

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, October 19, 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

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) 911 South Park

5:05pm

Owner: Elizabeth and Aaron Lane-Davies

Applicant: Altenergy

Built: 1875

Owned since: 04/17/2014

Style – Queen Anne

Zone: RM-36

1. Install solar panels on east faces of roof, facing south

PPZ 21 - 0011

New Application

b) 1552 Academy 5:25pm Owner: Scott Hunsinger
 Applicant: Altenergy
 Style - Queen Anne Built: 1956
 Zone: RS-5 Owned since: 07/11/2005

1. Install solar panels on south/rear garage addition
 PPZ 21 - 0012 New Application
 Public Comment then Commission Deliberation

c) 740 Axtell 5:45pm Owner: Hal Hobson-Morse
 Applicant: owner
 Style - Italianate Built: 1875
 Zone: RM-15 Owned since: 01/11/2002

Repair front porch structure including joists and column bases
 Replace deteriorated porch deck with Azek capped polymer T&G decking.
 PPZ 21 - 0013 New Application
 Public Comment then Commission Deliberation

IX. Approval of Minutes - August 17, 2021 (ITEM F)

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
ParkS	917	Storm windows
Old Orchard	210	Replace rear NH doors damaged in break in
MichW	315	Repair front façade, remove low brick wall, temp sign
MichE	251	Sign - new Single Face illuminated wall sign
Elmwood	810	Repair ext wood to match existing
SouthW	630	Repair front porch to match existing
Sprague	525	NC roof over existing dumpster enclosure
MichW	315	Ext emergency light fixtures
SouthW	610	Screen-in one side of an existing shed in back yard

b) Building permit required - 10

Locust	711	Roof to Stds - black
Oak	616	Roof
LovellW	916	Remove and rebuild floor framing - 2nd story front porch.
Monroe	416	Reinforce and rebuild front porch - no visual change
Allen	202	Roof
WestS	526	Roof
Eleanor	726	Roof
Sprague	318	Roof
Pearl	510	Roof
LovellW	702	Roof

XI. Other Business

XII. **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 - October 19, 2021

REVIEWS: Historic District Commission:

Through October 12, 2021

✓ HDC cases to 10/12/2021 –74 total

2021
○ 37 no fee
○ 24 bldg permit-\$35*
○ <u>13 HDC hearing - \$85</u>
42 TOTAL

Through October 12, 2020

Fees total year to date, 2021 \$895

2021	2020	2020
\$ 0	56 no fee	\$ 0
\$ 840	26	\$ 910
<u>\$ 1020</u>	8	<u>\$ 510</u>
\$ 1960	90	\$ 1420

**Report on Michigan Tax Credit - no changes
Update from SHPO at July meeting**

Retroactive approvals will be allowed as long as the application is submitted less than one year after the work started.

NEW OWNERS in Historic districts* July 29 to Sept. 21, 2021

Date	Street w #	HD	previous owner	new owner
09/21	Sprague	WMH	BAKER, VICTORIA 421 SPRAGUE AVE KALAMAZOO, MI 49006	MCBRIDE, CHANDLER 421 SPRAGUE AVE KALAMAZOO, MI 49006
09/17	McCourtie 742	SV	MALONEY, MICHAEL JOSEPH 742 MC COURTIE ST KALAMAZOO, MI 49008	OSOLU, OBETA & AMANDA & ADAORA 4137 UPPER GLADE CT ANN ARBOR, MI 48013
09/17	WestnedgeS 610	SV	SANTUCCI, MICHELE A & 4785 ANCHORAGE AVE FORT MYERS, FL 33919-3303	BEADLING, KENNETH W 8695 S 12TH ST PORTAGE, MI 49024
09/16	Monroe 420	WMH	WALDOFSKY, THOMAS J 420 MONROE ST KALAMAZOO, MI 49006	BRAGAGNINI, MICHAEL 420 MONROE ST KALAMAZOO, MI 49006
09/15	WalnutW 508	SV	MCIVOR, CHARLOTTE 1629 CHEVY CHASE KALAMAZOO, MI 49008	MINTO, TOMAS & DEBOER, JOSHUA 219 W WALNUT ST KALAMAZOO, MI 49007
09/14	LocustPl 810	SV	PICK, ZACHARY I & VINING, JOY A 1586 TANAGER LN KALAMAZOO, MI 49009-1878	ACOOSTA, MICHAEL & ABIGAIL 810 LOCUST PL KALAMAZOO, MI 49008
09/13	WalnutW 823	SV	BLUE GREEN PROPERTIES 2, LLC 229 E MICHIGAN AVE STE 445 KALAMAZOO, MI 49007	YELLOW BRICK RENTALS, LLC 733 N DARTMOUTH ST KALAMAZOO, MI 49006
09/10	Pioneer 613	SV	BRADY, TOM 8702 E LONG LAKE DR SCOTTS, MI 49088	CAMDEN, MATTHEW JASON 613 PIONEER ST KALAMAZOO, MI 49008
09/07	Woodward 323	ST	JBH RENTALS, LLC 323 WOODWARD KALAMAZOO, MI 49007	CITI RENTALS, LLC 6133 KING HWY KALAMAZOO, MI 49048
9/2/21	Oak 1218	SV	FERRARO, LANCE A & CHARLOTTE 1218 OAK ST KALAMAZOO, MI 49008	SCHIEBLE, CAMERON 1218 OAK ST KALAMAZOO, MI 49008
8/27/21	Oak 724	SV	HOWARD, DANIEL T 724 OAK ST KALAMAZOO, MI 49007	BUCKMAN, CLARK 724 OAK ST KALAMAZOO, MI 49007
8/24/21	WalnutW 306	SV	CIFOLELLI, GINA 3510 TAMSIN AVE KALAMAZOO, MI 49008	KALAMAZOO COLLECTIVE HOUSING 315 W MICHIGAN AVE KALAMAZOO, MI 49007.
8/20/21	CedarW 523	SV	JADTCD KZOO PORT LLC 3438 KETTLE RIVER CT SW WYOMING, MI 49418	ADAMS, LEE A 3215 LITES END CT PORTAGE, MI 49024
8/20/21	Allen Blvd 814	ST	KWEI, SAMUEL & CHARMAINE L 3082 VLEIT LN KALAMAZOO, MI 49004	WIEGMANN, RACHAEL 214 ALLEN BLVD KALAMAZOO, MI 49007

8/20/21	VineW 114	SV	WESTLEY DEVELOPMENT CO., LLC 601 JOHN ST BOX 9 KALAMAZOO, MI 49007	KNHS 1219 S PARK ST KALAMAZOO MI 49001
8/19/21	CedarW 719	SV	HEARNS, JENNIFER L 719 CEDAR ST KALAMAZOO, MI 49007	TIMMER, JONATHAN 6862 CHANDLER WOODS DR BELMONT, MI 49306
8/13/21	WalnutW 711	SV	KAIRE, GUNNARS 711 W WALNUT ST KALAMAZOO, MI 49007	MACHADO, DARIUS 416 HASKINS CT SE ADA, MI 49301
8/13/21	WalnutW 705	SV	ELLIOTT CAPITAL LLC 5528 SIERRA MADRE TR KALAMAZOO, MI 49009	MACHADO, DARIUS 416 HASKINS CT SE ADA, MI 49301
8/13/21	CedarW 819	SV	BASAPPA, VEDANTH MALLIKARJUNASWAMY 27 GLADSTONE IRVINE, CA 92606	CEDAR819 MI, LLC 500 WESTOVER DR #12591 SANFORD, NC 27330
8/11/21	Oak 809	SV	BISHOP, ERIK 6665 BELA AVE KALAMAZOO, MI 49009	CURTIS, BRIAN 6157 N 9TH ST KALAMAZOO, MI 49009
8/05/21	Elm 223	ST	DAUS ENTERPRISES LLC 3835 SYLVAN CT SW GRAND RAPIDS, MI 49534	SPARTAN LIVING LLC 2020 S 9TH ST KALAMAZOO, MI 49009
8/3/21	Minor 515 Minor 521 Davis 824	SV	GANCIA, JOHN HOWE & CANDICE 3863 ALIANCA TER KALAMAZOO, MI 49009	ROGLIC, ROBERT L 1730 SIENNA ST KALAMAZOO, MI 49009
7/30/21	Elm 316	ST	FISCHER, ADAM M 316 ELM ST KALAMAZOO, MI 49007	POLLOCK, SAVANNAH JO 366 W 8TH ST UNIT 52 SAN PEDRO, CA 90731
7/29/21	Merrill 1310	SV	HIEMSTRA, DAVID J 3334 FAIR OAKS DR KALAMAZOO, MI 49008	SIMMONS, LAUREN K & JAKE 1310 MERRILL ST KALAMAZOO, MI 49008



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 South Park
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Aaron Lane-Davies Owner: same
Mailing Add. 911 S. Park Mailing add same
City State & Zip: Kal MI 49001 City, State Zip same
Phone: 269-352-2216 Phone: same
Email lanedava@me.com Email same

Contractor: Altenergy 848 W River Center Dr., Grand Rapids MI 49321

() Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary
See attached sheets 15 solar panels installed on two parts of the south facing roof

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

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

APPLICATION CHECKLIST:
Include all these items are in your submission. Incomplete applications will be held until the next review hearing.
[x] Drawings 11x17 or smaller with dimensions
[x] Materials list
[] Site plan including north arrow – for additions or new construction
[] Other
[x] \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 21-0011 Date Received*: 10/04/21
Zoning RM-36 Year built 1875 Complete application 10/05/21
Owned since 04/16/2014

COMMISSION

Meeting Date: 10/19/2011

Hearing fee paid \$85 Yes
Check #

COMMENTS:

Approve in Concept Date: Letter mailed

FINAL ACTION

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

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



(1) **911 S. Park** – Oct. 12, 2021 – southwest corner from the sidewalk
(3) South side looking northeast



(2) Southeast corner – looking up from driveway
(4) East/rear looking northwest



CLIENT INFORMATION:

DATE: 09/16/21
PROJECT NAME: LANE-DAVIES
CLIENT: AARON LANE-DAVIES
ADDRESS: 911 S. PARK ST.
 KALAMAZOO, MI 49001
PHONE: XXX-XXX-XXXX
EMAIL: XX@XXX.com

CUSTOMER WIFI INFORMATION:

NAME:
PASSWORD:

CONTENTS:

- PV1 - TITLE SHEET
- PV2 - SITE PLAN
- PV3 - ATTACHMENT LAYOUT
- PV4 - RACKING LAYOUT
- PV5 - PV MODULE LAYOUT
- PV6 - RACKING & ATTACHMENT DETAILS
- PV7 - ELECTRICAL DIAGRAM
- PV8 - SYSTEM LABELING

PROJECT DETAILS:

AHJ: CITY OF KALAMAZOO
ELECTRICAL CODE: 2017 NEC
BUILDING CODE: 2015 IRC
DESIGN LOADS: 115 MPH WIND / 35 PSF GROUND SNOW
PV MODULES: (15) QCELL Q.PEAK DUO BLK-G8+ 340 W - **BLACK**
ARRAY TILT: 40°
ARRAY AZIMUTH: 180°
INVERTER TYPE: GENERAC X7602
 W/ PWRCELL M4 EX 12 KWH STORAGE BATTERY
RACKING TYPE: IRONRIDGE XR100 - **BLACK**
ATTACHMENT TYPE: IRONRIDGE FLASHVUE
ELECTRICAL TYE-IN: BACKFED BREAKER



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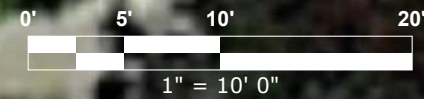
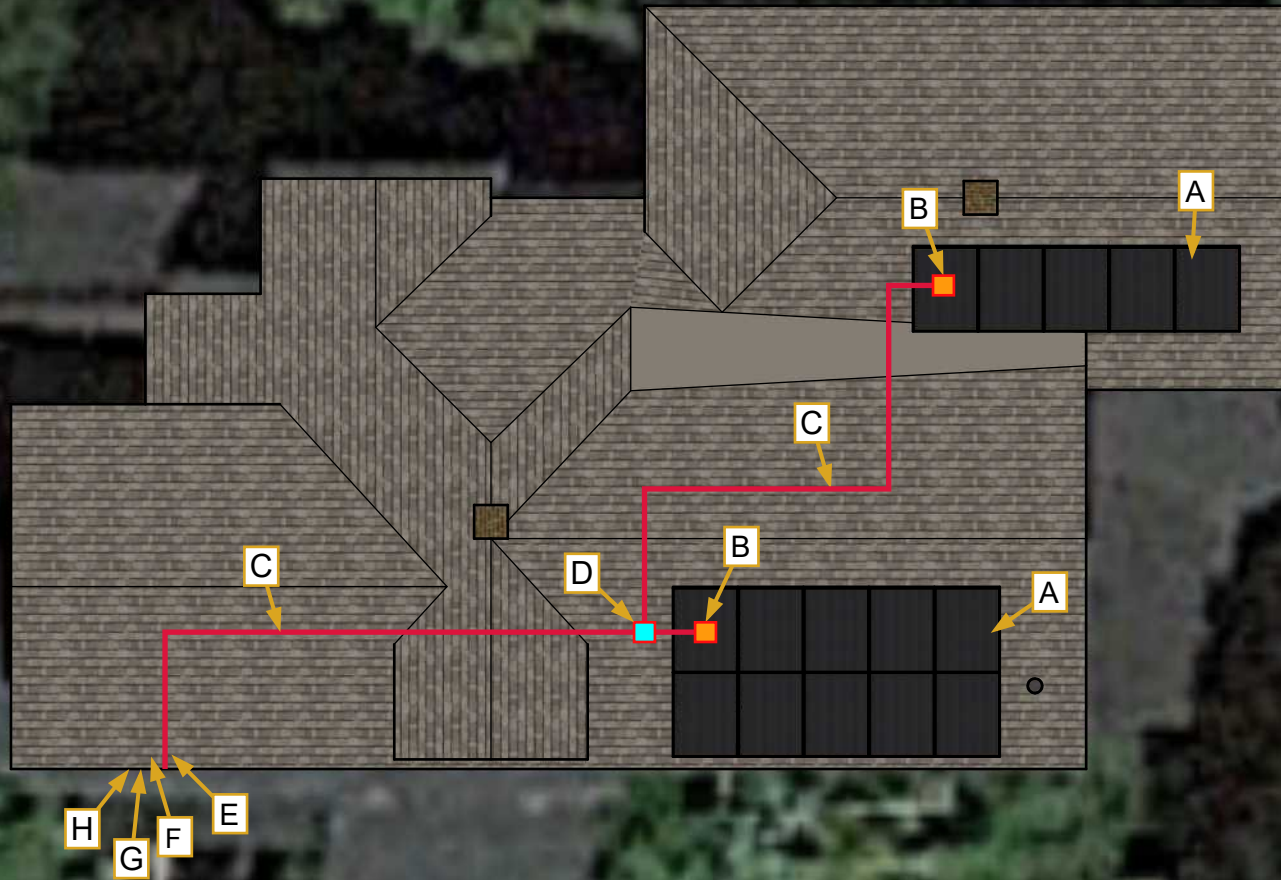
PROJECT NAME
 LANE-DAVIES
PROJECT ADDRESS
 911 S. PARK ST
 KALAMAZOO, MI 49001

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 RCW
DESCRIPTION
 TITLE SHEET

PV

SCHEDULE OF COMPONENTS:

- A) SOLAR PV MODULES
- B) WIRE TRANSITION BOXES
- C) PV ARRAY CIRCUIT RACEWAYS - ON ROOF & IN ATTIC
- D) JUNCTION BOX - IN ATTIC SPACE
- E) PV INVERTER & BACKUP BATTERY - IN BASEMENT
- F) MAIN SERVICE PANEL - IN BASEMENT
- G) AC DISCONNECT & RSD SWITCH - GROUPED WITH METER
- H) ELECTRIC UTILITY METER



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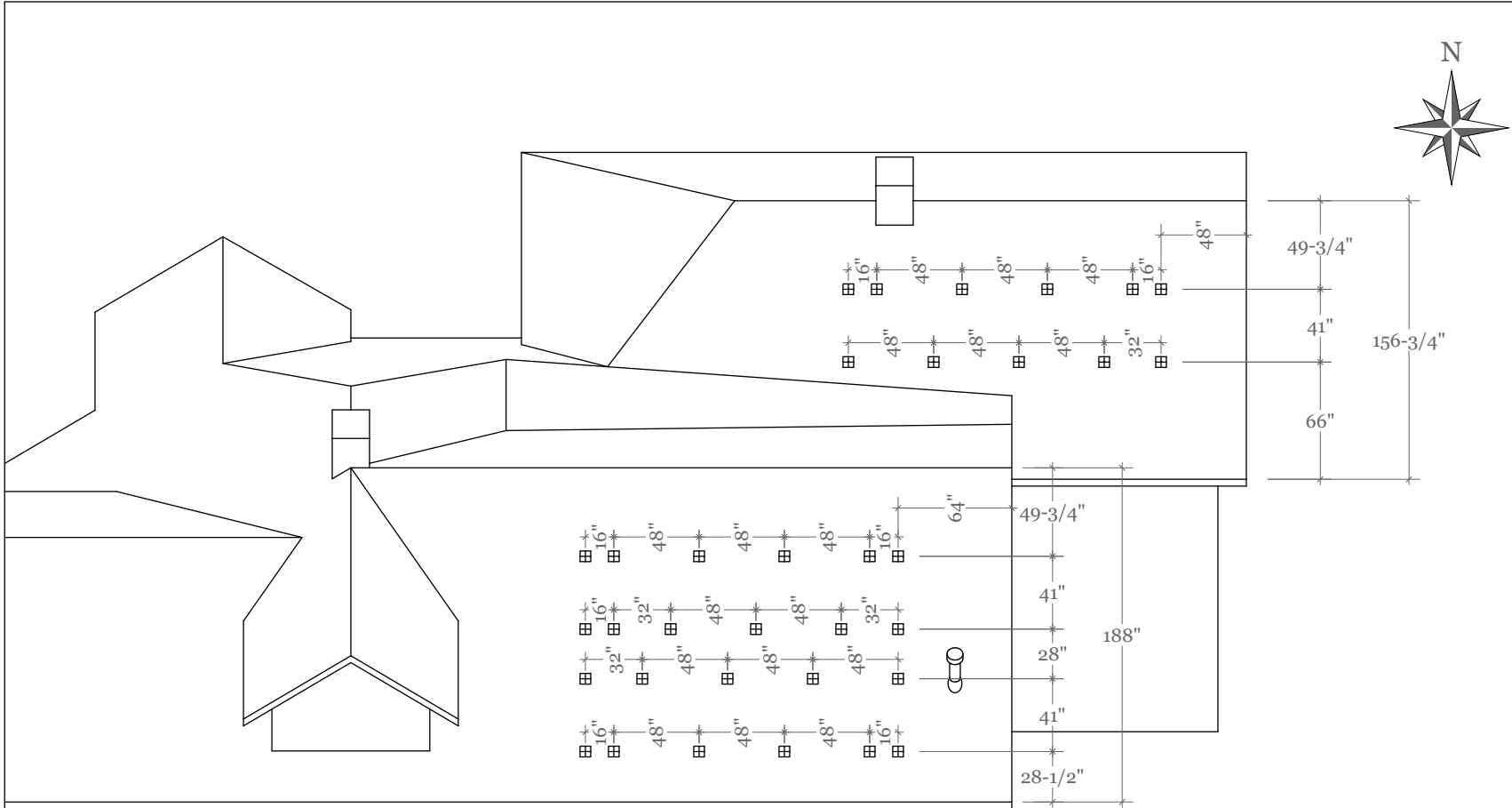
PROJECT NAME
 LANE-DAVIES

PROJECT ADDRESS
 911 S. PARK ST
 KALAMAZOO, MI 49001

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 RCW

DESCRIPTION
 SITE PLAN






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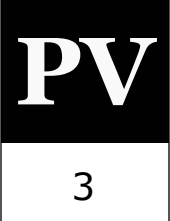
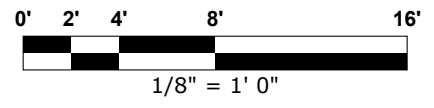


