altered for the set of vinyl windows. The exterior casing shall be trimmed out to match the casings and sills on the adjacent, unaltered historic windows. 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.
2. Option B - Approve the reinstallation of the original fixed window into the center of the opening with matching double hung wooden windows on each side. The exterior casing shall be trimmed out to match the casings and sills on the adjacent, unaltered historic windows. 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.
3. Postpone to the next HDC meeting. The applicant must provide additional materials and information by noon on Tuesday, December 8<sup>th</sup>, 2021. 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 December 15, 2021, meeting to comply with the 60-day rule.
4. The commission could deny the application as presented, based on Secretary of the Interior Standards #1, #2, #5 and #6.

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



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**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.

**VIRTUAL MEETING**

241 W. South St. Kalamazoo, MI 49007

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

**II. Approval of Absences:**

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

**III. Approval of Agenda:** Approved by Mr. Stucky with a 2<sup>nd</sup> by Ms. Underwood passed unanimously by a voice vote.

**IV. Introduction of Guests:** None

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

**VI. Disclaimer:** Ms. Ferraro read the disclaimer into record. 5:02 PM

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

**VIII. NEW BUSINESS:**

<p><b>A) 911 South Park</b></p> <p><b>Style: Queen Anne</b></p> <p><b>Zone: RM-36</b></p>	<p><b>5:05pm</b></p>	<p><b>Owner: Elizabeth and Aaron Lane-Davies</b></p> <p><b>Applicant: Altenergy</b></p> <p><b>Built: 1875</b></p> <p><b>Owned Since: 4/17/2014</b></p>
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1). Install solar panels on east faces of roof facing south

PPZ21-0011 New Application

Aaron and his wife Elizabeth are the current owners of this property. They are looking to put solar panels on the south facing roof as well as an emergency backup system, the panels would be on two rear sections of the south facing roof. The solar panels would not be visible from the street and would be black on black panels. They will be installed by Altenergy with Chad Becker the contractor. Ms. Underwood is concerned about what the removal process would be like. Would it be easy to do and leave little damage? Mr. Becker states that they only tuck under the shingles but would only leave little residue and only a small hole and possibly replacing only a couple shingles. The red line showing on pictures will be run internally in the attic with possible a small part showing outside of the home. The line would be mostly hidden by roofing and drainpipe and would have conduit painted to match the siding. The roof does have good elevation to get optimal output. This approval does need a building permit with Historic Approval. The commission discussed the possibility of making solar installations

administrative reviews after they have reviewed a few more cases and are comfortable with standards. No public comment currently.

**Motion made by Ms. Underwood with a second by Mr. Kastner to approve the installation of 15 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. With a roll call vote, the motion passed unanimously.**

B)	1552 Academy	5:15 pm	Owner: Scott Hunsinger Applicant: Altenergy Built: 1956 Owned Since: 7/11/2005
	Style – Queen Anne Zone: RS-5		

1). Install solar panels on south/rear garage addition

PPZ21-0012 New Application

Mr. Hunsinger is the current owner of the current property. The panels will be put on a rear addition that is not visible by the street but can be seen from the alley behind the house. The house will have 24 solar panels and have talked with the fire marshal for accessibility, but the panels will be closer to the edge of the roof. The piping will be external on this project but wouldn't be very visible. No public comment currently.

**Motion made by Mr. Stucky with a second by Mr. Kastner to approve the installation of 24 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. With a roll call vote, the motion passed unanimously.**

C)	740 Axtell	5:25 pm	Owner: Hal Hobson-Morse Applicant: owner Built: 1875 Owned since: 01/11/2022
	Style: Italianate Zone: RM-15		

The owner Hal Hobson-Morse wants to replace decking on the front porch as well as some structural repairs to the southeast corner and the base of the columns. He proposes using Azek capped polymer T&G decking that has a 30-year warranty. The Azek would be the same thickness as the original wood and the appearance would be the same. The lack of the available wood decking is making to where they need to look at other possibilities. The only part that needs to be replaced is the front 8 inches but will need to replace the entire deck. The homeowner has used correct paint and filler to try and help with the life of the wood. The current house is about 150 years old, and the deck is at least a century year old. The new decking will be tongue and groove. The outer edge will not be a rounded edge, but the deck will have a mitered corner edge board that will be rounded. The current pillar and railings will remain the same with one pillar being repaired. They will remain original and will be repainted. The new decking will be installed with clips so it will be able to expand and contract. The homeowner's goal is for low maintenance and the current wood does not hold up to the elements and the new wood is inferior to the

wood available in the past. Mr. Stucky does think that we need to consider these other products. The Azek has received better reviews than the Aeratis the commission considered at the August meeting. Mr. Kastner is concerned what the composite of the product is, Ms. Ferraro states it is capped polymer and has no wood in it but does have the wood grain pattern to it. Mr. Kastner is having a problem approving anything that is plastic based especially with denying one in August. Ms. Underwood is also having a problem with the fact that we denied an application just like this just two months ago. Wants to know how this is different from the application two months ago other than just the name. Ms. Ferraro did suggest looking into cypress tongue and groove or looking into a different type of wood. Mr. Kastner would be willing to approve anything wood based and couldn't in good conscious approve this application and not the previous one. Applicant has agreed to postpone the project till next month and research more materials and options.

IX. **Approval of Minutes:** August 17, 2021 (ITEM F) – Motion made and approved by Mr. Kastner and second by Mr. Stucky - passed unanimously by a voice vote.

IX.

**X. Administrative approvals - August 11, 2021 to October 10, 2021**

**a) No building permit required – 10**

Locust Pl	813	Remove deteriorated NH shed on N side of garage
Park S	917	Storm windows
Old Orchard	210	Replace rear NH door damaged during break in
Mich W	315	Repair front facade, remove low brick wall, temp sign
Mich E	251	Sign-new single face illuminated wall sign
Elmwood	810	Repair exterior wood to match existing
South W	630	Repair front porch to match existing
Sprague	525	NC roof over existing dumpster enclosure
Mich W	315	Exterior emergency light fixtures
South W	610	Screen-in one side of an existing shed in back yard

**b) Building permit required – 10**

Locust	711	Roof to studs-black
Oak	616	Roof
Lovell W	916	Remove and rebuild floor framing= end story front porch
Monroe	416	Reinforce and rebuild front porch- no visual change
Allen	202	Roof
West S	526	Roof
Eleanor	726	Roof
Sprague	318	Roof
Pearl	510	Roof
Lovell W	702	Roof

XI. **Other Business-** Need to assess when everyone's time on the commission is up and Ms. Ferraro job is officially posted and hoping to have someone by December 13<sup>th</sup> or after the Holidays.

**XII. Adjournment**

Motion made to adjourn meeting by Mr. Kastner with a second by Ms. Underwood with all commissioners approve. Meeting adjourned at 6:05 pm.

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



(1) **417 W. Dutton** – (above) Northeast corner  
(3) **117 Allen Blvd** – Front-east



(2) Northeast corner – rails under construction  
(4) Northeast corner

