

**KALAMAZOO HISTORIC DISTRICT COMMISSION**  
**AGENDA - March 14, 2009**  
**5:00pm**

Kalamazoo City Hall - City Commission Chambers - 2<sup>nd</sup> floor  
241 W. South St. Kalamazoo, MI 49007

- I. Call to Order:
- II. Approval of Absences:
- III. Approval of Agenda:
- IV. Public Comment on non-agenda items
- V. 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:

- (1) 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.
- (2) 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 Development Department located at 445 West Michigan in the Development Center. 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 a [www.kalamazoo.org/localhistoricdistricts](http://www.kalamazoo.org/localhistoricdistricts) .

5:05 pm

- A. 133 Prairie Alison Geist & Gary Gregg  
Style: Craftsman Year Built: ca 1915  
Replace jalousie windows on sun porch with wooden double hung and fixed.  
(IHV 08-0017 Old Application - Jan. 2008)

**NEW BUSINESS**

5:05 pm

- B. 745 McCourtie Janie Albright  
Style: Vernacular Queen Anne Built: ca 1895  
Attached garage and second floor  
(IHA 09-0078 New Application)
- C. 725 West Vine Janie Albright  
Style: Vernacular Queen Anne Built: ca 1885  
Remove finished non-historic garage at rear. Install two windows on first floor to match  
second floor rear windows, repair and reside front of house.  
(IHA 09-0078 New Application)

- D. 734 Village  
**Style: Vernacular Queen Anne**  
Demolish garage.  
(IHA 09-0101)
- Barbara Wilson**  
**Year Built: House 1895; Garage 1932**  
New Application)
- E. 763-773 W. Michigan  
**Style: Tudor Revival**  
Sidewalk café enclosure/fence on Academy Street side.  
(IHA 09-0113)
- Owner: Heinz Scheoeder, Applicant: Darren Bain**  
**Year Built: 1926**  
New Application)
- F. 608 Minor Avenue  
**Style: Vernacular Queen Anne**  
Garage: original 1 car ca 1925, expanded to two cars - ca 1960  
Demolish deteriorated garage - note missing framing in interior northwest corner.  
(IHA 09-0116)
- Owner: Ted Schnelker**  
**Year Built: House - 1900**  
New Application)
- G. 706 W. Willard  
**Style: Vernacular Queen Anne**  
Addition at rear  
(IHA 09-0124)
- David Hyde**  
**Built: ca 1890**  
New Application)
- H. 609 Elm  
**Style: Craftsman**  
Replace five windows in the southwest second floor (master bedroom)  
(IHA 09-0127)
- Jean Baraka-Love & Paul Love**  
**Built: ca 1926**  
New Application)
- I. 228 W. Vine (224)  
**Style: Colonial Revival**  
Remove upper porch, rebuild deteriorated porch  
(IHA 09-0128)
- Derick Thomas**  
**Built: ca 1907**  
New Application)
- J. 151 Prospect  
**Style: Craftsman**  
Repairs to front porch, possibly change handrails, add rail around deck above south sun porch.  
(IHA 09-0129)
- Jeff & Kari Panse**  
**Built: ca 1911**  
New Application)
- K. 1408 W. Michigan  
**Style: NON-HISTORIC**  
Reconfigure front or building to allow a gabled roof.  
(IHA 09-0134)
- LATS/Martis Pone**  
**Built: ca 1940 - NON-HISTORIC**  
New Application)
- L. 1408 W. Michigan  
**Style: NON-HISTORIC**  
Sign on east face of non-historic building  
(IHA 09-0135)
- LATS/Martis Pone**  
**Built: ca 1940 - NON-HISTORIC**  
New Application)

- |                                                                                                                                                                                              |                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>M. 608 West Kalamazoo</b><br/> <b>Style: Queen Anne</b><br/> a. Rear porch guardrails on NON-HISTORIC porch<br/> b. Front porch handrails on NON-HISTORIC steps<br/> (IHA 09-0137)</p> | <p><b>Jeff Bertolissi</b><br/> <b>Built: ca 1895</b><br/> <br/> New Application)</p>                                                                                    |
| <p><b>N. 828 West South</b><br/> <b>Style: Queen Anne</b><br/> Front porch handrails - leave as currently installed<br/> (IHA 09-0138)</p>                                                   | <p><b>Jeff Bertolissi</b><br/> <b>Built: ca 1875</b><br/> <br/> New Application)</p>                                                                                    |
| <p><b>O. 250 East Michigan (Green Top)</b><br/> <b>Style: Commercial</b><br/> Restore store front<br/> (IHA 09-0139)</p>                                                                     | <p><b>Nelson Nave</b><br/> <b>Built: ca 1895</b><br/> <br/> New Application)</p>                                                                                        |
| <p><b>P. 810 Grant</b><br/> <br/> <b>Style: Vernacular</b><br/> Five new windows<br/> (IHA 09-0140)</p>                                                                                      | <p><b>Owner: Joel Rakowski</b><br/> <b>Applicant Scott Higdon, Professional Building &amp; Environmental</b><br/> <b>Built: ca 1875</b><br/> <br/> New Application)</p> |

**VI. Approval of Minutes: March 17, 2009 **Item Q****

**VII. Administrative Approvals (All work to Standards)**

- |                                                                              |                                              |
|------------------------------------------------------------------------------|----------------------------------------------|
| 1. 735 Academy - deck & BF ramp rear (098)                                   | 21. 716 Minor - storm door (122)             |
| 2. 735 Academy - BF ramp & steps/front (115)                                 | 22. 827 W. North - porch repairs (088)       |
| 3. 1324 Academy - repair garage                                              | 23. 509 Oak - rail waiver (110)              |
| 4. 530 W. Cedar - rail - fr porch (083)                                      | 24. 718 S. Park - rail waiver (092)          |
| 5. 710 W. Cedar - light (082)                                                | 25. 726 S. Rose - rail waivers (104)         |
| 6. 415 Davis - handrails (093)                                               | 26. 726 S. Rose - grip rails (105)           |
| 7. 431 Douglas - rail waiver denied (132)                                    | 27. 724 W. South - garage roof (087)         |
| 8. 528 W. Dutton - porch repairs (131)                                       | 28. 828 W. South - rail waiver (099)         |
| 9. 406 Eldred - handrails (094)                                              | 29. 446 Stanwood - rails (090)               |
| 10. 807 Ferris Ct - rail waiver (112)                                        | 30. 240 Stuart - roof (096)                  |
| 11. 518-20 Forest - handrail (089)                                           | 31. 428 Stuart - roof (081)                  |
| 12. 733 Forest - fence (085)                                                 | 32. 436 Stuart - bulkhead door (114)         |
| 13. 608 W. Kalamazoo - fire damaged windows<br>- 3 <sup>rd</sup> floor (103) | 33. 519 Village - storms (121)               |
| 14. 916 W. Kalamazoo - fence (102)                                           | 34. 223 W. Vine - porch & stucco (123)       |
| 15. 706 Locust - rail waiver (079)                                           | 35. 430 W. Vine - fence (125)                |
| 16. 706 Locust - rails (097)                                                 | 36. 430 W. Vine - remove siding (126)        |
| 17. 820 W. Lovell - rails (117)                                              | 37. 701 W. Vine - roof (080)                 |
| 18. 837 W. Lovell - rails (120)                                              | 38. 722 W. Vine - handrails (107)            |
| 19. 931 W. Lovell - rail waiver (091)                                        | 39. 722 W. Vine - rail waivers (108)         |
| 20. 1502 W. Michigan - repair siding (133)                                   | 40. 821 W. Vine - fence (106)                |
|                                                                              | 41. 709 W. Walnut - rails - rear porch (095) |

- 42. 722 S. Westnedge - rail waiver (109)
- 43. 914 S. Westnedge - sign & N porch (111)
- 44. 114 Wilrad - light (086)

- 45. 303 Woodward - roof (118)
- 46. 616 Woodward - porch (84)

**VIII. RENEWALS - ### xxxxxx - work - case # - date of original COA**  
800 W. South - repairs to five bay garage

**IX. VIOLATIONS: See attached violation report **Item R****

**X. DISCUSSION:**

**Item S** - Rail configuration of **411 Douglas** - cited by housing inspector - needs rail around entire NON-HISTORIC porch - might a metal rail be acceptable. Conditional - to be removed when porch is restored.

**XI. Other Business:**

- A. ELECTION OF OFFICERS
- B. FYI report **Item T**

**IX. Adjournment**

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

**\* RETROACTIVE REVIEWS**

In fairness to other applicants who have submitted their projects for review before undertaking work as required by Chapter 16 of the city of Kalamazoo Code of Ordinance, and to preserve the integrity of the historic district standards for decision-making, the case will be heard as if it had not been constructed, and the review will be based upon the project's merits in relationship to Historic District Standards and Guidelines. Hardship of the applicant's own making by proceeding without the necessary approvals will not be a factor in the review and decision.

RECEIVED

APR 14 2009



OLD CASE # :  
IHA 08-0017

See instructions on second page. Always apply for and obtain your Certificate of Appropriateness BEFORE purchasing materials for your project.

Property Address 133 S. PRAIRIE AVE. Historic District WM HILL

OWNER: Name AUSON GEIST & GARY GREGG

Address 133 S. PRAIRIE AVE

City, State, Zip KALAMAZOO MI 49006

269

Phone 373.6026 Cell 267.6980 OFC 337.7432

Fax 337.7182 Email ageist@k200.edu

APPLICANT: Name as above

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_ Cell \_\_\_\_\_

Fax \_\_\_\_\_ Email \_\_\_\_\_

PROPOSED WORK: (Please be as specific as possible including a complete description of the part of the structure where work will be done. See examples on next page. Use additional sheets to describe work if necessary.)

Replace jalousie windows upper & lower with wooden ~~one~~ double hung windows per attached circular. Scrape & repaint garage, which is peeling & has rotten sills.

CHECKLIST: see earlier application & attached sales info.

- Drawings 11 x 17 or smaller
- Existing building measurements
- Measurements of addition/change

- Materials list
- Site plan with north arrow
- Other see over, please

Please initial to verify at least one working smoke detector in each dwelling unit. As required by state law, this item must be initialed for the application to be considered complete.

IMPORTANT:

A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred; hard copy submissions are acceptable.

Applicant's Signature Auson A. Geist Date 4/14/09

Owner's Signature Auson A. Geist Date 4/14/09

Staff use only:	Case number	<u>IHA 08-0017</u>	Application complete	<u>4/14/09</u>
Administrative	Staff review date	<u>/ /</u>	COA issued	<u>/ /</u>
HDC	Meeting Date	<u>4/21/09</u>	Approval in Concept	<u>/ /</u>
	Letter mailed	<u>/ /</u>		
Final HDC Action	Action date	<u>/ /</u>		

Approve  Site Visit  Approve with conditions  Denial  Postpone  Withdrawn  Notice to proceed

we are applying for approval of the windows & to make sure that the work we do on garage will qualify for income tax credit.

4-14-09 -

we have just learned from Sheila  
Locey at Menard's that these  
windows would not qualify for  
the energy ~~rebate~~ rebate. If we  
can find very similar windows  
that would allow us money  
back, would you approve them?  
And do you know why these would  
not qualify?

we are working with Herbert  
Landover. Nelson has been great.

Thanks!

Alvin



**ITEM A**  
**MENARDS QUOTE**  
 6800 WEST MAIN STREET  
 KALAMAZOO, MI 49009  
 Phone: (269) 544-1461  
 Fax: (269) 544-1470  
 Store Number: 3150  
 Store Code: KALA

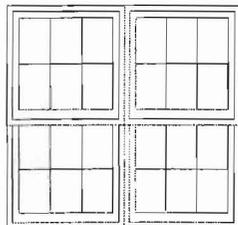
DATE: 03/26/2009  
**JELD-WEN**  
 WINDOWS & DOORS

GUEST:

TEAM MEMBER: locey

ITEMS & SIZES	LOCATION/TAG	PRODUCT DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0001		JELD-WEN Wood Windows & Patio Doors		1	

Product Dimensions:  
 Rough Opening: 5' 4 3/8" x 4' 11 1/2"  
 Frame: 5' 3 5/8" x 4' 10 3/4"  
 Exterior Trim: 5' 6 1/4" x 5' 0 7/16"  
 Sash Opening: 2' 6 7/16" x 4' 8 1/4"  
 Flanker Frame: 2' 7 13/16" x 4' 10 3/4"



Book Code: TWD-Custom Size  
 Exterior Finish: Wood Exterior with AuraLast Wood  
 Product: Double Hung Windows (Compression Jambliners No Tilt Latches)  
 Product Line: Tradition Plus - Premium Series  
 Product Type: Double Hung Windows  
 Sash Type: Standard  
 Product Configuration: Twin Unit  
 Exterior Color: Natural  
 Exterior Trim: WM180 Brickmold  
 Interior Finish: Natural  
 Jambliner Color: White Jambliners  
 Jamb Depth: 4 9/16"  
 Special Feature: Flex Hinge Jambliner, Easy Tilt-No latches  
 Grille: Colonial  
 Grille Pattern: 3W2H  
 Grille Type: 5/8" Flat Grilles Between Glass (GBG)  
 Grille Color: Brilliant White  
 Glass Type: Low-E 366 with Argon  
 High Altitude Glass: None  
 Preserve - Protective Film Reduces Clean-up Glass  
 Screen Type: BetterVue Mesh Screen(s)  
 Screen Frame Color: Brilliant White  
 Hardware Type: Cam Lock(s)  
 Hardware Color: Chestnut Bronze  
 Finger Plow: With Finger Plow(s)

Base Price: TWD3360-2	\$	518.61	
Custom Frame Width	\$	144.76	
Custom Frame Height	\$	144.76	
Natural Exterior Finish	\$	57.36	
(2) Special Size : Colonial Brilliant White 5/8" Flat Grilles Between Glass (GBG) [3 x 2 / 3 x 2]	\$	62.69	
(2) Special Size : Low-E 366 Glass	\$	21.79	
(2) Special Size : Custom Size Screen(s)	\$	24.12	
	\$	974.09	\$ 974.09





**ITEM A**  
**MENARDS QUOTE**  
 6800 WEST MAIN STREET  
 KALAMAZOO, MI 49009  
 Phone: (269) 544-1461  
 Fax: (269) 544-1470  
 Store Number: 3150  
 Store Code: KALA

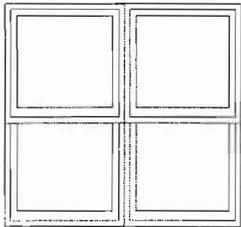
DATE: 03/26/2009  
**JELD-WEN**  
 WINDOWS & DOORS

GUEST:

TEAM MEMBER: locey

ITEMS & SIZES	LOCATION/TAG	PRODUCT DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
0001		JELD-WEN Wood Windows & Patio Doors		1	

Product Dimensions:  
 Rough Opening: 5' 4 3/8" x 4' 11 1/2"  
 Frame: 5' 3 5/8" x 4' 10 3/4"  
 Exterior Trim: 5' 6 1/4" x 5' 0 7/16"  
 Sash Opening: 2' 6 7/16" x 4' 8 1/4"  
 Flanker Frame: 2' 7 13/16" x 4' 10 3/4"



Book Code: TWD-Custom Size  
 Exterior Finish: Wood Exterior with AuraLast Wood  
 Product: Double Hung Windows (Compression Jambliners No Tilt Latches)  
 Product Line: Tradition Plus - Premium Series  
 Product Type: Double Hung Windows  
 Sash Type: Standard  
 Product Configuration: Twin Unit  
 Exterior Color: Natural  
 Exterior Trim: WM180 Brickmold  
 Interior Finish: Natural  
 Jambliner Color: Tan Jambliners  
 Jamb Depth: 4 9/16"  
 Special Feature: Flex Hinge Jambliner, Easy Tilt-No latches  
 Glass Type: Low-E 366 with Argon  
 High Altitude Glass: None  
 Preserve - Protective Film Reduces Clean-up Glass  
 Screen Type: BetterVue Mesh Screen(s)  
 Screen Frame Color: French Vanilla  
 Hardware Type: Cam Lock(s)  
 Hardware Color: Chestnut Bronze  
 Finger Plow: With Finger Plow(s)

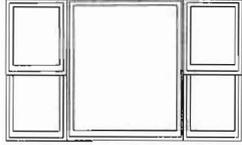
Base Price: TWD3360-2	\$	518.61		
Custom Frame Width	\$	144.76		
Custom Frame Height	\$	144.76		
Natural Exterior Finish	\$	57.36		
(2) Special Size : Low-E 366 Glass	\$	21.79		
(2) Special Size : Custom Size Screen(s)	\$	24.12		
(2) Special Size : Tan Jambliners	\$	8.04		
	\$	919.44	\$	919.44

# ITEM A

ITEMS & SIZES	LOCATION/TAG	PRODUCT DESCRIPTION	UNIT PRICE	QTY	TOTAL PRICE
---------------	--------------	---------------------	------------	-----	-------------

0002

Product Dimensions:  
 Rough Opening: 8' 5 1/2" x 4' 11 1/2"  
 Frame: 8' 4 3/4" x 4' 10 3/4"  
 Exterior Trim: 8' 7 3/8" x 5' 0 7/16"  
 Flanker Frame: 2' 1 3/8" x 4' 10 3/4"  
 Center Frame: 4' 2" x 4' 10 3/4"



**JELD-WEN Wood Windows & Patio Doors**

1

Book Code: TWD-Custom Size  
 Exterior Finish: Wood Exterior with AuraLast Wood  
 Product: Double Hung Windows (Compression Jambliners No Tilt Latches)  
 Product Line: Tradition Plus - Premium Series  
 Product Type: Double Hung Picture with Flankers  
 Sash Type: Standard  
 Product Configuration: Picture Unit with 25" Flankers  
 Exterior Color: Natural  
 Exterior Trim: WM180 Brickmold  
 Interior Finish: Natural  
 Jambliner Color: Tan Jambliners  
 Jamb Depth: 4 9/16"  
 Special Feature: Flex Hinge Jambliner, Easy Tilt-No latches  
 Glass Type: Low-E 366 with Argon  
 High Altitude Glass: None  
 Preserve - Protective Film Reduces Clean-up Glass  
 Screen Type: BetterVue Mesh Screen(s)  
 Screen Frame Color: French Vanilla  
 Hardware Type: Cam Lock(s)  
 Hardware Color: Chestnut Bronze  
 Finger Plow: With Finger Plow(s)

Base Price: TWD5364-25	\$ 921.65		
Custom Frame Width	\$ 72.38		
Custom Frame Height	\$ 217.14		
Natural Exterior Finish	\$ 74.74		
(1) Special Size : Low-E 366 Glass	\$ 15.85		
(2) Special Size : Low-E 366 Glass	\$ 16.09		
(2) Special Size : Custom Size Screen(s)	\$ 24.12		
(2) Special Size : Tan Jambliners	\$ 8.04		
	\$ 1350.01	\$	1350.01

**TOTAL**                    \$    2269.45

ITEM A



1. **133 Prairie** – Jan 16, 2008 ^^^ SE corner
2. West side of house – sun porch upper left



3. Rear of house – sun porch upper left
4. West wall of rear and south side– sun porch upper left



ITEM A



IHA 09 0078

RECEIVED

HDC 04/21/09

Item B

MAR 13 2009

Department of Planning and Community Development  
Kalamazoo Historic District Commission

Development Center - 445 West Michigan  
Kalamazoo, Michigan 49007  
Telephone (269) 337-8804  
FAX (269) 337-8513  
ferraros@kalamazoocity.org



### APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 745 McCORME Historic District: VINE  
 Applicant: JANE A. BRIGHT Owner: \_\_\_\_\_  
 Mailing Add. 1201 GRUNDY DR 102 Mailing add \_\_\_\_\_  
 City State & Zip: KALAMAZOO MI 49006 City, State Zip \_\_\_\_\_  
 Phone: 269-382-4930 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email \_\_\_\_\_ Email \_\_\_\_\_

**Proposed Work:** addition - 15x35 (two-level garage  
under portion living space)  
 Use additional sheets to describe work if necessary

Applicant's Signature: [Signature] Date: 3-12-09  
 Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (if different)

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

Case Number: IHA-09-0100 Date Received: 3-13-09

**REFERRED TO:**

COMMISSION Meeting Date: 4-21-09 ADMINISTRATIVE Staff Review Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_ COMMENTS \_\_\_\_\_

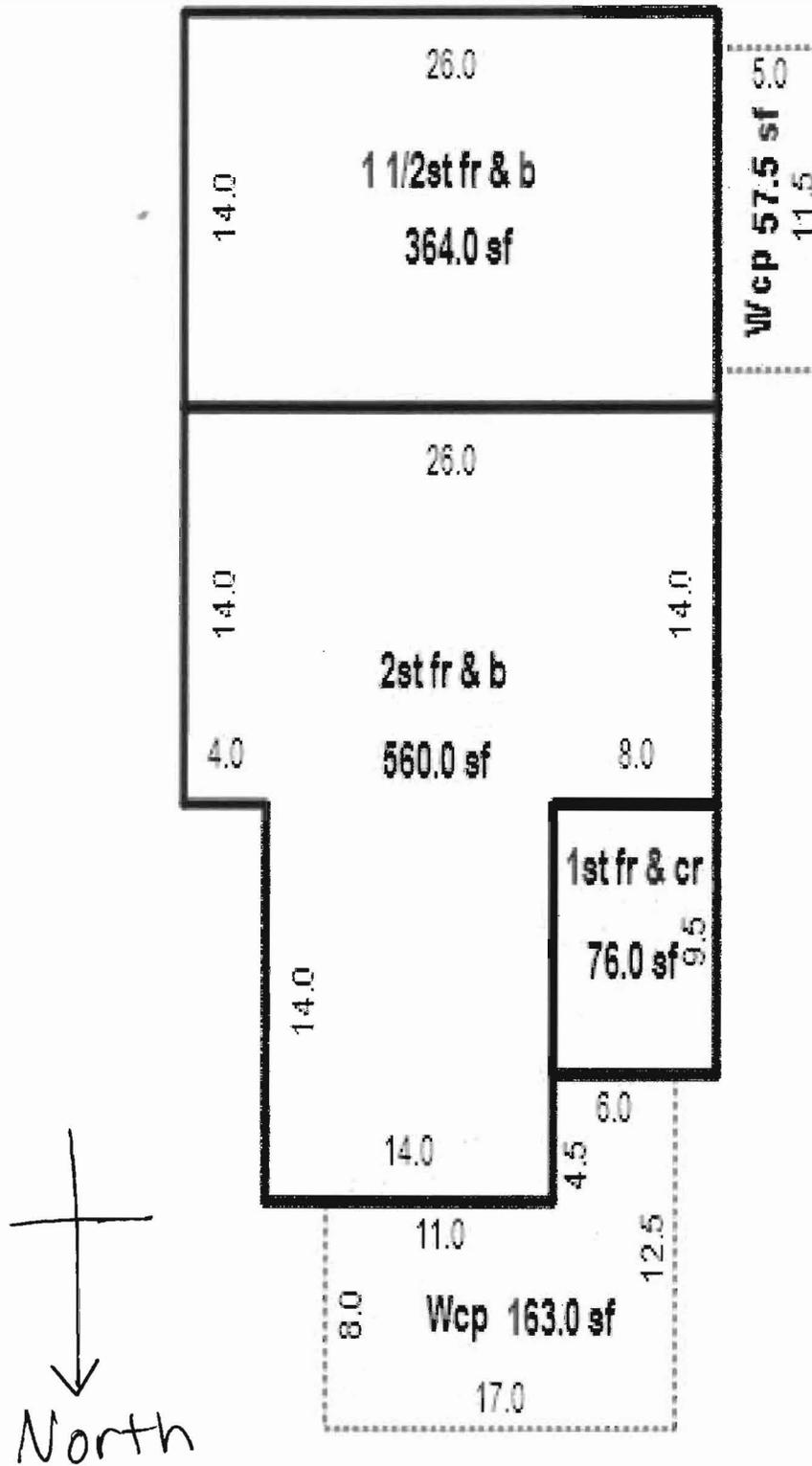
Suggested Action:  Approve  Site Visit  
 Approve w/Conditions  Deny COA issued \_\_\_\_\_

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions ACTION DATE \_\_\_\_\_  
 Deny  Postpone  Withdrawn

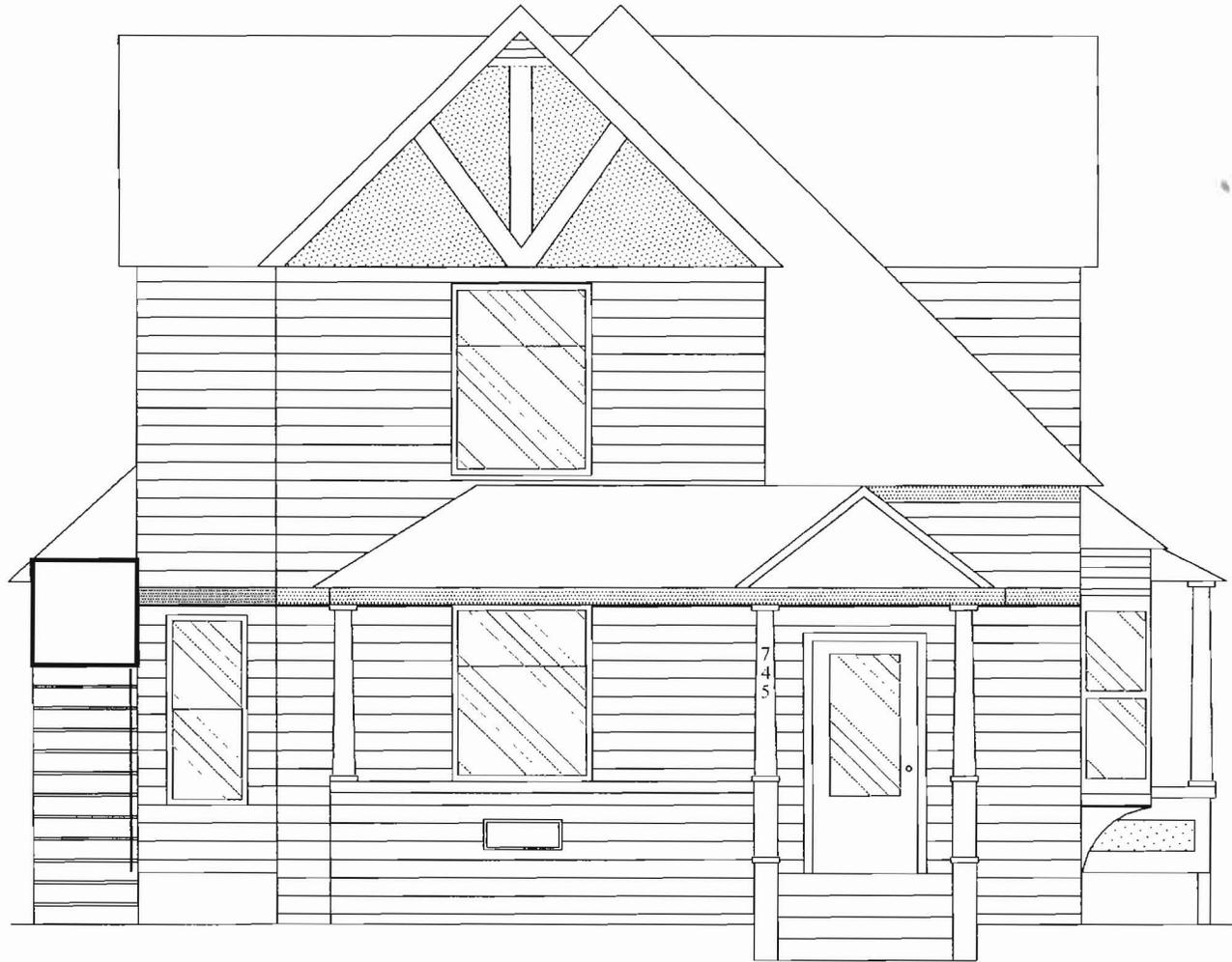
Certificate of Appropriateness Issued \_\_\_\_\_  
 Notice of Denial with appeals information \_\_\_\_\_  
 Notice to Proceed \_\_\_\_\_

Historic Preservation Coordinator \_\_\_\_\_ Date \_\_\_\_\_



this house should be completely (some missing measurements on

existing (1)



COPY

# NORTH ELEVATION



COPY

# WEST ELEVATION

DESIGN:	OWNER OCCUPIED
MATERIAL:	WOOD FRAMING
UNITS:	N/A
PRECISION:	0'-1"
DEPARTMENT:	N/A
REVISION:	R1

745 MCCOURTIE KALAMAZOO, MI 49008		
SCALE: 3/16"=1'	DATE: 6/28/08	DRAWN: BSG
DWG. NO.: 2009-02	4 of 8	
PROJECT: 1116-18		

existing (3)



COPY

# SOUTH ELEVATION

DESIGN: OWNER OCCUPIED	745 MCCOURTIE		
MATERIAL: WOOD FRAMING	KALAMAZOO, MI 49008		
UNITS: N/A	SCALE: 3/16"=1'	DATE: 2/27/09	DRAWN: BSG
PRECISION: 0'-1"	DWG. NO.: 2009-03	PROJECT: 1116-18	5 of 8
DEPARTMENT: N/A			
REVISION: R1			

New (A)



COPY

# PROPOSED NORTH

DESIGN:	OWNER OCCUPIED
MATERIAL:	WOOD FRAMING
UNITS:	N/A
PRECISION:	0'-1"
DEPARTMENT:	N/A
REVISION:	R1

745 MCCOURTIE KALAMAZOO, MI 49008					
SCALE:	3/16"=1'	DATE:	2/27/09	DRAWN:	BSG
DWG. NO.:	2008-08	FIGURE:	6 of 8	1116-18	



COPY



# PROPOSED WEST

DESIGN: OWNER OCCUPIED	745 MCCOURTIE		
MATERIAL: WOOD FRAMING	KALAMAZOO, MI 49008		
UNITS: N/A	SCALE: 3/16"=1'	DATE: 2/27/09	DRAWN: BSG
PRECISION: 0'-1"	DWG. NO.: 2009-05	7 of 8	PROJECT: 745-001
DEPARTMENT: N/A			
REVISION: R1			



COPY



# PROPOSED SOUTH

DESIGN: OWNER OCCUPIED	745 MCCOURTIE		
MATERIAL: WOOD FRAMING	KALAMAZOO, MI 49008		
UNITS: N/A	SCALE: 3/16"=1'	DATE: 2/27/09	DRAWN: BSG
PRECISION: 0'-1"	DWG. NO.: 2009-07 8 of 8 SUBJECT: 745-001		
DEPARTMENT: N/A			
REVISION: R1			



### APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 725 W. Vine Historic District: Vine  
 Applicant: Sarae Aubright Owner: \_\_\_\_\_  
 Mailing Add: 1201 Greenwood Rot 102 Mailing add \_\_\_\_\_  
 City State & Zip: Kalamazoo MI 49006 City, State Zip Sarae  
 Phone: 269-382-4930 Phone: \_\_\_\_\_  
 Fax: 269-382-4393 Fax: \_\_\_\_\_  
 Email \_\_\_\_\_ Email \_\_\_\_\_

**Proposed Work:** total tear off re-roof / put corners back on - where missing on hable  
 Use additional tear off hable make shift Garage / room add + 2 windows  
 sheets to describe work approx 28154 same windows see as upper back windows  
 if necessary front of house repair / replace missing siding - tear off bad siding  
& replace with cedar.