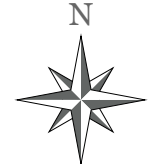
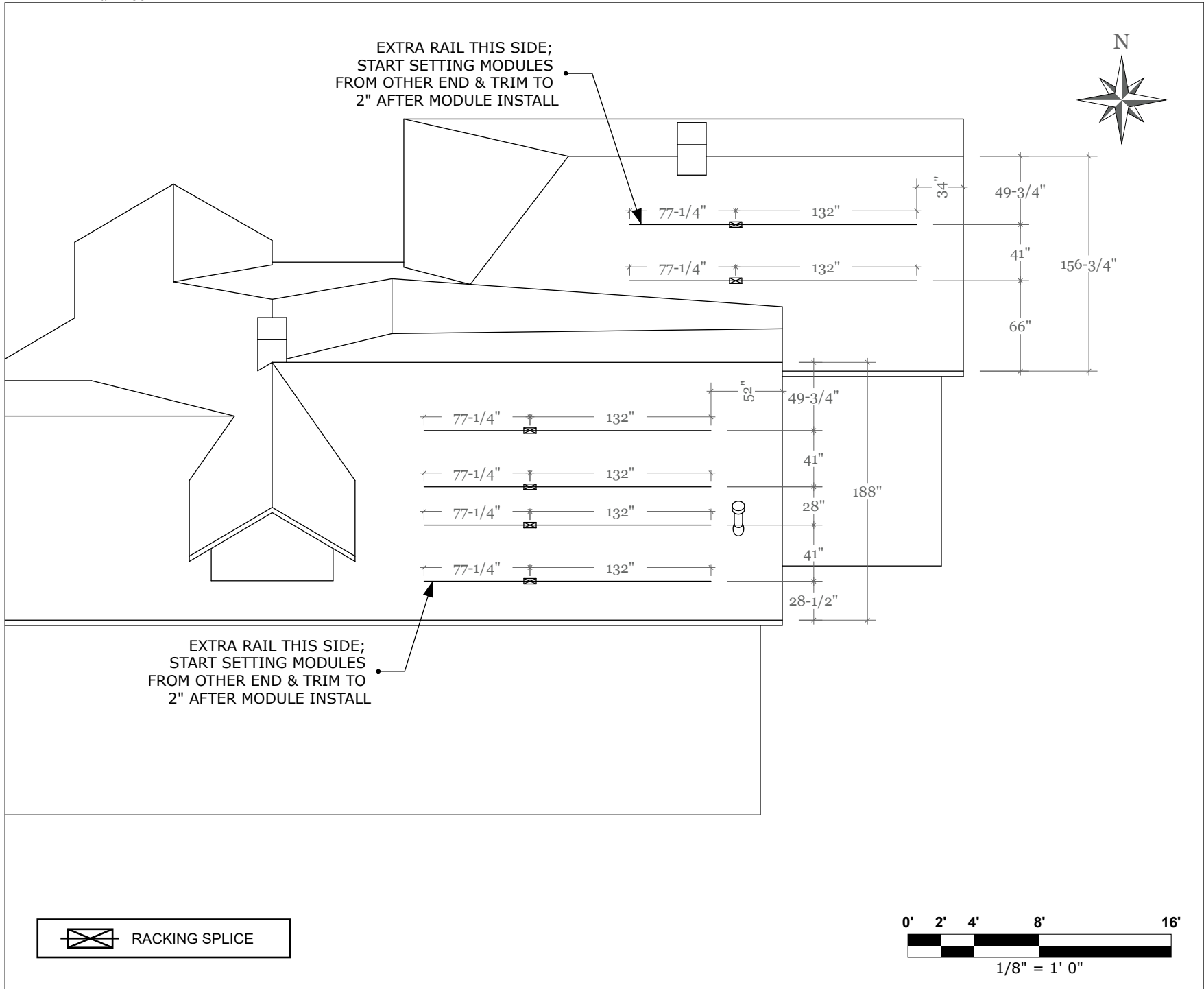
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PROJECT NAME
 LANE-DAVIES
PROJECT ADDRESS
 911 S. PARK ST
 KALAMAZOO, MI 49001

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 RCW
DESCRIPTION
 ATTACHMENT
 LAYOUT

ATTACHMENTS STAGGERED AT 48" (4' 0") O.C. TYPICAL				
 IRONRIDGE FLASHVUE (34) ATTACHMENTS	IRONRIDGE XR100 MAX RAIL SPAN & CANTILEVER			
	ROOF ZONE:	ZONE 1	ZONE 2	ZONE 3
MAX RAIL SPAN:	93"	93"	93"	93"
MAX CANTILEVER:	31"	31"	31"	31"





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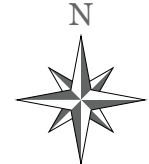
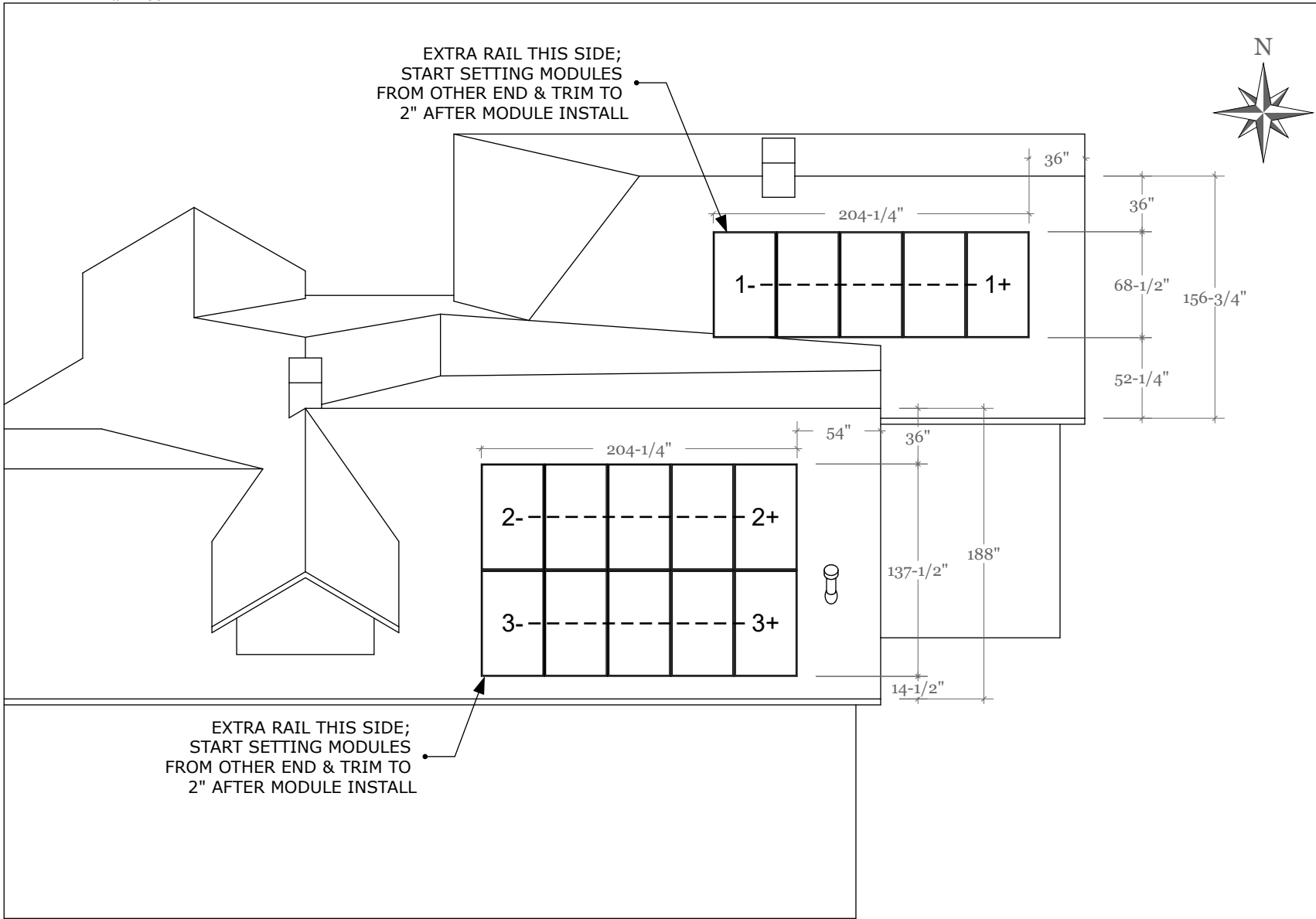


ISSUE
09/16/21
RE-ISSUE

PROJECT NAME
LANE-DAVIES
PROJECT ADDRESS
911 S. PARK ST
KALAMAZOO, MI 49001

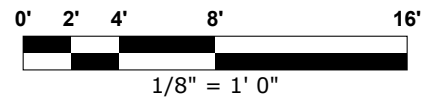
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RCW
DESCRIPTION
RACKING LAYOUT





NORTH ARRAY
ARRAY WEIGHT: 279.0 LBS
ARRAY AREA: 98.1 FT ²
DISTRIBUTED WEIGHT: 2.8 LBS/FT ²
NUMBER OF ATTACHMENTS: 11
WEIGHT PER ATTACHMENT: 25.4 LBS

SOUTH ARRAY
ARRAY WEIGHT: 551.1 LBS
ARRAY AREA: 196.8 FT ²
DISTRIBUTED WEIGHT: 2.8 LBS/FT ²
NUMBER OF ATTACHMENTS: 23
WEIGHT PER ATTACHMENT: 24.0 LBS



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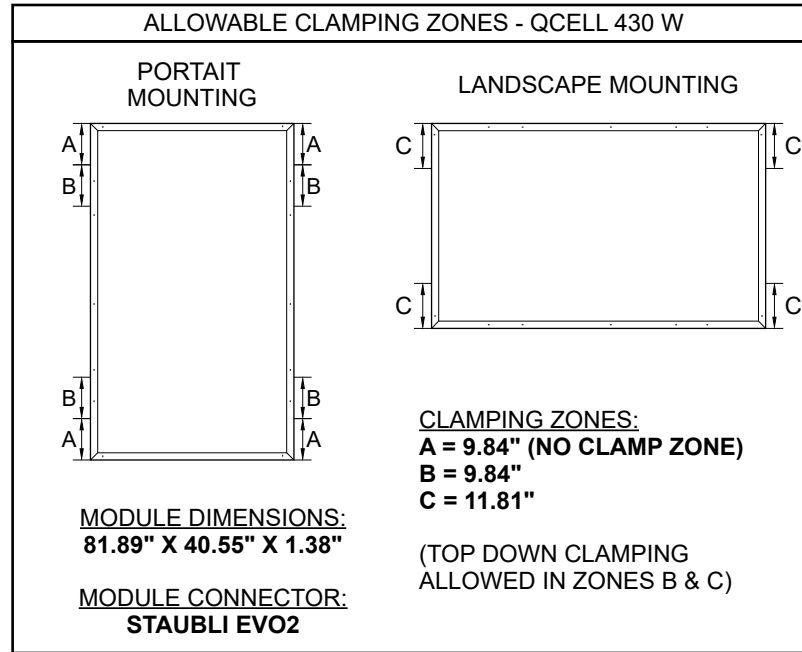
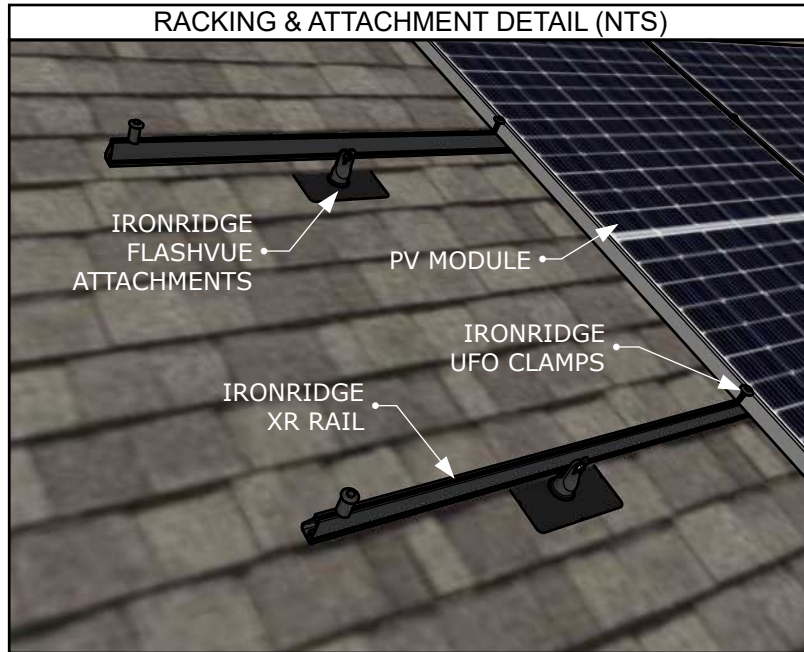


