

KALAMAZOO HISTORIC DISTRICT COMMISSION
AGENDA - July 21, 2009
5:00pm

Kalamazoo City Hall - City Commission Chambers - 2nd 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 .

VI. OLD BUSINESS

5:05 pm

A. 430 Elm

Owner: Sharon Carlson & Tom Dietz
Applicant: Nelson Nave
Year Built: ca 1865

Style: Italianate

This work was approved in concept in June 2008

- 1. New east porch
- 2. New garage

(IHV 08-0226)

Old Application)

NEW BUSINESS

5:15 pm

B. 125 Prairie

Owner: Eric Staab / Karla Niehus
Year Built: 1912

Style: Craftsman

Alter bank of four casement doors to French doors flanked by sidelights at REAR of house. Next year a deck will be added. This yard is not visible from the public right of way on any side.

(IHV 09-0271)

New Application)

X. VIOLATIONS: See attached violation report

XI. Other Business:

A. **Sir Home Improvements** - Frank Mumford - replacement windows/Marvin 207-3095

B. **FYI report**

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.

NOTES at HDC meeting
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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@kalamazoocity.org

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 430 N. ELM ST. Historic District: STUART
Applicant: NEWSON B. NAVE, AIA, ARCHT Owner: SHARON CARLSON & TOM DIBTZ
Mailing Add. 100 N. BOWMAN ST. Mailing add N. ELM ST.
City State & Zip: KAZOO, MI 49007 City, State Zip KAZOO, MI 4900
Phone: 343-6040 Phone: 385-2827
Fax: 343-1259 Fax: _____
Email naive@mmidaproc.com Email sharon.carlson@umich.edu

Application Checklist: (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
KITCHEN REMODEL, NEW DOOR TO EAST PORCH, MOVE WINDOW ± 3' SOUTH
BY DOOR, NEW SCREENED-IN PORCH TO EAST, NEW CRACKS
& DRIVEWAY. ALL WORK = TO STANDARDS (SEE PLANS).

_____ 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: 7/10/09
Owner's Signature: _____ Date: / /
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 08-0226 Date Received*: 7/10/09
Complete application 7/10/09

REFERRED TO:

COMMISSION
Meeting Date: 7/21/09
COMMENTS: _____

ADMINISTRATIVE
Staff Review Date: / /
COMMENTS _____

Approve in Concept Date: / /
Letter mailed / /

COA issued / /

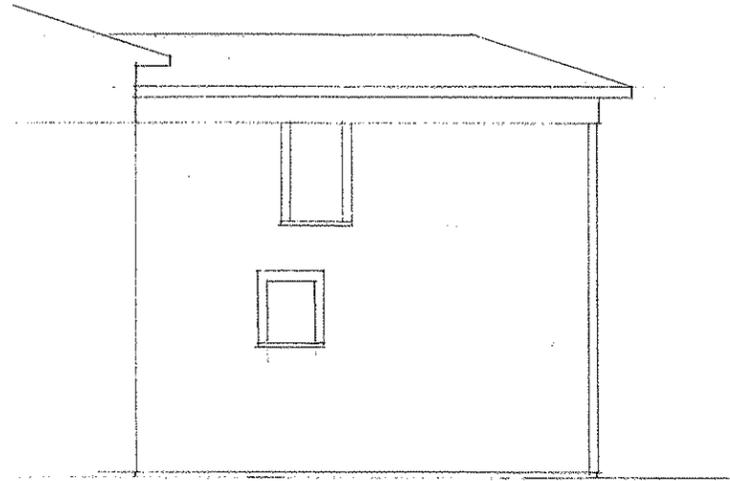
FINAL ACTION

Approve Site Visit Approve w/Conditions Deny Postpone Withdrawn

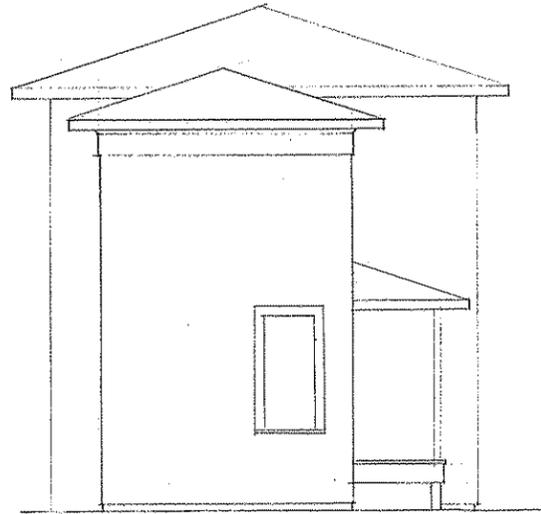
ACTION DATE / /

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

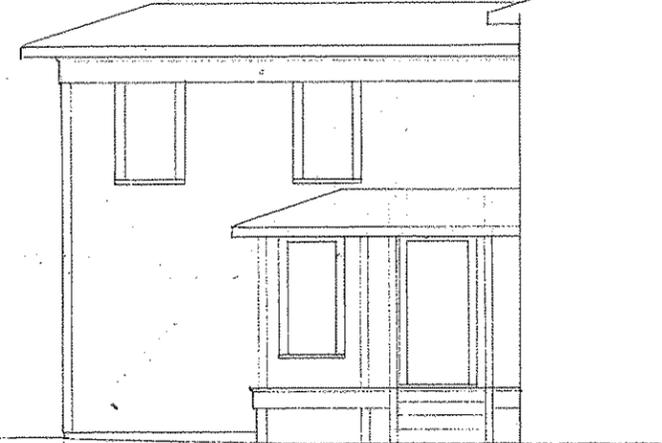
Historic Preservation Coordinator _____ Date _____



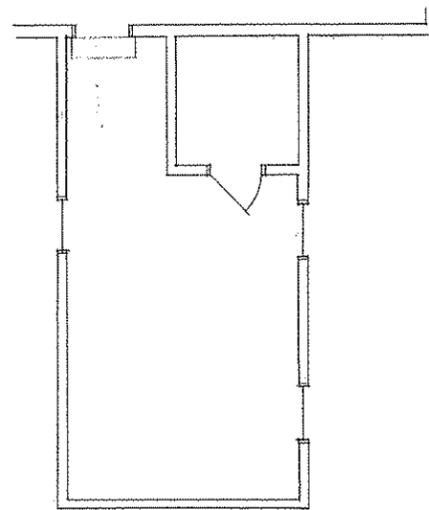
SOUTH ELEV.
SCALE: 1/4" = 1'-0"