Applicant's Signature: [Signature] Date: 4-14-09  
 Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (if different)

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

Case Number: IHA-09-0136 Date Received: 4-14-09

**REFERRED TO:**

COMMISSION Meeting Date: 4-21-09 ADMINISTRATIVE Staff Review Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_ COMMENTS \_\_\_\_\_

Suggested Action:  Approve  Site Visit COA issued \_\_\_\_\_  
 Approve w/Conditions  Deny

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions ACTION DATE \_\_\_\_\_  
 Deny  Postpone  Withdrawn

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

\_\_\_\_\_  
 Historic Preservation Coordinator Date



1. **725 W. Vine** (photos 08/08) ^^^ Front/north façade
2. South side – garage at left

3. West side towards rear – garage to be removed at right
4. Southwest – side/rear porch





Logged in as: Anonymous User Home | Change Unit | Create an Account | Add to Favorites | Login

Main > Assessing > Property and Land Search > Results > Details > Image/Sketch

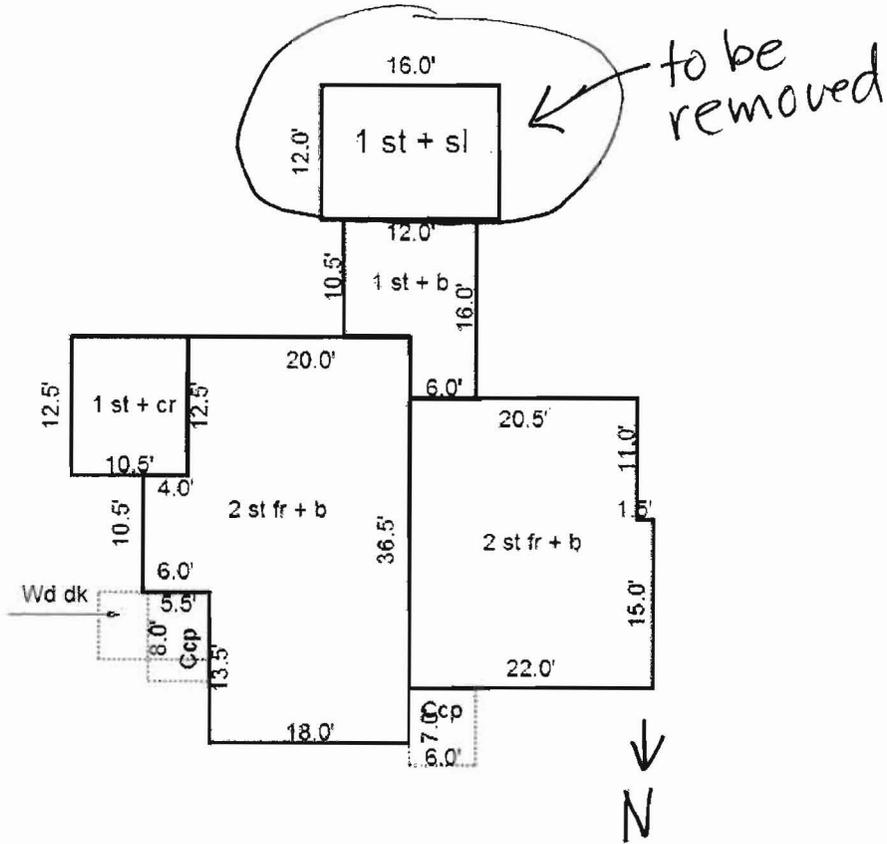
Additional Pages

- General/Sales
  - Buildings
  - Images/Sketches
  - Back to Main
  - collapse the menu
- Click this button to collapse the above menu to the top of the screen.

Image/Sketch for Parcel: 06-21-280-006  
Caption: R001

Printer friendly version

View Full Size



725 W Vine

Kalamazoo Historic District Commission

Development Center - 445 West Michigan

Kalamazoo, Michigan 49007

Telephone (269) 337-8804

FAX (269) 337-8513

ferraros@kalamazoo.org

THE CITY OF



APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 734 Village
Applicant: Barbara Wilson
Mailing Add: 6609 Heneceles Dr
City State & Zip: Grand Rapids MI
Phone: 616-454-4401
Fax: 616-454-9641
Email: bamw@tds.net

Historic District: Vine Area
Owner: 734 Village
Mailing add: Same
City, State Zip:
Phone:
Fax:
Email:

- Application Checklist:
(Incomplete applications will be held until the next review meeting.)
[ ] Drawings 11x17 or smaller.
[ ] Measurements of existing building work location
[ ] Measurements of addition/change
[ ] Materials list
[ ] Site plan including north arrow
[ ] Other

Proposed Work: Use additional sheets to describe work if necessary
Tear down garage; Chuck Buckett would like to meet the council at the property his phone is 269-327-0815

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

Applicant's Signature: Barbara Wilson Date: 4/11/09
Owner's Signature: [initials] Date: / /

-For Historic Preservation Coordinator's Use Only-

Case Number: Date Received\*: / /
Complete application / /

REFERRED TO:

COMMISSION
Meeting Date: / /
COMMENTS:

ADMINISTRATIVE
Staff Review Date: / /
COMMENTS:

Approve in Concept Date: / /
Letter mailed / /
COA issued / /

FINAL ACTION

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

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

Historic Preservation Coordinator Date



Community Planning and Development  
Historic District Commission  
Development Center, 445 West Michigan  
Kalamazoo, MI 49007  
Telephone: (269) 337-8804  
FAX (269) 337-8513

**SITE VISIT REPORT**

**OUTBUILDING DEMOLITION CHECKLIST**

Date 4/16/00

Address 734 Village Owner Barbara Wilson

Present at site visit Coordinator

**DESCRIPTION** Year Built 1932 Source \_\_\_\_\_

This is a (Circle one) Garage Outbuilding Other \_\_\_\_\_

(Circle one) Attached Detached

Located where on lot NW corner

Other garages nearby? yes behind - north side

Garage walls visible inside (Y) N Garage walls visible outside (Y) N

Comments mostly visible

Visibility from Public Right of Way set behind house - partly visible from Public right of way

Overall evaluation at first glance A B (C) D Match the house? Yes (No)

Does building appear straight and sound? Yes No (note details below) Tilts? yes

Paint A B (C) D

Roof - (Circle one) Front gable End gable Hipped Gambrel Shed Flat

Condition shingles in fair condition - noticeable sagging despite newer sheathing and rafters

(Is roof new? Are there holes? How many? How large? Located where? Condition of rafters)

**Structural soundness:**

Framing of walls cross braced w/ newer 2x4 on E + N walls

Ground level condition (penetrate with ice pick, etc)

W side - sill completely off footing - north mostly on footing - east mostly buried under soil

Rafters and collar ties some sistered, mostly replaced - newer roof

Foundation concrete block

Pillars or posts - load bearing re-used 2x8 paired together

**Evaluation:** Note overall condition of materials; % original – describe; % replacement – describe; additional doors, windows and condition.

Front of garage/out building faces N (S) E W Height (1) 2

Front wall \_\_\_\_\_

Number of car bays 2 Bays with doors 0

Condition of doors no doors

Person door (circle one) Right Left Condition none

Right Wall (facing front of building) ~~Right front pulled out of plumb by 10 degrees~~  
~~exterior siding in good condition except lowest course~~  
Right front pulled out of plumb by 10°. exterior siding in good condition except lowest course

Rear Wall from inside - good missing windowsill

Left Wall (facing front of building) missing part of lowest course of siding - SW corner (front left) pushed off footing at 15° angle.

Interior Walls none -

Windows \_\_\_\_\_

What else is around/attached to outbuilding?  
Fences \_\_\_\_\_

Trees, shrubs, weeds? \_\_\_\_\_

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

IHA 09-0101

HDC 04/21/09

ITEM D



1. **734 Village** – 04/16/09 ^^ Front/south
2. Southwest corner – most of W side – off footing

3. Interior view of roof, rafters and collar ties
4. West side





APPLICATION for CERTIFICATE of APPROPRIATENESS - GENERAL

Kalamazoo Historic District Commission
Community Planning & Development Department
445 W. Michigan Avenue, Suite 101
Kalamazoo, MI 49007
Phone (269) 337-8804
Fax (269) 337-8513
cpd@kalamazoocity.org

See instructions on second page. Always apply for and obtain your Certificate of Appropriateness BEFORE purchasing materials for your project.

Property Address 7734 763 W. MICHIGAN AVE Historic District Vine

OWNER: Name HEINZE SHROEDER
Address
City, State, Zip
Phone Cell
Fax Email

APPLICANT: Name DARREN R BAIN
Address 203 ALLEN BLVD
City, State, Zip KALAMAZOO, MI 49007
Phone 206-714-7846 Cell
Fax Email kikobear1@yahoo.com

PROPOSED WORK: (Please be as specific as possible including a complete description of the part of the structure where work will be done. See examples on next page. Use additional sheets to describe work if necessary.)

PUTTING REMOVABLE FENCE AROUND SIDEWALK CAFE.

CHECKLIST:

- [x] Drawings 11 x 17 or smaller
[x] Existing building measurements
[x] Measurements of addition/change
[x] Materials list
[x] Site plan with north arrow
[ ] Other

[DRB] Please initial to verify at least one working smoke detector in each dwelling unit. As required by state law, this item must be initialed for the application to be considered complete.

IMPORTANT:

A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred; hard copy submissions are acceptable.

Applicant's Signature [Signature] Date 4/6/09
Owner's Signature [Signature] Date / /

Table with 2 columns: Staff use only (Administrative, HDC, Final HDC Action) and Case number/Action date. Includes handwritten dates for application completion (4/6/09), COA issued, and approval in concept.

[ ] Approve [ ] Site Visit [ ] Approve with conditions [ ] Denial [ ] Postpone [ ] Withdrawn [ ] Notice to proceed

# 711 WEST MICHIGAN BUILDING RENOVATIONS FIRST FLOOR

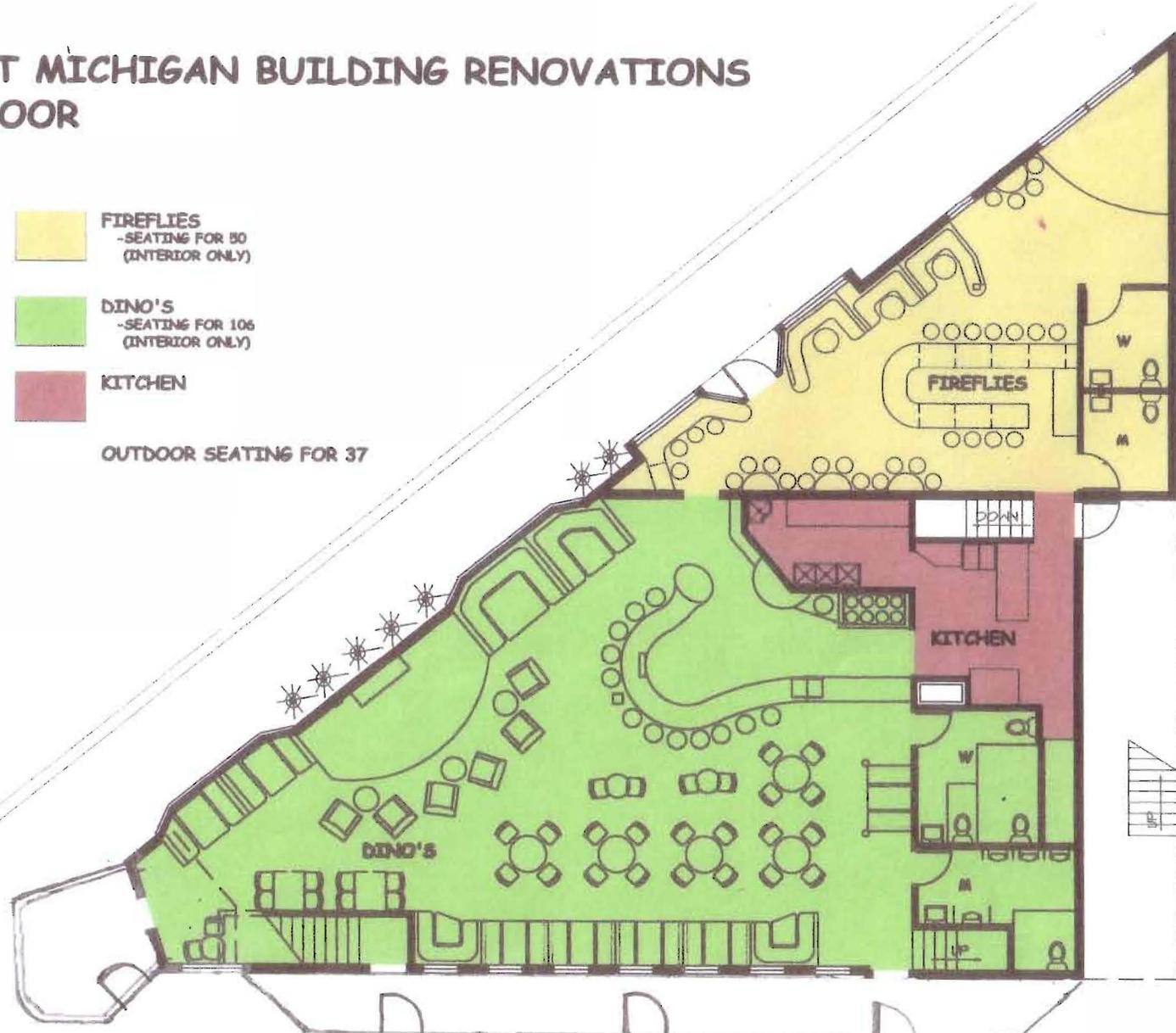
**FIREFLIES**  
-SEATING FOR 50  
(INTERIOR ONLY)

**DINO'S**  
-SEATING FOR 106  
(INTERIOR ONLY)

**KITCHEN**

OUTDOOR SEATING FOR 37

Cut/blanch asparagus



ADJACENT  
EXISTING  
BUILDING

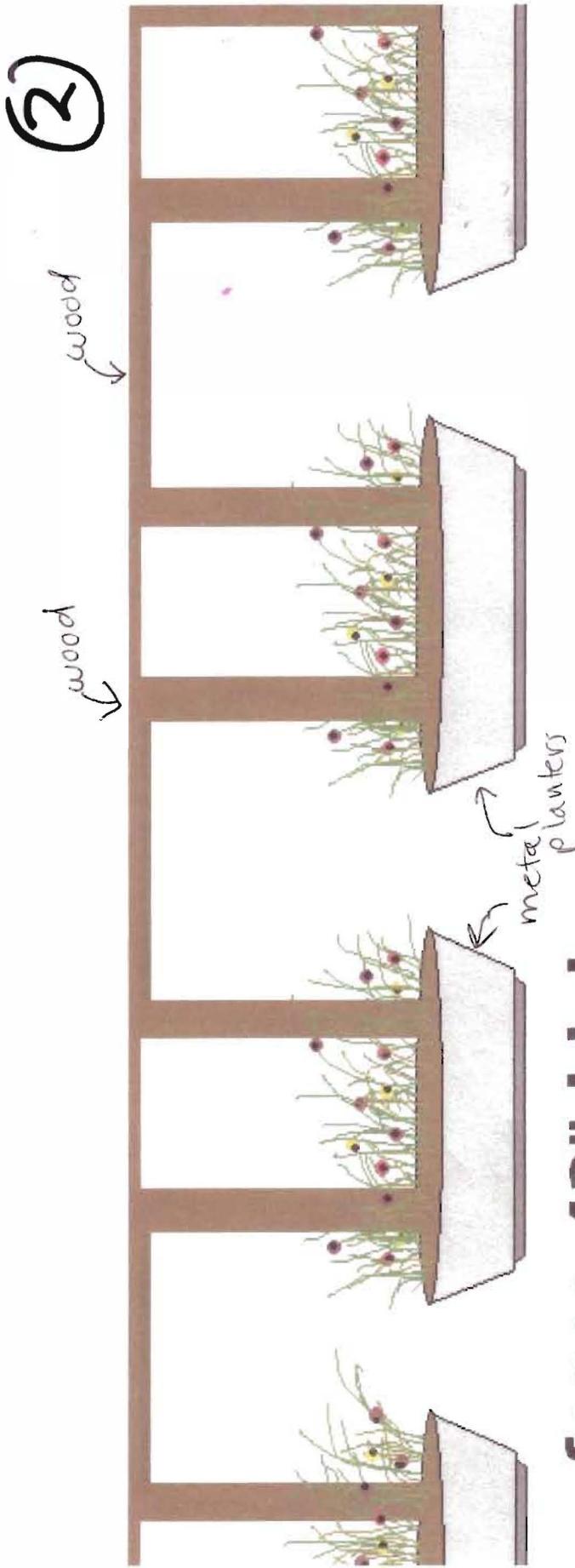
NEW PERSPECTIVE ARCHITECTS  
1001 W. WASHINGTON ST. SUITE 200  
ANN ARBOR, MI 48106  
TEL: 734.763.1111 FAX: 734.763.1112  
WWW.NPARCHITECTS.COM

CLIENT NAME  
DARREN R. BAIN

PROJECT NAME  
FIREFLIES  
711 WEST MICHIGAN  
ANN ARBOR, MICHIGAN 48106

SCALE  
FLOOR PLAN  
1/8" = 1'-0"  
PROJECT NUMBER  
0901

SHEET NO.  
**A1.1**



**fence 42" high**

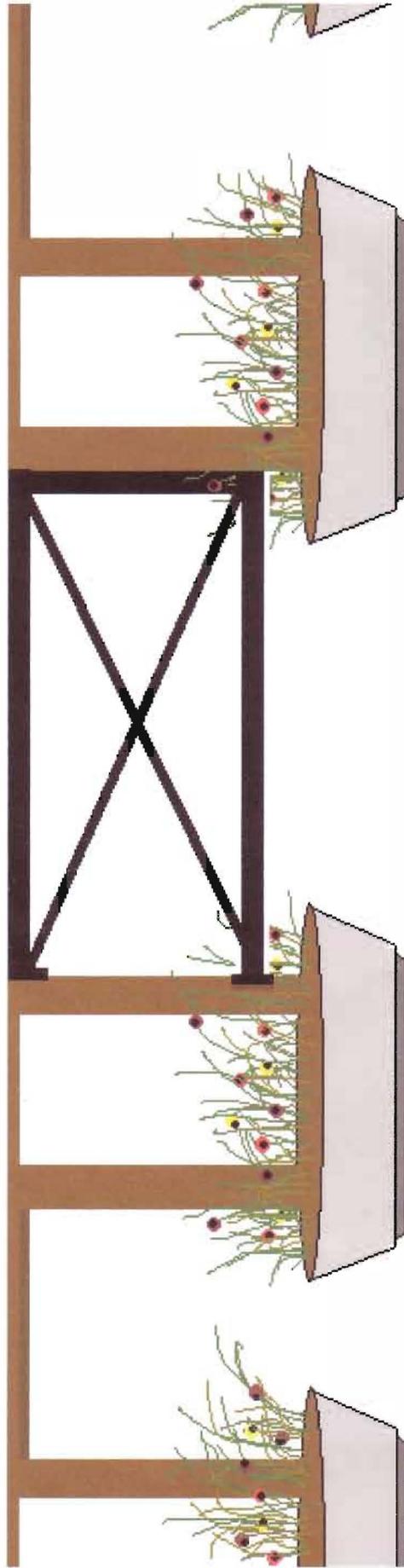
**planters: 2'x8"x8" at 40lbs each**

**fence is removeable, as to not  
damage sidewalk.**

**fence allows 6 feet of clearance from  
road.**

Cut/blanch asparagus

3



**three gates total, each measuring three feet.**



### APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 608 Minor Ave. Historic District: South St. - Vine Area  
 Applicant: Ted Schnellker Owner: \_\_\_\_\_  
 Mailing Add. 117 S. Dartmouth St. Mailing add \_\_\_\_\_  
 City State & Zip: Kalamazoo, MI 49006 City, State Zip \_\_\_\_\_  
 Phone: 269 344-0557 Phone: \_\_\_\_\_  
 Fax: 269 327 8427 Fax: \_\_\_\_\_  
 Email tschnelker@gmail.com Email \_\_\_\_\_  
**Proposed Work:** remove garage  
 Use additional \_\_\_\_\_  
 sheets to describe work \_\_\_\_\_  
 if necessary \_\_\_\_\_

Applicant's Signature: Ted Schnellker Date: 4/6/09  
 Owner's Signature: Ted Schnellker Date: 4/6/09  
 (if different)

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

Case Number: IHA 09-0116 Date Received: 4-6-09

**REFERRED TO:**

COMMISSION  
 Meeting Date: 4-21-09  
 Comments: \_\_\_\_\_

ADMINISTRATIVE  
 Staff Review Date: \_\_\_\_\_  
 COMMENTS \_\_\_\_\_

Suggested Action:  Approve  Site Visit  
 Approve w/Conditions  Deny

COA issued \_\_\_\_\_

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions ACTION DATE \_\_\_\_\_  
 Deny  Postpone  Withdrawn

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

\_\_\_\_\_  
 Historic Preservation Coordinator Date



- 1. 608 Forest – March 16, 2009 ^^ South/front
- 2. Interior wall – originally east facing outer wall of garage

A

- 3. Southeast corner
- 4. Typical stud and sill plate – east wall



IHA 09-0116

HDC 04/21/09

ITEM F



1. 608 Forest – March 16, 2009 ^^ East wall studs & sill plate
2. West wall studs & sill plate

**B**

3. West wall studs & sill plate
4. NE corner interior – sister wood is rotting





- 1. 608 Minor – March 16, 2009 ^^ East wall studs & sill plate
- 2. NW corner interior – corner stud completely rotted away

C

- 3. NW corner - interior





Community Planning and Development  
Historic District Commission  
Development Center, 445 West Michigan  
Kalamazoo, MI 49007  
Telephone: (269) 337-8804  
FAX (269) 337-8513

**SITE VISIT REPORT**

**OUTBUILDING DEMOLITION CHECKLIST**

Date 4/16/09

Address 608 Minor Owner \_\_\_\_\_

Present at site visit coordinator

**DESCRIPTION** Year Built \_\_\_\_\_ Source \_\_\_\_\_

This is a (Circle one) Garage Outbuilding Other \_\_\_\_\_

(Circle one) Attached Detached

Located where on lot NW corner

Other garages nearby? no

Garage walls visible inside Y N \_\_\_\_\_ Garage walls visible outside Y N \_\_\_\_\_

Comments \_\_\_\_\_

Visibility from Public Right of Way straight down driveway facing north

straight down driveway facing north

Overall evaluation at first glance A B C D Match the house? Yes No

Does building appear straight and sound? Yes No (note details below) Tilts? \_\_\_\_\_

Paint A B C D \_\_\_\_\_

Roof - (Circle one) Front gable End gable Hipped Gambrel Shed Flat

Condition \_\_\_\_\_

roof is in good condition - relatively new

(Is roof new? Are there holes? How many? How large? Located where? Condition of rafters)

**Structural soundness:**

Framing of walls most studs are rotted at bottom or sistered

Ground level condition (penetrate with ice pick, etc) \_\_\_\_\_

poor - some riddled with termite damage

Rafters and collar ties one missing, most have curve from falling outer walls

Foundation concrete

Pillars or posts - load bearing inner dividing wall used to be east/outer wall of single car garage - good condition

**Evaluation:** Note overall condition of materials; % original – describe; % replacement – describe; additional doors, windows and condition.

Front of garage/out building faces N S E W Height 1 2

Front wall bottom of left, center and right bowed out

Number of car bays 2 Bays with doors 0

Condition of doors none

Person door (circle one) Right Left Condition none

Right Wall (facing front of building) missing 1/2 of 2 lower courses of siding - siding in fair to poor condition

Rear Wall bowed in - significantly significantly in center missing almost entire lower course - or more - of siding

Left Wall (facing front of building) inside only no access from outside because of fence - entire lower course of siding - or more - is missing

Interior Walls in good shape except one lower course of siding is missing

Windows no glass - rear/north windows lack sill 2 complete sash frames - no glass

What else is around/attached to outbuilding?

Fences part on north - wood wire west side view totally blocked by fence.

Trees, shrubs, weeds? junk & soil - not a lot of vegetation

ADDITIONAL COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Department of Planning and Community Development  
Kalamazoo Historic District Commission

Development Center - 445 West Michigan  
Kalamazoo, Michigan 49007  
Telephone (269) 337-8804  
FAX (269) 337-8513  
ferraros@kalamazoo.org

**APPLICATION FOR PROJECT REVIEW**

(See instructions on reverse side)

Property Address: 706 W. Willard Historic District: STUART  
 Applicant: DAVID HYDE Owner: DAVID HYDE  
 Mailing Add: SAME Mailing add \_\_\_\_\_  
 City State & Zip: KALAMAZOO MI 49007 City, State Zip \_\_\_\_\_  
 Phone: 269 720 5328 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Email: dhhydc@gmail.com Email \_\_\_\_\_

**Proposed Work:**

Use additional sheets to describe work if necessary 2 story Addition Rear of House on Existing Foundation

Applicant's Signature: David Hyde Date: 4/13/09  
 Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (if different)

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

Case Number: IHA 09-0124 Date Received: 4-13-09

**REFERRED TO:**

COMMISSION Meeting Date: 4-21-09  
Comments: \_\_\_\_\_

ADMINISTRATIVE Staff Review Date: \_\_\_\_\_  
COMMENTS \_\_\_\_\_

Suggested Action:  Approve  Site Visit  
 Approve w/Conditions  Deny

COA issued \_\_\_\_\_

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions ACTION DATE \_\_\_\_\_  
 Deny  Postpone  Withdrawn

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

\_\_\_\_\_  
Historic Preservation Coordinator Date

①

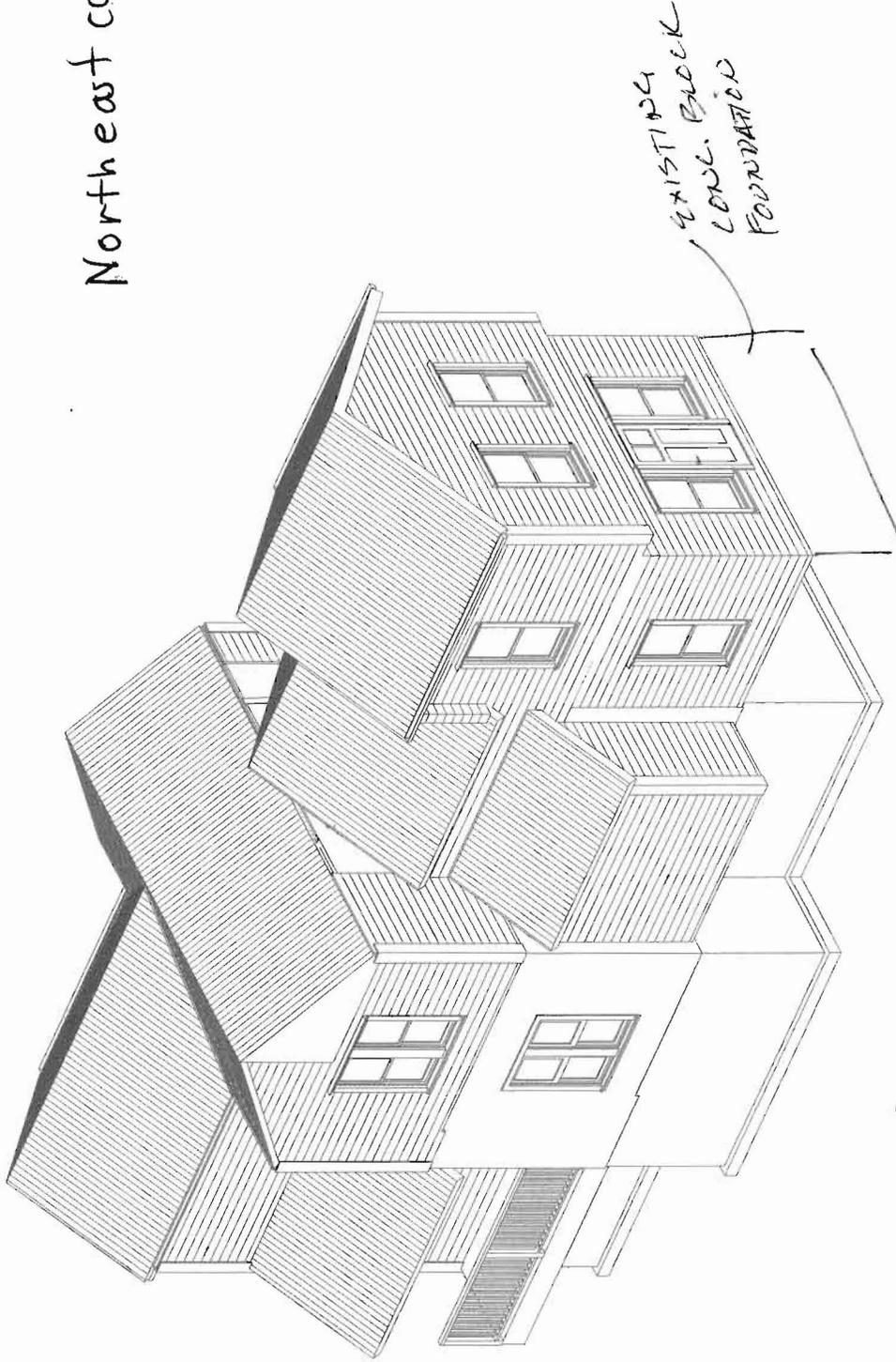
South / front  
Elevation



SOUTH ELEVATION  
STREET SIDE

2

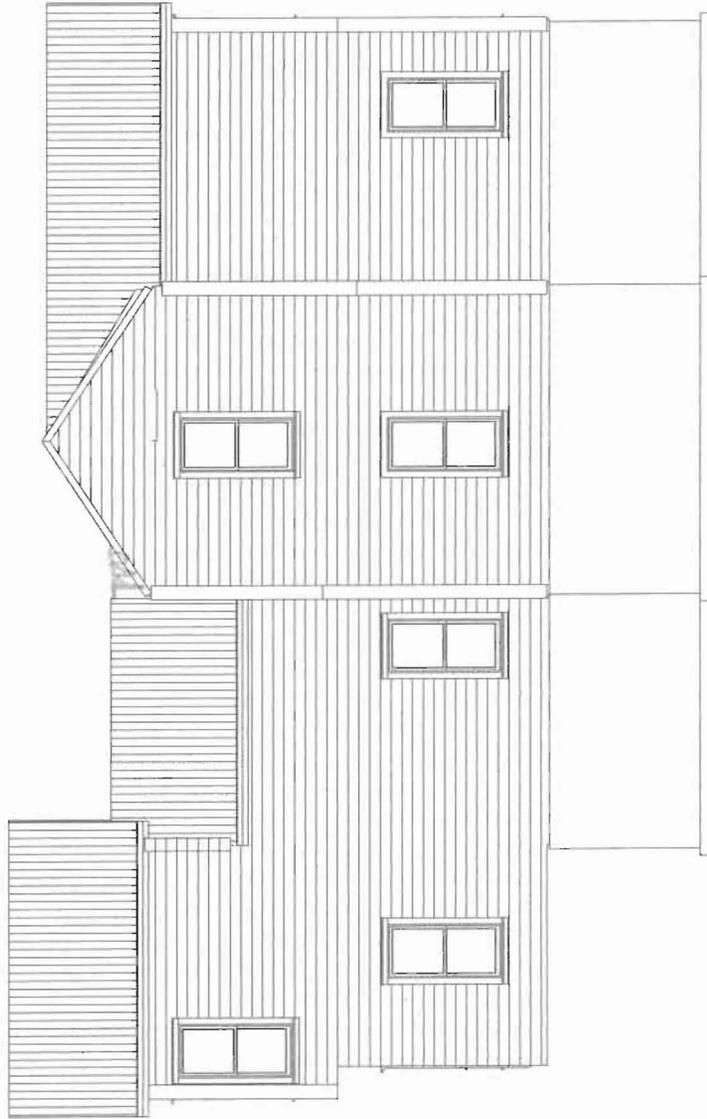
North east corner



Proposed Addition 706 W. Willard  
(2ND FLOOR)