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PROJECT NAME
 LANE-DAVIES
PROJECT ADDRESS
 911 S. PARK ST
 KALAMAZOO, MI 49001

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DESCRIPTION
 PV MODULE
 LAYOUT





- RAIL CUT LIST**
- (6) COMPLETE 132" (11' 0") RAILS
 - CUT (6) @ 77 1/4" (6' 5 1/4") FROM (3) 168" (14' 0") RAILS

- RACKING PARTS LIST**
- (3) 168" (14' 0") IR XR100 RAILS - **BLACK**
 - (6) 132" (11' 0") IR XR100 RAILS - **BLACK**
 - (6) IR XR100 BONDING RAIL SPLICES
 - (3) IR GROUND LUGS
 - (24) IR UFO MID CLAMPS
 - (12) IR UFO END CLAMPS (32 MM)
 - (34) IR FLASHVUE ATTACHMENTS
 - (6) IR XR100 END CAP PAIRS

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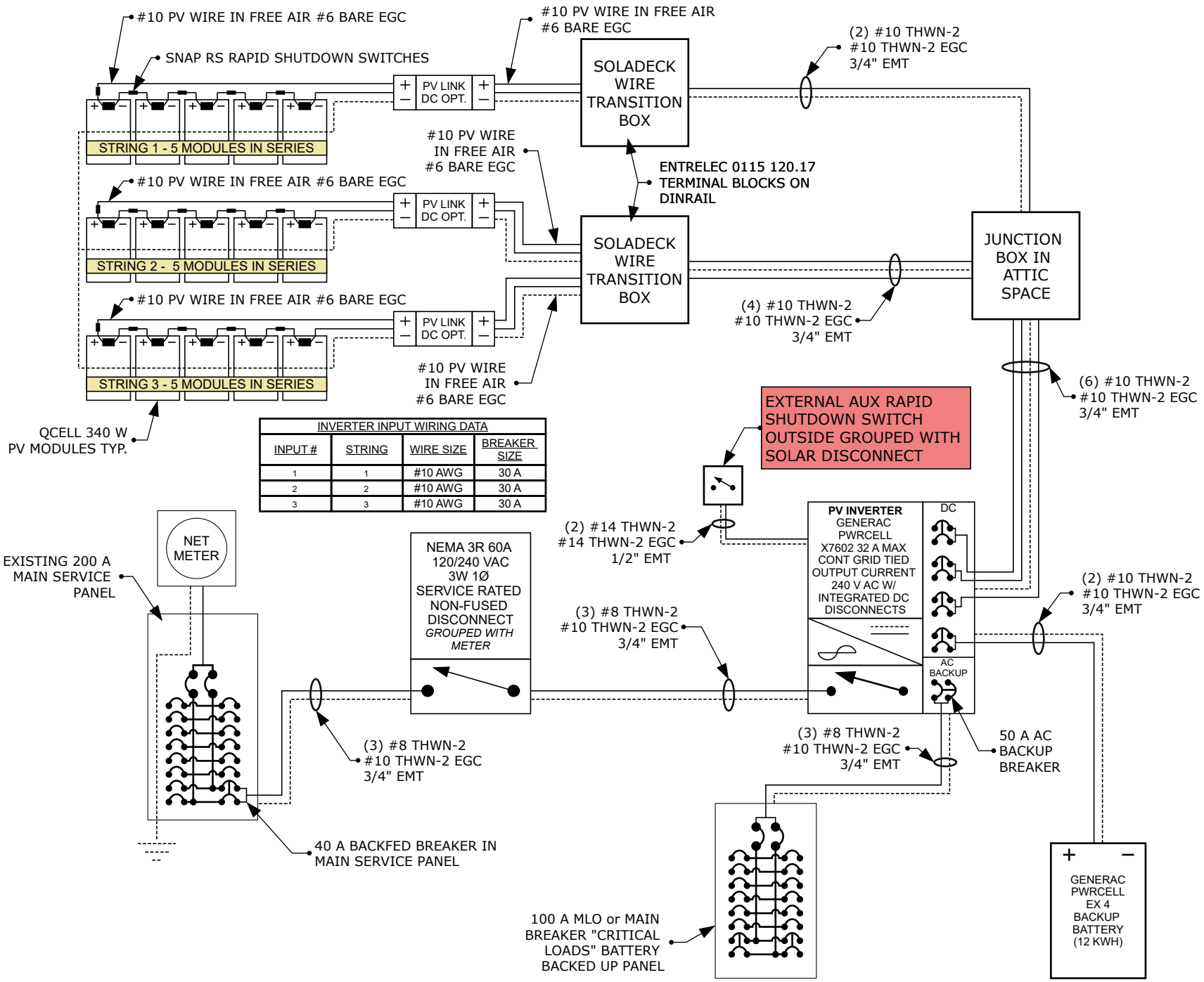
PROJECT NAME
 LANE-DAVIES

PROJECT ADDRESS
 911 S. PARK ST
 KALAMAZOO, MI 49001

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DESCRIPTION
 RACKING &
 ATTACHMENT
 DETAILS





INVERTER INPUT WIRING DATA

INPUT #	STRING	WIRE SIZE	BREAKER SIZE
1	1	#10 AWG	30 A
2	2	#10 AWG	30 A
3	3	#10 AWG	30 A

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ISSUE
 09/16/21

RE-ISSUE

PROJECT NAME
 LANE-DAVIES

PROJECT ADDRESS
 911 S. PARK ST
 KALAMAZOO, MI 49001

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DESCRIPTION
 ELECTRICAL
 DIAGRAM



1. EQUIPMENT SHALL BE INSTALLED IN ACORDANCE WITH THE NEC AND ALL APPLICABLE REQUIREMENTS OF THE LOCAL AHJ.
2. ALL EQUIPMENT TO BE INSTALLED PER NEC 110.(3)(B)(1).
3. SOLAR EQUIPMENT TO BE LISTED AND IDENTIFIED PER NEC 690.4(B).
4. BACKFED BREAKERS SHALL BE SUITABLE FOR BACKFEEDING PER NEC 705.12(B)(4).
5. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE LISTED FOR WET LOCATIONS.
6. PV CIRCUIT RACEWAYS SHALL BE METALLIC WHEN INSTALLED WITHIN BUILDINGS PER NEC 690.31(G) & LABELED EVERY 10' PER NEC 690.31(G)(3).
7. DC TERMINALS TO BE RATED 90° C WHENEVER POSSIBLE. ALL AC & DC TERMINALS TO BE RATED MINIMUM 75° C.
8. ALL METALLIC RACEWAYS TO BE INSTALLED WITH THE BOTTOM OF THE RACEWAY GREATER THAN 7/8" ABOVE ROOF SURFACE.
9. ALL CONDUCTORS TO BE COPPER UNLESS OTHERWISE NOTED.
10. MODULES ARE GROUNDED TO EACH RAIL WITH GROUNDING CLAMPS. EACH SOLAR RACKING SECTION SHALL BE BONDED PER MANUFACTURER REQUIREMENTS
11. RACEWAY SIZES SPECIFIED ARE THE MINIMUM SIZE REQUIRED PER NEC CHAPTER 9. IF CONDITIONS PRESENT A DIFFICULT PULL, SUCH AS A LONG RUN AND/OR MULTIPLE BENDS, IT IS SUGGESTED TO INCREASE RACEWAY SIZE ABOVE THE MINIMUM REQUIREMENTS.
12. RACEWAYS SHALL BE ARRANGED TO DRAIN PER NEC 225.22

PV SYSTEM DISCONNECTING MEANS: 690.13(B)

PV SYSTEM DISCONNECT

PV SYSTEM DISCONNECTING MEANS: 690.13(B)

WARNING

**ELECTRIC SHOCK HAZARD
TERMINALS ON BOTH LINE AND LOAD SIDES
MAY BE ENERGIZED IN THE OFF POSITION**

DC EXPOSED RACEWAYS, ENCLOSURES, AND CONDUIT BODIES WITH UNUSED CONDUIT OPENINGS: 690.31(G)(3)

WARNING

PHOTOVOLTAIC POWER SOURCE

AC DISCONNECT: 690.56(C)(3)

**RAPID SHUTDOWN SWITCH
FOR SOLAR PV SYSTEM**

DC PHOTOVOLTAIC POWER SOURCE: 690.53

**MAX VOLTAGE: 228.23 V
MAX CIRCUIT CURRENT: 13.0 A
MAX DC-DC CONVERTER CURRENT: 8.0 A**

BACKFED BREAKERS: 705.12(B)(2)(3)(b)

WARNING

**POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE**

AC COMBINER PANEL: 705.12 (B)(2)(3)(c)

WARNING

**THIS EQUIPMENT FED BY MULTIPLE SOURCES.
TOTAL RATING OF ALL OVERCURRENT DEVICES
EXCLUDING MAIN SUPPLY OVERCURRENT
DEVICE SHALL NOT EXCEED AMPACITY OF
BUSBAR**

INTERACTIVE SYSTEM POINT OF INTERCONNECTION (UTILITY AC DISCONNECT): 690.54

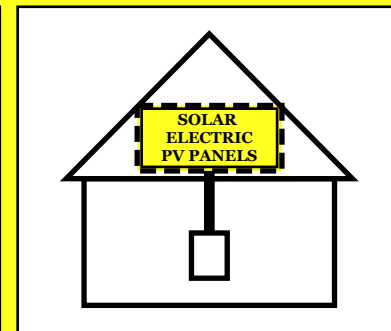
PHOTOVOLTAIC AC DISCONNECT

**RATED AC OUTPUT CURRENT = 32.0 A
NOMINAL AC OPERATING VOLTAGE: 240 V**

RAPID SHUTDOWN: 690.56(C)(1)(a)

**SOLAR PV SYSTEM EQUIPPED
WITH RAPID SHUTDOWN**

TURN RAPID SHUTDOWN SWITCHES TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