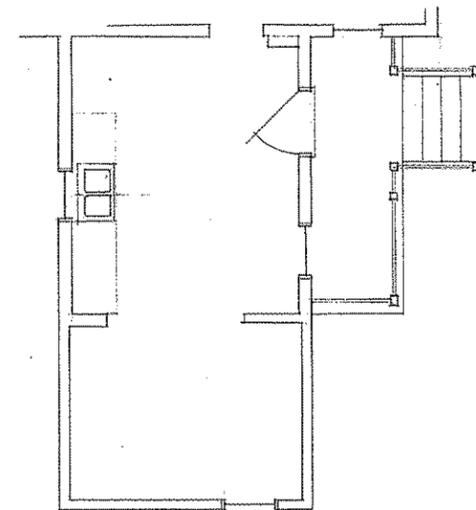
EAST ELEV.
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NELSON
BRECH
NAVE, AIA,
ARCHITECT
KALAMAZOO,
MICHIGAN

430 NORTH ELM STREET
KALAMAZOO MICHIGAN 49007
AN HISTORIC PORCH ADDITION & KITCHEN REMODELING
SHARON CARLSON & TOM DIETZ, OWNERS

	DATE
NORTH	8
JOB	SHEET
2 of 3	A-1

NOTES at HDC meeting
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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-city.org

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 125 S. Prairie Ave
Applicant: Eric Staab / Karla Niehus
Mailing Add. 125 S. Prairie Ave
City State & Zip: Kzoo, MI 49006
Phone: (home) 269.342.0688
Fax: _____
Email: eric.staab@kzoo.edu

Historic District: West Main Hill
Owner: Eric Staab / Karla Niehus
Mailing add (same)
City, State Zip _____
Phone: (cell-Eric) 720.4054
Fax: _____
Email: karla.niehus@gmail.com

- | |
|---|
| 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: Alteration of back door entrance (which was not original, anyway) as part of kitchen/porch renovation; replacing 2 windows with salvaged period French doors and inserting 2 Charles Rennie Macintosh-style windows of approximately the same size, in keeping with the age and style of the house. A deck (still in design stage) is planned to be added at a later date. None of this will be visible from any street. This is part of a kitchen/laundry renovation project. _____ This property has at least one working smoke detector for each dwelling unit. (Owner or applicant's initials) (Required) * see back

Applicant's Signature: _____ (Submitted by email) _____ Date: 06 / 30 / 09
Owner's Signature: _____ Date: ____ / ____ / ____
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 09-0271 _____ Date Received*: 06 / 30 / 09
Complete application 06 / 30 / 09

REFERRED TO:

COMMISSION

Meeting Date: 07 / 21 / 2009
COMMENTS: _____

ADMINISTRATIVE

Staff Review Date: ____ / ____ / ____
COMMENTS _____

Approve in Concept Date: ____ / ____ / ____
Letter mailed ____ / ____ / ____

COA issued ____ / ____ / ____

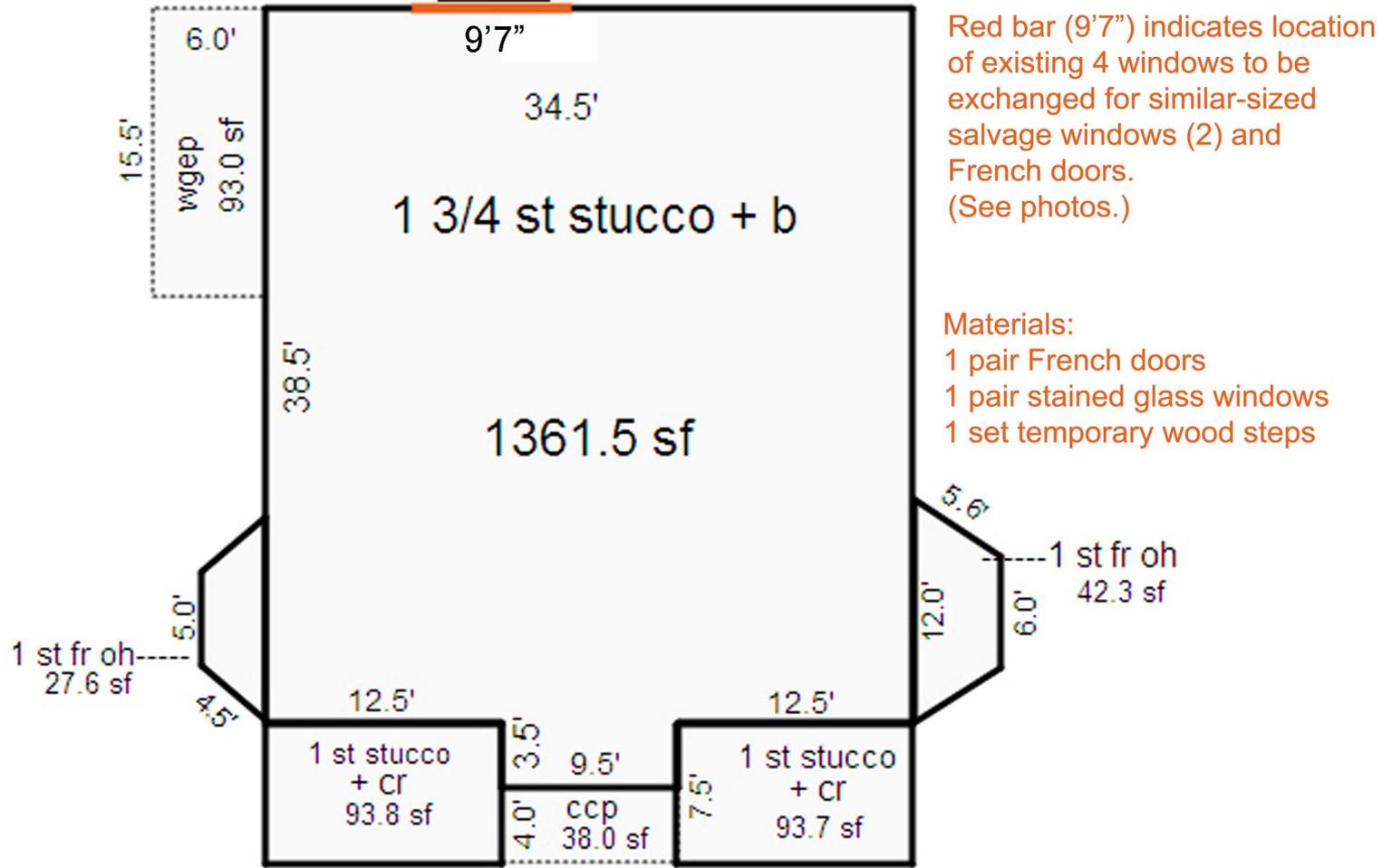
FINAL ACTION

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 _____

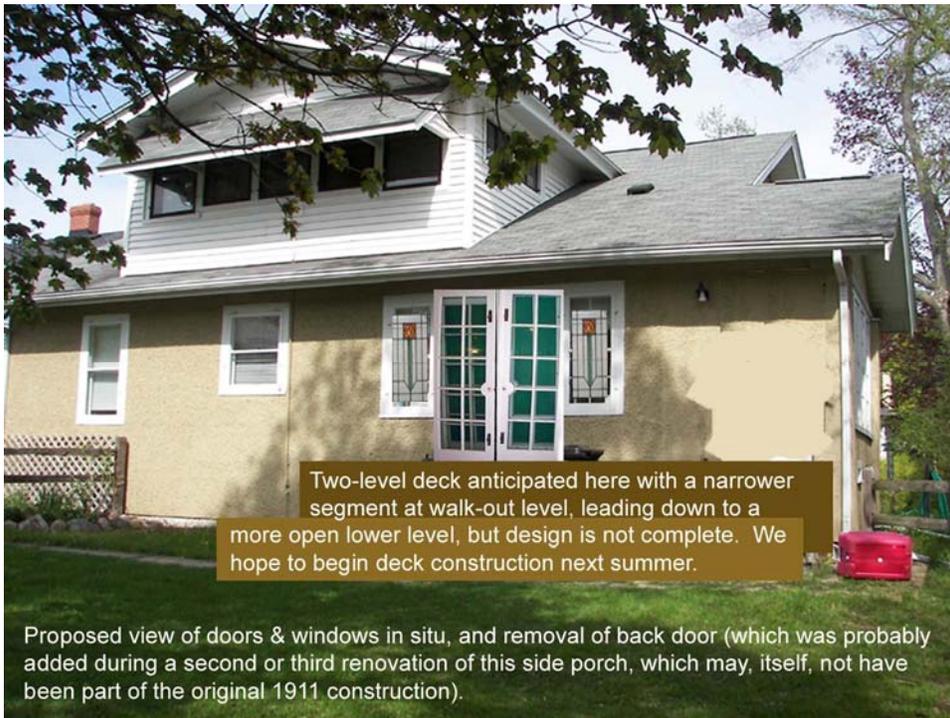
Historic Preservation Coordinator

Date



Front of house
125 S. Prairie Ave.
West Main Hill





TOLEDO ARCHITECTURAL ARTIFACTS INC. Materials list: 125 S. Prairie Ave / West Main Hill

Size	Name	Description	Image
18 x 49 (approx)	ANTIQUÉ VINTAGE STAIN GLASS WINDOW WITH UNIQUE SQUARE FLOWER DESIGN	<p>What cool vintage stain glass windows these are! They were exterior single panel windows. The square styled flower is reminiscent of the designs created by famed Art Nouveau / Arts & Crafts designed Charles Rennie Macintosh.</p> <p>20 1/4" wide x 51" high (including current wood framing, which can easily be replaced)</p>	

Peter Carroll will re-frame to fit 125 S. Prairie Ave window openings of 23 x 51.

56 x 83	PAIR OF VINTAGE EXTERIOR PAINTED FRENCH DOORS 1920'S	<p>Here are a pair of vintage painted exterior French doors with a nicely designed bump out (for the hardware) that make these "Not" the typical set of French doors. They came out of the master bedroom in a 1920's manor home. Each door also has Oval knob Nickel plated throw bolts. Quality hardware. Measures 56"w (28" each) x 83"h x 1.75" thick.</p>	
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1. **125 Prairie** (photos June 2007) ^^^ Front -east
2. Rear - West



NOTES at HDC meeting
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Kalamazoo Historic District Commission

Development Center - 445 West Michigan

Kalamazoo, Michigan 49007

Telephone (269) 337-8804

FAX (269) 337-8513

ferraros@kalamazoo-city.org

THE CITY OF



APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 926 W Main
Applicant: Brian Spaulding
Mailing Add: 218 Woodward Ave
City State & Zip: Kalamazoo MI
Phone: 269 207 5987
Fax:
Email

Historic District: Stuart
Owner: Brian Kurt Spaulding
Mailing add 218 Woodward Ave
City, State Zip Kalamazoo MI 49007
Phone: 269 207 5987
Fax: 269 341 9969
Email bbspaulding@SBCGlobal.net

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

Proposed Work: Use additional sheets to describe work if necessary
Beside Front of Home with Hardiplank Cement Siding smooth to match existing

38 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: 7/10/09
Owner's Signature: [Signature] Date: 7/10/09
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 09-0283 Date Received*: 7/17/09
Complete application 7/17/09

REFERRED TO:

COMMISSION
Meeting Date: 7/21/09
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 / /

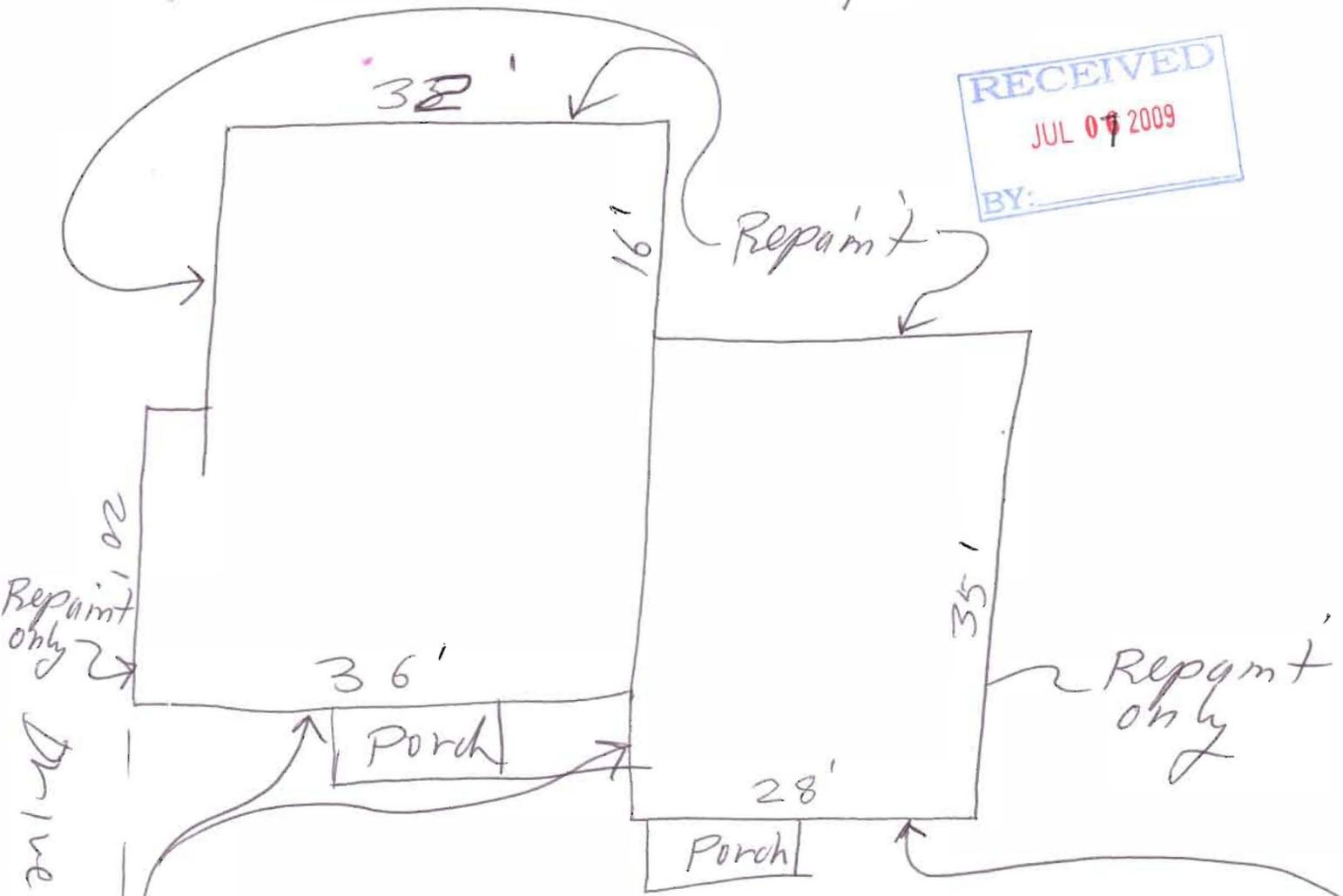
Certificate of Appropriateness Issued / /
Notice of Denial with appeals information / /
Notice to Proceed / / Comments