3

West elevation

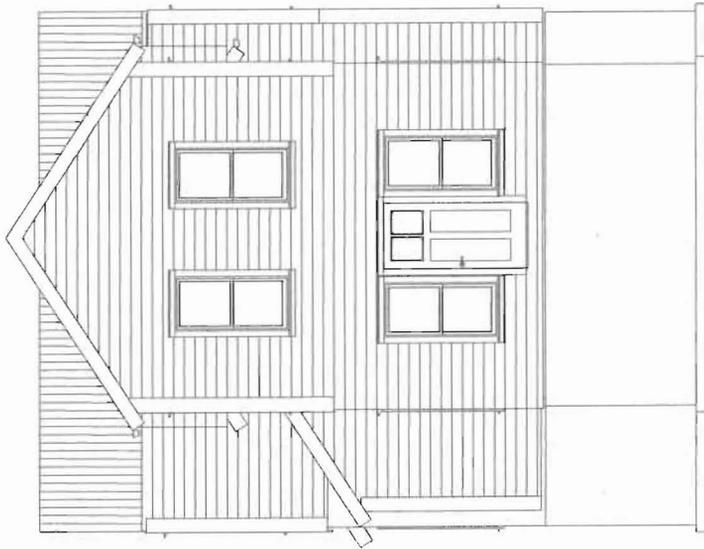


Proposed Additions  
2nd Floor  
↻

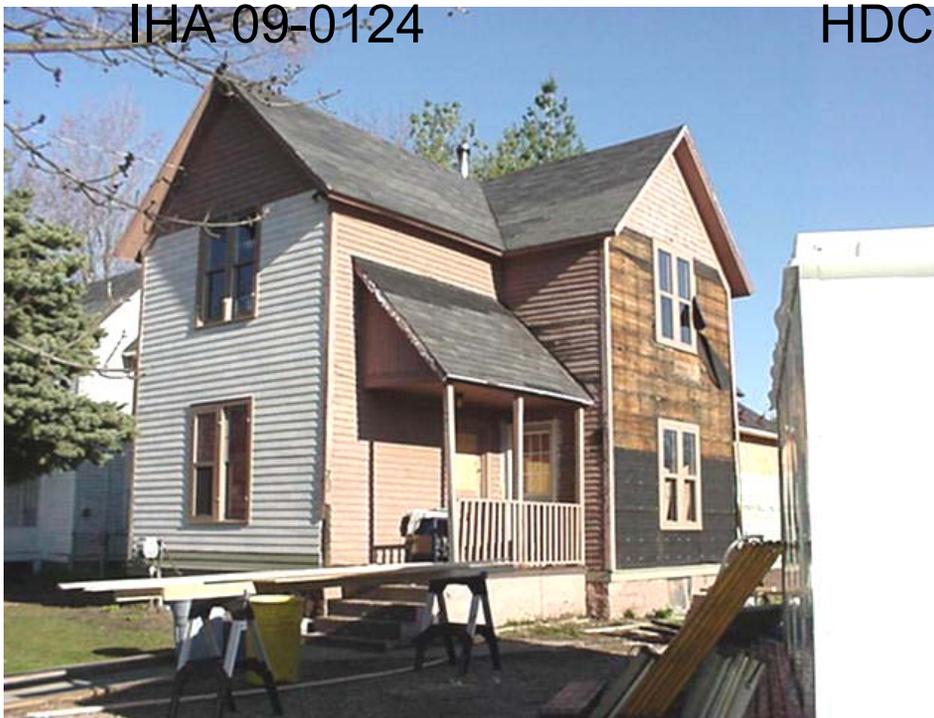
WEST ELEVATION

4

North/rear  
elevation



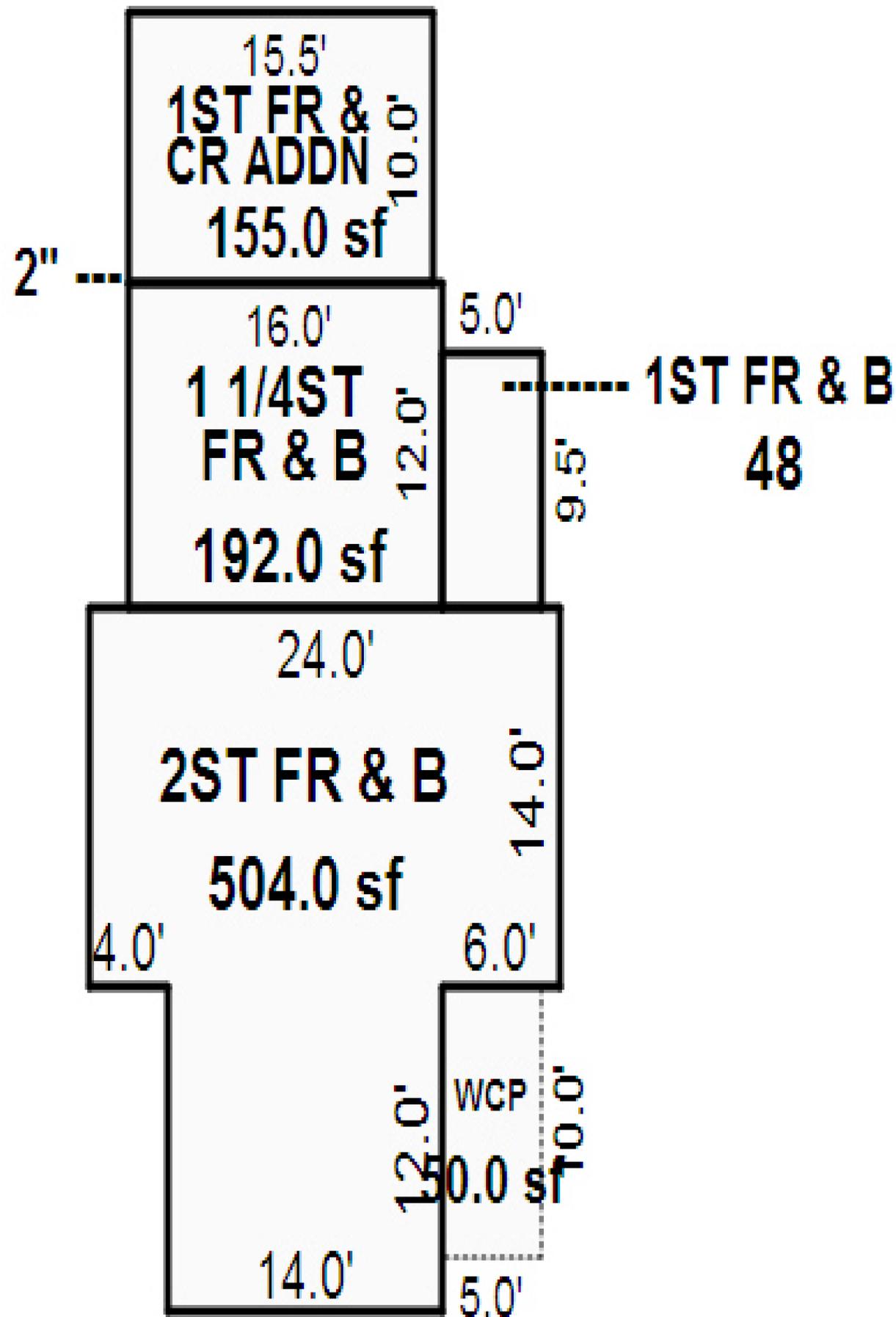
~~North ELEV.~~



- 1. **706 W. Willard** – April 16, 2009 ^^ SE corner
- 2. East side showing front

- 3. North/rear
- 4. East side showing rear







**APPLICATION for CERTIFICATE of APPROPRIATENESS - GENERAL**

**Kalamazoo Historic District Commission**  
Community Planning & Development Department  
445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
Phone (269) 337-8804  
Fax (269) 337-8513  
cpd@kalamazoo-city.org

See instructions on second page. Always apply for and obtain your Certificate of Appropriateness BEFORE purchasing materials for your project.

Property Address 609 Elm St Historic District K-700

OWNER: Name Jeanne Baraka-Love & Paul Love  
Address 609 Elm St  
City, State, Zip Kalamazoo, MI 49007  
Phone 2693451534 Cell \_\_\_\_\_  
Fax \_\_\_\_\_ Email ambuyai18@gmail.com

APPLICANT: Name SIR Home Improvements  
Address 12849 US 131  
City, State, Zip Scharlachcraft, MI 49087  
Phone 18007480002 ext 2693818000  
Fax 2696792407 Email www.SIRHOME.com

PROPOSED WORK: (Please be as specific as possible including a complete description of the part of the structure where work will be done. See examples on next page. Use additional sheets to describe work if necessary.)

wood ultimate insert double hung - 5 double hung Marvin  
windows - 4 to go in upstairs master bed south & west side,  
1 in upstairs hallway. - 1 in wood slide - wood exterior (to be painted)  
with SDC grids & spacer bar &  
clear glass

- CHECKLIST:
- Drawings 11 x 17 or smaller
  - Existing building measurements
  - Measurements of addition/change
  - Materials list
  - Site plan with north arrow
  - Other \_\_\_\_\_

Please initial to verify at least one working smoke detector in each dwelling unit. As required by state law, this item must be initialed for the application to be considered complete.

**IMPORTANT:**  
A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred; hard copy submissions are acceptable.

Applicant's Signature [Signature] Date 4 / 9 / 09  
Owner's Signature \_\_\_\_\_ Date  / /

<b>Staff use only:</b>	Case number	_____	Application complete	_____ / _____ / _____
Administrative	Staff review date	_____ / _____ / _____	COA issued	_____ / _____ / _____
HDC	Meeting Date	_____ / _____ / _____	Approval in Concept	_____ / _____ / _____
	Letter mailed	_____ / _____ / _____		
Final HDC Action	Action date	_____ / _____ / _____		

Approve  Site Visit  Approve with conditions  Denial  Postpone  Withdrawn  Notice to proceed



IHA 09-0127



HOME IMPROVEMENTS

ROOFING • SIDING • GUTTER SYSTEMS • WINDOWS / SUNROOMS

HDC 04/21/09

12849 US 131 • Schoolcraft, MI 49087  
(269) 381-8000 • 1-800-748-0002



License No. 2102118492

Job No. 8155

Item H

This AGREEMENT made this 30 day of March 20 09, by and between SIR HOME IMPROVEMENT hereinafter referred to as Contractor, and Deann Burke-Love Hereinafter referred to as Owner(s), the parties hereto, hereby agree that the Contractor shall furnish all labor and material according to the following specifications and contract terms, on the premises located at 609 Elm St in the Village, Township and City Kalamazoo State MI Home Phone 269 / 348-1534 Township: \_\_\_\_\_ Zip 49007 Work Phone \_\_\_\_\_

Sir Home Improvements, Inc. proposes to furnish materials and labor, described below or described in any drawing, plans or specifications attached:

Windows: Best  Better  Good

- # 5 Double Hung
- # \_\_\_\_\_ 2 Lite Sliding Window
- # \_\_\_\_\_ 3 Lite Sliding Window 1/4 1/2 1/4 or 1/3 1/3 1/3
- # \_\_\_\_\_ Picture Window
- # \_\_\_\_\_ Casement Window Single, Double, Triple
- # \_\_\_\_\_ Awning Window
- # \_\_\_\_\_ Hopper Window
- # \_\_\_\_\_ Bay Window
- # \_\_\_\_\_ Bow Window 3Lt 4Lt 5Lt
- # \_\_\_\_\_ Garden Window \_\_\_\_\_
- # \_\_\_\_\_ Grids - Draw Style Below
- # \_\_\_\_\_ Patio Door: \_\_\_\_\_ 5' \_\_\_\_\_ 6' \_\_\_\_\_ 8' \_\_\_\_\_ 9' \_\_\_\_\_ 12'
- \_\_\_\_\_ Window Color to be \_\_\_\_\_

Window Glass Options

- \_\_\_\_\_ Low E, Argon, Sunclean
- \_\_\_\_\_ Double Low E, Argon, Sunclean
- \_\_\_\_\_ Triple Pane Low E, Krypton
- \_\_\_\_\_ Obscure

Doors

\_\_\_\_\_ Entry Door(s) \_\_\_\_\_ Storm Door(s) - See attached form(s).

Sir Home Improvement's Consumer Protection Package

- Workers Compensation Insurance
- Property Damage Insurance
- Personal Injury Insurance
- Lifetime Labor Warranty
- \_\_\_\_\_ Fuel Savings Pledge (only on full house of SIR Windows)
- 1 Yr. Anniversary Inspection
- 90 - Day Price Guarantee
- Money Back Guarantee

Installation Includes:

- Premium Silicone Caulk
- Non-expanding foam insulation around each window
- Deluxe Alum. Capping. Color To Match existing
- 1/2 screens on all moveable windows
- SIR to remove existing windows and doors as required
- New units to be installed in existing jambs, headers and sills
- (All exceptions to be listed below)
- Clean-up and haul away all job related debris

Special Instructions: 5 Double Hung Marvin Windows with exterior to March 4 to go in upstairs master bed South + west side + 1 in upstairs hallway. Full attic of E-shield

Do not do:

NOTICE UNDER MICHIGAN SOLICITATION SALES ACT

(Applicable only if contract was solicited or executed at your residence)  
You the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. You should see the attached Notice of Cancellation form on the reverse side of your copy of this agreement for an explanation of this right.



# WOOD ULTIMATE INSERT DOUBLE HUNG

## PRODUCT SPECIFICATION

### SECTION 08 52 00

#### WOOD ULTIMATE INSERT DOUBLE HUNG WINDOW

#### PART 1 GENERAL

##### 1.1 SECTION INCLUDES

- A. Wood ultimate insert [double hung] [single hung] and related [picture] [transom] window complete with hardware, glazing, weather-strip, [insect screen] [removable grille] [simulated divided lite] [authentic divided lite] [grilles-between-the-glass] and standard or specified anchors, trim and attachments.

##### 1.2 RELATED SECTIONS

- A. Section 01 33 23-Submittal Procedures: Shop Drawings, Product Data, and Samples  
 B. Section 01 62 00-Product Options  
 C. Section 01 65 00-Product Delivery  
 D. Section 01 66 00-Storage and Handling Requirements  
 E. Section 01 71 00-Examination and Preparation  
 F. Section 01 73 00-Execution  
 G. Section 01 74 00-Cleaning and Waste Management  
 H. Section 01 76 00-Protecting Installed Construction  
 I. Section 06 22 00-Millwork: Wood trim other than furnished by window manufacturer  
 J. Section 07 92 00-Joint Sealants: Sill sealant and perimeter caulking  
 K. Section 09 90 00-Paints and Coatings: Paint or stain other than factory applied finish

##### 1.3 REFERENCES

- A. American Society for Testing and Materials (ASTM):  
 1. E 283: Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.  
 2. E 330: Standard Test Method for Structural Performance of Exterior Windows, Curtains Walls, and Doors by Uniform Static Air Pressure Difference.  
 3. E 547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.  
 4. E 774: Specification for Sealed Insulated Glass Units.  
 5. C 1036: Standard Specification for Flat Glass.  
 B. American National Standards Institute / National Wood Window and Door Association NWDA: I.S.4: Industry Standard for Water Repellent Preservative Treatment for Millwork.  
 C. American Architectural Manufacturers Association / Window and Door Manufacturers Association (AAMA / WDMA): ANSI / AAMA / NWWDA 101 / I.S.2-97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors and 101 / I.S.2 / NAFS-02 Voluntary Performance Specification for Windows, Skylights and Glass Doors.  
 D. Window and Door Manufacturers Association (WMDA): 101 / I.S.2 WDMA Hallmark Certification Program.  
 E. Sealed Insulating Glass Manufacturers Association / Insulating Glass Certification Council (SIGMA / IGCC).  
 F. American Architectural Manufacturers Association (AAMA): AAMA 2605 Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels.  
 G. National Fenestration Rating Council (NFRC): 100: Procedure for Determining Fenestration Product Thermal Properties.

##### 1.4 SYSTEM DESCRIPTION

- A. Design and Performance Requirements:  
 1. Window Units shall be designed to comply with ANSI / AAMA / WDMA I.S.2-97 and 101 / I.S.2 / NAFS-02.  
 a. Double Hung: H-LC30 up to 44 X 77.608 Inside Opening.  
 b. Transom: TR-LC30 up to 44 X 23.051 Inside Opening.  
 c. Picture: F-LC30 up to 68 X 77.608 Inside Opening.  
 2. Air leakage shall not exceed the following when tested at 1.57 psf according to ASTM E 283: 0.30 cfm per square foot of frame.  
 3. No water penetration shall occur when units are tested at the following pressure according to ASTM E 547: H-LC-30, TR-LC-30, and F-LC30 - 4.5 psf.  
 4. Window assembly shall withstand the following positive or negative uniform static air pressure difference without damage when tested according to ASTM E 330: H-LC30, TR-LC-30 and F-LC30 - 45 psf.

##### 1.5 SUBMITTALS

- A. Shop Drawings: Submit shop drawings under provisions of Section 01 33 23.  
 B. Product Data: Submit catalog data under provisions of Section 01 33 23.  
 C. Samples:  
 1. Submit corner section under provisions of Section 01 33 23.  
 2. Include glazing system, quality of construction, and specified finish.  
 D. Quality Control Submittals: Submit manufacture's certifications indicating compliance with specified performance and design requirements under provisions of Section 01 33 23.



# WOOD ULTIMATE INSERT DOUBLE HUNG

## PRODUCT SPECIFICATION

### 1.6 QUALITY ASSURANCE

- A. Regulatory Requirements: Emergency Egress or Rescue: Comply with requirements for sleeping units of [IBC International Building Code] [BOCA Basic Building Code] [Southern Building Code] [Uniform Building Code] [\_\_\_\_\_].

### 1.7 DELIVERY

- A. Comply with provisions of Section 01 65 00.  
B. Deliver in original packaging and protect from weather.

### 1.8 STORAGE AND HANDLING

- A. Prime or seal wood surfaces, including surface to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.  
B. Store window units in an upright position in a clean and dry storage area above ground and protect from weather under provisions of Section 01 66 00.

### 1.9 WARRANTY

- A. Windows shall be warranted to be free from defects in manufacturing, materials, and workmanship for a period of ten (10) years from purchase date.  
B. Insulating glass shall be warranted against visible obstruction thru the glass caused by a failure of the insulating glass air seal for a period of twenty (20) years from the date of original purchase.

## PART 2 PRODUCTS

### 2.1 MANUFACTURED UNITS

- A. Description: Wood Ultimate Insert [Double Hung] [Single Hung] [Stationary] units as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

### 2.2 ALUMINUM CLAD WOOD ULTIMATE INSERT DOUBLE HUNG MATERIALS

- A. Frame: Finger jointed edge-glued pine head and side jambs with clear pine interior veneer [finger jointed edge glued mahogany head and side jambs with clear mahogany interior veneer] [finger jointed edge glued vertical grain Douglas fir head and side jambs with clear vertical grain Douglas fir interior veneer]. Finger jointed [clear] sill, kiln dried to a moisture content no greater than twelve (12) percent at the time of fabrication. Water repellent preservative treated in accordance with WDMA I.S.4. Frame thickness: 1 1/16 inch (17 mm) head and side jambs, 1 inch (25 mm) sill, 8 degree bevel, 1-7/16 inches (37 mm) flat sill available. Frame width: 4-9/16 inches (116 mm).
- B. Sash: Clear pine [mahogany] [vertical grain Douglas fir] kiln dried to a moisture content no greater than twelve (12) percent at the time of fabrication. Water repellent preservative treated in accordance with WDMA I.S.4. Sash thickness: 1-5/8 inches (41 mm) for double hung, 1-5/8 inches (41 mm) or 2 inches (51 mm) for picture units. Removable exterior glazing stops. Corners slot and tenoned. Operable sash tilt to interior for cleaning or removal.
- C. Glazing: Select quality complying with ASTM C 1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 774.
1. Glazing method:  
[Insulating glass] [Altitude adjusted] [single glass]
  2. Glass type:  
[Clear]  
[Bronze]  
[Gray]  
[Reflective bronze]  
[Low E II] [Argon gas]  
[Tempered]  
[Obscure]  
[Laminated]
  3. Glazing seal: Silicone bedding, exterior and interior.
- D. Finish:
1. Interior / Exterior: [Treated bare wood] [Latex prime coat, white - available for pine wood species only].
- E. Hardware:
1. Balance system: Coil spring block and tackle with nylon cord and fiber filled nylon clutch.
  2. Jamb track: Vinyl extrusion. Color: [Beige] [White].
  3. Lock: High pressure zinc die-cast [solid brass] cam lock and keeper. Finish: Phosphate coated and electrostatically painted Satin Taupe [Bronze] [White] [Brass] [Satin Chrome] [Satin Nickel] [Antique Brass] [Oil rubbed Bronze].
- F. Weather-strip: Unit is weather-stripped at jambs with a foam type material for added long-term performance to seal against both the bottom sash and top sash stiles. The bottom sash has a weather-strip to seal against the sill, the top check rail has a weather-strip to seal against the bottom check rail, and the top rail seals against a weather-strip on the head-jamb parting stop. Stationary units: Continuous, bulb weather-strip at perimeter of sash, concealed slotted bulb weather-strip on exterior of sash, pile weather-strip on interior of blind stop, dual durometer bulb weather-strip at bottom rail. Color: Beige.



## WOOD ULTIMATE INSERT DOUBLE HUNG

### PRODUCT SPECIFICATION

- G. Insect Screens: Field installed [half screen] [full screen]. Half screen covers bottom sash opening. Screen cloth, 18 X 16 mesh; Charcoal fiberglass [Charcoal aluminum wire] [Black aluminum wire] [Bright aluminum wire] [Bright bronze wire]. Aluminum frame finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets or exceeds AAMA 2605 requirements. Standard color: [Stone White] [Bronze] [Bahama Brown] [Pebble Gray] [Evergreen]. [Select color: [Ebony] [Arctic White] [Sierra White] [French Vanilla] [Desert Beige] [Wineberry] [Coconut Cream] [Cashmere] [Cadet Gray] [Cumulus Gray] [Sherwood Green] [Hampton Sage] [Cascade Blue] [Cobalt Blue]]. [Custom color - contact your Marvin representative]. Optional Charcoal High Transparency screen mesh (CH Hi-Tran) 20 x 20 fiberglass.
- H. Removable Grilles: [3/4 X 15/32 inch (19 mm X 12 mm)] [1-1/8 X 15/32 inch (29 mm by 12 mm)] Pine only.
1. Pattern: [Rectangular] [Custom lite layout].
  2. Finish: Match interior sash finish.
- I. Authentic Divided Lites (ADL): [7/8 inch (22 mm) single glaze pine [mahogany] [vertical grain Douglas fir] muntin] [1-11/16 inches (43 mm) insulating glass pine [mahogany] [vertical grain Douglas fir] muntin].
1. Pattern: [Rectangular] [Custom lite layout].
  2. Finish: Match sash finish.
- J. Simulated Divided Lites (SDL): [7/8 inch (22 mm) wide] [1 1/8 inch (29 mm) wide] [with internal spacer bars] pine [mahogany] [vertical grain Douglas fir] adhered to glass with double coated acrylic foam tape.
1. Pattern: [Rectangular] [Custom lite layout].
  2. Finish: Match sash finish.
- K. Grilles-between-the-glass (GBG): 11/16 inch (17 mm) white contoured aluminum bar. Optional flat aluminum spacer bar, contact your Marvin representative.

### 2.3 ACCESSORIES AND TRIM

- A. Installation Accessories:
1. Package of installation hardware consisting of:
    - a. Two 5/16 inch - #10 x 2 1/2 inch jamb jack screws
    - b. Four #7 x 2 inch Phillips pan head installation screws
    - c. Two jamb liner check rail pads
    - d. Four wood flat head plugs (interior)
    - e. Screen grommet(s)
  2. Sash lifts: High pressure zinc die-cast. Color: Satin Taupe [Bronze] [White] [Brass] [Satin Chrome] [Satin Nickel] [Antique Brass] [Oil Rubbed Bronze].
  3. Exterior trim

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Verification of Conditions: Before installation, verify openings are plumb, square, and of proper dimension as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
- B. Acceptance of Conditions: Beginning of installation confirms acceptance of existing conditions.

### 3.2 INSTALLATION

- A. Comply with Section 01 73 00.
- B. Assemble and install window unit according to manufacture's instructions and reviewed shop drawings.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 82 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.

### 3.3 CLEANING

- A. Remove visible labels and adhesive residue from glass according to manufacture's instructions.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

### 3.4 PROTECTING INSTALLED CONSTRUCTION

- A. Comply with Section 01 76 00.
- B. Protect windows from damage by chemicals, solvents, paint, or other construction operations that may cause damage.



## WOOD ULTIMATE INSERT DOUBLE HUNG

### OPERATOR GUIDELINES / WINDH MEASUREMENT CONVERSIONS

Glazing Type	Operator Size Guidelines				Glass Size Maximum Square Feet per Sash
	Inside Opening Width		Inside Opening Height		
	Minimum	Maximum	Minimum	Maximum	
Insulating Glass	13 3/4" (349)	48" (1219)	23 21/32" (601)	85 19/32" (2174)	10 sq. feet (.93) sq. meters

Note: Units with 3/16" tinted glass have a 9 (.84) sq. ft. maximum glass size per sash.

Note: Some restrictions may apply. Contact your Marvin representative.

WINDH Measurement Conversions		
From Daylight Opening to:	Width	Height
Bottom Sash OM	+3 17/32" (90)	+5 11/16" (144)
Top Sash OM	+3 17/32" (90)	+3 7/8" (99)
Glass OM	+1 1/16" (27)	+1 1/16" (27)
Screen OM	+4 31/32" (126)	DLO + DLO +9 9/32" (236)
Grille	order by DLO	order by DLO

WINDH Measurement Conversions			
From Inside Opening to:	Width	*Height Flat Bottom Frame	*Height 8 Degree Frame Bevel
Bottom Sash OM	-3 9/32" (89)	-10 9/32" (261) ÷ 2 + 5 11/16" (144)	-9 27/32" (250) ÷ 2 + 5 11/16" (144)
Top Sash OM	-3 9/32" (89)	-10 9/32" (261) ÷ 2 + 3 7/8" (99)	-9 27/32" (250) ÷ 2 + 3 7/8" (99)
Daylight Opening	-6 13/16" (173)	-10 9/32" (261) ÷ 2	-9 13/16" (249) ÷ 2
Glass OM	-5 3/4" (146)	-8 5/32" (207) ÷ 2	-7 23/32" (196) ÷ 2
Screen OM	-1 27/32" (47)	-1" (25)	-9/16" (14)
Frame OM @ Interior	-3/8" (10)	-1/4" (6)	-1/4" (6)
Frame OM @ Exterior	-3/8" (10)	-1/4" (6)	+3/16" (5)

\* If the existing sill is less than 8 degrees the replacement unit will be manufactured with a flat bottom. If the angle of the existing sill is 8 degrees or greater the unit will be made with an 8 degree frame bevel.



## WOOD ULTIMATE INSERT DOUBLE HUNG

### TRANSOM GUIDELINES / WINDT MEASUREMENT CONVERSIONS

Glazing Type	Transom Size Guidelines				Glass Size Maximum Square Feet
	Inside Opening Width		Inside Opening Height		
	Minimum	Maximum	Minimum	Maximum	
Insulating Glass	13 3/4" (349)	48" (1219)	13 1/8" (333)	23" (584)	5 sq. feet (.46) sq. meters

Note: Some restrictions may apply. Contact your Marvin Representative.

WINDT Measurement Conversions		
From Daylight Opening to:	Width	Not affected by sill type
		Height
Sash OM	+3 17/32" (90)	+4 11/32" (110)
Glass OM	+1 1/16" (27)	+1 1/16" (27)
Grille	order by DLO	order by DLO

WINDT Measurement Conversions			
From Inside Opening to:	Width	*Height Flat Bottom Frame	*Height 8 Degree Frame Bevel
Sash OM	-3 9/32" (83)	-2 11/32" (60)	-1 29/32" (48)
Daylight Opening	-6 13/16" (173)	-6 11/16" (170)	-6 1/4" (159)
Glass OM	-5 3/4" (146)	-5 5/8" (143)	-5 9/16" (132)
Frame OM @ Interior	-3/8" (10)	-1/4" (6)	-1/4" (6)
Frame OM @ Exterior	-3/8" (10)	-1/4" (6)	+3/16" (5)

\* If the existing sill is less than 8 degrees the replacement unit will be manufactured with a flat bottom. If the angle of the existing sill is 8 degrees or greater the unit will be made with an 8 degree frame bevel.



## WOOD ULTIMATE INSERT DOUBLE HUNG

### PICTURE GUIDELINES / WINDP MEASUREMENT CONVERSIONS

Glazing Type	Picture Size Guidelines				Glass Size Maximum Square Feet
	Inside Opening Width		Inside Opening Height		
	Minimum	Maximum	Minimum	Maximum	
Insulating Glass 1" (25)	13 5/8" (346)	68" (1727)	14 7/32" (361)	85 19/32" (2174)	34 sq. feet (3.16) sq. meters

Note: Some restrictions may apply. Contact your Marvin Representative.

WINDP Measurement Conversions		
From Daylight Opening to:	Width	Not affected by sill type
		Height
Sash OM	+4 7/8" (124)	+5 21/32" (144)
Glass OM	+1 3/16" (30)	+1 3/16" (30)
Grille	order by DLO	order by DLO

WINDP Measurement Conversions			
From Inside Opening to:	Width	*Height Flat Bottom Frame	*Height 8 Degree Frame Bevel
Sash OM	-1 15/16" (49)	-2 1/4" (57)	-1 13/16" (46)
Daylight Opening	-6 13/16" (173)	-7 29/32" (201)	-7 15/32" (190)
Glass OM	-5 5/8" (143)	-6 23/32" (171)	-6 9/32" (160)
Frame OM @ Interior	-3/8" (10)	-1/4" (6)	-1/4" (6)
Frame OM @ Exterior	-3/8" (10)	-1/4" (6)	+3/16" (5)

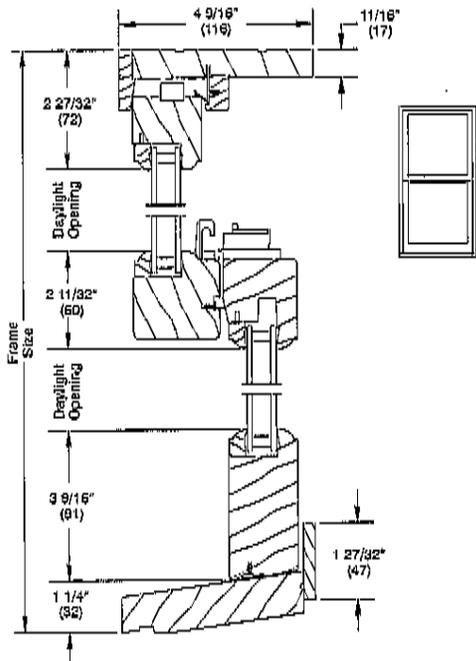
\* If the existing sill is less than 8 degrees the replacement unit will be manufactured with a flat bottom. If the angle of the existing sill is 8 degrees or greater the unit will be made with an 8 degree frame bevel.