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LANE-DAVIES

PROJECT ADDRESS
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DRAWN BY
RCW

DESCRIPTION
SYSTEM LABELING

PV

Job Site Safety Hazards Analysis Checklist

Risks (Circle All):

- ▼ Falls ▼ Electrical/Arc Flash ▼ Falling Objects ▼ Confined Spaces
- ▼ Power Tools ▼ Flammables/Explosions ▼ Chemicals ▼ Hazardous Materials

Task:

Identified Hazard:

Control Method Used:

Ex. Installing Modules

Ex. Greater than 6' fall hazard over unprotected sides

Ex. Personal Fall Arrest systems used for each employee

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Use back of page to list any additional hazards and hazard control methods:

Lead Installer or Competent Person Signature: _____ Date: _____

Lead Installer Must Perform Site Safety Toolbox Meeting to Discuss Hazards & Controls Listed Above with ALL Employees Working On Site & Have Them Sign Below:

Name/Signature/Date of All Employees Present/Working on Site:

Name: _____	Signature: _____	Date: _____	Name: _____	Signature: _____	Date: _____
Name: _____	Signature: _____	Date: _____	Name: _____	Signature: _____	Date: _____
Name: _____	Signature: _____	Date: _____	Name: _____	Signature: _____	Date: _____
Name: _____	Signature: _____	Date: _____	Name: _____	Signature: _____	Date: _____

ALTENERGY INC.
 848 WEST RIVER CENTER STE B
 COMSTOCK PARK, MI 49321
 616-419-8369

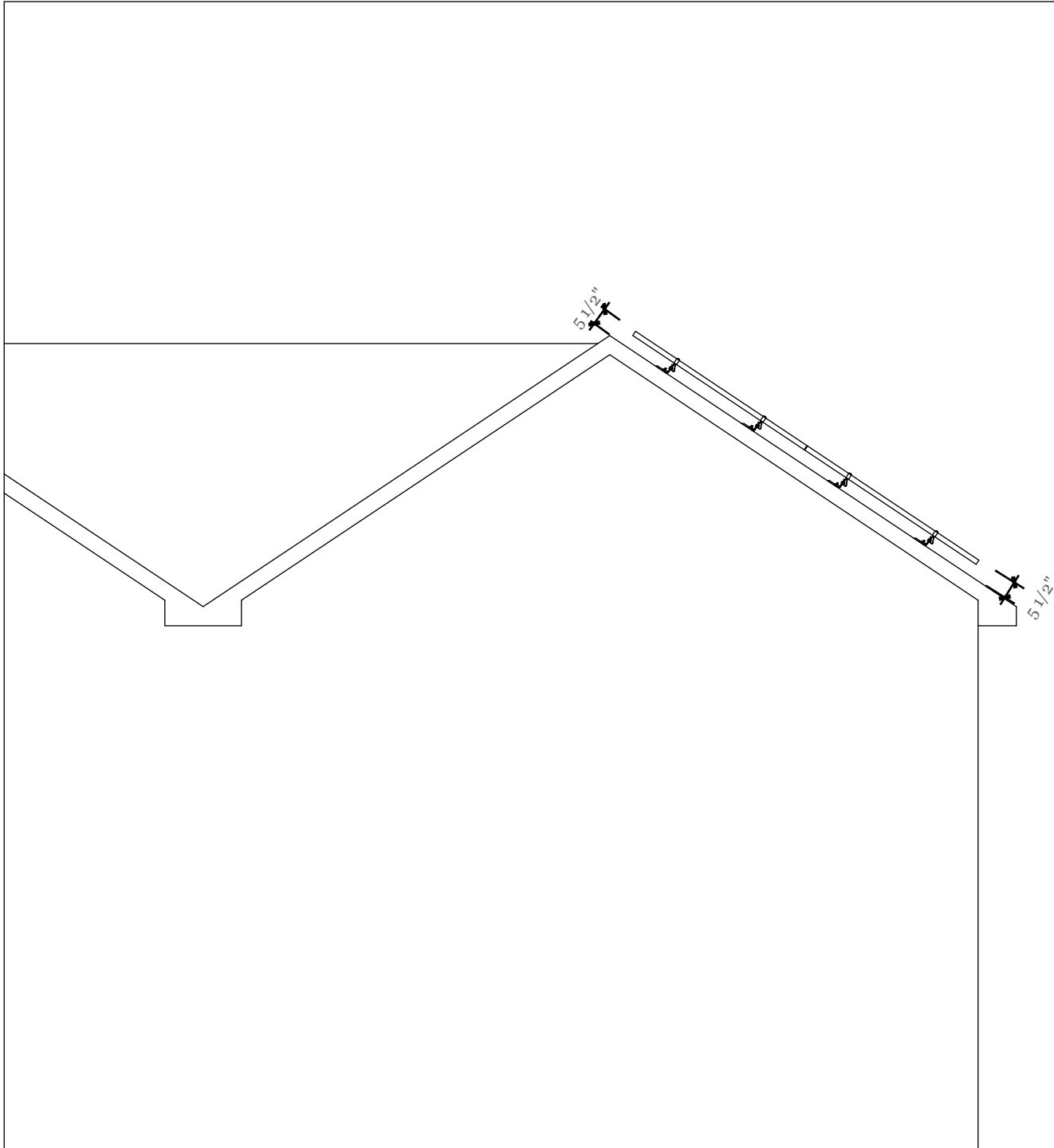


ISSUE
09/16/21
RE-ISSUE

PROJECT NAME
LANE-DAVIES
PROJECT ADDRESS
911 S. PARK ST
KALAMAZOO, MI 49001

DRAWN BY
RCW
DESCRIPTION
JOB SITE SAFETY
ANALYSIS





Altenergy Incorporated
 331 N Lewis St
 Staunton VA 24401
 540-885-0493



ISSUE
 3/04/18

SCALE
 NTS

PROJECT NAME
 Project Name
Project Address
 Anywhere, USA

DRAWN BY: BN
DESCRIPTION
 Array Height





**Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS**

Property address 911 S. Park
Applicant: Altenergy
Owner Aaron and Elizabeth Lane-Davies
Received: 10/04/2021

Case # PPZ 21-0011
Year built: 1875
Owned Since: 04/16/2014
Meeting date: 10/19/2021

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)

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

Proposed Work:

Install 15 solar panels on the south facing roof – rear sections.

Observations:

- The proposed locations for the photovoltaic panels have a low visibility from the street.
- Besides the panels themselves almost of the equipment will be in the attic.

Applicable Criteria

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.
 - The proposed solar panels will be minimally visible from the street.
 - No permanent alterations are required to install them.
 - Repairs will be minimal if they are removed in the future.

(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.

COMMISSION ACTIONS (Motions):

- 1. 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.
- 1. The commission could postpone with the applicant’s consent, to ask for more details or to prepare a revised plan. The revised plan 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 16 meeting to comply with the 60-day rule.
- 2. The commission could deny, based on Secretary of the Interior Standards #1 through #6

+++++

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.
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APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$83 hearing fee must be received by 4:30 pm 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: 1552 ACADEMY STREET

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

Applicant: Chad Becker - Altenergy inc. Owner: SCOTT HUNSINGER

Mailing Add. 848 West RIVER CENTER Mailing add 1552 Academy St

City State & Zip: Comstedd Park MI 49321 City, State Zip Kalamazoo MI

Phone: 616.803.9247 Phone: 269.352.6000

Email cbecker@altenergyinc.com Email hunziysa@hotmail.com

Contractor:

() Work to be done by owner

Contractor ALTENERGY INC

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets! Rooftop installation of 24 solar panels on the alley-adjacent portion of 1552 Academy Streets home. Fire Access has been considered.

() 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: 9/29/21

Owner's Signature: [Signature] Date: 9/29/21

Application Checklist:
(Incomplete applications will be held until the next review hearing.)
[] Drawings 11x17 or smaller with dimensions
[X] Materials list
[X] Site plan including north arrow
[] Other
[X] \$83 for HDC hearing & review fee - must be paid in advance to be placed on agenda - include WITH application

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 21-0012
Zoning RS-5 Year built 1956
Owned since 07/11 / 2005