Historic Preservation Coordinator Date



926 W Main
Brian Spaulding
cell 264 207 5987

H
↑



BESIDE Front only with Hardi-plank
cement SIDING Profile to match
existing SIDING - smooth face

NOTES at HDC meeting
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*faxed
7-4-09*

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-city.org

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 418 Pearl Historic District: Vine
Applicant: Dean Plichta Owner: Plichta Real Estate Investments
Mailing Add: P.O. Box 83 Mailing add: UC
City State & Zip: Oshkosh, MI 49077 City, State Zip: SAME
Phone: 269-372-7345 Phone: _____
Fax: 269-372-6961 Fax: _____
Email: realine@iasnetworks.net Email: _____

Proposed Work: Use additional sheets to describe work if necessary

Demolish GARAGE

_____ 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: 7/14/09
Owner's Signature: [Signature] Date: 7/14/09
(if different)

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

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA09-0284 Date Received*: 7/14/09
Complete application 7/14/09

REFERRED TO:

COMMISSION
Meeting Date: 7/21/09
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 _____



418-20 Pearl – July 15, 2009 GARAGE -Left/south end of front/east Rear/west from distance – most (75%+) is OSB



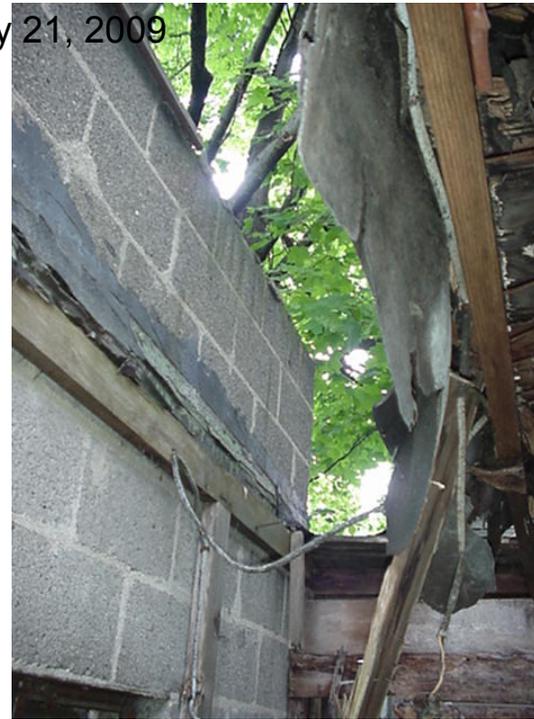
1

Right/north end of front/east face of garage
This tree has been falling for years and has grown around the rear wall





418-20 Pearl – July 15, 2009 GARAGE -Left/south end of front/east South bat roof



2

South workshop area roof completely collapsed South center bay

1. South end of garage is concrete block
2. 75% of west/rear wall is OSB or missing
3. Roof is caving in at south end, the south bay and the north center bay
4. North end exterior wall is in good shape.
5. Current owner purchased house in 2002
6. Tree has been growing onto rear wall for a long time.
7. Garage behind were removed last year – previously there was little access for repairs.
8. Doors not original & don't operate





418-20 Pearl – July 15, 2009 GARAGE -Left/south end of front/east
Rear/west –north end



3

North end is deteriorated at the bottom
Rear/west – south end



NOTICE OF DENIAL

Kalamazoo Historic District Commission

Date of Issue: 07/21/2004

**PROPERTY ADDRESS:
418 PEARL ST**

Owner: PLICHTA REAL ESTATE Applicant: SAME
Address: P.O. BOX 83 Address: SAME
 OSHTEMO, MI 49077

Case Number: IHA 04-0145
Historic District: H-VIN
Date of Application: June 6, 2004

At the July 20th, 2004 meeting of the Historic District Commission your request to demolish the deteriorated garage was **denied**. The following condition(s) were cited as reasons for denial:

The garage appears to share distinguishing architectural features with the house including the shakes on the front face of the garage, matching those found in the gables of the house. The garage was considered to be a contributing structure in the 1994 Vine Area Historic District Northwest Quadrant addition survey. Demolition of the garage would be an irrevocable loss of historic material. According to the Kalamazoo Historic District Commission's Standards and Guidelines, page 53, "Demolition will be considered only as a last resort, after all other reasonable options have been exhausted."

According to the City of Kalamazoo Code of Ordinance, Chapter 16 and Michigan PA 169 the commission is allowed to consider work that will have an adverse impact on a contributing historic structure if:

The resource constitutes a hazard to the safety of the public or the structures occupants.

The commission felt that the garage did not constitute a hazard and could be repaired. **The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all the necessary planning and zoning approvals, financing and environmental clearances.**

This criteria does not apply.

Retaining the resource will cause an undue financial hardship to the owner when a government action, an act of God, or other events beyond the owner's control created the hardship and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district have been attempted and

exhausted by the owner.

There was no evidence presented of financial hardship.

Retaining the resource is not in the best interest of the community.

This criteria does not apply.

The Secretary of the Interior's Standards for Rehabilitation, as required by the Michigan Local Historic Districts Act, PA 169 (copy enclosed, cited standards highlighted), were cited by the commission as being violated by the proposed action:

(Standard #1) Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose.

Demolition is not a compatible use and is not a minimal alteration of the building.

(Standard #2) The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Demolition is an irrevocable change to a historic structure with a loss of spatial relationship of the garage as a defining boundary at the rear of the lot as well as the garages relationship with the house itself.

(Standard #5) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site shall be treated with sensitivity.