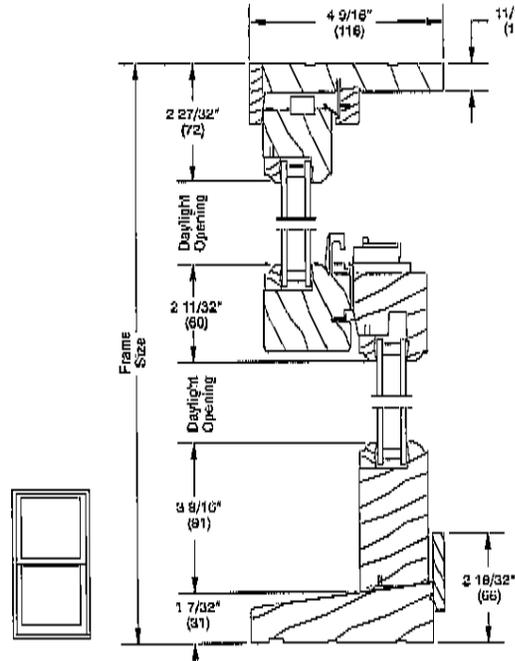
# WOOD ULTIMATE INSERT DOUBLE HUNG

## SECTION DETAILS: OPERATOR

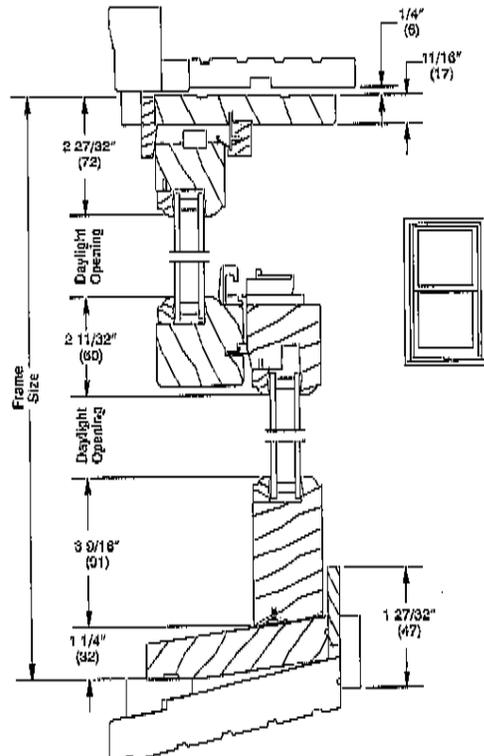
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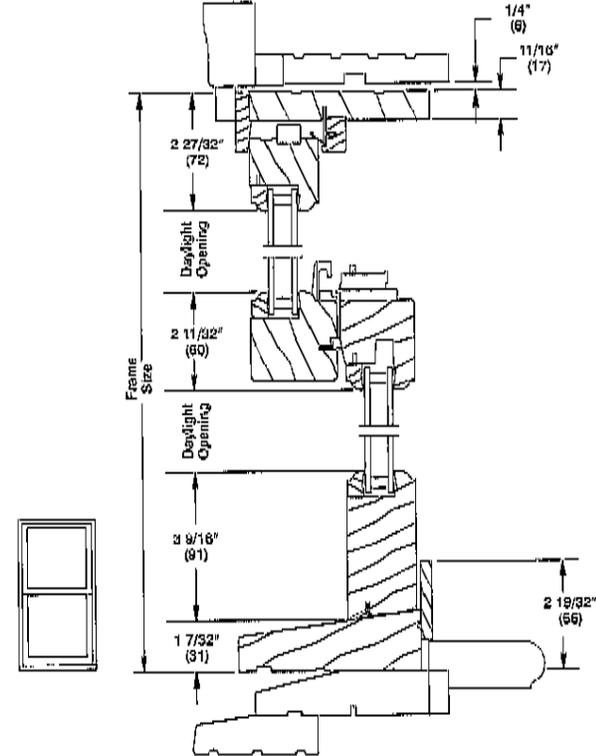
Head Jamb, Checkrail, with Beveled Frame



Head Jamb, Checkrail, with Flat Frame



Head Jamb, Checkrail, with Beveled Frame installed in existing frame



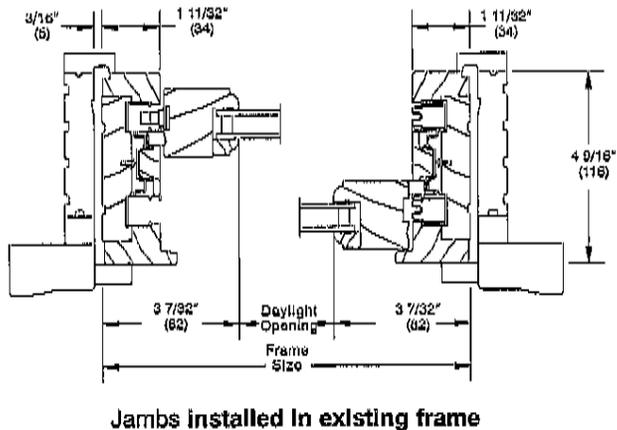
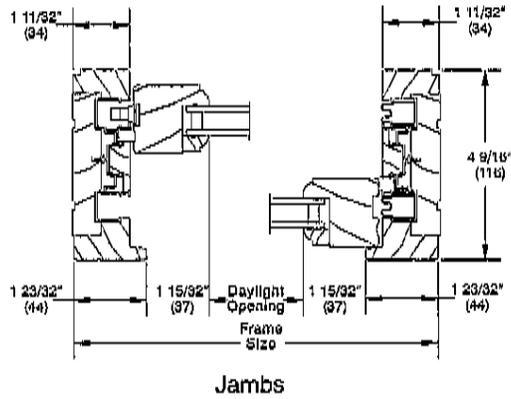
Head Jamb, Checkrail, with Flat Frame installed in existing frame



# WOOD ULTIMATE INSERT DOUBLE HUNG

## SECTION DETAILS: OPERATOR

SCALE: 3" = 1' 0"

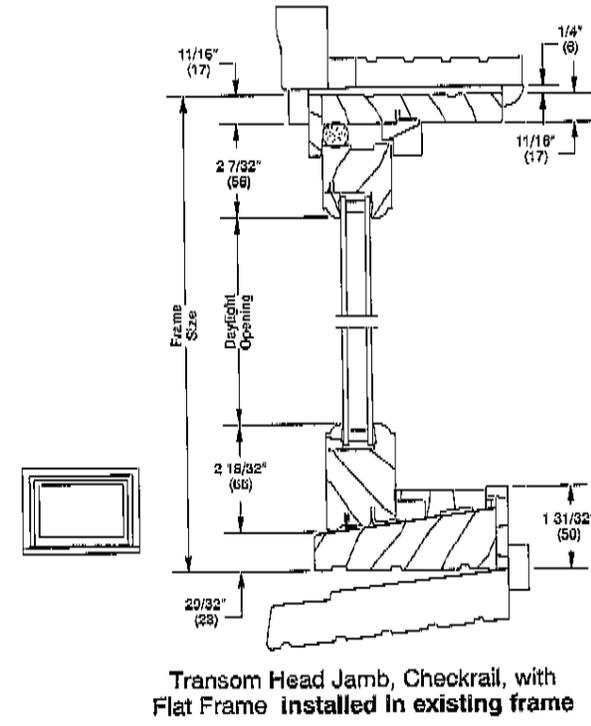
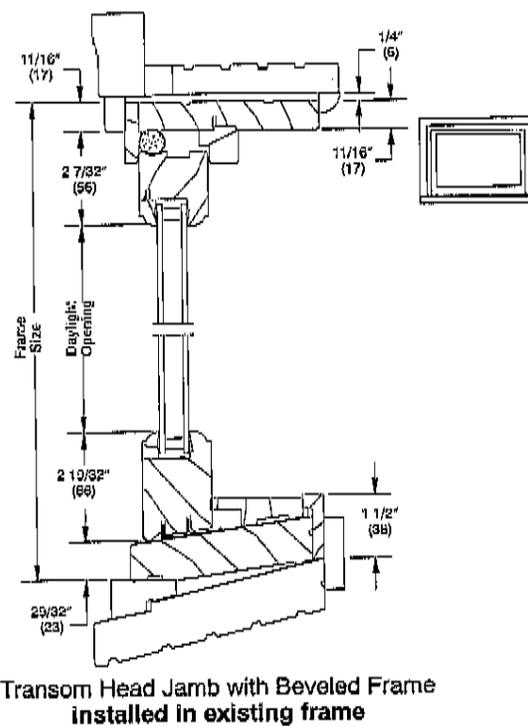
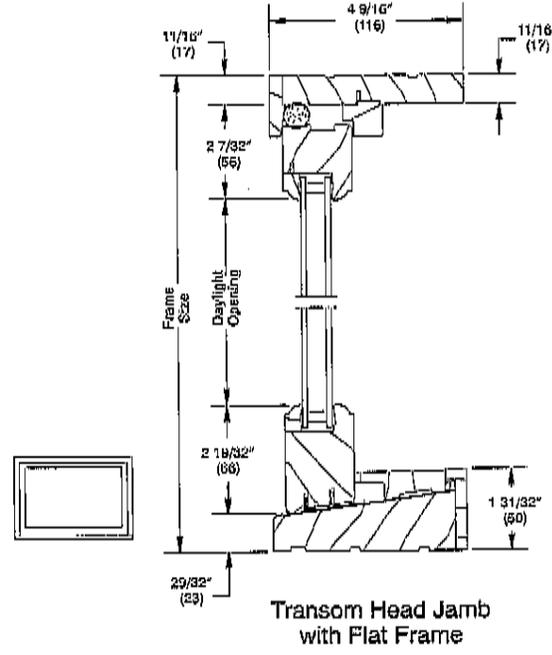
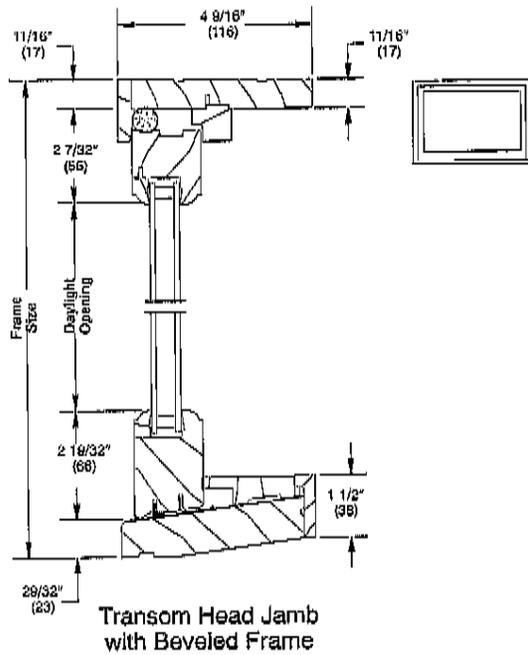




# WOOD ULTIMATE INSERT DOUBLE HUNG

## SECTION DETAILS: TRANSOM

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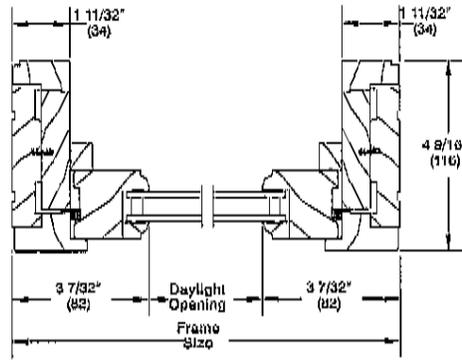




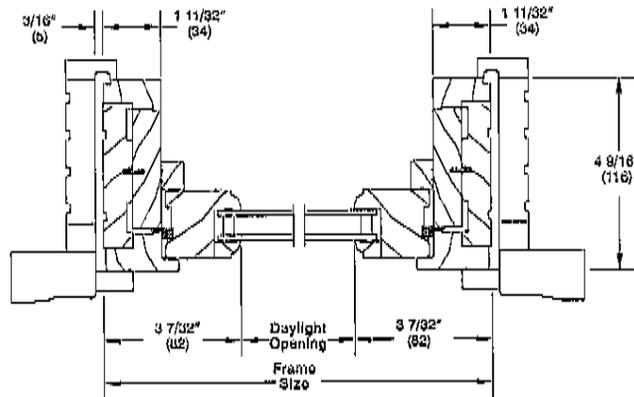
# WOOD ULTIMATE INSERT DOUBLE HUNG

## SECTION DETAILS: TRANSOM

SCALE: 3" = 1' 0"



Transom Jamb



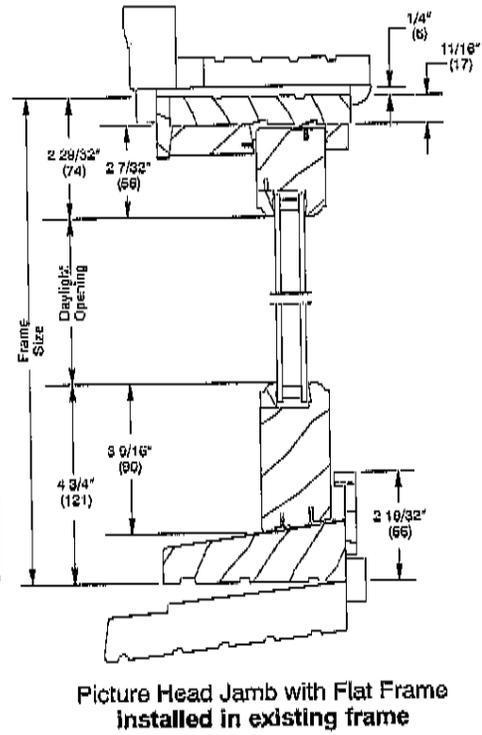
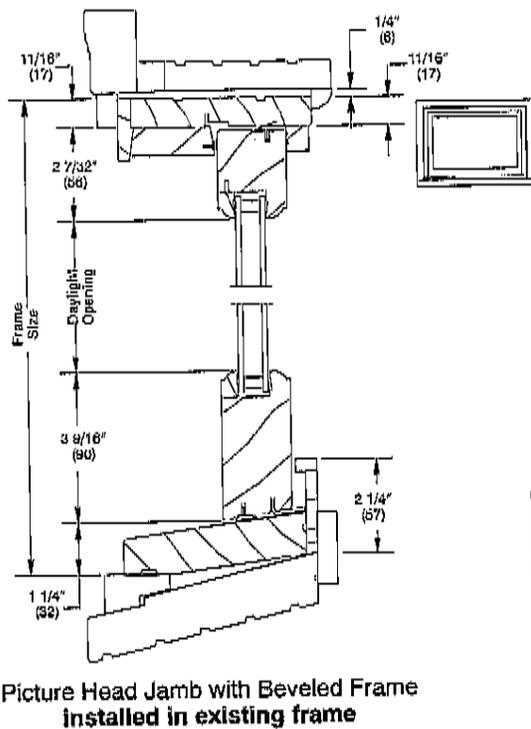
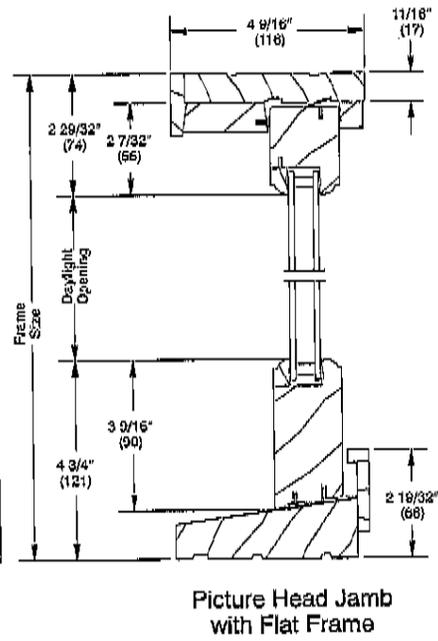
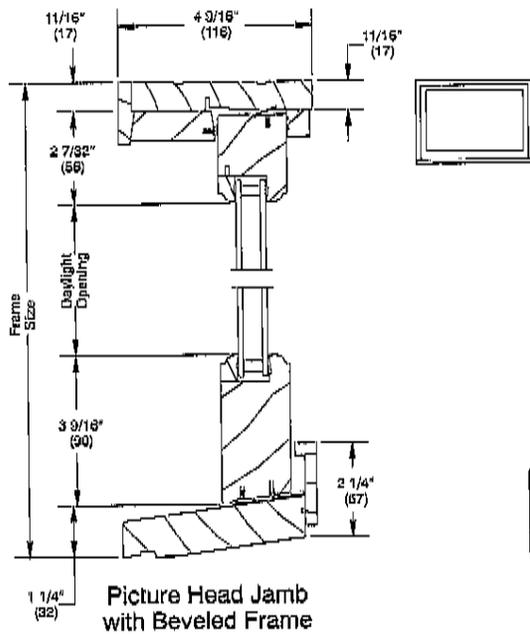
Transom Jamb installed in existing frame



# WOOD ULTIMATE INSERT DOUBLE HUNG

## SECTION DETAILS: PICTURE

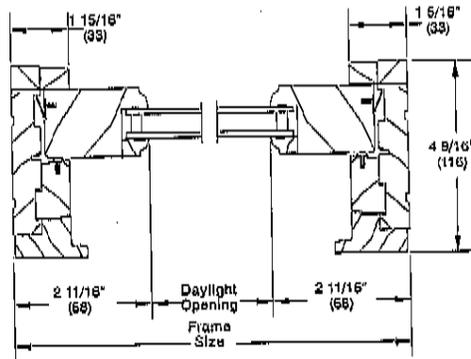
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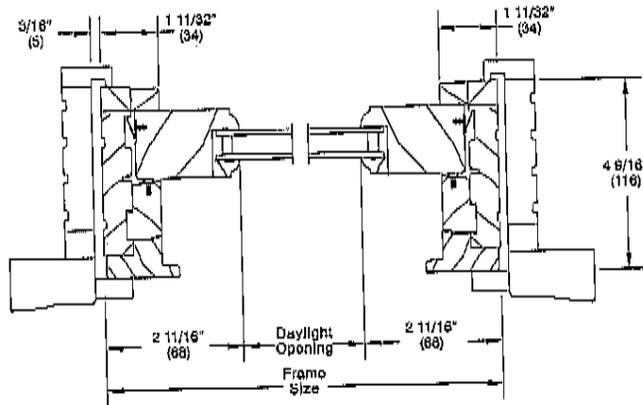


# WOOD ULTIMATE INSERT DOUBLE HUNG

SECTION DETAILS: PICTURE  
SCALE: 3" = 1' 0"



Picture Jamb

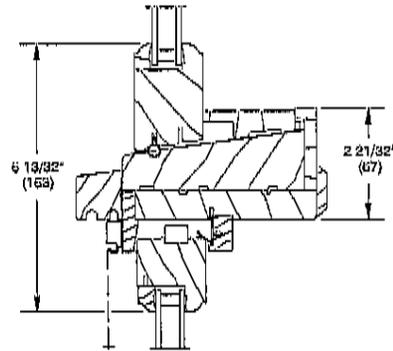


Picture Jamb installed in existing frame

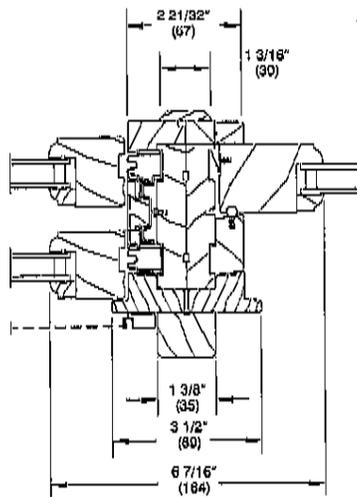


# WOOD ULTIMATE INSERT DOUBLE HUNG

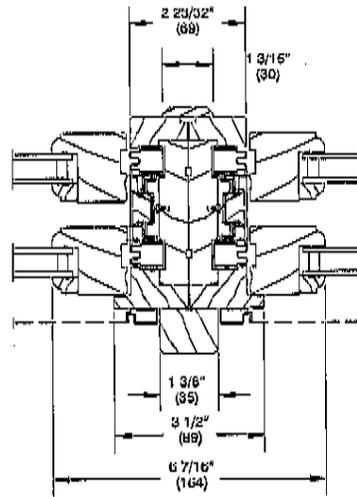
## SECTION DETAILS: MULLIONS NOT TO SCALE



**TRANSOM/OPERATOR**  
WINDH Horizontal Mullion



**OPERATOR/PICTURE**  
WINDH Vertical Mullion



**OPERATOR/OPERATOR**  
WINDH Vertical Mullion

**NOTE:**

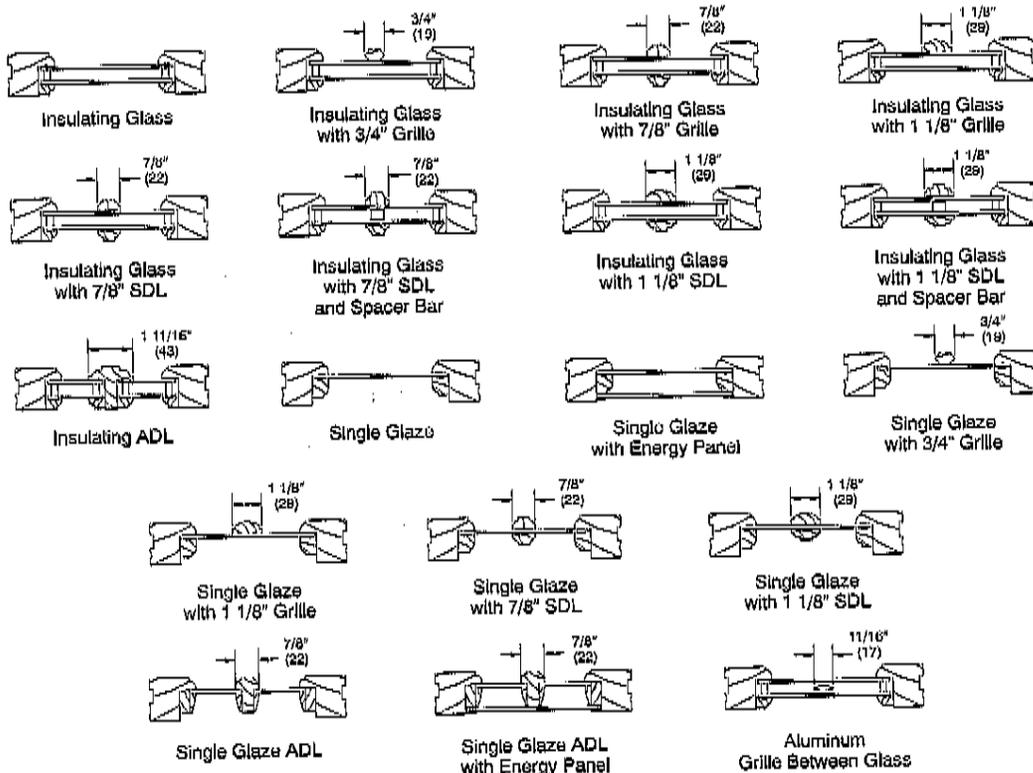
Factory mulling options available for multiple assemblies up to inside opening sizes of 72" (1829) x 72" (1829). Contact your Marvin representative for additional information or special requests.



# WOOD ULTIMATE INSERT DOUBLE HUNG

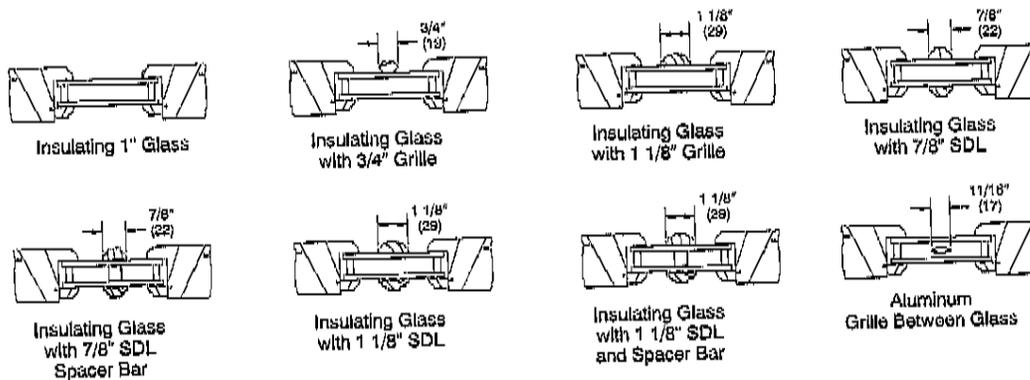
## SECTION DETAILS: DIVIDED LITE OPTIONS NOT TO SCALE

### Operator and Transom



### Picture Sash

**NOTE:**  
Picture sash available in 1-5/8" and 2" sash thickness (2" picture sash not available in ADL).

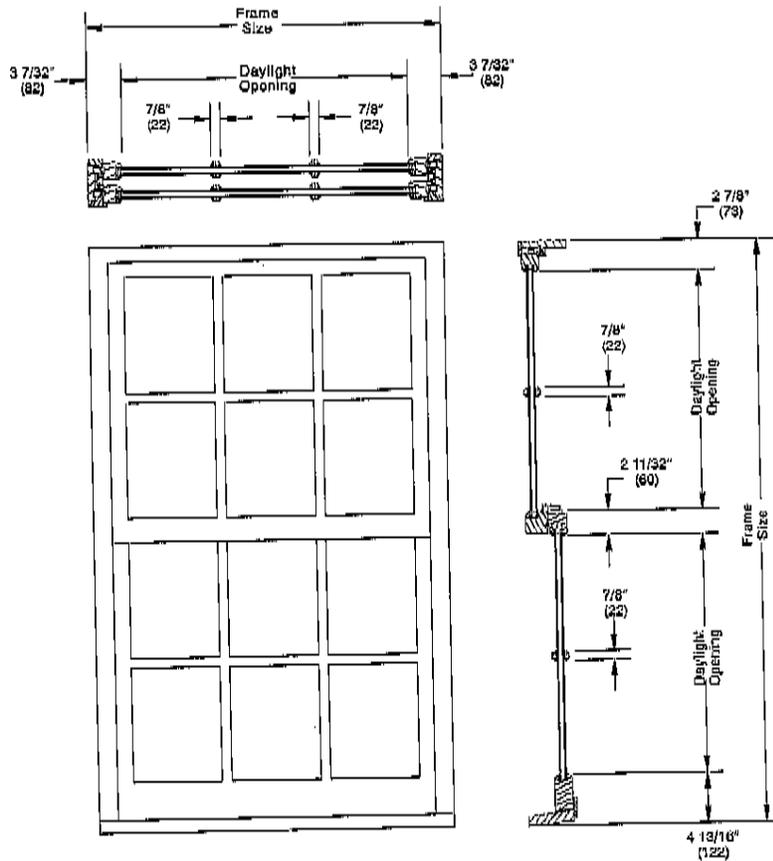


**NOTE:**  
Grille = Removable interior divider  
SDL = Simulated divided lite



# WOOD ULTIMATE INSERT DOUBLE HUNG

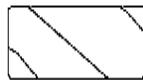
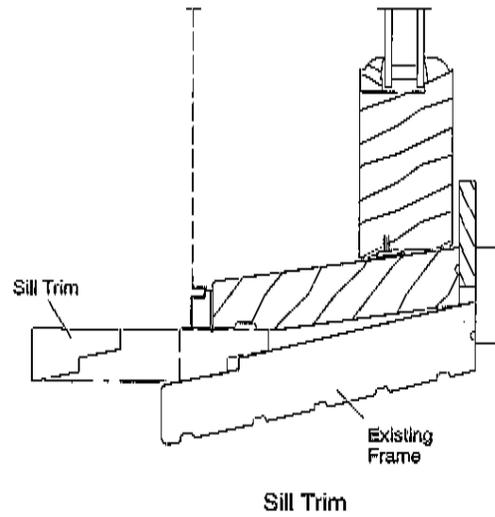
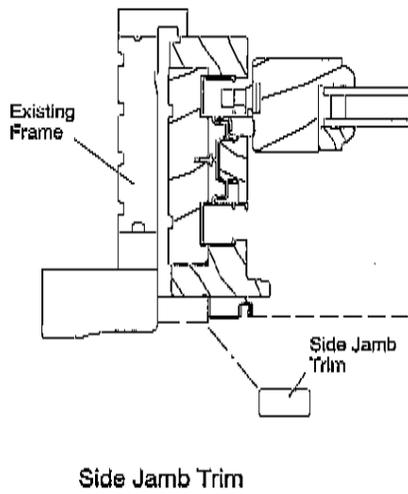
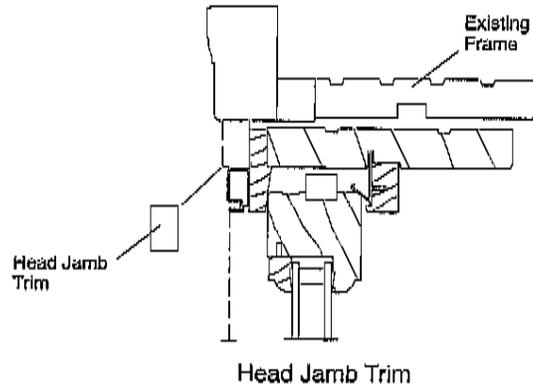
## DAYLIGHT OPENING CONVERSIONS NOT TO SCALE



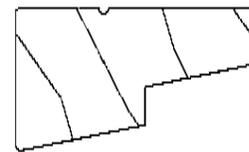
**NOTE:**  
For additional information on individual daylight openings please contact your Marvin representative.