Date Received*: 09/29/2021
Complete application 09/29/2021

COMMISSION

Meeting Date: 10/17 / 2021

Hearing fee paid \$83 ___/___/___

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 _____



PHOTO SIMULATION

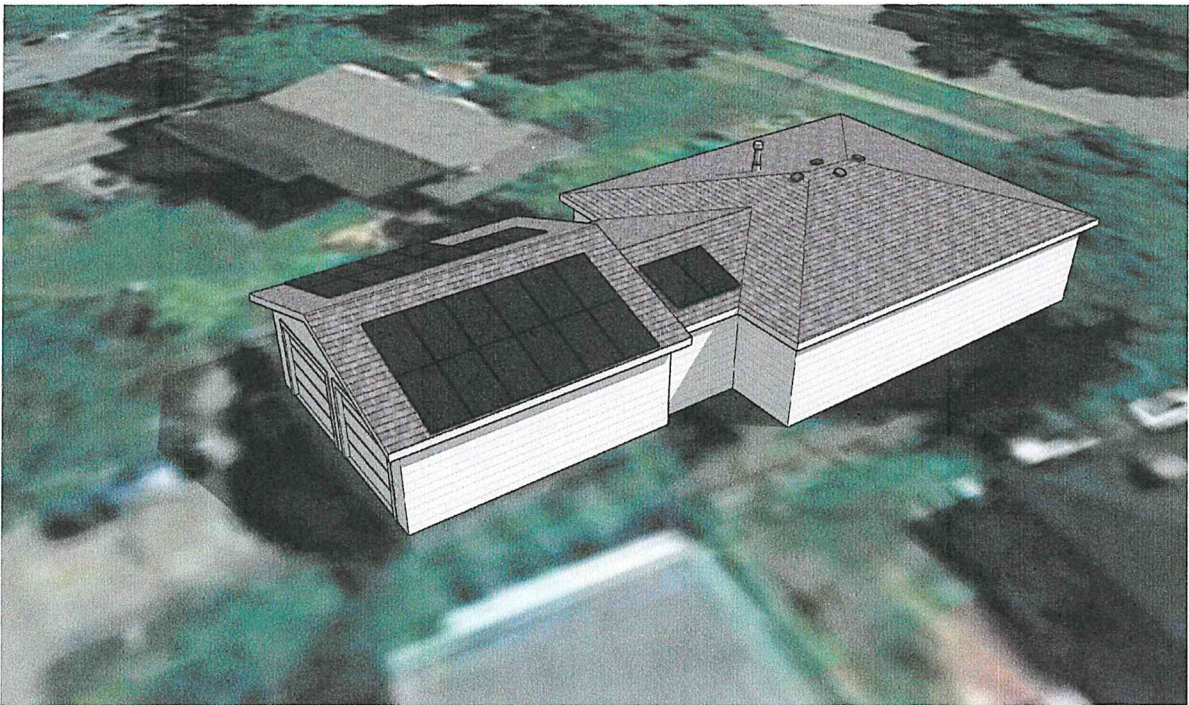
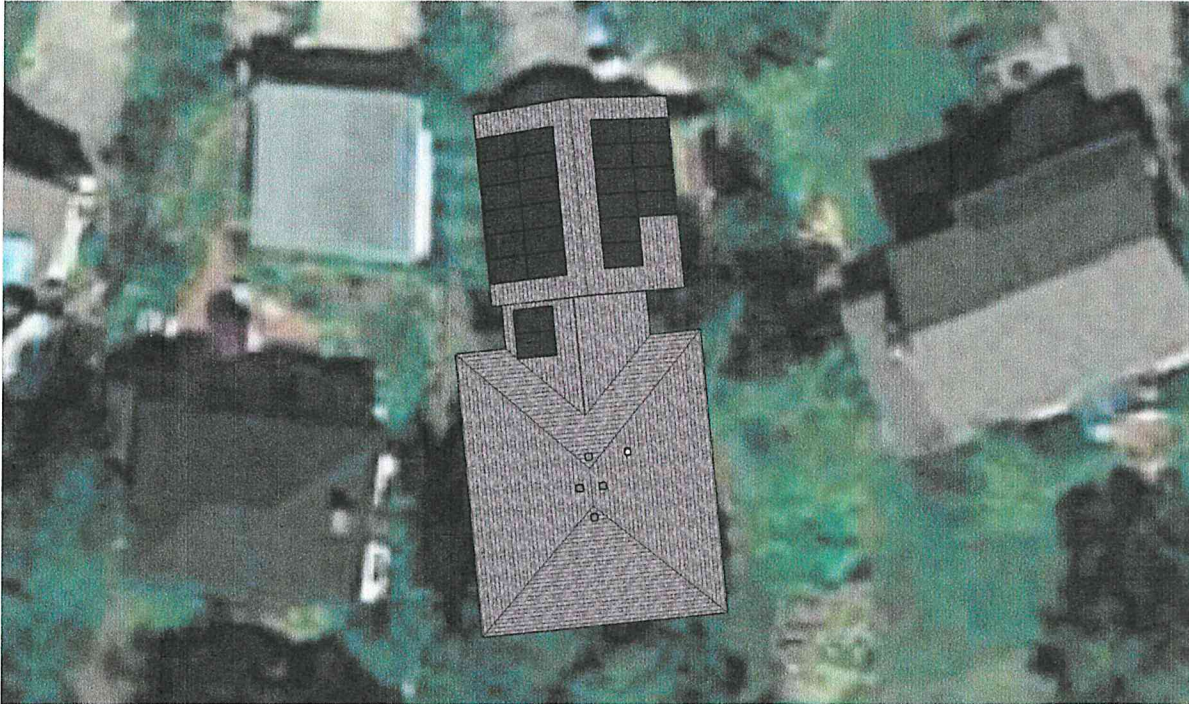
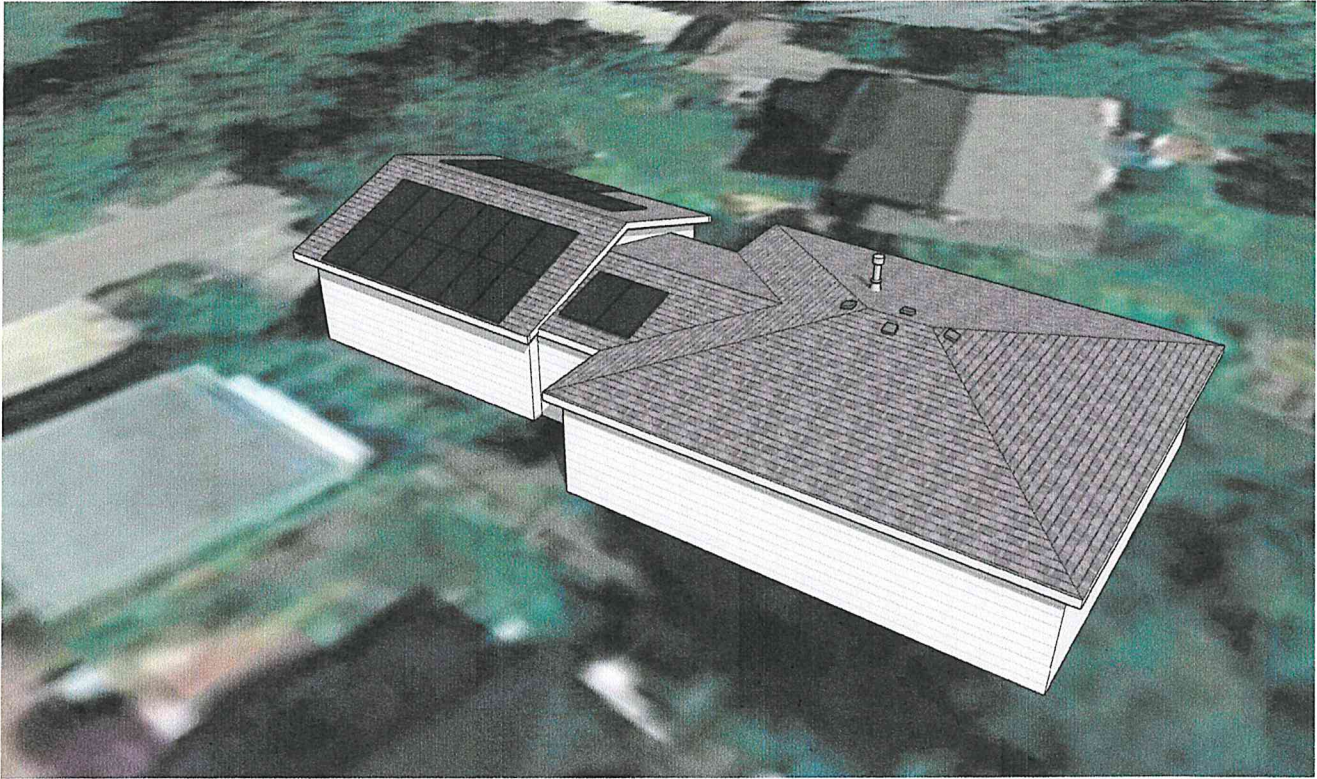


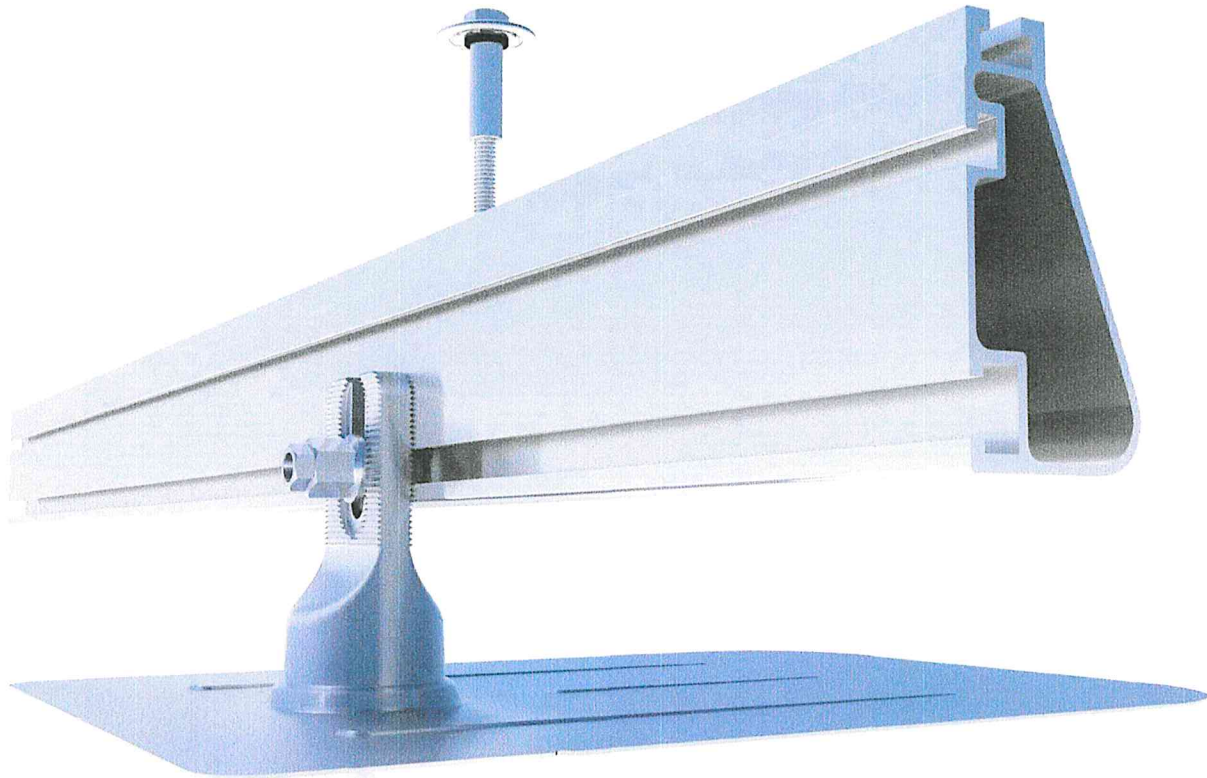


PHOTO SIMULATION





Flush Mount System



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

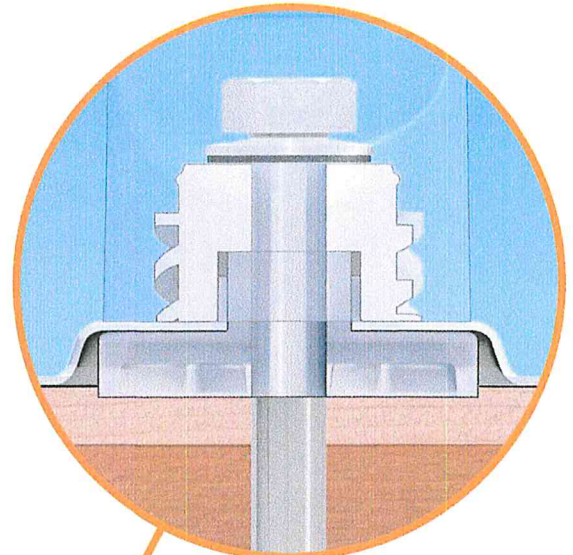
Products guaranteed to be free of impairing defects.



FlashFoot2

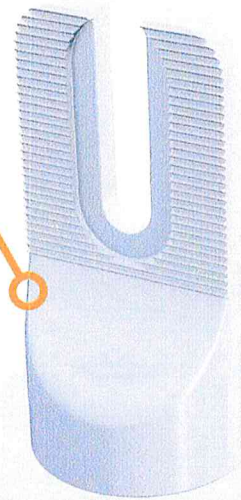
The Strongest Attachment in Solar

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.