Demolition destroys all the distinctive stylistic features and the character defining feature of the garage including the shingled gable.

PROPOSAL FOR REMEDY

The garage may be repaired. Suggestions from the commission include repairing the siding, rebuilding the car openings to match and application of a new roof.

The owner or applicant may submit a revised application for project review based on the above Proposal for Remedy. The commission meets on the third Tuesday of each month with the application deadline falling on the second Tuesday of each month.

An applicant aggrieved by the decision of the commission concerning a permit application may file an appeal with the State Historic Preservation Review Board of the Michigan Historical Commission within the Department of State. The appeal shall be filed *within 60 days* after the decision is furnished to the applicant. The appellant may submit all or part of the appellant's evidence and arguments in written form. **See attached procedural handout for Review Board appeals. Please call the coordinator's office at 337-8804 if you have any further questions.**

HDC Denial

c: property file

Sharon R. Ferraro, Historic Preservation Coordinator

Phone (269) 337-8804 FAX (269) 337-8513 email: ferraros@kalamazoocity.org

NOTES at HDC meeting
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APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 424 Douglas Historic District: X
 Applicant: _____ Owner: Yes
 Mailing Add: 424 Douglas Mailing add _____
 City State & Zip: KAL. MI 49007 City, State Zip _____
 Phone: 269-385-5887 Phone: SAME
 Fax: _____ Fax: _____
 Email: _____ 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
TWO CAR GARAGE

_____ 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: 7/15/2009
 Owner's Signature: [Signature] Date: / /
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 09-0289 Date Received*: 7/13/09
 Complete application 7/15/09

REFERRED TO:

COMMISSION
 Meeting Date: 7/21/09
 COMMENTS: _____

ADMINISTRATIVE
 Staff Review Date: / /
 COMMENTS: _____

Approve in Concept Date: / /
 Letter mailed / /

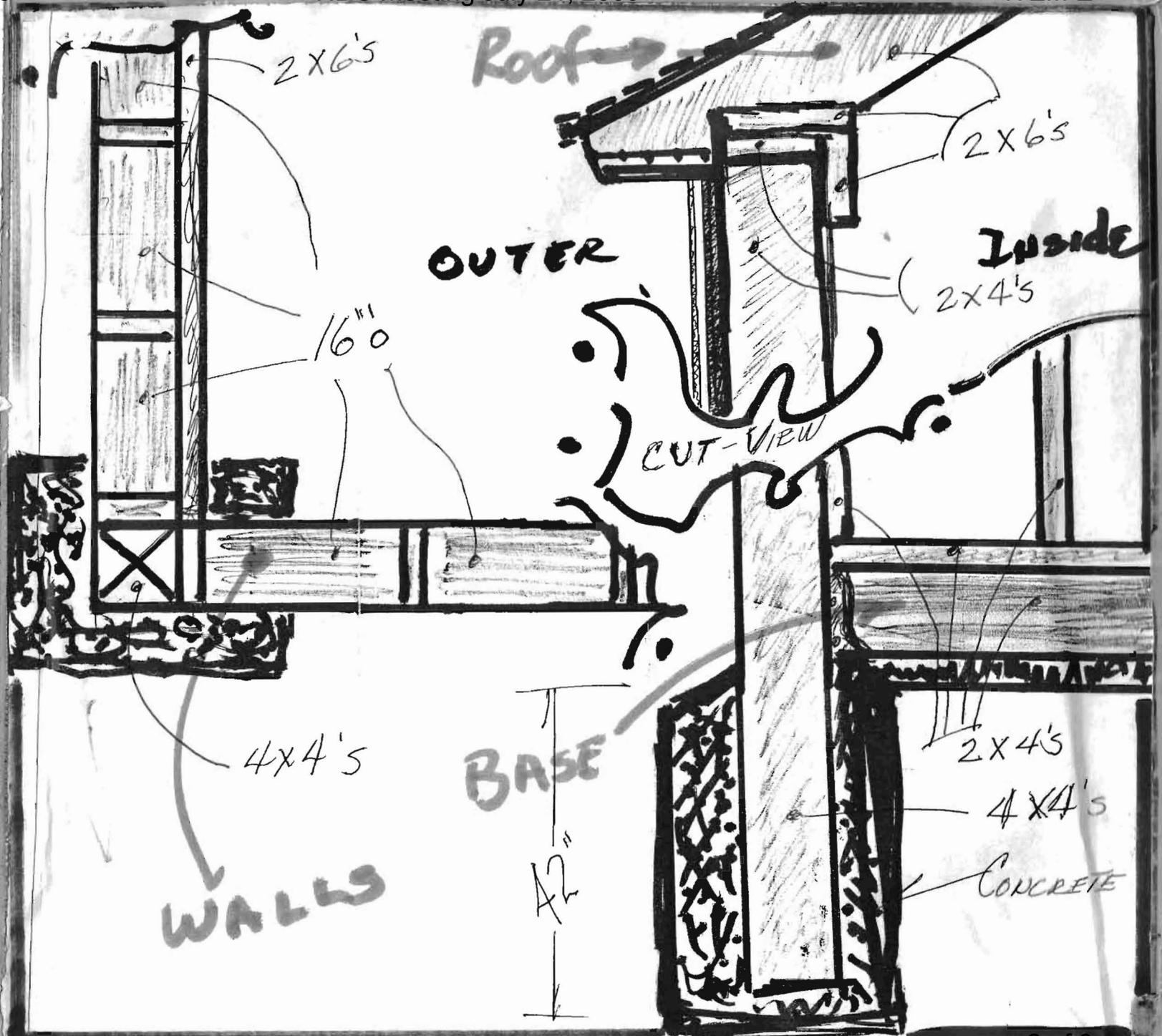
COA issued / /

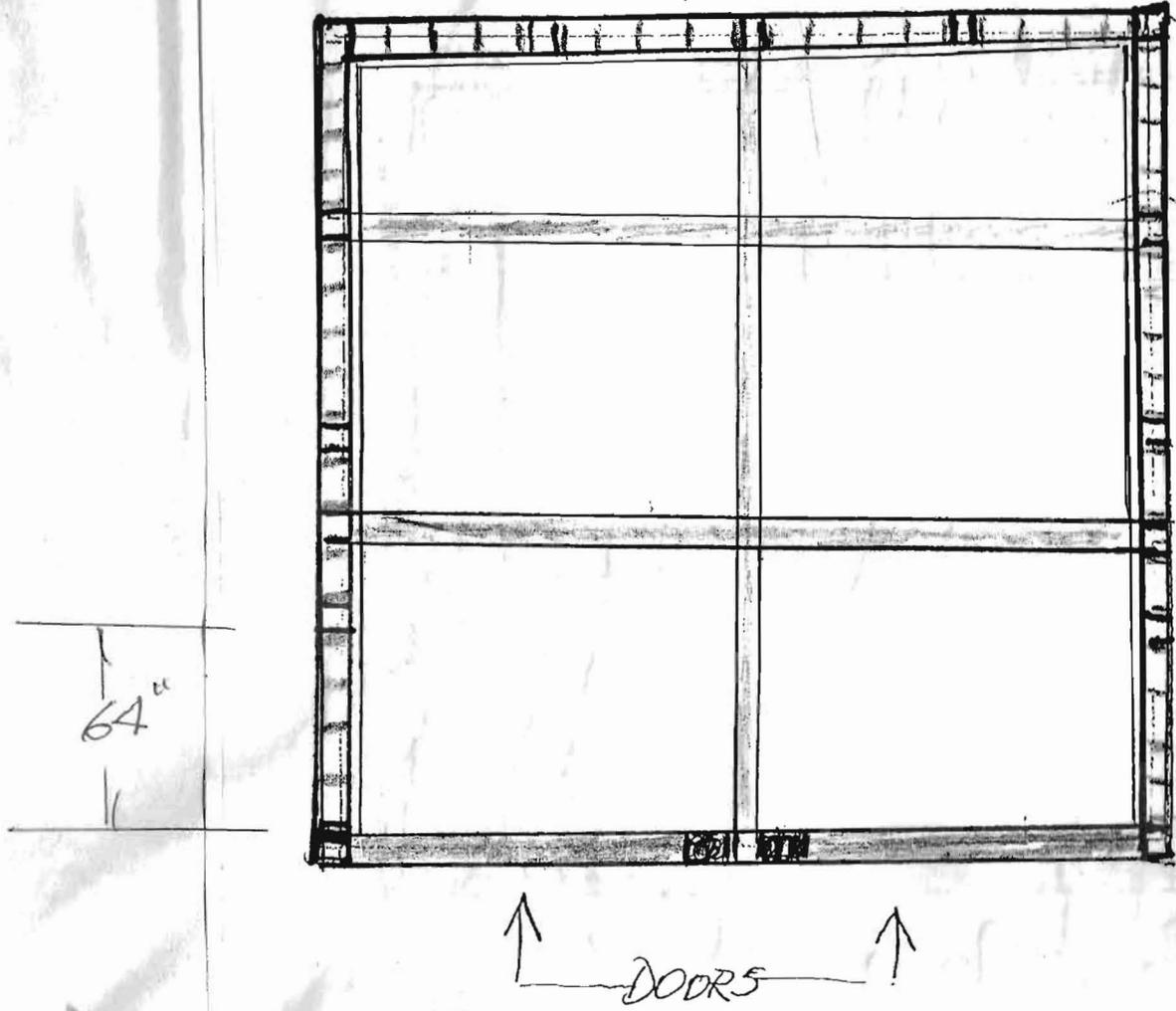
FINAL ACTION

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 _____





NOTES at HDC meeting
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HISTORIC DISTRICT COMMISSION
Minutes
June 16, 2009
DRAFT

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

MEMBERS PRESENT: Jay Bonsignore, Chair; Bob Oudsema, Vice Chair; Bob Cinabro; Linda DeYoung; Nelson Nave; 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 advised that he would not be in attendance at the June 16, 2009 Historic District Commission meeting.

Mr. Cinabro, supported by Ms. DeYoung, moved approval of Mr. Tribu's absence from the June 16, 2009 HDC meeting. With a voice vote, the motion carried unanimously.

III. APPROVAL OF AGENDA (June 16, 2009)

Ms. Ferraro advised that she received a permit today regarding 415 Stanwood. The owner would like to have that property added to the end of the agenda for a brief discussion about his proposal. Also, Sir Home Improvement has requested postponement of their presentation regarding replacement windows until next month.

Mr. Oudsema, supported by Mr. Cinabro, moved approval of the June 16, 2009 HDC agenda as amended. 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.

VI. OLD BUSINESS

A. 814 W. South St. (Case #: IHV 09-0198)

No one was present to represent the property, and the HDC proceeded to the next agenda item.

VII. NEW BUSINESS

B. 918 S. Westnedge (Case #: IHA 09-0222)

Ms. Ferraro requested that this item be moved to the end of the agenda since she had talked with the applicants and they did not plan to be present.

C. 738 Academy (Case #: IHV 09-0240)

Dan Scheffers, Van Dam & Krusinga, was present to discuss the application. The application requests replacement of 98 windows.

Mr. Scheffers brought a sample vinyl window and a sample wood window for consideration. This type of window was approved for use on a historic tax credit project in Arlington, Virginia; Mr. Scheffers provided documentation showing the approval. Many of the windows at the subject property are in disrepair, and are being propped up with cans or sticks. Some of the windows have broken sashes and broken glass. Many of the windows have become worn to the point that there is a ¼” air space around the sash. There is concern regarding operational expenses, which need to be kept in check. The proposed windows will provide a tighter seal. Mr. Scheffers advised that both of the sample windows he brought have thermal-paned glass. They are both as close to historically correct as he could find. The grill pattern will be kept identical to that of the existing windows. The sash dimensions are very similar, and the aesthetic appeal from the road would be the same. If the proposed wood replacement windows are used, the contractor will leave the storm windows intact and repair the ones that are damaged. The vinyl window comes with either a half screen or full screen.

Mr. Nave inquired if the Semco wood window would have a single pane of glass or if it would be insulated. Mr. Scheffers advised that the proposal is for insulated windows. The proposed wood windows are from Semco; the proposed vinyl windows are from Kolbe & Kolbe. Ms. Seaverson mentioned that the drawings show a fully clad window, but the sample provided shows only the muntins clad. Mr. Scheffers advised that the proposal is for wood windows with just the muntins clad, like the sample.

Mr. Oudsema inquired if the applicant is a non-profit. Mr. Scheffers stated that the applicant is the Open Door Next Door Shelter, which is a non-profit organization. Mr. Oudsema inquired if the subject property has single rooms? Mr. Scheffers advised that it will have dual rooms (a living room and kitchenette) and individual bathrooms. There

Historic District Commission Minutes

June 16, 2009

Page 3 of 12

are 19 units distributed among three floors; the same number of units will be maintained. There are four boilers, but a single heat source for the entire place. There will be no air conditioning.

Mr. Bonsignore commented that with the Semco windows only the sash will be replaced. He inquired as to what would keep the sashes in. Mr. Scheffers stated that the trim and jambs would remain. The jambs will snap into a plastic or vinyl sash liner. Mr. Bonsignore inquired if the jamb liners would be visible from the outside. Mr. Scheffers stated that they would not be visible behind the storm windows.

Mr. Nave inquired if the old windows have ropes and weights. Ms. Ferraro advised that some of the old windows have ropes and weights, but some do not. The windows appear to be original to the house (apartment building), which was built in 1929. Some of the interior is original. The front door is not original. Mr. Nave commented that the original windows look fine from the outside.