# WOOD ULTIMATE INSERT DOUBLE HUNG

TRIM KIT  
NOT TO SCALE



Exterior Side and Top Trim  
(W8602)



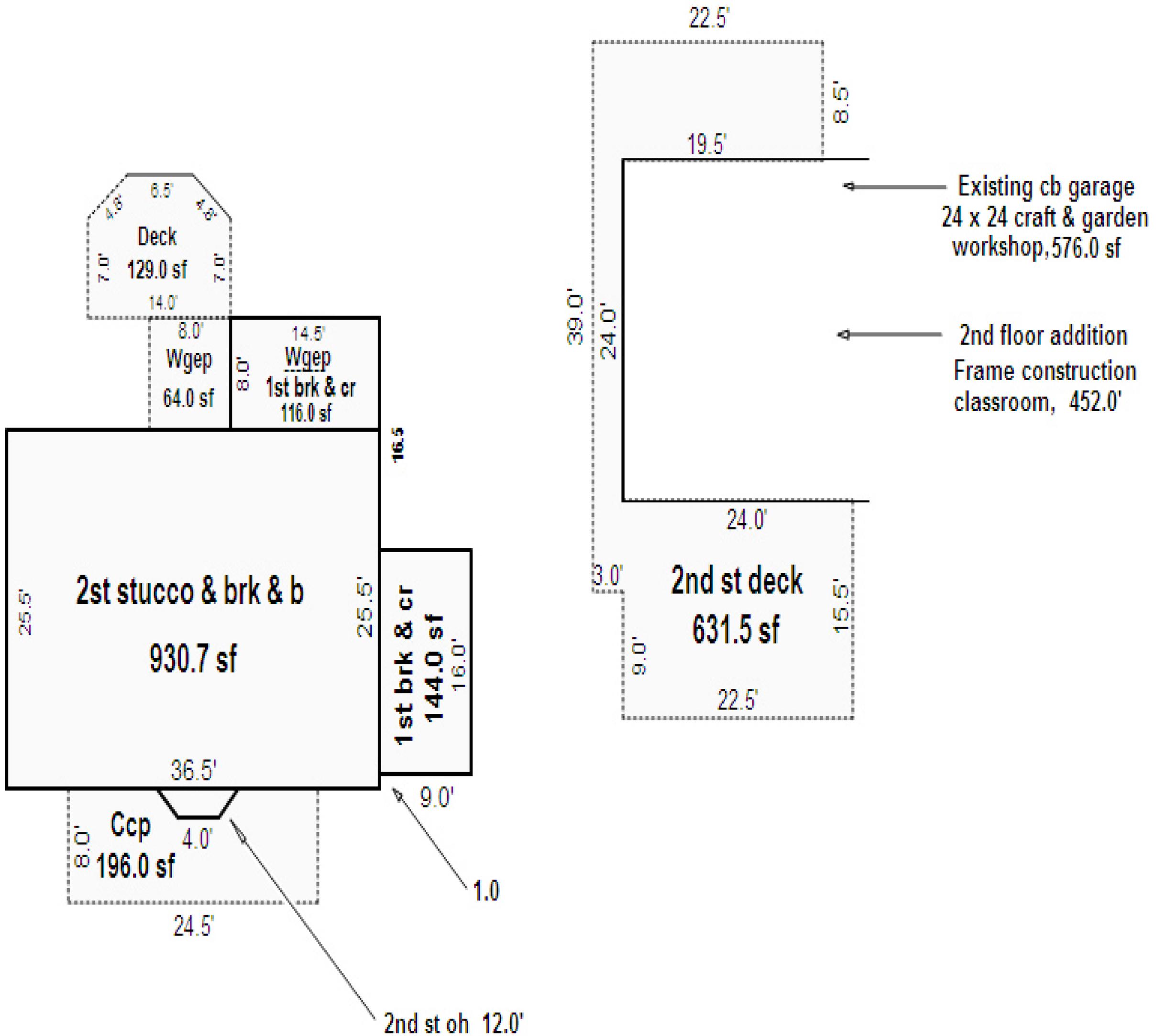
Exterior Sill Trim  
(W8599)



- 1. **609 Elm** – April 16, 2009 ^^ Front/east
- 2. South end – first & second floors

- 3. Southwest corner, second floor
- 4. West side, south end, second floor





IHA 09-0128



HDC 04/21/09

ITEM I

Department of Planning and Community Development  
Kalamazoo Historic District Commission

Development Center - 445 West Michigan  
Kalamazoo, Michigan 49007  
Telephone (269) 337-8804  
FAX (269) 337-8513  
ferraros@kalamazoocity.org



### APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 228 W. VINE  
Applicant: DERICK L. THOMAS  
Mailing Add. 1001 BRYANT  
City State & Zip: KALAMAZOO, MI 49001  
Phone: (269) 381-0214  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Historic District: VINE-SOUTH  
Owner: DERICK L. THOMAS  
Mailing add 1001 BRYANT #1  
City, State Zip KALAMAZOO, MI 49001  
Phone: (269) 381-0214  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Proposed Work:

Use additional sheets to describe work if necessary SEE ATTACHED DOCUMENTS #1, #2, A, B & C

Applicant's Signature: [Signature]  
Owner's Signature: [Signature]  
(if different)

Date: 04-13-09  
Date: 04-13-09

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

Case Number: IHA 09-0128

Date Received: 4-13-09

#### REFERRED TO:

COMMISSION  
Meeting Date: 4-21-09  
Comments: \_\_\_\_\_

ADMINISTRATIVE  
Staff Review Date: \_\_\_\_\_  
COMMENTS \_\_\_\_\_

Suggested Action:  Approve  Site Visit  
 Approve w/Conditions  Deny

COA issued \_\_\_\_\_

#### 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 \_\_\_\_\_

\_\_\_\_\_  
Historic Preservation Coordinator Date

**Proposal for Porch Restoration at 228 West Vine  
For Derick Thomas**

4/9/09

**Recommendations:**

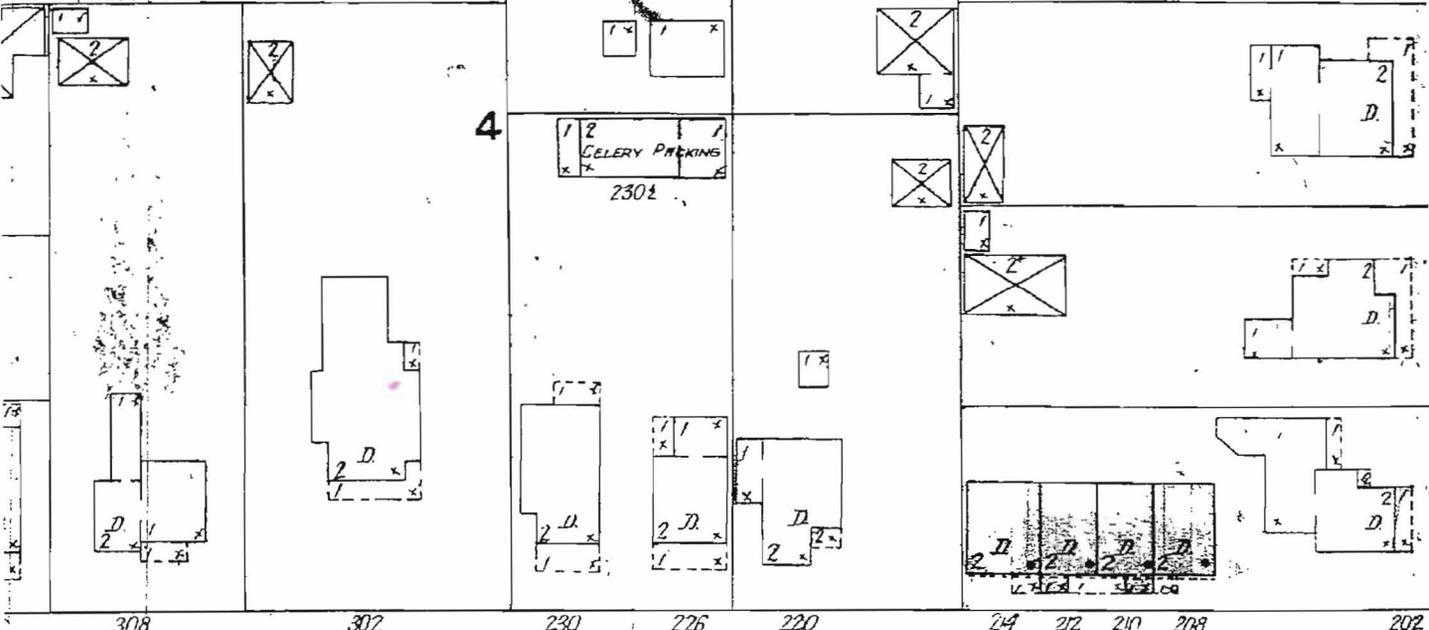
1. Remove non-original upper porch roof, columns and railings. Save columns and reusable porch ceiling boards.
2. The deck of the second floor porch is so badly weather damaged that it needs to be taken out.
3. Deconstruct original first floor porch roof down to the rafters and original east and west roof support beams.
4. Temporarily support first floor roof structure and lift it high enough to remove existing new beam and add new beam.
5. Remove lower porch ceiling boards to be used with the boards salvaged from the upper porch so they can be reused on the first floor porch ceiling.
6. Remove first floor porch columns. Remove all paint, repair and then prim and repaint.
7. Remove new laminate beam.
8. Install a new built-up beam on front (south) underside of the roof. The beam is to be fabricated of (2) 2x12x18' 7" stock lumber (crown side up). They are to be glued and screwed together and clad with 1x8 trim boards (cut to fit) on the sides and bottom of the beam. Trim boards also to be attached with screws and glue to the beam. Additional thickness may need to be added to beam itself so that this beam matches the thickness of the two existing beams.
9. Reinstall the columns.
10. Lower roof structure onto beam and attach.
11. At the east masonry block pier, break up the concrete around the base of the pier at ground level. Support the pier from the east with a min. of a 6x8 piece of timber running the full height of the pier with multiple diagonal supports to the ground.
12. Dig a hole 2 feet out from the east, north and south of the pier to a depth of 42".
13. Slowly push the pier as perpendicular as possible without stressing the pier.

14. Below ground clean pier of dirt then add several ½' rods into the base of the pier concrete to connect existing footing to footing addition.
15. Pour concrete around the base of the pier and at least one foot up above the base of the pier and imbed concrete mesh in the pour.
16. Let concrete cure and remove pier supports and backfill.
17. Install new or repair existing 2x6 porch ceiling rafters. Remove any badly bowed rafters.
18. Install (approx.) a 3/12 hip roof of 2x6 rafters on 16" centers leaving the fascia board and crown molding in place. Roof will meet south facade 4" below second story windows.
19. Deck rafters with ½" OSB board.
20. Flash and install drip edge to **Historic Standards**.
21. Install roofing to **Historic Standards**.
22. Roof built to match two porch roofs across the street. The roofs at 227 & 223 West Vine. The only difference being that the roof will start four inches below the window sills to provide for proper flashing.
23. Reinstall salvaged ceiling boards.
24. Where upper porch roof was removed replace with back primed siding to match original.
25. Confer with the City of Kalamazoo housing inspector and the Historic Preservation Coordinator regarding the porch and stair railing design requirements.

Respectfully,



Larry L. Burns



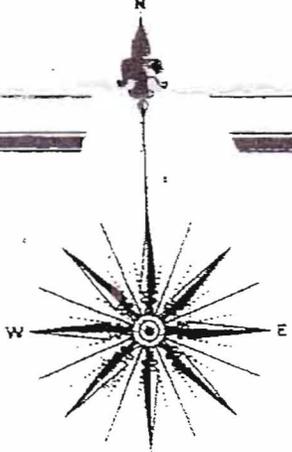
308 302 230 226 220 214 212 210 208 202

INE 63

228  
224

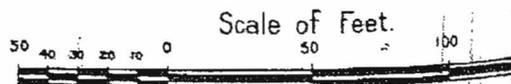
4\"/>

Sanborn Map 1908  
original porch  
was one story



Mr. Burns proposal  
will return the porch to a single story.

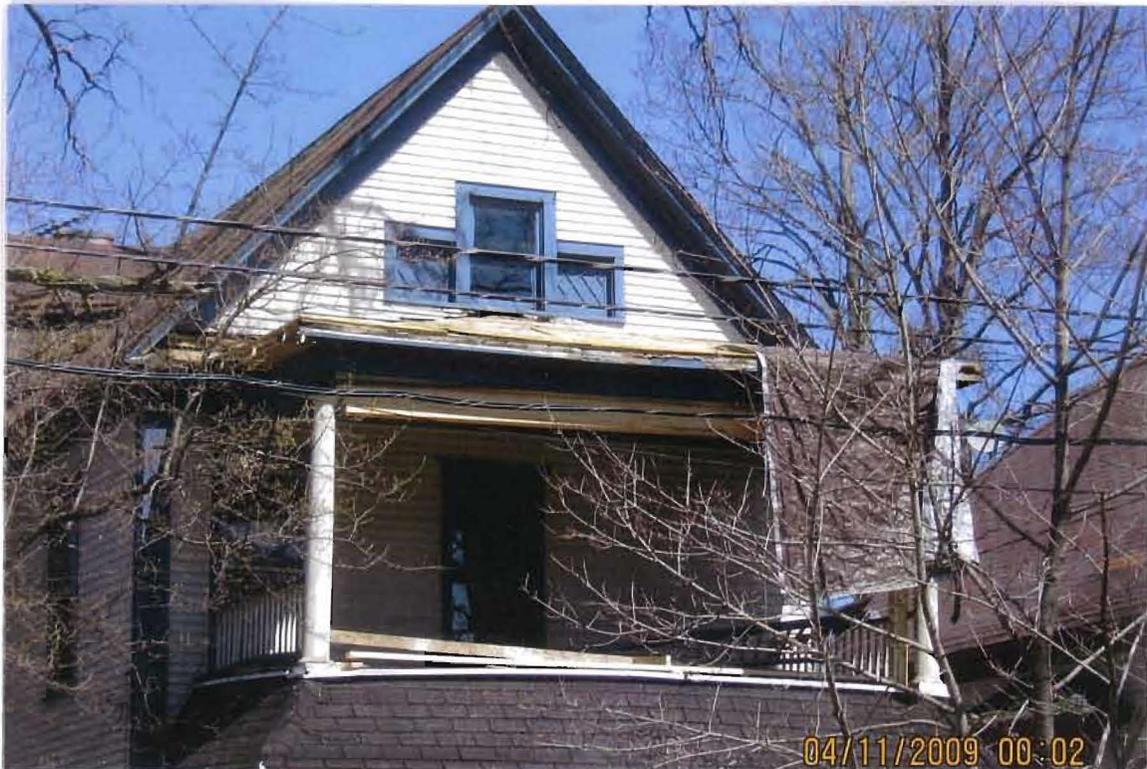
2 Miles S.E. of Court Ho.



4/9/09



228 W. VINE - CURRENT CONDITION  
FRONT ELEVATION



228 W. VINE - CURRENT CONDITION  
FRONT ELEVATION

228 WEST VINE (CONT.)  
IHA 09-0128  
4/9/09

HDC 04/21/09

ITEM I



228 W. VINE - CURRENT CONDITION  
FRONT EAST PIER

IHA 09-0129

HDC 04/21/09

Item J

**APPLICATION for CERTIFICATE of APPROPRIATENESS - GENERAL**

**Kalamazoo Historic District Commission**  
Community Planning & Development Department  
445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
Phone (269) 337-8804  
Fax (269) 337-8513  
cpd@kalamazoo-city.org



See instructions on second page. Always apply for and obtain your Certificate of Appropriateness BEFORE purchasing materials for your project.

Property Address 151 Prospect Historic District West Main Hill

OWNER: Name Jeffrey Pense  
Address 151 Prospect  
City, State, Zip Kalamazoo MI 49006  
Phone 269-762-4649 Cell 269-929-3582  
Fax 269-383-2371 Email jeffpense@westmainhill.com

APPLICANT: Name Same as Above  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Cell \_\_\_\_\_  
Fax \_\_\_\_\_ Email \_\_\_\_\_

PROPOSED WORK: (Please be as specific as possible including a complete description of the part of the structure where work will be done. See examples on next page. Use additional sheets to describe work if necessary.)

- ① Replacing front porch with new composite decking. Structure is beginning to rot & decay. Railing will also be replaced with new 1 1/2 inch metal railing.
- ② Building new deck with railing on south side of walk out roof top. Decking will be in treated lumber and railing with metal railing on new front porch. Reason for construction is for safety and functionality.

- CHECKLIST:
- Drawings 11 x 17 or smaller
  - Existing building measurements
  - Measurements of addition/change
  - Materials list
  - Site plan with north arrow
  - Other \_\_\_\_\_

Please initial to verify at least one working smoke detector in each dwelling unit. As required by state law, this item must be initialed for the application to be considered complete.

**IMPORTANT:**  
A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred; hard copy submissions are acceptable.

Applicant's Signature [Signature] Date 7/1/09  
Owner's Signature [Signature] Date 7/1/09

<b>Staff use only:</b>	Case number	_____	Application complete	<u>1</u> / <u>1</u>
Administrative	Staff review date	<u>1</u> / <u>1</u>	COA issued	<u>1</u> / <u>1</u>
HDC	Meeting Date	<u>1</u> / <u>1</u>	Approval in Concept	<u>1</u> / <u>1</u>
	Letter mailed	<u>1</u> / <u>1</u>		
Final HDC Action	Action date	<u>1</u> / <u>1</u>		

Approve  Site Visit  Approve with conditions  Denial  Postpone  Withdrawn  Notice to proceed

# SITE VISIT NOTES

SITE VISIT DATE 4/13/09 Next meeting 4/21/09  
Deadline for application for next meeting 4/14/09 (or 4/15)

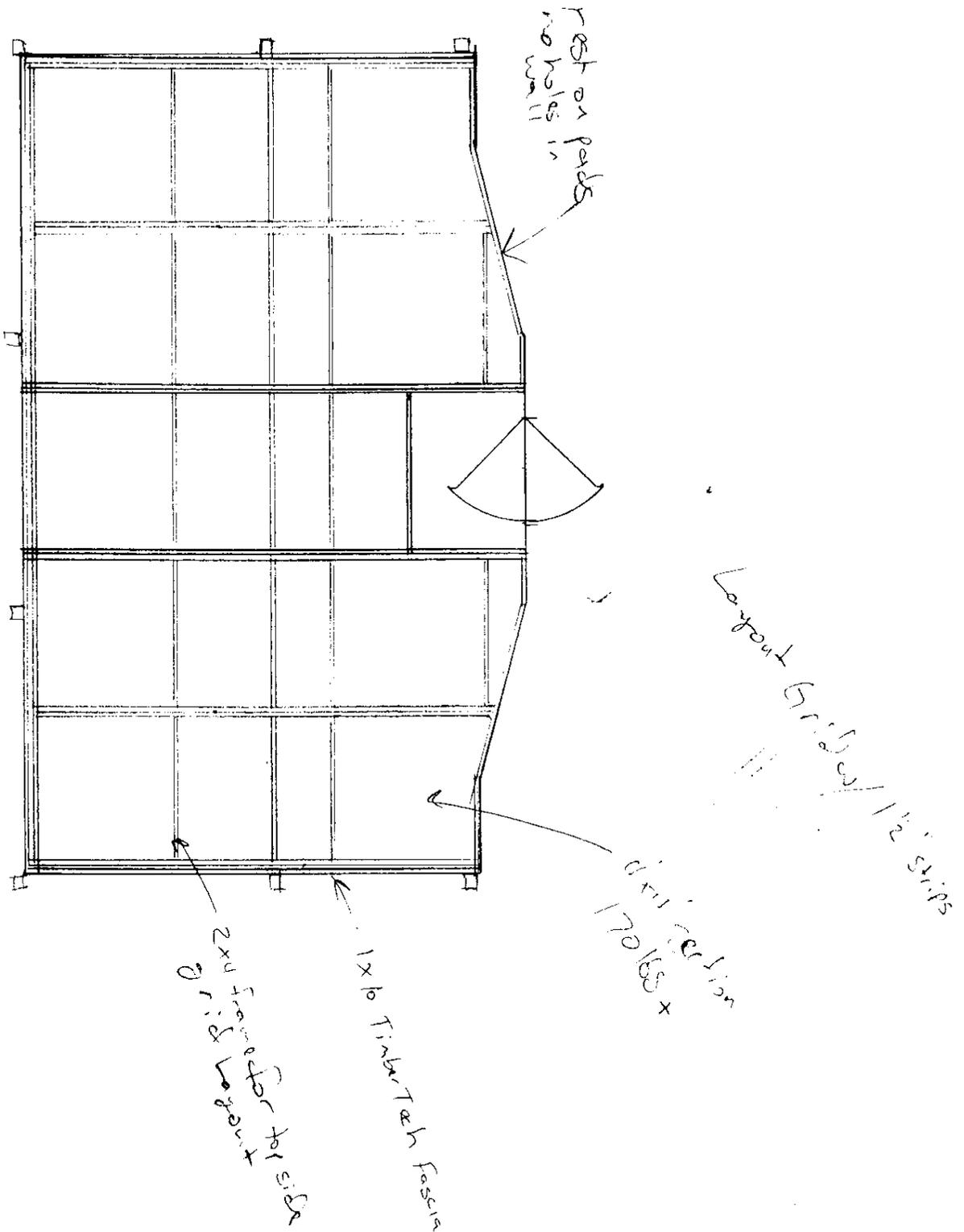
(A complete application should include an "Application for Project Review" including details and drawings or samples to illustrate the proposed work for the commission. After review and approval by the commission at its monthly meeting or by the coordinator, a Certificate of Appropriateness will be issued. A COA must be issued BEFORE applying for a building permit.)

Applicant/owners name Jeffrey Banks Contact phone # 269-929-5052  
Address of site 151 project Year Built (ca.) 1911  
Site visit for: Pre-application review [ ] - with HDC [ ] with Coordinator\*\*\* [ ]  
HDC after meeting [ ] VIOLATION [ ] Violation Correction [ ]  
Commissioners present: \_\_\_\_\_  
Recommended for: Administrative Approval [ ] Commission Review [ ]  
Coordinators Initials \_\_\_\_\_ Applicant/owner's initials \_\_\_\_\_

- 1 - porch deck - in front
- 2 - rails on front steps.
- 3 - rail around S. side 2nd floor porch
- 4 - deck →

\*\*\* Review of proposed work with the Historic Preservation Coordinator or the HDC committee at a site visit DOES NOT constitute approval to begin work. Proceed at your own risk.

**HISTORIC PRESERVATION COORDINATOR**  
Development Center - 445 West Michigan  
Phone (269) 337-8804; FAX 337-8513; ferraros@kalamazoocity.org



IHA 09-0129

HDC 04/21/09

To: 2694237623

Item # 3

**U & V LUMBER SUPPLIES, INC**  
 4621 E. 9TH STREET  
 KALAMAZOO, MICHIGAN  
 49009 9549

**NO. 886335 QUOTE**

03/27/09 12:23 010

SOLD TO: JOHN J HAZELHOFF CONSTRUCTION  
 46251 VALLEY RD  
 DECATUR, MI 49045

SHIP TO: JEFF PANSE  
 PORCH

S 1  
 P 5  
 A 4  
 W 9  
 C 1  
 D 2

CUST#: 114985.000B  
 TERMS: 10TH PROXM  
 269 207 1759

L#	QTY	DESCRIPTION	ITEM#	UNITS	PRICE	AMOUNT
1		PORCH FLOORING				
2	464	AZEK T&G PORCH FLOORING LIN FT	99999999	464	3.34 EA	1549.76
3	5	BRK RT/SS TRIM SCRW BX2-1/2 100	32790205A	5	16.95 PK	84.75
4	3	1X11-3/4 12' AZEK RIM COVR GRAY	5330112A	3	42.50 EA	127.50
5		FORTRESS RAILING				
6	2	32" X 8" PIP RAILING SECTION	99999999	2	103.00 EA	206.00
7	2	32" X 6" RAKE RAILING SECTION	99999999	2	120.95 EA	241.90
8	4	2X2 38" POST	99999999	4	21.40 EA	85.60
9	2	CB-04-1" COLLAR BRACKET	99999999	2	26.50 EA	53.00
10	2	CB-04-ADJ 1" COLLAR BRACKET	99999999	2	28.40 EA	56.80
11	4	PRESSED ON DOME CAP FOR POST	99999999	4	1.55 EA	6.20
12	4	POST TRIM RING	99999999	4	3.65 EA	14.60
13	1	MISC HARDWARE ALLOWANCE	99999999	1	50.00 EA	50.00
14	2	4X4 12 TREATED #2	4350412A	2	11.98 EA	23.96

SUBTOTAL 2500.07  
 5% BUILDER 125.00-  
 6% MI SALES TAX 142.50  
 TOTAL 2517.57

ESTIMATE - NOT GUARANTEED FOR PRICES OR QUANTITIES

U & V LUMBER SUPPLIES, INC  
4821 S. 9TH STREET  
KALAMAZOO, MICHIGAN  
49009-9549

NO. 886336 QUOTE 03/27/09 12126 010

SOLD JOHN J HAZELHOFF CONSTRUCTION SHIP JEFF PANSE S 1  
TO: 46251 VALLEY RD 10: PORCH / TIMBERTECH D 5  
DECATUR, MI 49045 R 4  
W 9  
C 1  
D 2

(CUST#:114965.0000) TERMS: 10TH PROXM FROM: 0 886336  
269 207 1759

L#	QTY	DESCRIPTION	ITEM#	UNITS	PRICE	AMOUNT
1		PORCH FLOORING				
2	260	5/4X6 LIN TIMBERTECH RIVERROCK	99999999	260	3.62 EA	941.20
3	3	HIDDEN FASTNER 10050FT/BAG	99999999	3	101.00 EA	303.00
4	3	12" X 12' XLM RIVERROCK FASICA	99999999	3	80.04 EA	240.12
5		FORTRESS RAILING				
6	2	32" X 8' PIP RAILING SECTION	99999999	2	103.00 EA	206.00
7	2	32" X 6' RAKE RAILING SECTION	99999999	2	120.95 EA	241.90
8	4	2X2 38" POST	99999999	4	21.40 EA	85.60
9	2	CB-04-1" COLLAR BRACKET	99999999	2	26.50 EA	53.00
10	2	CB-04-ADJ 1" COLLAR BRACKET	99999999	2	28.40 EA	56.80
11	4	PRESSED ON DOME CAP FOR POST	99999999	4	1.55 EA	6.20
12	4	POST TRIM RING	99999999	4	3.65 EA	14.60
13	1	MISC HARDWARE ALLOWANCE	99999999	1	50.00 EA	50.00
14	2	4X4 12 TREATED #2	4350412A	2	11.98 EA	23.96

SUBTOTAL 2222.38  
5% BUILDER 111.12-  
6% MI SALES TAX 126.68  
TOTAL 2379.94

D

ESTIMATE - NOT GUARANTEED FOR PRICES OR QUANTITIES

**U & V LUMBER SUPPLIES, INC**  
 4621 S. 11TH STREET  
 KALAMAZOO, MICHIGAN  
 49009 9549

**NO. 886330 QUOTE 03/27/09 11:49 010**

SOLD TO: JOHN J HAZELHOFF CONSTRUCTION  
 46251 VALLEY RD  
 DECATUR, MI 49045

SHIP TO: JEFF RANSE  
 11111 DUCK

S 1  
 P 5  
 A 4  
 W 3  
 C 1  
 P 2

LOG# : 114985.0000 TERMS: 10111 PROXE  
 209 207 1759

L#	QTY	DESCRIPTION	ITEM#	UNITS	PRICE	AMOUNT
1		TIMBERTECH DECKING				
2	12	2X6 14 TREATED #2	4152614A	12	10.22 EA	122.64
3	8	2X6 12 TREATED #2	4152612A	8	8.76 EA	70.08
4	5	2X4 14 TREATED #2	4120414A	5	6.88 EA	34.30
5	51	2X4 08 TREATED #2	4120408A	51	3.92 EA	199.92
6	6	2X4 12 TREATED #2	4120412A	6	5.88 EA	35.28
7	7	JOIST HANGER 4X6 LD DBL 3" 50	34032030A	7	1.90 EA	13.30
8	26	JOIST HANGER 2X4 LD 100	34032015A	26	.70 EA	18.20
9	2	1 1/2" GALV HANGER NAIL (110)	32240002A	2	2.50 LB	5.00
10	1	GALV RS 3X120 (2000)	32871415A	1	73.90 BX	73.90
11	2	160 ARDOX GALV DECK 5#	32361618A	2	12.50 BX	25.00
12	776	5/4X6 LIN TIMBERTECH RIVERROCK	99999999	776	3.62 EA	2809.12
13	3	HIDDEN FASTNER 100SQ/BAG	99999999	3	101.00 EA	303.00
14	4	12"X12" XLM RIVERROCK FASICA	99999999	4	80.04 EA	320.16
15		FORTRESS IRON RAILING				
16	7	36" X 8' PIP RAILING SECTION	99999999	7	110.15 EA	771.05
17	8	2X2 43" POST	99999999	8	23.85 EA	190.80
18	7	CB-04-1" COLLAR BRACKET 4PK	99999999	7	26.50 EA	185.50
19	8	PRESSED ON DOME CAP FOR POST	99999999	8	1.55 EA	12.40
20	8	POST TRIM RING	99999999	8	3.65 EA	29.20
21	1	MISC HARWARE ALLOWNAGE	99999999	1	60.00 EA	60.00

SUBTOTAL 5278.85  
 5% BUILDER 263.94-  
 6% MI SALES TAX 300.89  
 TOTAL 5315.80

ESTIMATE - NOT GUARANTEED FOR PRICES OR QUANTITIES

151 Prospect Street  
c. 1910  
Prairie

Two and one half story side gabled stucco residence with central shed roofed dormer flanked by stuccoed piers. Single story hip roofed sunroom to side, may have originally been open porch now enclosed with casement windows and fixed transoms angled along fascia. Central piered entry with nearly flat roof, arched fascia. Deep eaves flared from main roof and returned as pent across gable ends. Banded trim at second story window sill line, diagonal at comers. Second story side halfhexagonal bay window below eave. 6/1 light sash, symmetrically arranged.



The 1910 City Directory listed Justin B. Keyes, department manager at Henderson-Ames Company, as the resident. Mr. Keyes lived at this address until the late 1930s.



- 1. **151 Prospect** – April 13, 2009 ^^ Northeast corner
- 2. Net exterior rail for upper deck.

- 3. North side of front porch
- 4. Rail on front porch





Department of Planning and Community Development  
Kalamazoo Historic District Commission

Development Center – 445 West Michigan  
Kalamazoo, Michigan 49007  
Telephone (269) 337-8804  
FAX (269) 337-8513  
ferraros@kalamazoo.org

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 1408 W. MICHIGAN Historic District: \_\_\_\_\_  
Applicant: LATS - MARTIS PONE Owner: LATS  
Mailing Add: 3505 GREENLEAF BLVD Mailing add: " "  
City State & Zip: Kalamazoo, MI 49008 City, State Zip: " "  
Phone: 269-375-2147 Phone: " "  
Fax: 269-375-1346 Fax: " "  
Email: sveiksxe@athlink.net Email: " "

- |                                                                                                 |
|-------------------------------------------------------------------------------------------------|
| Application Checklist:<br>(Incomplete applications will be held until the next review meeting.) |
| <input checked="" type="checkbox"/> Drawings 11x17 or smaller.                                  |
| <input checked="" type="checkbox"/> Measurements of existing building work location             |
| <input checked="" type="checkbox"/> Measurements of addition/change                             |
| <input checked="" type="checkbox"/> Materials list                                              |
| <input checked="" type="checkbox"/> Site plan including north arrow                             |
| <input type="checkbox"/> Other                                                                  |

**Proposed Work:** Use additional sheets to describe work if necessary  
ADD G/12 GABLED ROOF TO EXISTING BLOCK BLDG. W/ FLAT ROOF; REMOVE SHAKE FACADE AND REPLACE WITH SCATCH; MOVE MECHANICALS TO WEST SIDE OF BUILDING.