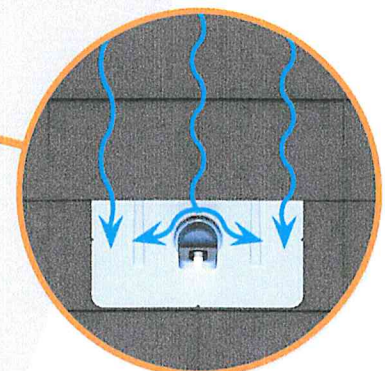
Twist-On Cap

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.



Water-Shedding Design

An elevated platform diverts water away from the water seal.

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.



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW STAFF COMMENTS

Property address 1552 Academy
Applicant: Altenergy
Owner Scott Hunsinger
Received: 10/04/2021

Case # PPZ 21-0012
Year built: 1956
Owned Since: 07/11/2005
Meeting date: 10/19/2021

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

2012 – add two basement egress windows (HDC)

2020 – detached wooden storage shed in back yard (Admin)

2020 – Convert garage to living space, install French doors with sidelites in each bay (HDC)

Historic District West Main Hill

Zoning RS-5

Additional Permits required – building

Rental History: NA

Proposed Work:

Install 24 solar panels on low pitched rear sections of roof.

Observations:

- The proposed locations for the photovoltaic panels have a low visibility from the street.
- Besides the panels themselves almost of the equipment will be in the attic.

Applicable Criteria

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.

- The proposed solar panels will be minimally visible from the Henderson Court, the access road/alley behind the house..
- The panels may be visible from the upper floor of the adjacent house.
- No permanent alterations are required to install them.
- Repairs will be minimal if they are removed in the future.

(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.

COMMISSION ACTIONS (Motions):

1. 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.
1. The commission could postpone with the applicant’s consent, to ask for more details or to prepare a revised plan. The revised plan 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 16 meeting to comply with the 60-day rule.
2. The commission could deny, based on Secretary of the Interior Standards #1 through #6

+++++

Secretary of the Interior's Standards for Rehabilitation

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Case #PPZ 21-0012



(1) 1552 Academy – Oct. 12, 2021 - Front
(3) Rear from the corner

ITEM B



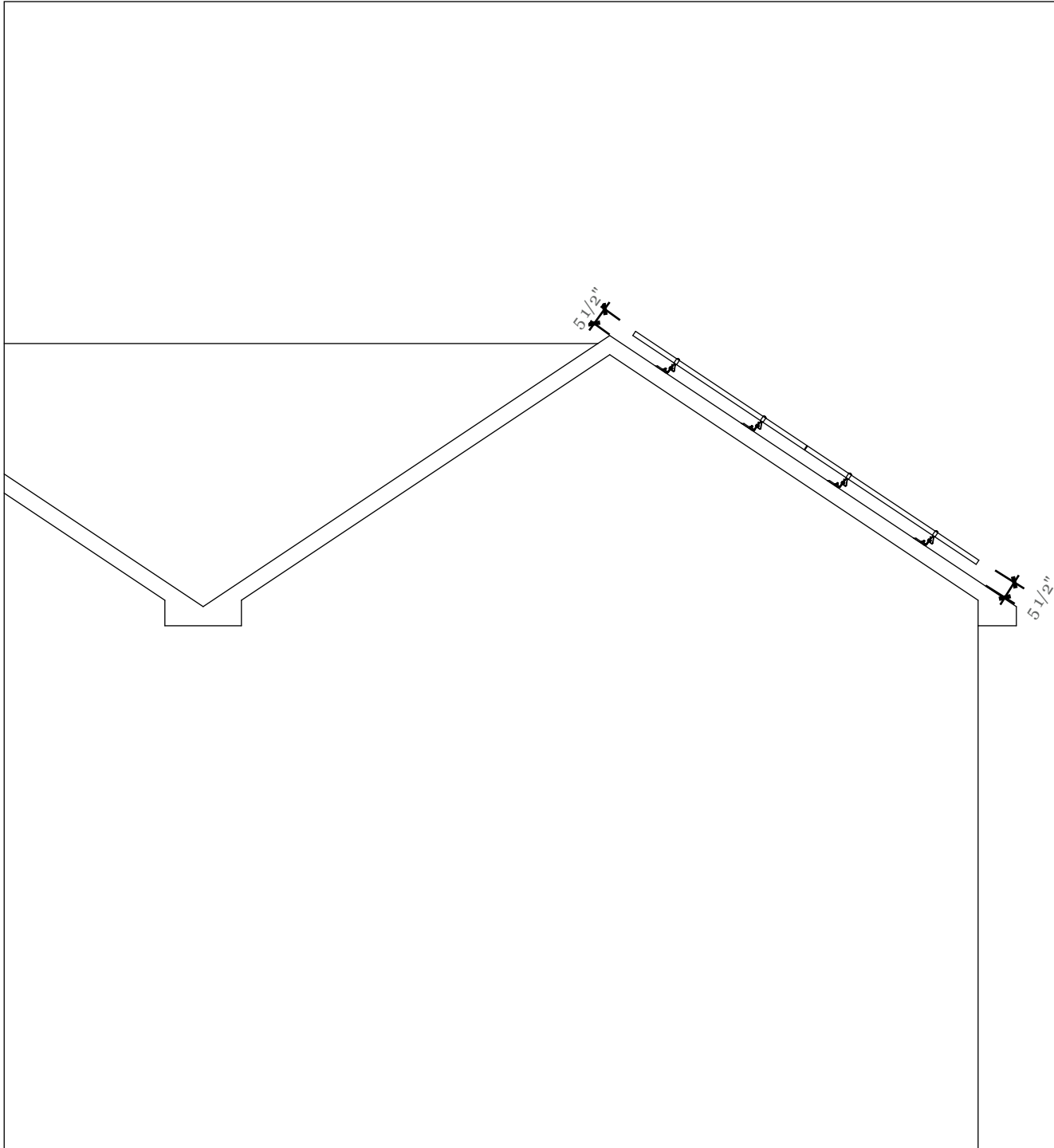
(2) From Henderson Court – rear of house
(4) Rear from neighbors



HDC Meeting 10/19/21



8 of 10



Altenergy Incorporated
331 N Lewis St
Staunton VA 24401
540-885-0493



ISSUE
3/04/18

SCALE
NTS

PROJECT NAME
Project Name
Project Address
Anywhere, USA

DRAWN BY: BN

DESCRIPTION
Array Height







Department of Community Planning and Development
Kalamazoo Historic District Commission
415 E. Stockbridge - Kalamazoo, Michigan 49001
Telephone (269) 337-8804 - FAX (269) 337-8429
ferraros@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 \$83 hearing fee must be received by 4:30 pm 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: 740 Axtell St., Kalamazoo, MI
Historic District: [X] South/Vine [] Stuart [] West Main Hill [] Rose Place [] Haymarket
Applicant: Blair Bates Owner: Hal Hobson-Morse
Mailing Add. 2423 Raine Rd Mailing add 740 Axtell St
City State & Zip: Kzo, MI 49004 City, State Zip Kalamazoo, MI 49008
Phone: 269/345-0567 Phone: 269/720-9680
Email @ Email Halhobson.Morse@gmail.com

Contractor: Building Restoration, Inc.

() Work to be done by owner

Contractor

Proposed Work: Use additional sheets to describe work if necessary
See attached sheets Repair front porch structure & joists, remove and replace deck. (see attached detail)

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

Applicant's Signature: Hal Hobson-Morse Date: 9/26/21
Owner's Signature: Date: / /
(if different)

Application Checklist:
(Incomplete applications will be held until the next review hearing.)
[X] Drawings 11x17 or smaller with dimensions
[X] Materials list
[X] Site plan including north arrow
[] Other
[X] \$83 for HDC hearing & review fee - must be paid in advance to be placed on agenda - include WITH application

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 16- Date Received*: / /
Zoning Year built Complete application / /
Owned since / /

COMMISSION Hearing fee paid \$83 / /

Meeting Date: / /

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

740 Axtell Street, Kalamazoo

Proposed Repairs:

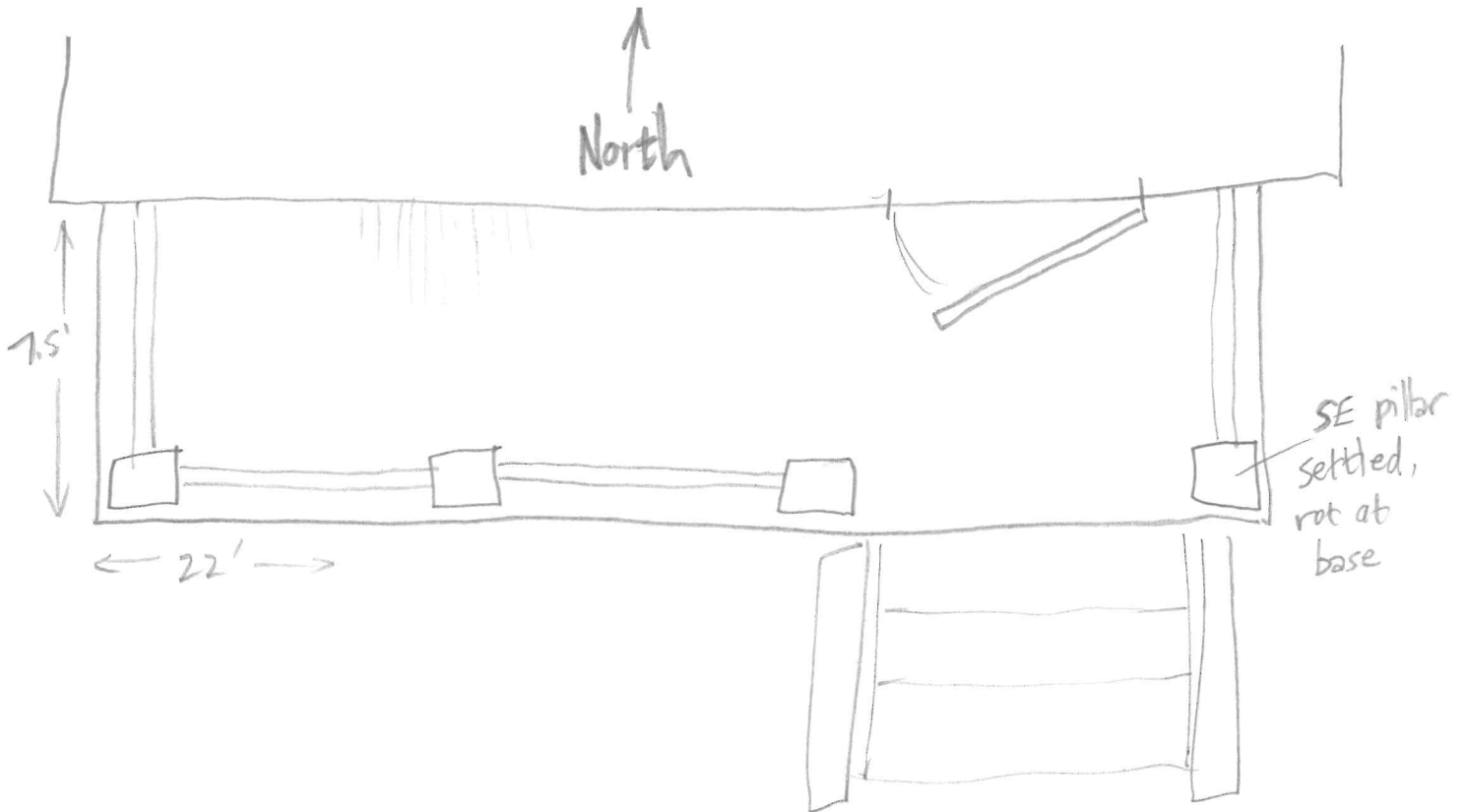
Remove existing decking

Shore SE corner of porch, removing lower section of column to remove and replace rotted section of joists.