Ms. Seaverson inquired about the broken sashes. Mr. Scheffers advised that there is a third story window on the front elevation with a broken sash. The window is being held open with a soup can and part of the bottom sash rail is broken off. The intention is for the windows to be aesthetically correct. The old windows are loose because the wood has become worn over the years. The Open Door/Next Door Shelter operates 10 buildings. The utility bills for the subject property exceed the utility bills for the other 9 buildings. When the applicant had an energy audit done for 738 Academy, the #1 suggestion was to work on the energy efficiency of the windows. The attic has already been insulated. Two of the boilers are energy efficient, the other two are not. The inefficient boilers are in a separate zone that is only in use when the weather is very cold. The inefficient boilers will be replaced when they are no longer working.

Mr. Nave mentioned the improvements being made to the Rickman House and the expense of that project. Mr. Scheffers stated that the contractors working on this project are working for cost or for free. Mr. Nave advised that the Rickman House is similar, but taller. The walls of the Rickman House were insulated with two inches of Styrofoam, and then a vapor barrier and drywall were installed. Because there is so much wall surface, the insulation makes a big difference.

Mr. Bonsignore inquired as to which of the two window systems the applicant preferred. Mr. Scheffers advised that he liked both options but would prefer the vinyl windows, which have a full window unit replacement and a good u-value. He is willing to install whichever windows the HDC chooses. The new wood sashes could still allow a little air around the perimeter, but there would be a good seal at the sills. The vinyl windows would provide better efficiency.

Mr. Bonsignore inquired if the interior trim and existing windows would be entirely removed if the vinyl windows are installed, and Mr. Scheffers responded in the

affirmative. He advised that the vinyl windows provide a maintenance-free exterior, but the wood can be painted. The vinyl is limited to a few colors.

Ms. Seaverson inquired if the air leakage is the main problem, not the disrepair of the windows. Mr. Scheffers stated that disrepair of the windows is part of the problem. Also, redoing the pulleys and weights and reputtying and painting the windows is an issue. The old windows will never be tight at the sides due to wear and tear. The air infiltration is a big problem. Some of the windows need extensive repair, others need only minor repair.

Mr. Nave referred to the interior trim and inquired if it would be possible to open the jambs with screws to see the weights; Ms. Ferraro advised that should be possible. Mr. Nave suggested removing the trim on the inside and insulating the cavity with cellulose or styrofoam, which would still allow room for the weights. The windows could be fixed and insulated.

Ms. Seaverson suggested fastening a shim along the edge of the sash to take up some of the space. Ms. Ferraro advised that weather stripping would also make the windows fit tighter.

Mr. Oudsema, supported by Mr. Cinabro, moved approval to replace the 98 windows at 738 Academy Street, with wood replacement windows. The muntins are to match the originals with simulated divided lights, six over six. With a roll call vote, the motion was defeated 4 to 2.

Ayes: Oudsema, Cinabro

Nayes: Nave, DeYoung, Bonsignore, Seaverson

Ms. Seaverson commented that if the original windows are repairable, they should be repaired. There is no reason to remove historic material that can be fixed. Ms. Ferraro stated that she thought the windows could be repaired. Mr. Nave mentioned that there are a half dozen storm windows missing and another half dozen are off the track. The old windows and storms have an r-value of at least "2", which can't be significantly improved with new windows. The new windows could improve the draft problem.

Ms. Ferraro advised that she would send a list of window rehab repair companies to the applicant.

814 W. South St. (Case #: IHV 09-0243)

Joel Mueller was present to discuss the application. The application requests replacement of all windows on the house beginning with the nine windows in the upper, front apartment.

Ms. Ferraro advised that Peter Carroll, from Old Home Rehab and Bill Snyder have visited this property to look at the windows. The existing windows are not original to the house. Ms. Ferraro estimated that the windows were installed between the early 1930's and WWII. No sash ropes were ever there; there is no room for them. The windows are in fairly good condition. There is a bent nail in the sash to keep the windows open when ventilation is needed.

Ms. Seaverson inquired if the windows are within the period of significance for this historic district. Ms. Ferraro stated that the period of significance for South Street ended in the late 1920's, around the time the Adelheid apartments were constructed in the neighborhood.

Ms. Seaverson inquired as to what type of replacement windows the applicant is proposing to use. Mr. Mueller stated that he is proposing to install wood Pella windows. They are pine stained to look like mahogany. He provided a sample of the windows to be installed. The windows will be custom made; the existing jambs will remain.

Mr. Bonsignore commented that the extra jamb will add to the appearance of the window. Mr. Mueller stated that the jambs are ¾" thick. There is wood and a weather seal there now. Discussion followed with regard to the window configuration. Ms. Ferraro advised that vertical two over two or four over four divided lights would be appropriate for this house. Mr. Nave advised that the windows are one over one in the rest of the house. Ms. Ferraro stated that the applicant intends to replace all of the windows eventually so they will be uniform.

(SHARON – Mr. Mueller stepped away from the microphone at this point and I couldn't hear what he was saying – the tape didn't pick it up either.)

Mr. Bonsignore inquired if the applicant was proposing to replace just the sashes. Mr. Mueller stated that Peter Carroll of Old Home Rehab visited the subject property, and spoke with him about rehabbing the windows. Mr. Mueller would prefer to install new windows because it would be quicker.

Mr. Bonsignore commented that the extra 1 1/2" added to the jamb on each side would change the appearance of the windows inside and out, but just replacing the sash doesn't change the appearance. Ms. Ferraro advised that the existing sash frames are relatively wide, they are 2 5/8" on the sides. Sash frames on other Italianate houses tend to be about 1 1/2" wide on the side. The existing jambs would not be removed; the proposed material would be added to them.

Ms. Seaverson, supported by Ms. DeYoung, moved approval of the application for replacement of the windows at 814 W. South Street as submitted.

Discussion continued with regard to the appropriate configuration for the windows. Ms. Ferraro stated that she doesn't have a photo of what this house looked like originally. One over one, two over two vertical, and four over four windows were most commonly

used in Italianate houses. Mr. Nave suggested that the two over two configuration would make the windows look as tall as possible. The motion was amended as follows:

The windows are to be, two over two, vertically divided, with painted wood and spacers. With a roll call vote, the motion carried unanimously.

Ms. Ferraro advised that there may have been more ornate details in the eaves, but she has no photographic evidence to prove that at this point. If evidence is provided, the details for the eaves can be approved at a later date.

B. 918 S. Westnedge (Case #: IHA 09-0222)

Nicole Schmalfeldt and Julia Ortiz were present to discuss the property. The application requests replacement of the non-historic, eight-foot-wide sliding door on the second floor facing south, with a six foot sliding vinyl door and a two-foot-wide vinyl sidelight.

Ms. Ferraro advised that the south side of the house was significantly altered by the previous owner, who installed sliding doors on the ground floor and second floor and sliding windows on the first floor.