\_\_\_\_\_ 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: 4/14/09  
Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
(if different)

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

Case Number: \_\_\_\_\_ Date Received\*: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Complete application \_\_\_\_/\_\_\_\_/\_\_\_\_

**REFERRED TO:**

**COMMISSION**  
Meeting Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
COMMENTS: \_\_\_\_\_

**ADMINISTRATIVE**  
Staff Review Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
COMMENTS: \_\_\_\_\_

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

COA issued \_\_\_\_/\_\_\_\_/\_\_\_\_

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions  Deny  Postpone  Withdrawn  
ACTION DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

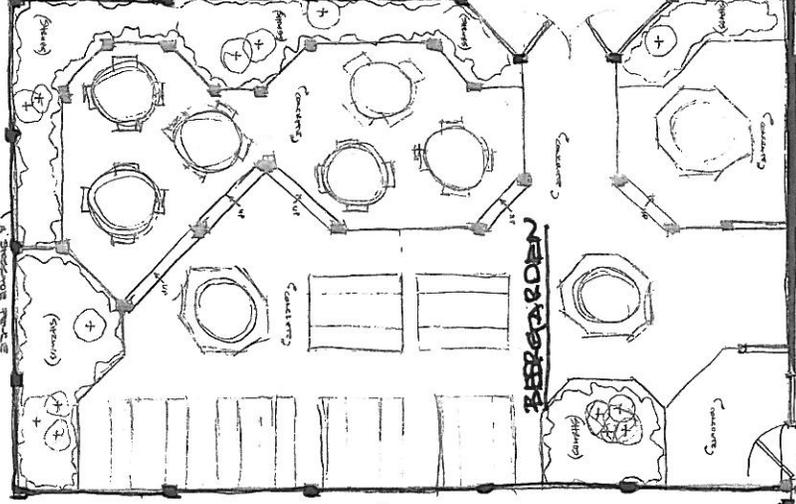
Certificate of Appropriateness Issued \_\_\_\_/\_\_\_\_/\_\_\_\_  
Notice of Denial with appeals information \_\_\_\_/\_\_\_\_/\_\_\_\_  
Notice to Proceed \_\_\_\_/\_\_\_\_/\_\_\_\_ Comments: \_\_\_\_\_

\_\_\_\_\_  
Historic Preservation Coordinator Date

IHA 09-0134

HDC 04/21/09

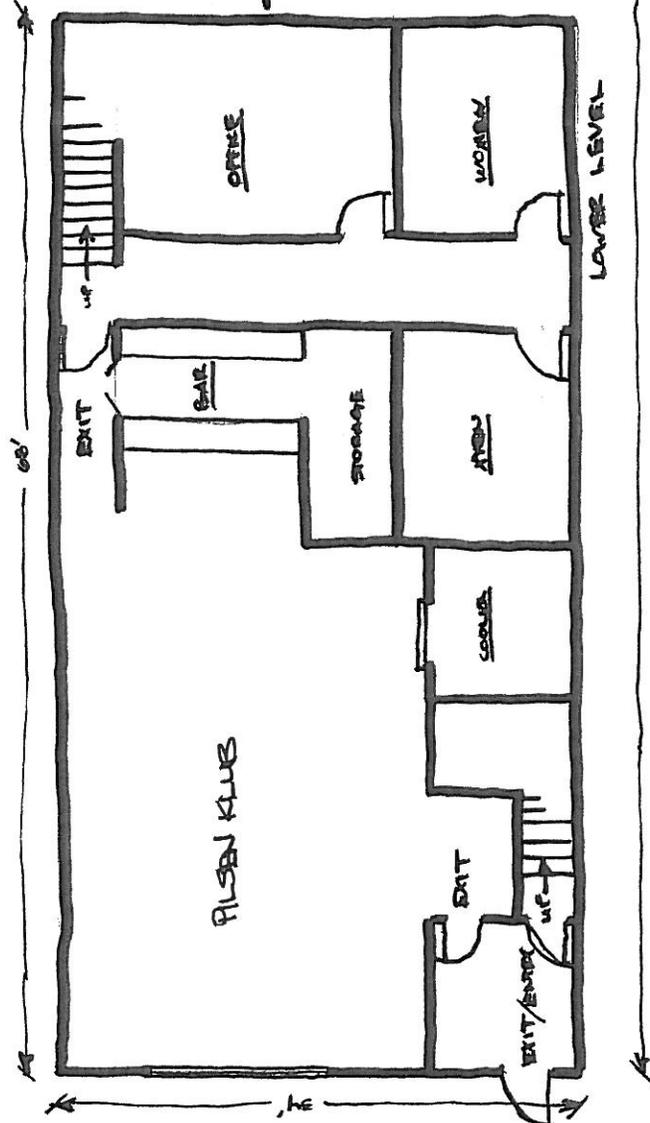
PARKING LOT



UPPER LEVEL

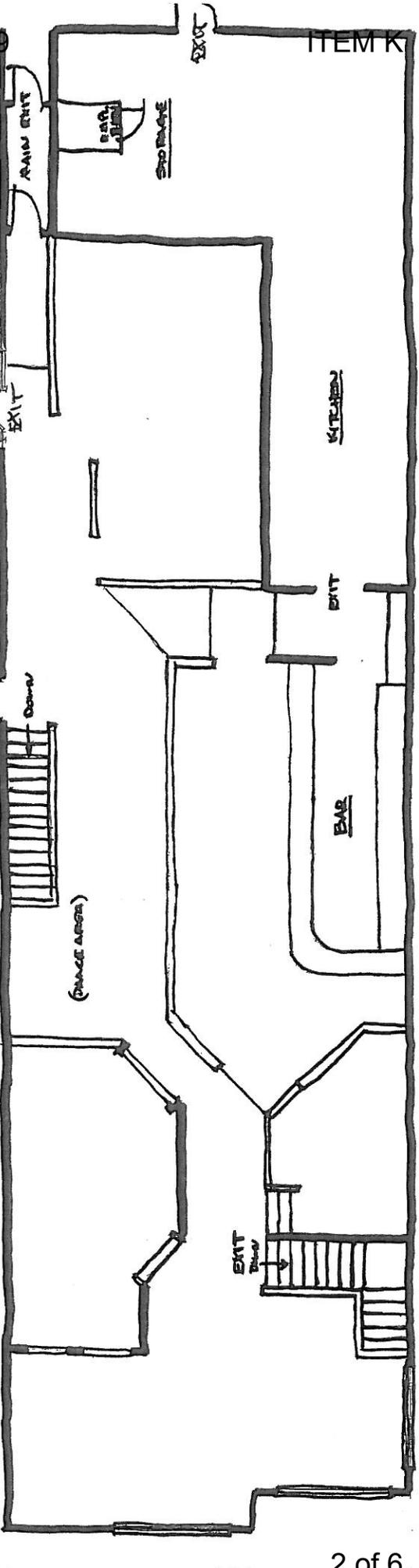
**- WALDO'S -**  
 1408 W. ALCATRAZ AVENUE  
 SAN FRANCISCO, CA 94133

1/2" = 1'-0"

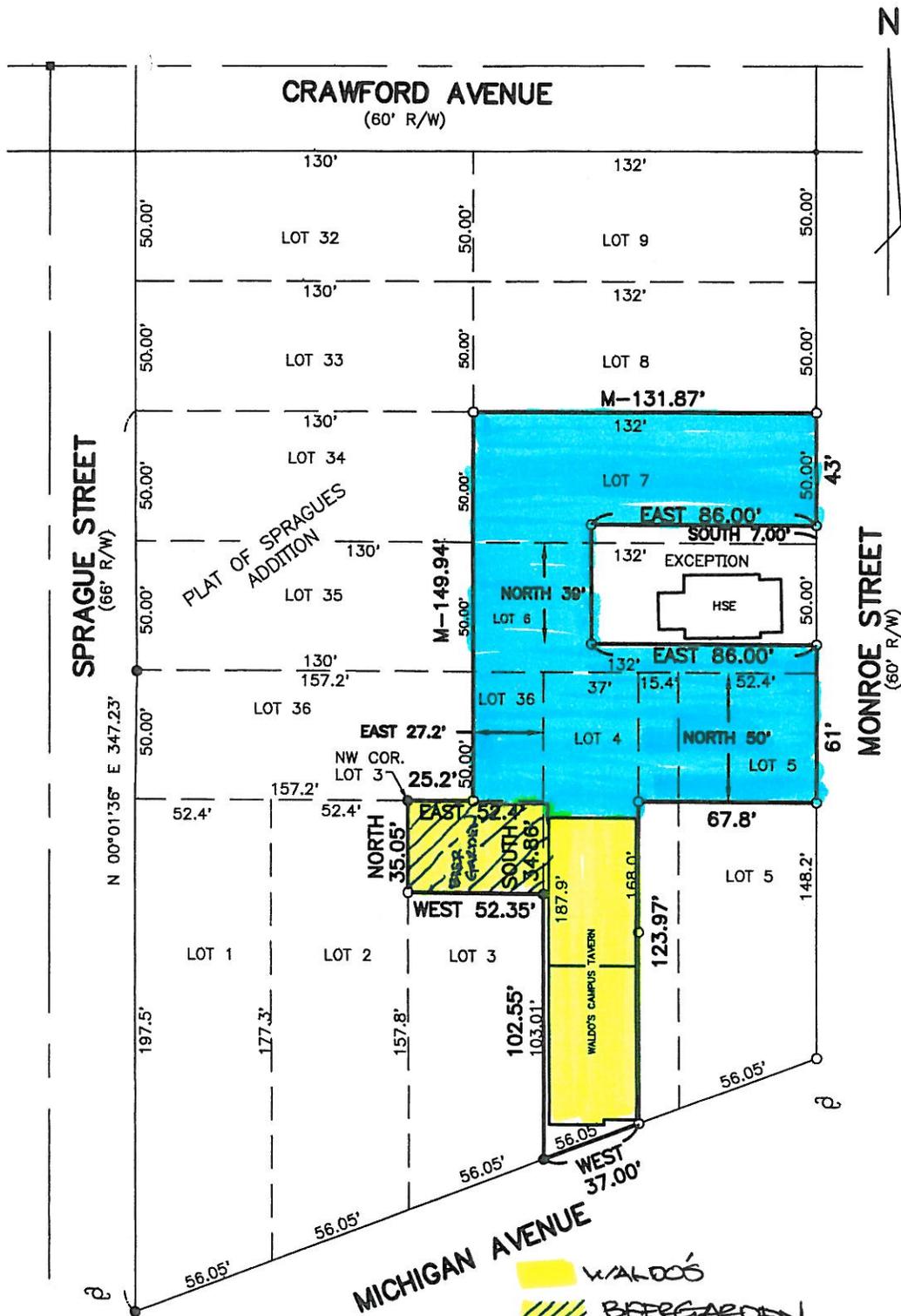


LOUSE LEVEL

PROPOSED MECHANICALS



SEE SHEET 2 FOR DESCRIPTION



LEGEND:

FOUND IRON BARS AT POINTS MARKED THUS—●, M—MEASURED DIMENSION, R—RECORDED DIMENSION  
IRON BARS WITH YELLOW PLASTIC CAPS AT POINTS MARKED THUS—□, P—PLATTED DIMENSION

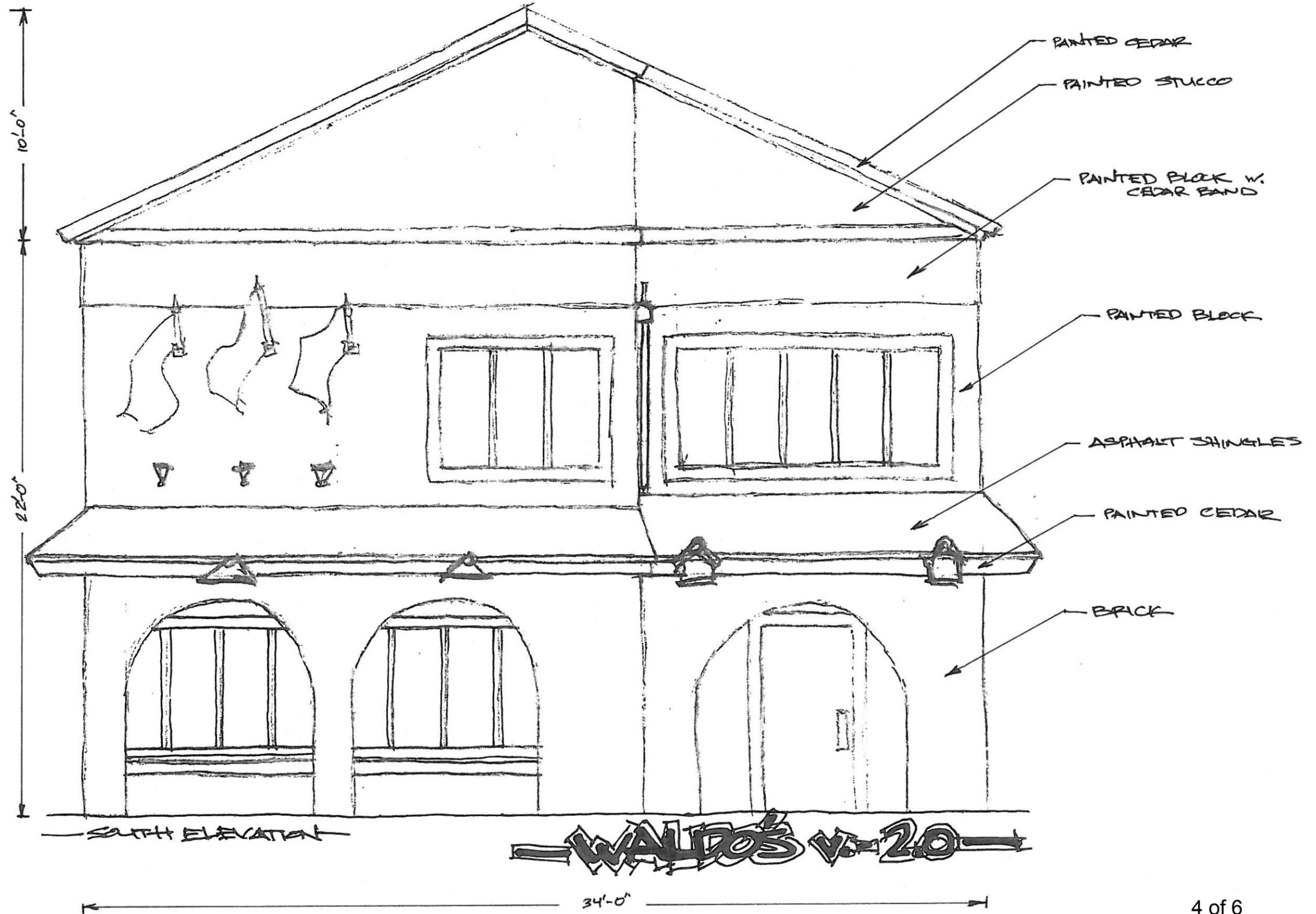
CERTIFIED SURVEY FOR:  
**WALDO'S  
 CAMPUS TAVERN**  
 SECTION 21, TOWN 2 SOUTH, RANGE 11 WEST  
 CITY OF KALAMAZOO,  
 KALAMAZOO COUNTY, MICHIGAN

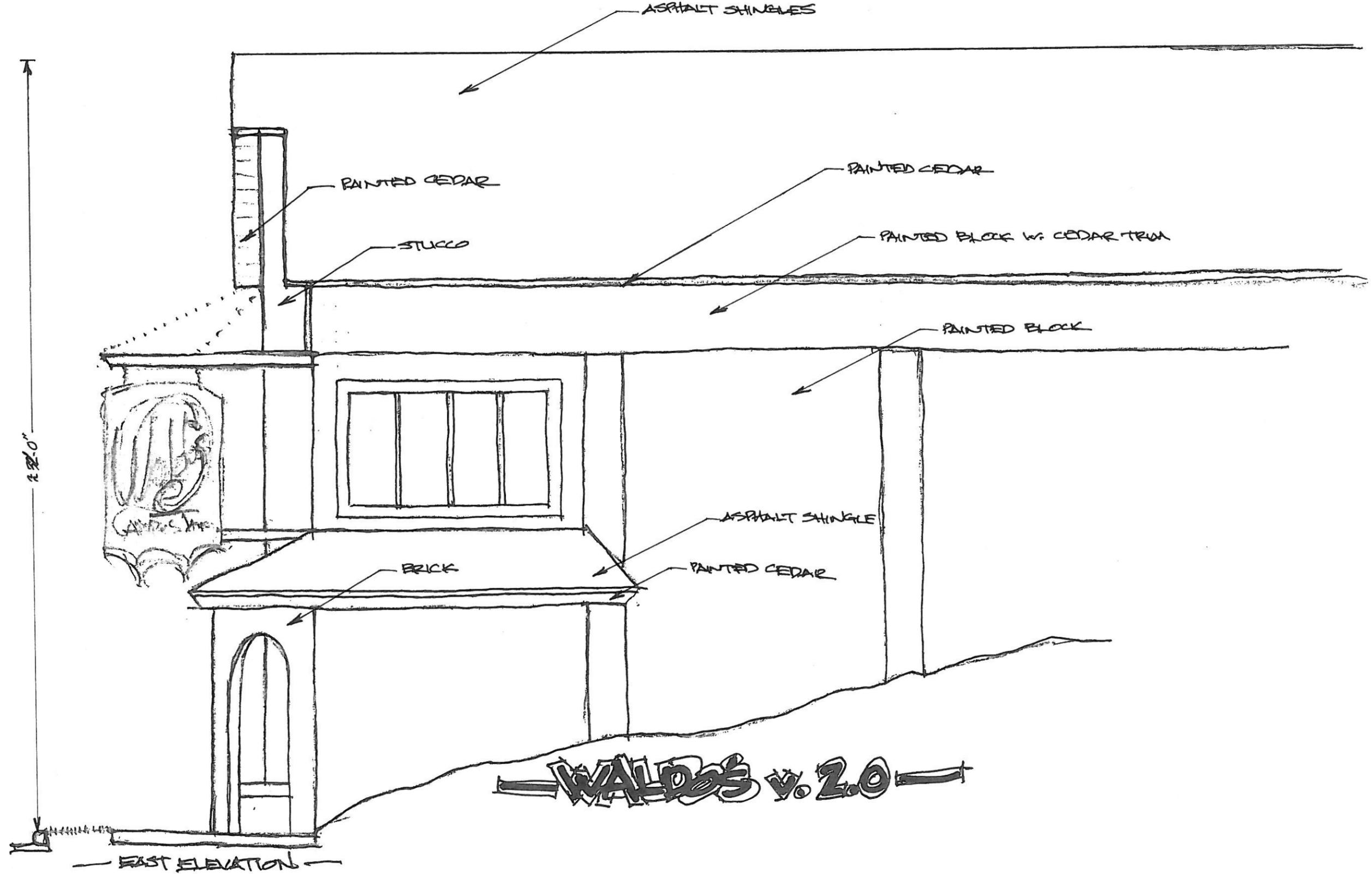


**GOVE ASSOCIATES INC**  
 1601 PORTAGE STREET  
 KALAMAZOO, MICHIGAN 49001

DATE: 05/12/06  
 SCALE: 1"=50'  
 DRAWN BY: WBL

CHECKED BY: CWB 5/15/06  
 SHEET 1 OF 2  
 JOB NO: F6996





IHA 09-0134

HDC 04/21/09

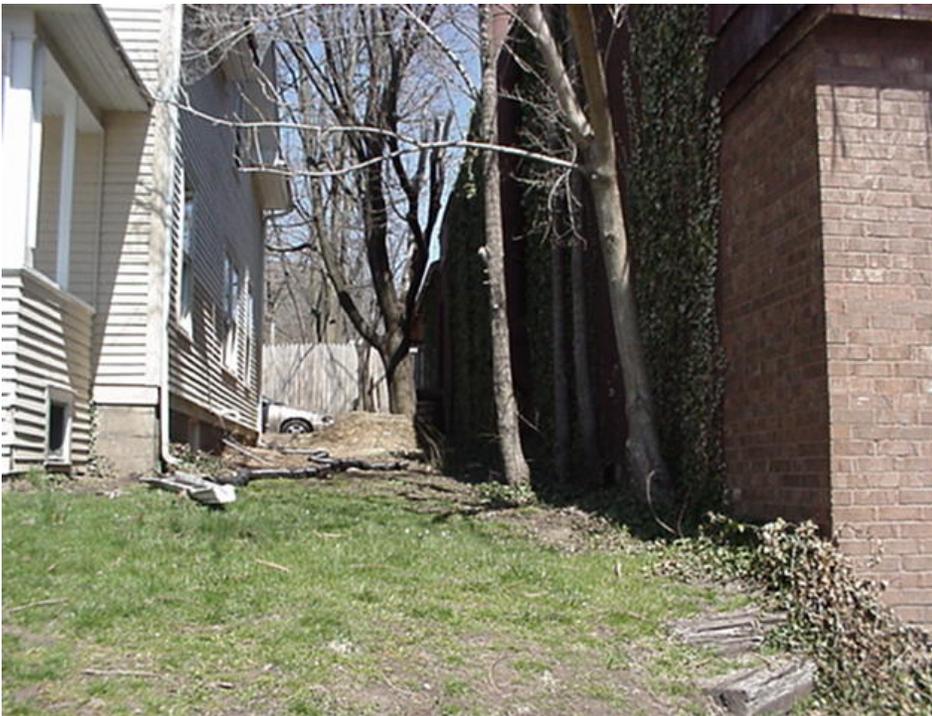
ITEM K



1. **1408 W. Michigan** – 04/09/09 ^^^ front/south
2. West side between bar and house



3. West side
4. East side





### APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 1408 W. MICHIGAN Historic District: \_\_\_\_\_  
 Applicant: LATS Owner: LATS  
 Mailing Add: 3505 GREENLEAF BLVD Mailing add \_\_\_\_\_  
 City State & Zip: KALAMAZOO, MI 49008 City, State Zip \_\_\_\_\_  
 Phone: 269-375-2147 Phone: \_\_\_\_\_  
 Fax: 269-375-1346 Fax: \_\_\_\_\_  
 Email: svp15x@earthlink.net Email \_\_\_\_\_

- Application Checklist:  
*(Incomplete applications will be held until the next review meeting.)*
- Drawings 11x17 or smaller.
  - Measurements of existing building work location
  - Measurements of addition/change
  - Materials list
  - Site plan including north arrow
  - Other

**Proposed Work:** Use additional sheets to describe work if necessary  
 - ADD 5'x7" ILLUMINATED "W" TO SOUTH FACADE  
 - ADD 3'-4" x 9'-0" (3x8' ILLUMINATED) TO EAST WALL  
ELECTRONIC MESSAGE CENTER  
(NON SUBMITTER)

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: 4/14/09  
 Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 (if different)

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

Case Number: \_\_\_\_\_ Date Received\*: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Complete application \_\_\_\_/\_\_\_\_/\_\_\_\_

**REFERRED TO:**

**COMMISSION**  
 Meeting Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 COMMENTS: \_\_\_\_\_

**ADMINISTRATIVE**  
 Staff Review Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 COMMENTS: \_\_\_\_\_

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

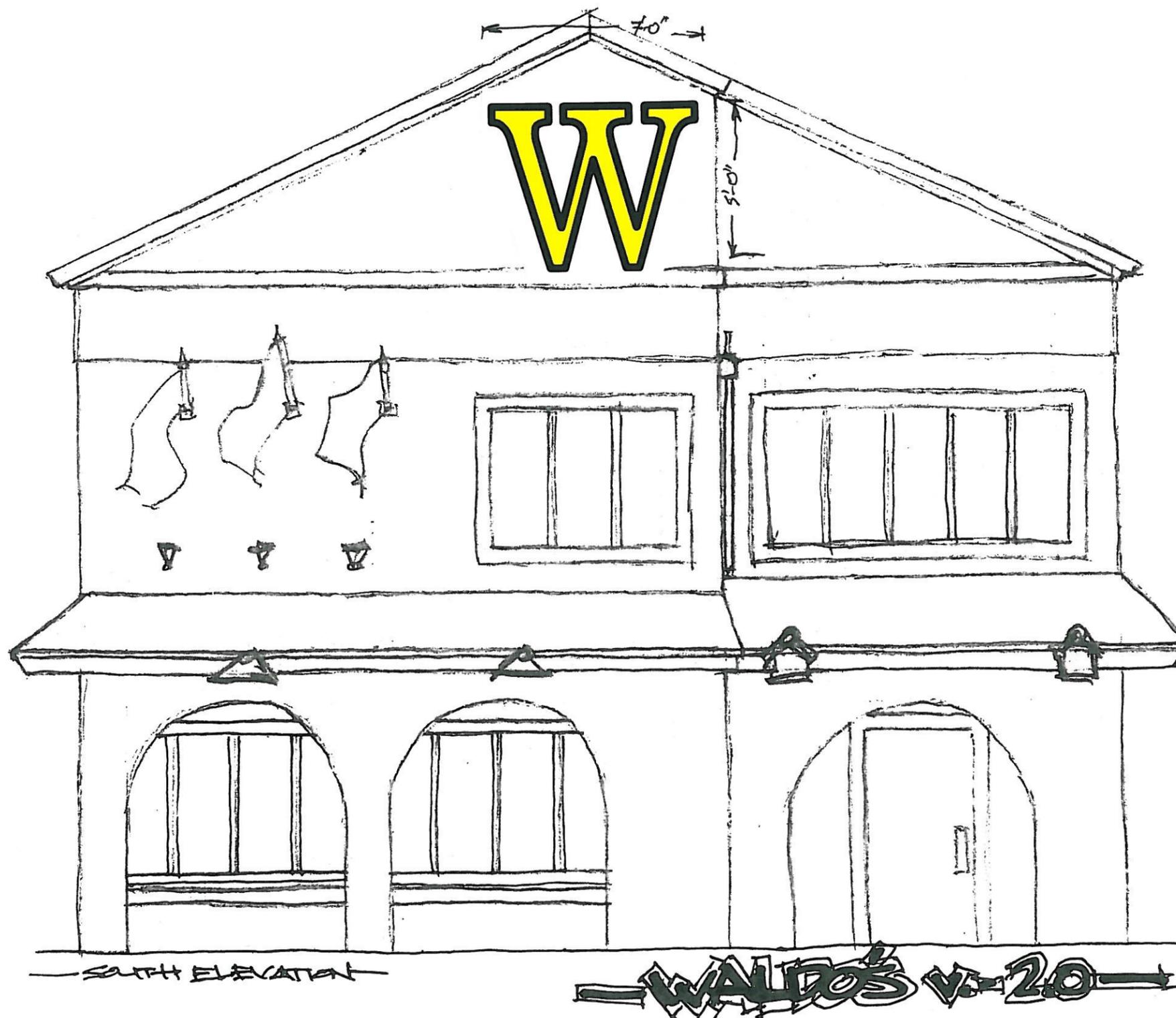
COA issued \_\_\_\_/\_\_\_\_/\_\_\_\_

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions  Deny  Postpone  Withdrawn  
 ACTION DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

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

Historic Preservation Coordinator \_\_\_\_\_ Date \_\_\_\_\_





IHA 09-0135

HDC 04/21/09

ITEM L



1. 1408 W. Michigan – 04/09/09 ^^^ front/south
2. West side between bar and house

3. West side
4. East side





APPLICATION for CERTIFICATE of APPROPRIATENESS - GENERAL

Kalamazoo Historic District Commission
Community Planning & Development Department
445 W. Michigan Avenue, Suite 101
Kalamazoo, MI 49007
Phone (269) 337-8804
Fax (269) 337-8513
cpd@kalamazoo-city.org

See instructions on second page. Always apply for and obtain your Certificate of Appropriateness BEFORE purchasing materials for your project.

Property Address 608 W. Kalamazoo Historic District STUART

OWNER: Name Chiro Properties LLC

Address 6312 Stadium

City, State, Zip Kal MI 49009

Phone 269-488-0730 Cell 269-207-7600

Fax 269-488-0723 Email jillbertolissi@yahoo.com

APPLICANT: Name Jeff Bertolissi

Address Same as above

City, State, Zip

Phone 269-488-0730 Cell 269-760-5333

Fax 269-488-0730 Email jeffbertolissi@yahoo.com

PROPOSED WORK: (Please be as specific as possible including a complete description of the part of the structure where work will be done. See examples on next page. Use additional sheets to describe work if necessary.)

Suggestions for rails
or - approval of existing configuration

CHECKLIST:

- [ ] Drawings 11 x 17 or smaller
[ ] Existing building measurements
[ ] Measurements of addition/change

- [ ] Materials list
[ ] Site plan with north arrow
[ ] Other

[ ] Please initial to verify at least one working smoke detector in each dwelling unit. As required by state law, this item must be initialed for the application to be considered complete.

IMPORTANT:

A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred; hard copy submissions are acceptable.

Applicant's Signature [Signature] Date 4/13/09

Owner's Signature [Signature] Date / /

Staff use only:

Table with 2 columns: Staff use only (Administrative, HDC, Final HDC Action) and Case number / Application complete / COA issued / Approval in Concept. Includes handwritten case number IHA 09-0137 and dates 4/13/09 and 4/21/09.

- [ ] Approve [ ] Site Visit [ ] Approve with conditions [ ] Denial [ ] Postpone [ ] Withdrawn [ ] Notice to proceed

(Commercial or Residential) **RESIDENTIAL PROPERTY**  
 IHA 09-0137 HDC 04/21/09  
 Location 608 W. Kalamazoo Avenue Price (A) \$7,550 List G-42  
 Between Westnedge and Elm No.  
 Owner Anson & Marie Lobretto Listed 1-2-62 to 7-2-6  
 Address Box 273, R. R. Galesburg Realtor Gateway Homes  
 Phone FI 4-96 47 Salesman (Andrus)  
 House Size 2000 Sq<sup>ft</sup> Rec. Room No Age Abt 50 Water City  
 Material Brick Vestibule Large Fireplace No Sewer City  
 Rooms Up 6 & B Closets Ample Carpets No Gas Yes  
 Rooms Down 5 & B Laundry No Shades No Electricity 110-2  
 Bedrooms 6 Decorations Poor Screens No Heat Gas C  
 Kitchen Poor Floors Up Pine Storms No Water Heater No  
 Bath 3Pc Up Floors Down Pine Drive Joint Water Softener No  
 Extra Toilet\* Shwr Finish Up Plaster Garage No Taxes \$ 310.0  
 Basement Full Finish Down Plaster Lot Size 33x123+8RW Special Assm't Non  
 Porch 2 Insulation No Zoned Commercial Possession Vacan  
 Stairway Inside Roof New School District Wdwrd Key at Box  
 Terms \$7,550 : Down \$ Submit Balance per Month \$ 70.00 at 7 %  
 Encumbrance \$4,116.67 Type Land Contract  
 Remarks: Excellent location for Beauty Parlor or Office. Will t  
 most anything in trade (land, car - you name it - will atleas  
 talk about it. ) E-3283 Curters 6,900 7-27-59/10-27-5

July 1962  
 notice front  
 porch is  
 propped up  
 - this is  
 probably when  
 cast concrete  
 porches were  
 installed



IHA 09-0137



HDC 04/21/09

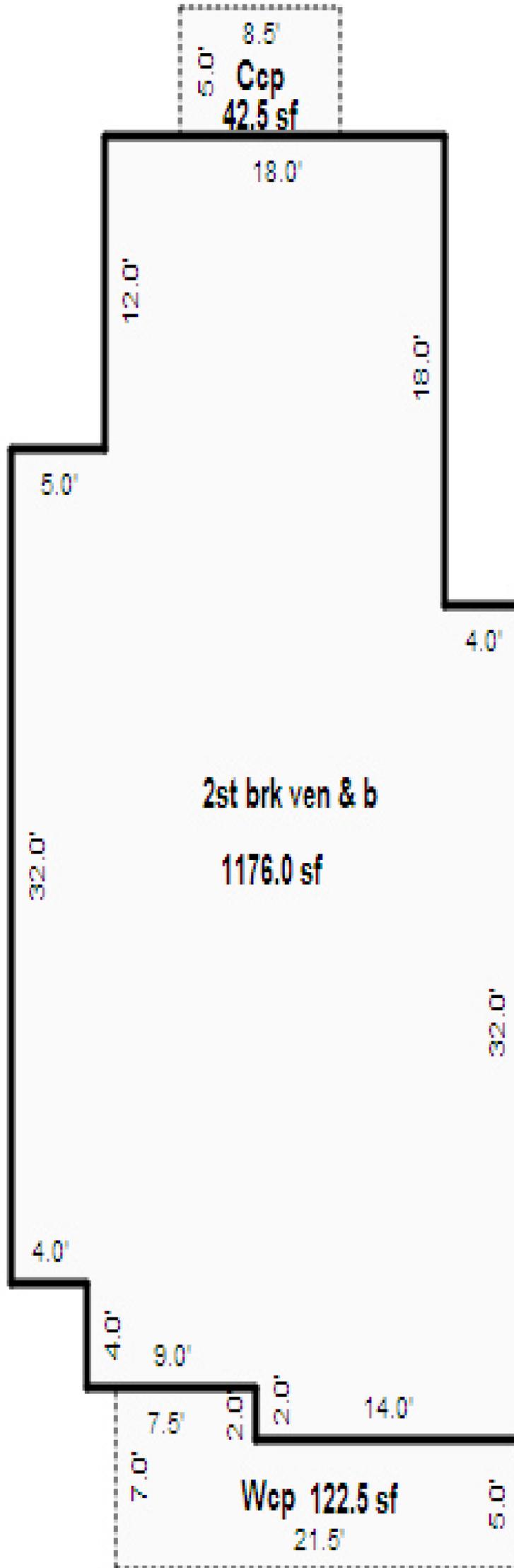
ITEM M



- 1. **608 W. Kalamazoo** – April 1, 2009 ^^^ Front/south
- 2. Rear porch – deck is metal plates (porches installed ca 1962)

- 3. Steps to basement at SW corner (front left)
- 4. Front steps (concrete, welded steel)







**APPLICATION for CERTIFICATE of APPROPRIATENESS - GENERAL**

**Kalamazoo Historic District Commission**  
Community Planning & Development Department  
445 W. Michigan Avenue, Suite 101  
Kalamazoo, MI 49007  
Phone (269) 337-8804  
Fax (269) 337-8513  
cpd@kalamazoo-city.org

See instructions on second page. Always apply for and obtain your Certificate of Appropriateness BEFORE purchasing materials for your project.

Property Address 608 W. Kalamazoo Historic District STUART

OWNER: Name Chiro Properties LLC

Address 6312 Stadium

City, State, Zip Kal MI 49009

Phone 269-488-0730 Cell 269-207-7600

Fax 269-488-0723 Email jillbertolissi@yahoo.com

APPLICANT: Name Jeff Bertolissi

Address Same as above

City, State, Zip \_\_\_\_\_

Phone 269-488-0730 Cell 269-760-5333

Fax 269-488-0730 Email jeffbortolissi@yahoo.com

PROPOSED WORK: (Please be as specific as possible including a complete description of the part of the structure where work will be done. See examples on next page. Use additional sheets to describe work if necessary.)

Suggestions for rails  
or - approval of existing configuration

CHECKLIST:

- Drawings 11 x 17 or smaller
- Existing building measurements
- Measurements of addition/change

- Materials list
- Site plan with north arrow
- Other \_\_\_\_\_

Please initial to verify at least one working smoke detector in each dwelling unit. As required by state law, this item must be initialed for the application to be considered complete.

IMPORTANT:

A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred; hard copy submissions are acceptable.