Replace rotted column bases and joists

Replace the existing column base trim with an Azek composite (trim only)

Replace deck boards with 3 1/2" tongue and groove Azek composite decking (sample submitted) (Mahogany color)





September 13,2021

Hal Hobson
740 Axtell St.
Kalamazoo, MI 49008
halhobsonmorse@gmail.com

RE: Front Porch Repair

Dear Mr. Hobson,

In accordance with your request and our site review on the morning of Friday, September 10, 2021, Building Restoration, Inc. is pleased to provide you with this proposal.

SCOPE OF PROPOSAL

The overall scope of this proposal is to provide repairs of your 1870's front porch structure and deck.

RECOMMENDED REPAIRS

We recommend the following repairs:

- **Removal of Existing Decking:** It is our understanding removal and legal disposal of the existing decking prior to our beginning work will be performed by yourself.
- **Shoring:** Building Restoration, Inc. will shore the southeast corner of the porch via cross beam and jack posts.
- **Column Removal:** We will remove the lower section of the existing column and the rotted section of joists.
- **Replacement:** We will replace via Dutchmen style repair the bay column base and rotted floor joist.
- **Sagging Joist:** We will provide a splice section on the sagging section of porch on the western portion of the north face of the porch.
- **Trim Replacement:** We will replace the existing column base trim with trim provided by yourself.
- **Deck Replacement:** We will replace the removed deck with decking provided by yourself.
- **Clean Up:** We shall clean up and remove all items associated with our work and dispose of properly off-site. This clean-up is considered a construction clean-up only.
- **Schedule:** Due to our current workload, we are scheduling work as proposals are accepted and returned to us. Right now, we are scheduling work for fall/winter 2021.



Case #PPZ 21-0013



(1) 740 Axtell – 2008 photo - Front -south
(3) SEcor 2013



ITEM C

(2) SWcor 2013
(4)



HDC Meeting 10/19/21

More up to date photos
available at meeting.



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW STAFF COMMENTS

Property address 740 Axtell
Applicant: Building Restoration
Owner Hal Hobson-Morse
Received: 10/12/2021

Case # PPZ 21-0013
Year built: 1875
Owned Since: 01/11/2002
Meeting date: 10/19/2021

Previous reviews (HDC = commission meeting; Admin = administrative approval):
2009 – fence in back yard (Admin)
2012 – storm windows (Admin)
2014 – Grip rails on front steps (Admin)

Historic District South Street – Vine Area
Zoning RM-15
Additional Permits required – building
Rental History: NA

Proposed Work:

- Repair front porch structure including joists and column bases
- Replace deteriorated porch deck with Azek capped polymer T&G decking.

Observations:

- The porch deck shows deterioration between the top of the steps and the front door.
- Besides the panels themselves almost of the equipment will be in the attic.
- AZEK® Porch can be used in covered or uncovered areas.
- 1" thick x 3-3/8" wide, including tongue. Installed width is approximately 3-3/16"
- The proposed decking is as thick as the original historic decking at a measurement of 1"

Applicable Criteria

Secretary of the Interior Standards #1 through #6. (on next page)

#6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The existing porch decking is very deteriorated, likely dating from around 1890-1905 when the porch was added.

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COMMISSION ACTIONS (Motions):

- 1. Approve the repairs to the porch and the installation of Azek decking 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. The commission could postpone with the applicant’s consent, to ask for more details or to prepare a revised plan. The revised plan 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 16 meeting to comply with the 60-day rule.
- 2. The commission could deny, based on Secretary of the Interior Standards #1 through #6.

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- 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.

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – TUESDAY, August 17, 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 5:00 PM

II. Approval of Absences:

Eric Stucky-Kalamazoo	Andrew Grayson-Kalamazoo
Dana Underwood – Kalamazoo	Jeremy Berg- Kalamazoo
John Mitchell- Kalamazoo	Karla Ragainis
Dan Kastner-Kalamazoo	

Ms. Underwood makes motion to approve the absence listed above with a 2nd by Mr. Grayson.

III. Approval of Agenda: None at 5:01 Approved by Ms. Underwood and a 2nd by Mr. Grayson with all commissioners approve.

IV. Introduction of Guests: None

V. Public Comment on non-agenda items: None

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

VII. HEARINGS - OLD BUSINESS: None

VIII. NEW BUSINESS:

A) 422 Stuart	5:04 pm	Owner: Tristan & Emily Wilson
Style: Queen Anne		Applicant: Blok Builders Inc
Zone: RM-15		Built: 1884
		Owned Since: 3/7/2014

- 1) Replace severely deteriorated vertical grain Douglas Fir T&G porch decking installed in 2006 to HDC standards
- 2) Use Aeratis composite T&G decking
- 3) Repair or replace front porch steps

PPZ21-0009 New Application

Mr. Blok is representing the Wilson's. The project is to replace the porch deck. The gutters on the porch roof have been replaced and have addressed the moisture issue. The proposal is to replace the decking with Aeratis, a more durable composite. This is a solid PVC product that they will be painting. The current deck was replaced about 10 years ago or more. Mr. Blok proposes to use a 6" wide tongue and groove deck board. The plank will be the same material but will be a solid plank. This would be the first use of this product in the Historic District. When the deck was replaced in 2006 it was done with vertical grain Douglas Fir. Ms. Underwood was concerned if the gutter was the issue that caused the wood to rot or was it natural. Mr. Blok says he believes it was both cases but that the volume of water would have contributed. Mr. Mitchell would like to see how the product performs and it's the first time Blok Builders has used it also. The homeowners are wanting to keep the same color scheme, but Ms. Ferraro

suggest looking into epe flooring but that can't be painted. The historic district does not care what color the porch is only the product. Mr. Kastner feels that if it was replaced in just standard cedar and then sealed with an oil paint since the gutters are in place, he doesn't think this would happen again rather than using composite. The traditional option that is approved by the historic district has failed in this case. Ms. Ferraro can administratively approve cypress, epe and cedar.

Mr. Mitchell made a motion to approve the installation of Aeratis tongue and groove composite porch decking on the porch and, if needed, on the stairs as well. 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. With a roll call from the commissioners the motion failed.

Mr. Kastner made motion to deny the application, based on Secretary of the Interior Standards #1 through #6 with a second by Ms. Underwood. With a roll call vote and Mr. Stucky abstaining, the motion to deny passes.

B) 207 West Vine Street	5:40 pm	Owner: Aaron Srcozynski
Style – Colonial Revival		Applicant: Aaron Srcozynski
Zone: RM-36		Built: 1907
		Owned Since: 6/4/2021

1). Reside house with vinyl siding

PPZ21-0010 New Application

Ms. Ferraro states this house was probably the most problematic house she had to deal with when she started. This house has gone through many buyers and was even up for demo at one point. The current owner purchased this house back in June and is looking to reside the house with vinyl siding. The exterior renovations are the main concern as the previous owners did not use the correct materials and has not kept up on the property. Also, much of the wood is in rough condition and not all the same materials. The owner is having a lot of trouble locating contractors to do the work on the exterior part of the house to keep it historic and try to repair it. He is applying to install vinyl siding over the wood and build out the windows to keep the same depth. Mr. Mitchell feels that the repair does look doable to him with cedar. In the past 6-7 years this property has had 6 different owners. The interior of the house has been gutted and partially finished but the exterior hasn't been addressed. Other exterior repairs such as the porches may need to be done before the siding is installed. The Hardie board on the exterior of the home will need to be replaced if he decides to repair the house rather than vinyl. Ms. Underwood understand the pain of having to get contractors. The owner states that he thinks the contractors don't want to take on the amount of work that needs to be done as well as dealing with lead paint. Ms. Underwood understands something new needs to be done but wants to know why he went to vinyl and not cedar? Aaron is looking at it from more of a cost perspective and find the contractor to do the work. Ms. Ferraro states that if you own the building, you can remove the lead paint without notifying anyone but will need to use lead safe practices. If you're paying someone to work with you then they will need to be certified. He ways it is too much work to do by himself.

Mr. Kastner moved to deny the application, based on Secretary of the Interior Standards #1 through #6 with a second by Ms. Underwood. By roll call vote the commission voted unanimously to deny the application.

IX. Approval of Minutes: June 15, 2021 (ITEM F) – Motion made by Mr. Kastner to approve the minutes as presented and seconded by Ms. Underwood. Motion passed unanimously by voice vote.

X. Administrative approvals - June 8 to August 10, 2021

a) No building permit required – 11

Academy	707	New sign for historic house
Park S	922	Handrails for front porch steps
Axtell	624	Kitchen exhaust vent-north/rear
Park Pl	443	Ac unit in southwest corner of house- back yard
Grand Ave	1209	Fence
Village Ct	832	Gutters- front and rear
Locust Pl	813	Strip cedar & Inselbrick siding, garage roof
Michigan E	161	Reopen windows on N end and E Side, outdoor café
Eleanor	708	Rebuild front steps and porch guardrail
Park Pl	443	Gutters
Academy	707	New sign for historic house
Park S	922	Handrails for front porch steps
Axtell	624	Kitchen Exhaust vent – north/rear

Building permit required - 5

Walnut W	442	Repair front porch
Wheaton	823	Roof
Prospect Hill	1451	Roof
Willard W	712	Roof
Wheaton	823	Rebuild NH steps at rear

XI. Other Business-None

XII. Adjournment

Motion made to adjourn meeting by Ms. Underwood with a second by Mr. Stucky with all commissioners voting to approve approve. Meeting adjourned at 6:13 pm.

Chairperson	Date
Historic Preservation Coordinator	Date
Recording secretary	Date