Applicant's Signature Jeff Bertolissi Date 4/13/09

Owner's Signature \_\_\_\_\_ Date / /

Staff use only:

Administrative	Case number	<u>IHA 09-0137</u>	Application complete	<u>4/13/09</u>
HDC	Staff review date	<u>/ /</u>	COA issued	<u>/ /</u>
	Meeting Date	<u>4/21/09</u>	Approval in Concept	<u>/ /</u>
	Letter mailed	<u>/ /</u>		
Final HDC Action	Action date	<u>/ /</u>		

Approve  Site Visit  Approve with conditions  Denial  Postpone  Withdrawn  Notice to proceed

(Commercial or Residential) **RESIDENTIAL PROPERTY**  
 IHA 09-0137 HDC 04/21/09  
 Location 608 W. Kalamazoo Avenue Price (A) \$7,550 List G-42  
 Between Westnedge and Elm No.  
 Owner Anson & Marie Lobretto Listed 1-2-62 to 7-2-6  
 Address Box 273, R. R. Galesburg Realtor Gateway Homes  
 Phone FI 4-96 47 Salesman (Andrus)  
 House Size 2000 Sq<sup>ft</sup> Rec. Room No Age Abt 50 Water City  
 Material Brick Vestibule Large Fireplace No Sewer City  
 Rooms Up 6 & B Closets Ample Carpets No Gas Yes  
 Rooms Down 5 & B Laundry No Shades No Electricity 110-2  
 Bedrooms 6 Decorations Poor Screens No Heat Gas C  
 Kitchen Poor Floors Up Pine Storms No Water Heater No  
 Bath 3Pc Up Floors Down Pine Drive Joint Water Softener No  
 Extra Toilet\* Shwr Finish Up Plaster Garage No Taxes \$ 310.0  
 Basement Full Finish Down Plaster Lot Size 33x123+8RW Special Assm't Non  
 Porch 2 Insulation No Zoned Commercial Possession Vacan  
 Stairway Inside Roof New School District Wdwrd Key at Box  
 Terms \$7,550 : Down \$ Submit Balance per Month \$ 70.00 at 7 %  
 Encumbrance \$4,116.67 Type Land Contract  
 Remarks: Excellent location for Beauty Parlor or Office. Will t  
 most anything in trade (land, car - you name it - will atleas  
 talk about it. ) E-3283 Curters 6,900 7-27-59/10-27-5

July 1962  
 notice front  
 porch is  
 propped up  
 - this is  
 probably when  
 cast concrete  
 porches were  
 installed





APPLICATION for CERTIFICATE of APPROPRIATENESS - GENERAL

Kalamazoo Historic District Commission
Community Planning & Development Department
445 W. Michigan Avenue, Suite 101
Kalamazoo, MI 49007
Phone (269) 337-8804
Fax (269) 337-8513
cpd@kalamazoocity.org

See instructions on second page. Always apply for and obtain your Certificate of Appropriateness BEFORE purchasing materials for your project.

Property Address 828 W. SOUTH Historic District SOUTH

OWNER: Name Chiro Properties LLC
Address 6312 Stadium Dr
City, State, Zip Kalamazoo MI 49009
Phone 269-488-0723 Cell 269-207-7600
Fax 269-488-0723 Email jillbertolissi@yahoo.com

APPLICANT: Name Jeff Bertolissi
Address Same as above
City, State, Zip
Phone 269-488-0730 Cell 269-760-5333
Fax 269-488-0730 Email jeffbertolissi@yahoo.com

PROPOSED WORK: (Please be as specific as possible including a complete description of the part of the structure where work will be done. See examples on next page. Use additional sheets to describe work if necessary.)

rear porch
front porch rails - handrails - leave as existing

CHECKLIST:

- [ ] Drawings 11 x 17 or smaller
[ ] Existing building measurements
[ ] Measurements of addition/change
[ ] Materials list
[ ] Site plan with north arrow
[ ] Other

[ ] Please initial to verify at least one working smoke detector in each dwelling unit. As required by state law, this item must be initialed for the application to be considered complete.

IMPORTANT:

A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred; hard copy submissions are acceptable.

Applicant's Signature [Signature] Date 4/13/09
Owner's Signature [Signature] Date / /

Table with 2 columns: Staff use only (Administrative, HDC, Final HDC Action) and Case number/Action date. Includes handwritten case number IHA09-038 and dates 4/21/09 and 4/13/09.

- [ ] Approve [ ] Site Visit [ ] Approve with conditions [ ] Denial [ ] Postpone [ ] Withdrawn [ ] Notice to proceed

IHA 09-0138

HDC 04/21/09

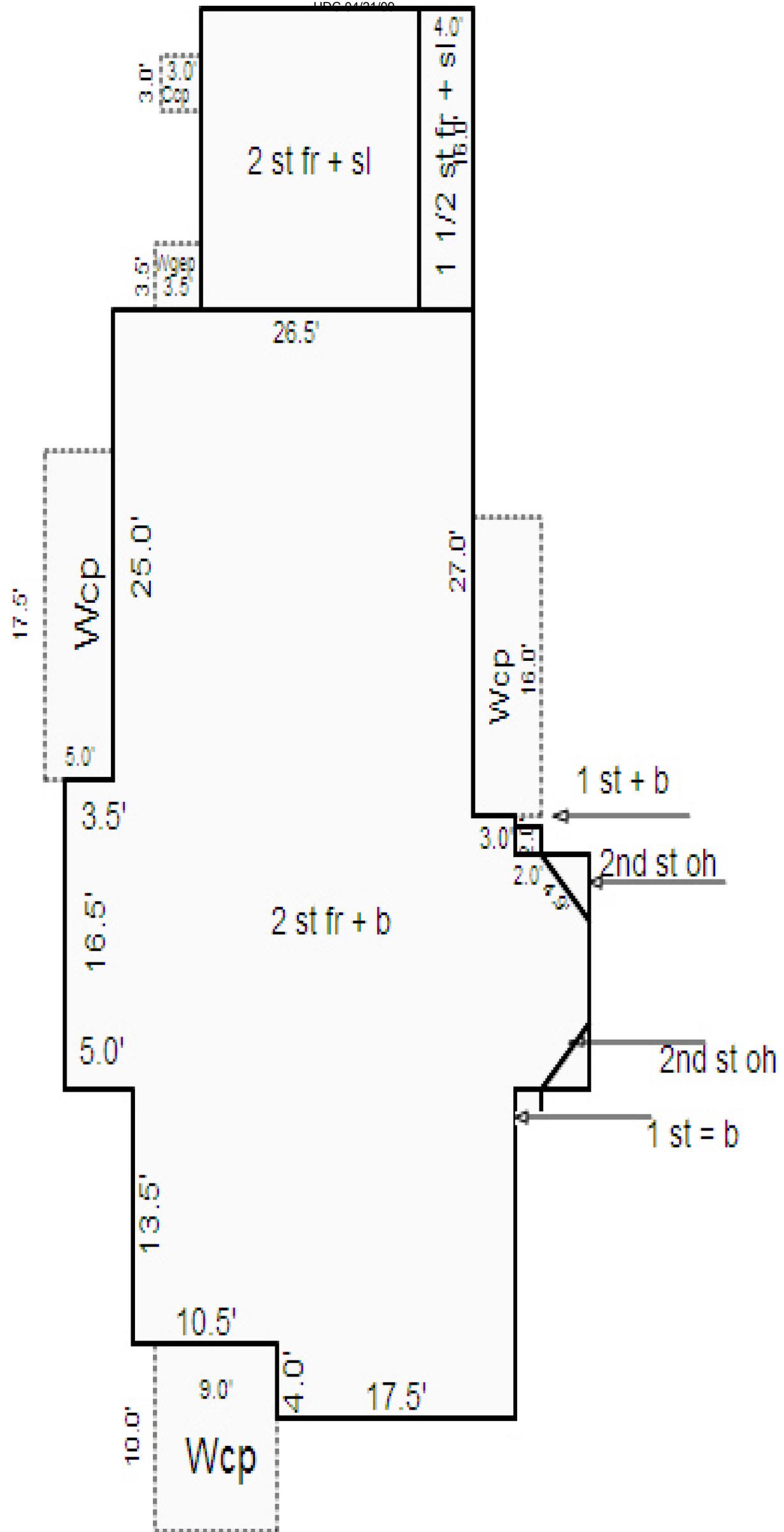
ITEM N



1. **828 West South** – 04/01/09 ^^^ Right/east side of front steps
2. View of front porch from east

3. Rear/east side porch – this “may” be the original rail
4. East side/ rear porch





4/15/09

THE CITY OF



Department of Planning and Community Development  
Kalamazoo Historic District Commission

Development Center - 445 West Michigan  
Kalamazoo, Michigan 49007  
Telephone (269) 337-8804  
FAX (269) 337-8513  
ferraros@kalamazoozcity.org

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 250 E. MICHIGAN Historic District: HANMARKET  
Applicant: NEWMAN NAVE, AIA, AVE. Owner: THE LEE TRUST  
Mailing Add: 100 N. WARD ST. Mailing add: 250 E. MICHIGAN AVE.  
City State & Zip: KALAMAZOO MI City, State Zip: KALAMAZOO MI  
Phone: 343-0040 49007 Phone: 342-5938 49007  
Fax: 343-7259 Fax: \_\_\_\_\_  
Email: naive-ava@newmanave.com Email: \_\_\_\_\_

- |                                                                       |                                                 |
|-----------------------------------------------------------------------|-------------------------------------------------|
| Application Checklist:                                                |                                                 |
| (Incomplete applications will be held until the next review meeting.) |                                                 |
| <input type="checkbox"/>                                              | Drawings 11x17 or smaller.                      |
| <input type="checkbox"/>                                              | Measurements of existing building work location |
| <input type="checkbox"/>                                              | Measurements of addition/change                 |
| <input type="checkbox"/>                                              | Materials list                                  |
| <input type="checkbox"/>                                              | Site plan including north arrow                 |
| <input type="checkbox"/>                                              | Other                                           |

**Proposed Work:** Use additional sheets to describe work if necessary  
RENO 1ST FLOOR PORCH, REPLACE W/ WOOD, HISTORIC PORCH,  
3 ORIGINAL DOORS, INSULATED EXITS;  
MAJOR REPAIR ALUMINUM WINDOWS ON 2ND FLOOR; REPAIR  
PICKLE JOINTS & STONE SILL.

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

Applicant's Signature: [Signature] Date: 4/15/09  
Owner's Signature: [Signature] Date: 4/15/09  
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 09-0139 Date Received\*: 4/15/09  
Complete application 4/15/09

REFERRED TO:

COMMISSION  
Meeting Date: 4/21/09  
COMMENTS: \_\_\_\_\_

ADMINISTRATIVE  
Staff Review Date:    /   /     
COMMENTS \_\_\_\_\_

Approve in Concept Date:    /   /     
Letter mailed    /   /   

COA issued    /   /   

FINAL ACTION

Approve  Site Visit  Approve w/Conditions  Deny  Postpone  Withdrawn  
ACTION DATE    /   /   

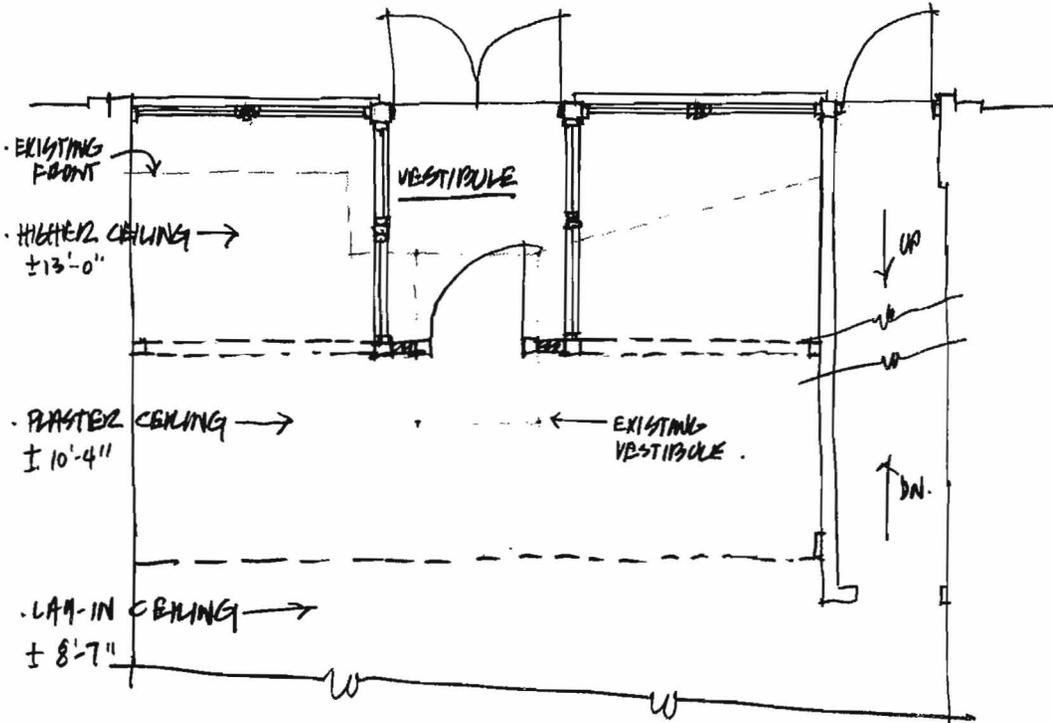
Certificate of Appropriateness Issued    /   /     
Notice of Denial with appeals information    /   /     
Notice to Proceed    /   /    Comments \_\_\_\_\_

Historic Preservation Coordinator \_\_\_\_\_ Date \_\_\_\_\_



250 E Michigan  
Green Top

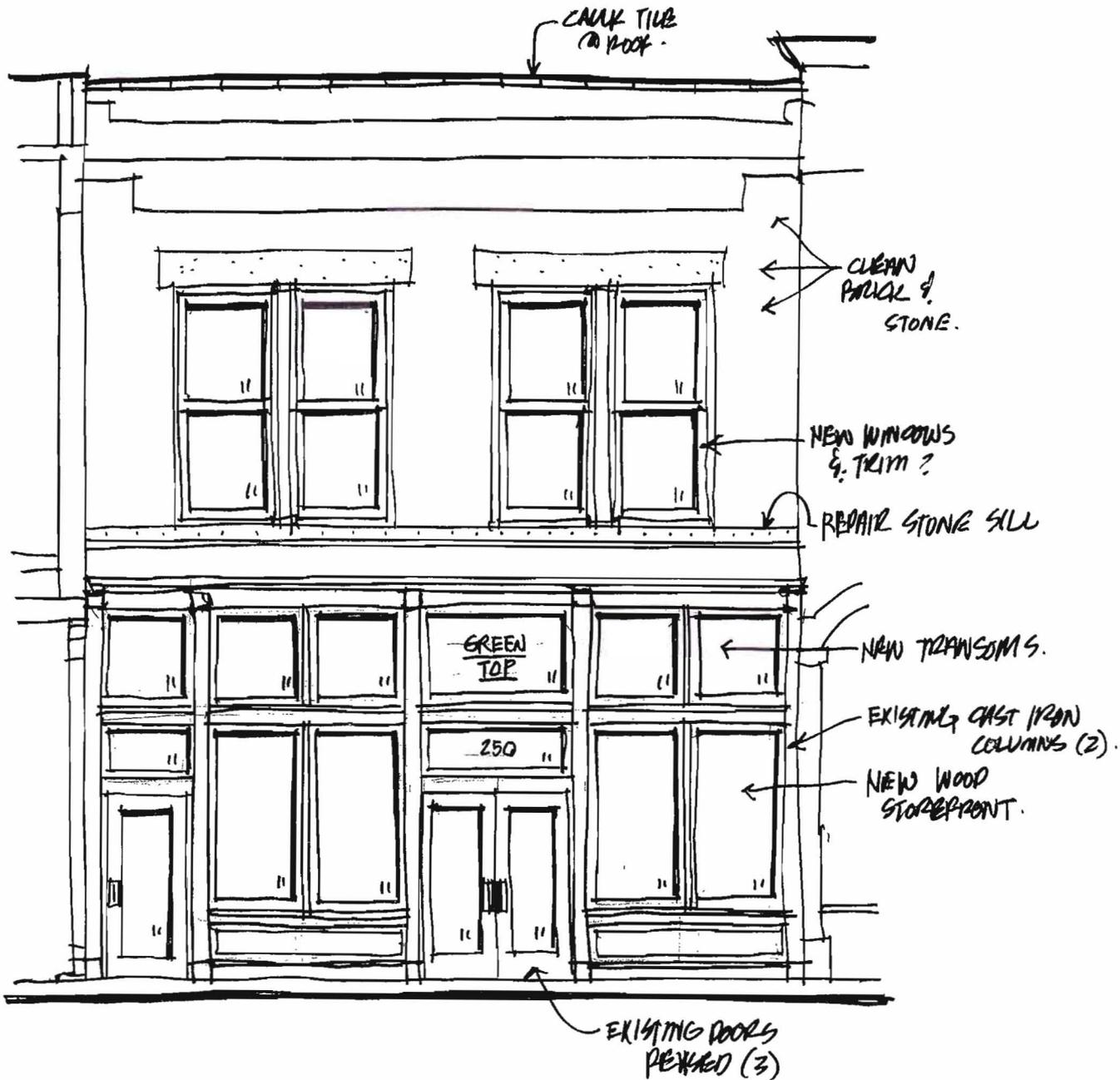
# East Michigan CURB →



- OPTIONS:  
AWNING, SETTING DOORS IN,  
CEILING AS IS, 2ND FLOOR WINDOWS

## • PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"      4-11-09      N. NAVE, AIA, ARCHITECT.

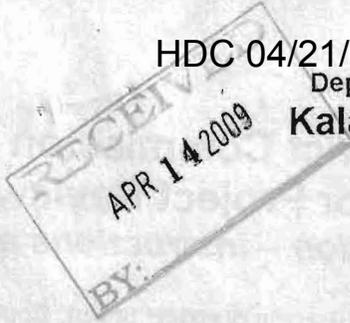


PROPOSED NORTH ELEVATION

1/4" = 1'-0"

4-11-09

N. NAVE, AIA, ARCHITECT



APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

P

Property Address: 810 GRANT Historic District: VINE  
 Applicant: PROF. BUDG. + ENVIRONMENTAL Owner: JOEL RAKOWSKI  
 Mailing Add. 1180 EAST D ME. Mailing add 810 GRANT  
 City State & Zip: RICHLAND, MI 49083 City, State Zip KALAMAZOO, MI 49008  
 Phone: 269 6295247 CL 269 207 2744 Phone: ?  
 Fax: 269 629 3064 Fax: \_\_\_\_\_  
 Email \_\_\_\_\_ Email \_\_\_\_\_

Proposed Work: RADHS CONTRACT - 5 NEW WINDOWS - JELO WEN  
SASH PACKS, WORD INT/EXT.  
 Use additional sheets to describe work if necessary

Applicant's Signature: [Signature] Date: 4/15/09  
 Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 09-0140 Date Received: 4-15-09

REFERRED TO:

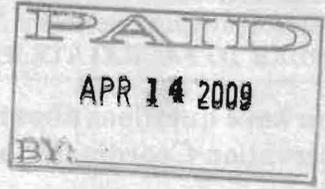
COMMISSION Meeting Date: 4-21-09 ADMINISTRATIVE Staff Review Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_ COMMENTS \_\_\_\_\_

Suggested Action:  Approve  Site Visit  COA issued \_\_\_\_\_  
 Approve w/Conditions  Deny

FINAL ACTION

Approve  Site Visit  Approve w/Conditions ACTION DATE \_\_\_\_\_  
 Deny  Postpone  Withdrawn

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



Historic Preservation Coordinator \_\_\_\_\_ Date \_\_\_\_\_

IV. PROPOSED USE OF BUILDING

A. RESIDENTIAL

DOLLAR VALUE OF WORK \$ 9,000

- 1.  ONE FAMILY
- 2.  TWO OR MORE FAMILY  
NO. OF UNITS \_\_\_\_\_
- 3.  HOTEL, MOTEL  
NO. OF UNITS \_\_\_\_\_
- 4.  ATTACHED GARAGE
- 5.  DETACHED GARAGE
- 6.  OTHER \_\_\_\_\_

B. NON-RESIDENTIAL

DOLLAR VALUE OF WORK \$ \_\_\_\_\_

- 7.  AMUSEMENT
- 8.  CHURCH, RELIGION
- 9.  INDUSTRIAL
- 10.  PARKING GARAGE
- 11.  SERVICE STATION
- 12.  HOSPITAL, INSTITUTIONAL
- 13.  OFFICE, BANK, PROFESSIONAL
- 14.  PUBLIC UTILITY
- 15.  SCHOOL, LIBRARY, EDUCATIONAL
- 16.  STORE, MERCANTILE
- 17.  TANKS, TOWERS
- 18.  OTHER \_\_\_\_\_

NONRESIDENTIAL - DESCRIBE IN DETAIL PROPOSED USE OF BUILDING, E.G. FOOD PROCESSING PLANT, MACHINE SHOP, LAUNDRY FACILITY, HOSPITAL, PARKING GARAGE FOR DEPARTMENT STORE, RENTAL OFFICE BUILDING, OFFICE BUILDING AT INDUSTRIAL PLANT. IF USE OF EXISTING BUILDING IS BEING CHANGED, ENTER PROPOSED USE.

AND/ OR RESIDENTIAL - DESCRIBE IN DETAIL WORK DESCRIPTION

1. 5 NEW WINDOWS - HISTORICAL APPROVAL FOR JEWELRY WOOD EXT. / WOOD INT. STAIN PICK DOUBLE HUNGS.

2. REPAIR FOUNDATION / SLOPING

3. INT. TRIM WORK

4. LEAD ABATEMENT

V. SELECTED CHARACTERISTICS OF BUILDING

A. PRINCIPAL TYPE OF FRAME

- 1.  MASONRY, WALL BEARING
- 2.  WOOD FRAME
- 3.  STRUCTURAL, STEEL
- 4.  REINFORCED CONCRETE
- 5.  OTHER \_\_\_\_\_

B. PRINCIPAL TYPE OF HEATING SYSTEM

- 6.  GAS
- 7.  OIL
- 8.  ELECTRICITY
- 9.  COAL
- 10.  OTHER \_\_\_\_\_

C. NEW SEWER CONNECTION  YES  NO ?

D. NEW WATER CONNECTION  YES  NO

E. TYPE OF MECHANICAL

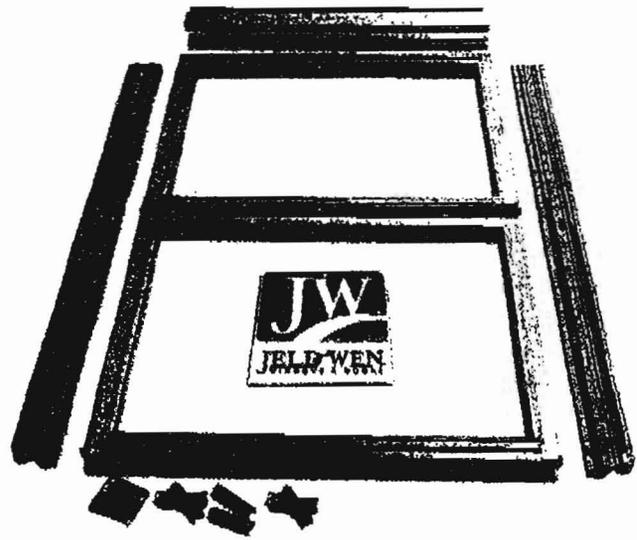
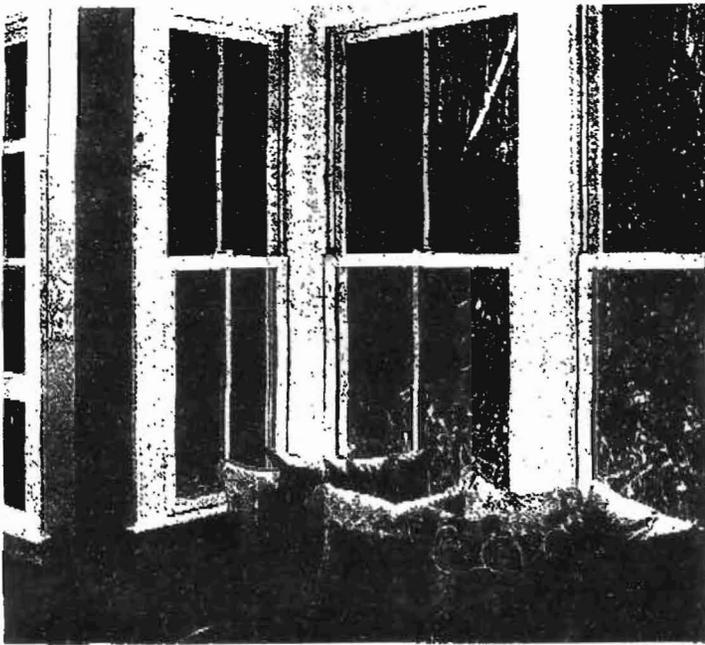
11. WILL THERE BE AIR CONDITIONING?  YES  NO X  
12. WILL THERE BE FIRE SUPPRESSION?  YES  NO NA

F. DIMENSIONS / DATA

		EXISTING	ALTERATIONS	NEW
13. NUMBER OF STORIES	<u>2</u>			
14. USE GROUP	<u>RES.</u>			
15. CONSTRUCTION TYPE	<u>WOOD</u>			
16. NO. OF OCCUPANTS	<u>2</u>			
17. FLOOR AREA				
	BASEMENT	<u>30x20</u>	<u>_____</u>	<u>_____</u>
	1ST & 2ND FLOOR	<u>30x20</u>	<u>_____</u>	<u>_____</u>
	3RD - 10TH FLOOR	<u>20</u>	<u>_____</u>	<u>_____</u>
	11TH - ABOVE	<u>_____</u>	<u>_____</u>	<u>_____</u>
	TOTAL AREA	<u>1200</u>	<u>_____</u>	<u>_____</u>

G. NUMBER OF OFF STREET PARKING SPACES

18. ENCLOSED \_\_\_\_\_ 19. OUTDOORS \_\_\_\_\_



### REPLACING THE OLD WITH ALL-NEW RELIABILITY

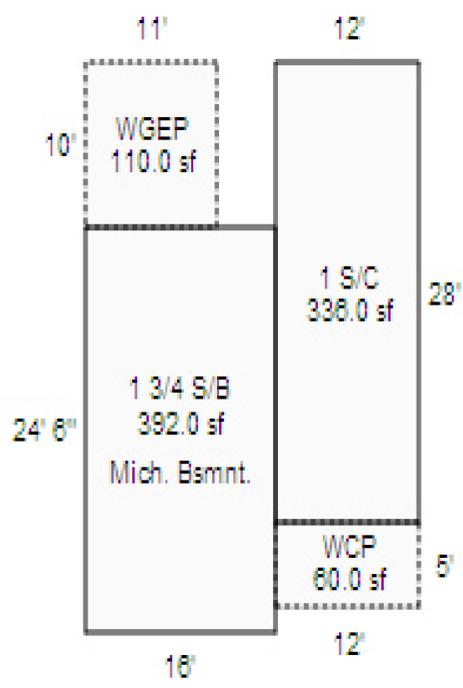
There are so many ways JELD-WEN can help your home work well for the way you live. Replacing your old windows with new, energy efficient Premium Wood windows is an excellent place to begin. The following pages will show you how easy it is to make the transition from old and drafty to fresh and new.



Easy to install • Energy efficient • Easy to clean

Custom and Standard sizes • Aesthetically pleasing

WOOD WINDOWS FOR 810 GRANT  
PROFESSIONAL BLDG + ENVIRONMENTAL  
SCOTT HIGDON  
2072741



**HISTORIC DISTRICT COMMISSION**  
**Minutes**  
**March 17, 2009**  
***DRAFT***

City Commission Chambers  
Second Floor, City Hall  
241 W. South Street, Kalamazoo, MI 49007

**MEMBERS PRESENT:** Jay Bonsignore, Chair; Bob Cinabro; Linda DeYoung;  
Nelson Nave; Bob Oudsema; Erin Seaverson

**MEMBERS EXCUSED:** James Tribu

**CITY STAFF:** Sharon Ferraro, Historic Preservation Coordinator;  
Amy Thomas, Recording Secretary

**I. CALL TO ORDER**

Mr. Bonsignore called the meeting to order at 5:00 p.m.

**II. APPROVAL OF ABSENCES**

Mr. Tribu informed city staff that he would not be available for the March 17<sup>th</sup> HDC meeting.

**Mr. Oudsema, supported by Mr. Cinabro, moved approval of Mr. Tribu's absence from the March 17, 2009 HDC meeting. With a voice vote, the motion carried unanimously.**

**III. APPROVAL OF AGENDA (March 17, 2009)**

Ms. Ferraro advised that John Kirk from Kingscott was not available for the presentation regarding changes to the former Kalamazoo Central High School building and Chenery Auditorium. Accordingly, Ms. Ferraro will provide the presentation at the end of the meeting.

**Ms. DeYoung, supported by Ms. Seaverson, moved approval of the March 17, 2009 HDC Agenda. With a voice vote, the motion carried unanimously.**

**IV. PUBLIC COMMENT ON NON-AGENDA ITEMS**

None

**V. DISCLAIMER**

Ms. Ferraro read the disclaimer into the record.

## **OLD BUSINESS**

### **A. 423-5 S. Westnedge (Case #: IHA 09-0045) (Item A)**

Mike Hills was present to represent the property. The application requests a free-standing, internally illuminated sign.

At the February meeting, the HDC requested more information from the applicant to help determine if the new sign would be the appropriate size for the proposed location. In response to that request, Mr. Hills had a cardboard model of the sign constructed and nailed to the existing sign to help the commission visualize how the final product will look. Mr. Hills stated that the width of the new sign is the same as the existing one. A new sketch was provided to show the changes to the face of the proposed sign, which is significantly lower and more slender than the proposal at the February meeting. There are a couple of other internally lit signs on the block, and Mr. Hills is requesting that the HDC allow him to install the proposed sign in front of his law office.

Paul Havenaar from Sign Impressions stated that the posts for the sign would be constructed of styrofoam with a hard coat and stucco on the outside. The sign will have a dark background and only the white letters will light up, rather than having a spotlight on the sign which would also illuminate the area around it. There will be less chance of vandalism with the new sign because of the way it is constructed. The existing spotlight has been damaged by vandals.

Mr. Nave inquired if the white square at the bottom of the sign would be lit. Mr. Havenaar advised that part of the design has changed. The sign will have a black background with white lettering and only the white lettering will illuminate. The sign will be single-faced like the old one.

Mr. Oudsema inquired if the sign serves the second address at 423, and Mr. Havenaar responded in the affirmative. Ms. Ferraro stated that 423 and 425 are the same building but separate entrances. Mr. Oudsema inquired if the applicant wanted to install a sign at the other entrance. Mr. Hills advised that he only wants a sign by the south entrance (425) where the secretaries are. The entrance at 423 S. Westnedge is used after hours.

Mr. Cinabro inquired if the red and green sign would be coming down. Mr. Havenaar stated that the existing sign will be replaced with the proposed sign, if it is approved.

Ms. Seaverson inquired if the photos show the original size or the newer size of the sign. Mr. Havenaar stated that the photos depict the older version of the proposed sign, the new proposal is for a slightly smaller sign.

HDC Minutes  
March 17, 2009  
Page 3 of 11

**Mr. Oudsema, supported by Mr. Cinabro, moved approval of the application for the sign at 423-425 S. Westnedge as presented.**

**Mr. Oudsema, supported by Mr. Cinabro, amended the motion to stipulate that the sign approved by the HDC will be the same dimension and shape as the one shown in the photo circulated at the dais. With a roll call vote, the motion carried unanimously. With a roll call vote, the motion carried unanimously.**

### **NEW BUSINESS**

#### **B. 714 Locust (Case#: IHA 09-0078) (Item B)**

Robert Noble was present to represent the property. The application requests removal of the chimney.

Mr. Noble stated that the chimney was repaired in the past. During the past winter, the upstairs was empty while the applicant was rehabbing the internal part of the structure. The furnace was running a lot and there were no windows in the upstairs at that point. As a consequence of those conditions, the methane, carbon dioxide and water converted to carbonic acid and seeped through the chimney in the upper part of the structure, all the way up to the roof. There was 2 to 4 inches of ice on the outside of the chimney. Mr. Noble stated that he was uncertain as to the extent of the damage to the chimney and roof on the inside. The chimney is not original to the house and Mr. Noble would like to remove it. The chimney, which is in the original, center portion of the house, is barely visible from the street. The only plaster around the chimney peeled off and the mortar is soft. Mr. Noble would like to reinforce the roof and add rafters and joists to make the house more structurally sound.

Mr. Nave stated that he did design work on this house several years ago. Mr. Noble confirmed that Mr. Nave provided drawings for the front porch about 10 years ago.

Mr. Cinabro inquired if the new furnace would have small vents to the outside. Mr. Noble stated that he is proposing to install a "green", 95% efficient furnace, a tankless water heater, and a heat pump, which will be vented with PVC pipe, probably through the side of the house. There will be no need for a chimney.

**Mr. Nave, supported by Ms. DeYoung, moved approval of the application for removal of the chimney at 714 Locust. With a roll call vote, the motion carried unanimously.**

Mr. Bonsignore mentioned that, in the past, the HDC has not allowed removal of chimneys that are architectural features of the house and are visible from the outside. This chimney does not provide much of an architectural feature.

Ms. Ferraro suggested that the applicant salvage any reusable bricks to be used on other projects.

**1516 W. Michigan – Islamic Center (Case #: IHV 06-0056) (Item C)**

Nelson Nave, AIA (architect) was present to discuss the application. The application requests demolition of part of the non-historic building.

Mr. Nave advised that the applicant would like to demolish approximately 1,000 square feet of the concrete building, which was built in the 1950's or 1960's. That area of the building is badly deteriorated. Mr. Nave referred to a photo of the west entrance of the addition, the area of the building on the left with the faux brick would be torn down.

Mr. Bonsignore requested clarification of the plan. Mr. Nave approached the dais to provide further details of the proposal. He pointed out the 25' x 40' section of the building that is slated for demolition. Half of the future master plan will be used for a future prayer area, but that may not be done for several years. That area is designated with a dotted line on the site plan. Mr. Nave pointed out the changes that will be made to the north entrance. The wall is 16' and the dome is 4' above that. The dome is set back on the roof so that only the three foot, half circle is visible from the parking lot. The wall facing west will have a mural painted on it, and the windows will look like a series of arches. It will be designed so it won't deteriorate, and it has a beige and white latex coating.

Mr. Oudsema inquired as to how this would impact the store fronts on W. Michigan Ave. Mr. Nave advised that the store fronts owned by the Islamic Center would stay the same. The proposed changes won't be visible from Michigan Avenue. Mr. Oudsema inquired as to the long-term plans for this property and how those plans will affect buildings facing W. Michigan Avenue. Mr. Nave stated that the future changes will be hidden behind the Bruno's Pizza building and the Kinko's building. The site is only visible after you turn onto Burrows Street from W. Michigan.

Mr. Oudsema inquired what affect the proposed changes would have in ten years. Mr. Nave stated that the final prayer hall currently has ten foot tall ceilings; the ceilings will be 14 to 15 feet tall in the final prayer hall. Mr. Oudsema inquired if the future addition would extend to Michigan Avenue. Mr. Nave stated that the full addition will be further to the north. There will be no signage on Burrows or the street to the east. The only signage will remain, as is, on the store front.

Mr. Oudsema inquired if the applicants have communicated with adjoining property owners about this project. Mr. Nave advised that the proposed plan has already received site plan approval. The Planning Commission approved a special use permit for the project. The Planning Commission requires that surrounding property owners be notified of proposed projects. Mike Fleckenstein was the only property owner who spoke at the public hearing in front of the Planning Commission. He commented in favor of the request from city staff that the applicants clean up the woods at the northeast corner of their property. Mr. Fleckenstein owns the house to the northeast of the applicant's property.

**Ms. DeYoung, supported by Mr. Cinabro, moved approval of the demolition of the north part of the non-historic building at 1516 W. Michigan Ave as presented by Mr. Nave. With a roll call vote, the motion carried with five ayes and one abstention. Mr. Nave abstained from voting.**

**Ms. DeYoung, supported by Ms. Seaverson, moved approval to rebuild the portion of the building at 1516 W. Michigan Ave. as presented by Mr. Nave. With a roll call vote, the motion carried unanimously. With a roll call vote, the motion carried with five ayes and one abstention. Mr. Nave abstained from voting.**

Mr. Nave stated that there will be no lighting in the dome. The two lights on top of the posts are hundred watt metal halide and they are not very bright.

## **VII. APPROVAL OF MINUTES (February 17, 2009)**

There were no changes to the minutes.

**Mr. Oudsema, supported by Ms. DeYoung, moved approval of the February 17, 2009 HDC Minutes as submitted. With a voice vote, the motion carried with five ayes and one abstention. Mr. Bonsignore abstained from voting.**

## **XI. DISCUSSION**

### **A. Van Beck Roofing and Siding – Presentation by Chris Landis regarding new contractor for window rehabilitation and Supertherm paint (1125 King Highway, Kalamazoo, MI 49001) (Item F)**

Mr. Landis advised that the pamphlet provided to the HDC shows the thickness of the Supertherm insulated coating application and the equivalent “r-value” for fiberglass insulation. The coating can be any color paint Sherwin Williams produces from a medium to light tone; the dark tones do not perform well in this product. It has a 25-year life expectancy on a residential wall. It comes with a 10-year material warranty. It offers an R-19 insulation value on the exterior of building.

Ms. Ferraro suggested that the Supertherm could be used on the interior or exterior of the roof to help with loss of heat or cooling through the roof. Mr. Landis advised that the best method for the roof would be application of the product on the inside of the home on the ceiling. Most paint is about 22% ceramic, this is a 66% ceramic-base paint, which provides more insulation value than vinyl siding and preserves wood siding on the exterior of the home. This product has an R-20 value when used for an interior application. It has an 8.8 perm rating, which allows moisture out. Most siding has a perm rating of 5. It also has a .01 water vapor transmission and can be used as an extra ice and water guard under shingles. The return on investment with this product is about four years. Mr. Landis stated that he didn’t bring samples but could provide them if

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needed. This is a reflective and deflective material to keep cold out in the winter and heat out in the summer. This product has been used in Germany, Florida and Colorado.

Mr. Oudsema inquired as to how long this product has been on the market. Mr. Landis advised that it has been on the market for about ten years and has been used for residential and commercial applications. It has also been used on the bottom side of the space shuttle for re-entry.

Mr. Oudsema inquired as to why this product is not commonly used if it has been in existence for ten years. Mr. Landis advised that there are only six dealers in the United States with this product. Ms. Ferraro mentioned that special training is required to be able to apply this product.

Mr. Oudsema inquired if Mr. Landis was aware if this product has been used in any historic districts. Mr. Landis stated that it has been used in Denver and San Antonio historic districts. Ms. Ferraro offered to contact the Historic Preservation Coordinators in those towns to get feedback regarding the performance of this product. Mr. Oudsema suggested keeping an open mind about this product, but stated that more information would be needed before a decision could be made.

Ms. Ferraro inquired as to how this product could be removed. Mr. Landis stated that he was not sure about removal of the product, but it can be painted over. Ms. Ferraro mentioned that there is a product called liquid vinyl siding which will bulge if water or air gets behind it. It can be removed with K-1 kerosene.

Mr. Oudsema requested information regarding the cost of this product for a 1,600 square foot, two-story, frame home. Mr. Landis stated that it would cost approximately \$7,600 in labor and material.

Mr. Cinabro inquired if the HDC was expected to endorse or approve the use of this product. Ms. Ferraro advised that she gets questions about new products and paint and the HDC needs to be able to form an opinion about those products. The presentation is for informational purposes only. The HDC cannot endorse this product but might be able to approve it for certain uses.

Mr. Landis stated that this product is no thicker than a business card or about two coats of paint (10 mils).

Mr. Nave inquired as to what happens when the product comes off. Mr. Landis stated that the product has a 20 to 25 year life expectancy. He further stated that he would try to get answers to the questions that have been asked.

Mr. Nave mentioned that if this product looks like vinyl, the HDC would probably not approve it. Mr. Landis stated that it reflects 95% of the heat load and can be applied over vinyl. Ms. Ferraro suggested applying the product to some of the trim pieces she has to

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see what it looks like. It is important to not obliterate the fine details. Mr. Landis stated that the product does not fill in grooves on cedar or stucco.

Ms. Seaverson commented that the fact sheet doesn't say what the product is being compared to. How does it compare to other light-colored coatings? Mr. Landis stated that he has a CD with examples showing the product on two buildings with two different temperatures for a 24-hour period. Ms. Seaverson commented that the information provided about Supertherm states that the product by itself does not protect against heat loss and gain through conduction. Therefore, it is an r-equivalent and it is supposed to be used with foam insulation in northern regions and countries subject to hard freezes. Mr. Landis advised that Supertherm can be placed directly over the wood siding, which has a natural r-value. He suggested that applying the product directly to the wood should be sufficient.

Mr. Bonsignore disagreed with regard to the r-value of the wood when this product is applied. He commented that most of the examples in the literature are from high-cooling areas, such as Phoenix, which deal with radiant heat loss and gain. If this product is used in Michigan to keep warm, it might be a disappointment. It would be better to use this product on interior surfaces to keep the heat in. The R-19 equivalent is radiant heat not conduction. Mr. Landis stated that he was not suggesting that fiberglass insulation would not be necessary. Mr. Bonsignore commented that the figures in the brochure could lead to abuses if individuals reading the information are not informed about what r-value means. This product could work with a properly insulated house to help retain heat in the house, but it would be less useful on the outside in northern climates.

Mr. Oudsema stated that he would prefer to see this product on wood. Stucco houses are less than 2% of the housing stock in Kalamazoo. There is a high percent of wood frame houses in this community. It would be helpful to see the product applied to a house before a further evaluation could be made.

Ms. Ferraro requested more details about the window restoration services. Mr. Landis stated that a company in Indiana does the window restoration. The wood windows would be removed, sanded, finished, rejoined at the corners, and the glass would be reglazed. He stated that he was not sure about the historic district rules. Ms. Ferraro advised that the HDC prefers restoration of windows rather than replacement. Mr. Landis stated that he could provide pictures of a 133 year old house in Mendon that the company is currently working on. The employees from the Indiana office are using the Mendon house to train a local crew to do the work. He inquired as to the HDC's recommendations for restoring windows. Ms. Ferraro advised that the windows should be as close as possible to the way they were originally.

### **B. Demolition notice proposal (Item G)**

Ms. Ferraro advised that a proposal for noticing adjacent property owners of potential demolitions, new construction or moving of structures was included in the March HDC packet. City staff would be responsible for mailing the notices to property owners.

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Mr. Cinabro inquired if adopting such a noticing procedure would address the concerns expressed by Mr. Snyder at last month's meeting. Ms. Ferraro responded in the affirmative. She stated that property owners within 300 feet of the subject property would be notified of the opportunity to comment at a public hearing in front of the HDC. Mr. Cinabro inquired if the proposed noticing procedures would require an ordinance amendment. Ms. Ferraro stated that she was uncertain if an ordinance change would be required, and that she would look into that possibility.

Mr. Oudsema questioned if 300 feet would be an adequate distance for the mailings to be sent. He commented that it should help spread the word if there is an inflammatory issue in the neighborhood. Mr. Bonsignore mentioned the importance of staying consistent by using the 300 foot radius that other boards use. Ms. Ferraro commented that neighborhood associations would also receive notices. She already e-mails HDC packets to about 35 people; additional people can be added to the distribution list as requested. The HDC packets are posted on the city's website and can be accessed by the public.

Ms. Seaverson expressed concern that "substantial new construction" is not defined in the proposal; does that language refer to additions to a main structure? Ms. Ferraro stated that the addition of a stoop on the back porch would not be considered substantial construction. However, a family room addition on the back of the house would probably be defined as substantial construction.

Ms. Ferraro advised that possible upcoming agenda items include a proposed garage addition and a house to be moved into the historic district. It might be possible to do a "test run" of the noticing procedures if these agenda items are pursued, and then proceed with an ordinance amendment. She suggested that the noticing requirements may be procedural rather than ordinance driven. For instance, when work is being done in the historic district, green signs are posted at the property to let the inspectors and neighbors know the work has been approved. Those signs are not mandated by the ordinance. In Ann Arbor, signs are posted on the site before the historic district meetings to advise what is being proposed, notices are sent to people within a certain distance, and the decision is posted on the building.

Mr. Nave referred to the proposal for the Langeland Funeral Home from the February agenda. He stated that Mr. DeLoof, the builder who made the presentation, visited his office to discuss the project. The week after that visit, Mr. DeLoof passed away. Ms. Ferraro advised that she is waiting for someone to approach her again about the project.

Mr. Cinabro inquired if a motion would be necessary to approve the noticing procedure. Ms. Ferraro suggested deferring approval of the noticing procedures pending further input. There should be further clarification regarding the time needed to allow for demolition or moving of a house. Also, the term "substantial construction" needs to be defined. For instance, would a garage be considered "substantial construction?" The noticing requirements could state that if a building permit is needed, then noticing will be

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required. Mr. Nave suggested that noticing could be required for any building over 80 square feet (8' x 10').

Mr. Oudsema questioned if a request for a garage demolition should be noticed out. Ms. Ferraro referred to an agenda item from the past that requested demolition of a 5-car garage. She suggested that garages should be including in the noticing procedures, with the possible exception of single-car garages.

Mr. Oudsema commented that noticing of garage demolitions could lengthen the HDC meetings. Ms. Ferraro stated that it would be typical for only one person to show up at a ZBA meeting to speak at a public hearing. In response to Mr. Nave's question, Ms. Ferraro advised that the DBB (Dangerous Buildings Board) does not require noticing of surrounding property owners. Mr. Nave commented that only one person spoke at the public hearing in front of the Planning Commission when he presented the project for 1516 W. Michigan. Ms. Ferraro estimated that there is typically a 1% to 5% turnout at public hearings as a result of notices that are sent to property owners about agenda items.

Mr. Oudsema stated that he would prefer to see noticing for inhabitable, primary structures only. Mr. Bonsignore commented that garages sometimes have living spaces above them. He referred to the Stuart House, which has a substantial carriage barn/garage. Removal of that garage would be a major change to the neighborhood. Ms. Ferraro suggested that noticing could be provided when residential structures are involved.

Ms. Seaverson inquired if property owners would be required to come before the HDC if they put in a new garage. Ms. Ferraro advised that new construction in the historic district would require HDC approval. Ms. Seaverson stated that she was in favor of noticing for projects that require building permits. Ms. Ferraro commented that some sheds are small enough that a building permit would not be required for them to be constructed. They would require HDC approval to be built, but tearing them down would not be an issue. It is important to have notification regarding projects that could change the nature of the neighborhood. Accordingly, the noticing procedures could also include large signs.

Mr. Cinabro suggested waiting for further comments about the proposed noticing procedures and revisiting this issue at the April meeting.

**Mr. Cinabro, supported by Mr. Oudsema, moved to defer action regarding the proposed HDC noticing procedures to allow time for the HDC to provide comments to Ms. Ferraro. A full recommendation is to be presented at the April meeting. With a voice vote, the motion carried unanimously.**

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## **XII. Other Business**

### **A. FYI Report (Chenery Auditorium) (Item H)**

Mr. Nave advised that he looked at the work that has been done to this building. He commented favorably regarding the changes that have been made. In response to Mr. Nave's question, Ms. Ferraro confirmed that the HDC has no authority over the changes that are being made to the building because it is under the jurisdiction of the State Board of Education. However, the HDC can provide comments to the school board on the work that is being done. Ms. Ferraro referred to the pictures that were presented, and stated that the pillar sign is not part of the current proposal. The gingko tree at the northeast part of the property will remain, however, it is missing in the picture so that a better view of the windows could be provided. There are plans to restore the window openings and install aluminum-clad windows with the original configuration.

Ms. Seaverson inquired if some of the original windows are still on the east elevation. Ms. Ferraro confirmed that there are a few of the original windows in the front of the building in the center.

Ms. Ferraro advised that changes to the auditorium include new seating, new curtains, and new paint. By the main entrance and to the right, there is an area where the floor slants at a 30 degree angle. That area will be reconfigured, and will include a two-story lobby area with a balcony and a barrier-free ramp.

Mr. Nave commented that most of the changes are proposed for the Dutton Street entrance. A steel canopy was added on this side supported by new piers, clad in limestone, that reflect the designs of the original piers flanking the Dutton Street door. The steel canopy is a rectangle on the outside; on the inside it has an arched top to promote drainage. Ms. Ferraro stated that the original staircase will be restored, and the trim and details are to be continued down the hallway.

Mr. Oudsema stated that the funds for this project have been raised through a soft fundraiser. Future fundraisers may provide money for a more elaborate redo. Ms. Ferraro advised that the remodeling should be completed by the time the Gilmore Festival starts in May 2010. The final remodel has been estimated to cost approximately \$15,000,000.

Ms. Ferraro mentioned that the canopy extends past the piers so visitors can be dropped off under the canopy when the city approves the curb cut.

Ms. Seaverson stated that she saw the complete presentation by Kingscott and it looks like they are doing a nice job. Ms. Ferraro advised that the work is being done to the Secretary of the Interior's Standards, even though the historic tax credit is not involved due to the applicant's non-profit status.



HDC 04/21/09

ITEM R

Non-historic concrete porch  
with sound metal columns  
ideas for a guardrail  
Metal?

03/24/2009

411 Douglas

**HDC VIOLATIONS**

Current

Date Original	V#	Owner	Prop Add	Prop street	Violation	Comment, Action, Response
10/01/2008	1	Mike Tustin	109	Allen Blvd.	Steps and handrail	Letter 10/01/08 No charge
06/23/2007	2	Lobra Mgmt	425	Bellevue	Block NW porch column	Letter 09/30/08 \$70
06/03/2003	1	Lobra Mgmt	421	Bellevue	Siding, side door, front handrails	Letter 09/30/08 \$70 Cancel vinyl window – predates HD
10/03/2008	1	St. Francois	523	Cedar W	Steps, replaced W side door	Letter 10/03/08 No charge
11/05/2007	1	St. Francois	809	Cedar W	Basement windows, shutters	Letter 10/02/08 \$70
06/30/2008	2	Moore, Michael	827	Cedar W	Front porch guardrails	Letter 10/01/08 \$70
12/15/2006	2	Zabavski	838	Davis	North attic window false muntin	Will do 06/09/08 Letter 10/02/08
10/21/2008	1	Civic Theater	720	Dutton Pl	Handrails not to standards	11/12/08 – will repair next year
08/27/2004	3	Brian Duff	603	Elm	Front steps	Paint steps (10/01/08)
05/27/2008	1	Tederial Edwards	721	Forest	Chain link fence	Letter 10/02/08 \$70
12/18/08	1	Lola Atkinson	813	Hoffman	Handrails – front steps	Letter 12/18/08 No charge
06/22/2005	3	Laurance James	407	Locust	Front porch	To Anti-Blight Team 10/01/08
05/27/2008	1	Danielle Miller	619	Lovell W	W. side door	NONE
05/27/2008	1	Ken Ladd	719	Lovell W	Rear handrails	NONE
05/27/2008	1	Atlas Universal	925	Lovell W	Front window	Rebuild frame/re-install window
08/01/2008	1	Gary Alkire	936	Lovell W	Rear steps & handrail	COA issued exp 3/26/09
05/27/2008	1	Drew Deters	730	McCourtie	Handrails, front	Letter 10/02/08 \$70
05/27/2008	1	Commerce Real Estate	614	McCourtie	New front door	Sent details of needed work – 06-10-08 No response 07-30-08
10/07/08	1	Member First Mortgage LLC	817	Normal Ct	Handrail	Letter 10/07/08 no charge
05/17/2005	2	Nolan Payne	902	North, W	Front porch – paint	Paint by end of Sept
07/05/2006	3	Fed. Nat'l Mortgage	525	Oak	Porch guardrail	Foreclosed 12/07/07 notice to bank
10/02/2008	1	Gerald Wright	809	Oak	Rear staircase rails	Letter 10/02/08 No charge
08/01/2008	2	Commerce Real Estate	225	Old Orchard	Fence in side yard	Letter 10/01/08 \$70
05/27/2008	1	Parrott Properties	447	South W	Porch skirt	Site visit – app due 06/10/08
03/27/2003	3	Fuller/Skandis	530	South W	Wall	To attorney for ticket 06/09/08
06/03/2008	2	734 Village LLC	734	Village	Handrails on front steps	Adm App 11/21 – deadline 06/15/09
06/30/2008	1	David Knibbe	817	Vine Place	Guardrail – front porch	NONE
10/02/08	1	Deutsche Bank	223	Vine W	Unpainted steps & guardrails	New owner will paint

*Will disappear from next month's report – work completed satisfactorily*

**HDC VIOLATIONS**

Current

06/03/2008	1	Rodney Hixon/Derick Thomas	224	Vine W	Guardrail, W end fr porch	COA to new owner 12/16/08 Rebuild to HDC standards
06/03/2008	2	Scott Soorus	437	Vine W	New windows at rear	HDC denied 11/18/08
05/18/2007	2	Mark & Chris Brainerd	729	Vine W	Wingwalls	COA Issued 10/06/08; due 12/02/08
07/14/2008	1	John Arend	725	Vine W	Roof w/o COA or permit	New owner
12/18/2008	1	Ruth Murphy	817	Westnedge S	New tattoo parlor sign	Letter 12/18/08 No charge
06/30/2008	1	Fabian, Joe	1201	Westnedge S	Replaced garage doors w/siding & windows	HDC approve in concept 11/18/08
09/09/1999	1	Matthew Kuiper	612	Wheaton	Side porch rails & steps	Letter 10/02/08 \$70
04/05/2005	3	Lola Atkinson	718	Willard W	W side porch	Updated steps for remedy 07/22/08 due 9/30/08

*Will disappear from next month's report – work completed satisfactorily*

ITEM T  
HISTORIC DISTRICT COMMISSION  
FYI – REPORT FROM THE COORDINATOR  
APRIL 21, 2009

**YEAR TO DATE COA's**

2009 – 141 (last month 79)  
2008 - 130

**YEAR TO DATE - New Violations**

2009 - 2  
2008 - 2

**VIOLATIONS** – See the attached violation table for details on current violations. Not much change since December because of winter.

**HISTORIC DISTRICT COMMISSIONER TRAINING** – In the ideal world, all the historic district commissioners would participate in training once a year. In 2009, the Michigan Historic Preservation Network is offering training on the Saturday, May 16<sup>th</sup> at their annual conference in Grand Rapids. The training starts at 9:00 (see opposite side of this report for details) and finishes at noon. The cost is \$25/person and will be covered either by city funds for the HDC or by the Historic Preservation Commission. If you are interested in attending please let me know and I can make arrangements to register you. You are, of course, welcome to attend the entire conference. The conference brochure – with some GREAT topics – is at [www.mhpn.org](http://www.mhpn.org) – click on conference brochure. If you attend the entire conference, you can be re-imbursed for \$25 of your registration fee. **PLEASE REMIND ME WHO WANTED TO GO!!**

**WINDOW TRAINING WORKSHOP:** The State Historic Preservation Office (SHPO) annually makes matching grants to eligible communities, qualified as Certified Local Governments for preservation planning and education projects from the Federal Historic Preservation Fund. In the 2009 grant cycle, there are funds left over and the SHPO has proposed that they use the grant funds to present a Window Rehabilitation Training Workshop in July 2009 in Kalamazoo. The workshop would be planned and administered by a qualified agency with the city of Kalamazoo providing local support and assistance in organization. The ten day workshop would train ten students in appropriate window rehabilitation and weatherization techniques over ten classroom days including training in Lead Safe Work Practices qualified under the HUD/EPA Renovation, Repair, and Painting (RRP) Rule.

The SHPO is hoping that this training will become the template for training contractors to rehabilitate older homes. Economic studies in Michigan and nationwide show that funds spent on rehabilitation tend to stay in the local area – with small scale contractors able to make a living wage to repair existing housing stock rather than build new homes. Window rehabilitation workers are in short supply and a trained worker can start a small business for a minimal investment. This training could be the first step towards re-employment or employment.

The workshop will be July 6 to 17, 2009

PLEASE ADD ANY OTHER QUESTIONS YOU HAVE AND WE WILL FORWARD TO MANUFACTURER AND DISTRIBUTOR:

1. How long this product has been on the market?
2. Has this product been used in any historic districts? Which ones? (Denver and San Antonio were mentioned at the HDC meeting)
3. How is this product removed if it is necessary to strip it?
4. After the warranty runs out, what happens when the product begins to fail? Can it just be painted over or is additional surface preparation needed?
5. What would be the cost of this product for a 1,600 square foot, two-story, frame home applied to the exterior?
6. How does it compare to other light-colored coatings in terms of energy savings?

**Erin Seaverson's comments:**

Comments on the SuperTherm printed literature with a summary below (I didn't look at the cd's):

SuperTherm seems to basically be a high ceramic content paint. The claim is that it "blocks" heat from reaching a material, therefore there can be no heat transmission through the underlying material.

It seems to be primarily designed for and tested on metal (think manufactured buildings and boats and trailers) in climates for solar gain. The "Hard Facts" data sheet states improved performance, but not improved performance over something specific .... Sounds similar to the energy savings for replacement windows, but that's another discussion.

It is tested more thoroughly than traditional insulation because it also is tested for paint performance, air barrier performance and vapor retarder performance.

No comparison is give to other EnergyStar white roofing materials such as TPO and PVC. I would expect it to be similar and provide similar energy savings.

The company has been around for 17 years and is Superior Products International II. I'm not sure what the "II" signifies. The current formulation for this paint has been around no longer than since 2000, possibly even for less time.

**SUMMARY:**

If the paint really does block heat from reaching a material, they have a pretty good concept for metal buildings, busses, trailers, etc. Metal building insulation can be problematic when done with batts, so this may also be a good solution for that application. However, it seems like a relatively new technology and I'd wait a few years before depending on it to see how it plays out. Coating bus roofs with it might be a good testing ground if they need to be painted anyway. Benefits of use on a traditional building in our climate would probably be marginal over any other light colored paint.



## Historic Preservation Tax Incentives Program

Technical Preservation Services  
National Park Service

### Replacement Windows that Meet the Standards

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The decision-making process for selecting replacement windows divides into two tracks depending on whether historic windows remain in place or no historic windows survive.

#### Replacement of Existing Historic Windows

When historic windows exist, they should be repaired when possible. When they are too deteriorated to repair, selection of the replacement windows must be guided by Standard 6. Design, visual qualities, and materials are specific criteria provided by the Standard that are pertinent to evaluating the match of a replacement window. Evaluating the adequacy of the match of the replacement window involves the consideration of multiple issues.

#### How accurate does the match need to be?

The more important a window is in defining the historic character of a building the more critical it is to have a close match for its replacement. Location is a key factor in two ways. It is usually a consideration in determining the relative importance of a building's various parts. For example, the street-facing facade is likely to be more important than an obscured rear elevation. The more important the elevation, feature or space of which the window is a part, the more important the window is likely to be, and thus, the more critical that its replacement be a very accurate match. Secondly, the location of the window can affect how much of the window's features and details are visible. This will affect the nature of an acceptable replacement. For example, windows at or near ground level present a different case from windows in the upper stories of a tall building.

Using the hierarchy of a building's features and taking into account the window's visibility, some general guidance can be drawn:

- Replacement windows on primary, street-facing or any highly visible elevations of buildings of three stories or less must match the historic windows in all their details and in material (wood for wood and metal for metal).
- Replacement windows on the primary, street-facing or any highly visible elevations that are part of the base of high-rise buildings must match the historic windows in all their details and in material (wood for wood and metal for metal). The base may vary in the number of stories, but is generally defined by massing or architectural detailing.
- Replacement windows on the primary, street-facing or highly visible elevations of tall buildings above a distinct base must match the historic windows in size, design and all details that can be perceived from ground level. Substitute materials can be considered to the extent that they do not compromise other important visual qualities.

- Replacement windows on secondary elevations that have limited visibility must match the historic windows in size, configuration and general characteristics, though finer details may not need to be duplicated and substitute materials may be considered
- Replacement windows whose interior components are a significant part of the interior historic finishes must have interior profiles and finishes that are compatible with the surrounding historic materials. However, in most cases, the match of the exterior of a replacement window will take precedence over the interior appearance.
- Replacement windows in buildings or parts of buildings that do not fit into any of the above categories must generally match the historic windows in all their details and in material (wood for wood and metal for metal). Variations in the details and the use of substitute materials can be considered in individual cases where these differences result in only minimal change to the appearance of the window and in **no** change to the historic character of the overall building.

### **How well does the new window need to match the old?**

The evaluation of the match of a replacement window depends primarily on its visual qualities. Dimensions, profiles, finish, and placement are all perceived in relative terms. For example, an eighth of an inch variation in the size of an element that measures a few inches across may be imperceptible, yet it could be more noticeable on the appearance of an element that is only half an inch in size. The depth of a muntin or the relative complexity of a brick mold profile are more often made visually apparent through the shadows they create. Thus, while comparable drawings are the typical basis for evaluating a replacement window, a three-dimensional sample or mock-up provides the most definitive test of an effective visual match.

The way a historic window operates is an important factor in its design and appearance. A replacement window, however, need not operate in the same manner as the historic window or need not operate at all as long as the change in operation does not change the form and appearance of the window to the point that it does not match the historic window or otherwise impair the appearance and character of the building.

### **Factors to consider in evaluating the match of a replacement window:**

- **Window unit placement** in relation to the wall plane; the degree to which the window is recessed into the wall.
  - The location of the window affects the three-dimensional appearance of the wall.
- **Window frame size and shape.** For example, with a wood window, this would include the brick mold, blind stop, and sill.
  - The specific profile of the brick mold is usually less critical than its overall complexity and general shape, such as stepped or curved.
  - Typical sight lines reduce the importance of the size and profile of the sill on windows high above ground level, especially when the windows are deeply set in the wall.
  - Though a blind stop is a small element of the overall window assembly, it is a noticeable part of the frame profile and it is an important part of the transition between wall and glass.

- Steel windows that were installed as a building's walls were constructed have so little of their outer frame exposed that any replacement window will necessitate some addition to this dimension, but it must be minimal.
- **Glass size and divisions.**
  - Muntins reproduced as simulated divided lights – consisting of a three-dimensional exterior grid, between-the-glass spacers, and an interior grid – may provide an adequate match when the dimensions and profile of the exterior grid are equivalent to the historic muntin and the grid is permanently affixed tight to the glass.
- **Sash elements width and depth.** For example with a wood window, this would include the rails, stiles and muntins; with a steel window, this would include the operator frame and muntins.
  - The depth of the sash in a double-hung window, or its thickness, affects the depth of the offset at the meeting rail of a hung window. This depth is perceived through the shadow that it creates.
  - Because of its small size, even slight differences in the dimension of a muntin will have a noticeable effect on the overall character of a window. Shape, as well as depth, is important to the visual effect of a muntin.
  - The stiles of double-hung historic windows align vertically and are the same width at the upper and lower sashes. The use of single-hung windows as replacements may alter this relationship with varying effects on the appearance of a window. In particular, when the distinction between the frame and the sash is blurred, details such as lugs may be impossible to accurately reproduce.
  - Meeting rails of historic windows were sometimes too narrow to be structurally sound. Reproducing a structurally-inadequate condition is not required.
  - The operating sash of a steel window is usually wider than the overall muntin grid of the window. In addition, the frame of the operating sash often has slight projections or overlaps that vary from the profile of the surrounding muntins. The shadow lines the muntins create add another important layer to the three-dimensional appearance of the window.
- **Materials and finish.**
  - While it may be theoretically possible to match all the significant characteristics of a historic window in a substitute material, in actuality, finish, profiles, dimensions and details are all affected by a change in material.
  - In addition to the surface characteristics, vinyl-clad or enameled aluminum-clad windows may have joints in the cladding that can make them look very different from a painted wood window.
  - Secondary window elements that do not match the finish or color of the window can also diminish the match. Examples include white vinyl tracks on dark-painted wood windows or wide, black, glazing gaskets on white aluminum windows.

- **Glass characteristics.**

- Insulated glass is generally acceptable for new windows as long as it does not compromise other important aspects of the match.
- The clarity and reflectivity of standard clear window glass are significant characteristics of most windows. Because these characteristics are often diminished for old glass, new glass equivalent to the original should be the basis for evaluating the glazing proposed for new windows. Color should only be a noticeable characteristic of the new glass where it was historically, and any coating added must not perceptibly increase the reflectivity of the glass.
- Where the glazing is predominantly obscure glass, it may be replaced with clear glass, but some evidence of the historic glazing must be retained, either in parts of windows or in selected window units.

### **Replacement Windows Where No Historic Windows Remain**

Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building. Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing historic windows is not required to meet the Standards. Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building. The general type of window – industrial steel, wood double-hung, etc. – that is appropriate can usually be determined from the proportions of the openings, and the period and historic function of the building. The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, but need not replicate the missing historic window. In many cases, this may be accomplished using substitute materials. There may be some additional flexibility with regard to the details of windows on secondary elevations that are not highly visible, consistent with the approach outlined for replacing existing historic windows. Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.

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