Ms. Schmalfeldt stated that the current door is wood framed on the inside with partial aluminum wrap on the inside. The door has rotted and the header is sagging because the wood wasn't covered on the outside. Due to the current state of deterioration, the door will not open more than twelve inches. She stated that the eight-foot slider is an odd size that isn't made anymore. She would like to have a six-foot slider with a side light to fill the existing opening. The header and the rotten wood will be repaired. Another incentive for retaining the eight-foot opening is the matching trim on the inside that the applicant would like to keep.

Ms. Seaverson inquired if the header would be covered on the outside. Ms. Schmalfeldt stated that the aluminum siding and shingled siding will be removed eventually, and the original clapboard siding will be repaired. The house is in worse repair than was originally thought. There have been problems with the plumbing and rotted floors, etc. Once the inside is structurally sound and finished, the intention is to repair the original siding.

Mr. Oudsema inquired if there had been any consideration with regard to solving this problem in another way. He expressed concern that if the application is approved, that would perpetuate the design, which is clearly out of place. He suggested filling in the space with a glass door. Ms. Schmalfeldt advised that there is a balcony off that door. Mr. Nave estimated that the balcony and roof of the screened-in porch may only last another three or four years. Ms. Schmalfeldt discussed that matter with Ms. Ferraro who will provide assistance with finding information about the original railings and other details. The screened-in porch downstairs will be restored to more of period-looking porch with railings. The balconies will be restored with railings similar to what will be

downstairs; it will be historically appropriate and meet code. The applicants can't do all of the work at once due to budget constraints.

Mr. Nave inquired if there is an apartment toward the back on the second floor. Ms. Schmalfeldt responded in the affirmative. There are two, one-bedroom apartments upstairs and a three-bedroom apartment downstairs. The door on the back is in better shape than the one on the side. The full extent of the rot on the side of the house cannot be determined until the slider is removed. Arrangements have been made to replace the rotten wood after the slider is removed.

Mr. Nave suggested installing a three-foot door (single French door) and two, two and a half foot side lights. The door would swing into the house and be more energy efficient than a sliding glass door. This configuration would fill the existing opening and provide plenty of light. It would have the appearance of three windows. Mr. Nave advised that eight-foot sliders are still available. The sliding-glass door is in an upstairs bedroom, which is not very large. The door would be small enough to open in; the balcony is not big enough for the door to open out.

Discussion followed with regard to the materials of construction for the proposed door. Ms. Schmalfeldt advised that the proposed door is vinyl. An aluminum-wrapped wood door would be three times as expensive. Mr. Bonsignore commented that the wood door is more expensive because it is higher quality.

Ms. DeYoung inquired if there was originally a door in that area. Ms. Ferraro advised that there was not a door in that area, there may have been three windows in that location. Also, it is not likely that the balcony is original. Originally, the same arrangement may have existed downstairs.

Mr. Nave advised that there is a variety of wood sliders available at Menards and Home Depot, etc. Ms. Schmalfeldt stated that the proposed door is from Lowes and they don't offer it in wood. They offer aluminum-wrapped wood or vinyl.

Ms. Ferraro inquired if the applicants had checked the Habitat ReStore or the Heritage Company for a wood door. Ms. Schmalfeldt advised that she was unable to locate a wood door at the Habitat store. She left her number with the Heritage Company about a month ago.

Mr. Oudsema inquired as to the purpose of the balcony. Mr. Nave advised that it provides partial egress, but he was not sure of the original intention. Ms. Ferraro stated that it was just meant to be a balcony, it is not a fire escape. If the balcony were to be removed, the door would have to be converted back to a window. Mr. Nave suggested removing the balcony and re-installing windows. In response to Ms. Ferraro's inquiry, Ms. Schmalfeldt stated that she hopes to rent the upstairs units, they are not currently occupied.

Mr. Bonsignore advised that another option would be a five-foot French door or pseudo half French door. Ms. Ferraro mentioned that sliding doors are available that look like French doors. Another option would be a French door with only one side that opens.

Mr. Bonsignore commented that the HDC is uncomfortable with approving a six-foot vinyl sliding door with a vinyl side light. The current configuration looks bad from a historic standpoint, and it wouldn't be advisable to approve something that looks just as bad. Ms. Smallfelt stated that she wants something to solve the problem with the wood rot. She is not sure if the balcony would remain or even if it is structurally sound. Ms. Ferraro mentioned that the deteriorating balcony could be causing damage to the bay below. She suggested installing a matching pair of windows from the Habitat ReStore or the Heritage Company, which would be closer to what the applicants would like to have.

Mr. Bonsignore commented that if the area above the door is rotted, the area below the door will likely be rotted also. Installing windows would be a similar price to installing a new door. Mr. Nave advised that he would do a sketch showing how the windows would look with the bay below.

Ms. Ferraro advised that the applicants could withdraw their application and work with her and Mr. Nave to find an alternate solution, or they could request that the HDC vote on a motion. Ms. Smallfelt stated that she would like to withdraw the application. Ms. Ferraro advised that she would meet the applicant at the property to look for clues as to how the house was originally configured.

D. 350 E. Michigan (Case #IHV 09-0243)

The applicant was not present to discuss the application. The application requests approval in concept of a new pillar sign on the northeast corner of the building.

Ms. Ferraro provided a photo from the early 1960's showing the sign in that location at the time, which was one foot wide and two stories tall. The applicant wants a sign in that location and that size on the back of the building on the left side. The sign would be painted and lit with a spot light above, it would not be internally lit.

Mr. Oudsema inquired if the sign would be painted on the building or affixed. Ms. Ferraro advised that the sign would be painted on the masonry. The Honigman law firm is moving into the space; they are currently located in the Miller Canfield building. The DDRC (Downtown Design Review Committee) approved the sign in concept.

Mr. Oudsema, supported by Ms. Seaverson, moved approval in concept of the proposed sign for 350 E. Michigan, subject to final design approval. With a roll call vote, the motion carried unanimously.

E. 415 Stanwood

Bill Watson was present to discuss the request. He advised that he is one of the owners of the property, but he is not from the Kalamazoo area. His proposal is for a two story addition on the south side of the house to provide more bedrooms and a second full bathroom. His son will be living in the house. Mr. Watson was unaware when he purchased the property that it was in the historic district. He has since learned from Ms. Ferraro that he cannot use vinyl windows for the addition. He advised that he has no problem with installing double-hung, wood windows. Mr. Watson is proposing to install Thermopane windows for energy efficiency. They would be framed with a similar size board on the outside. He wants to keep the home in the same theme that it is now. The issues that have arisen pertain to the materials that were used rather than the design.

In response to Mr. Nave's inquiry, Mr. Watson confirmed that the house has wood siding; he would like to install vinyl siding for ease of maintenance. Mr. Nave advised that the HDC has approved cement siding such as Hardie Board. Mr. Watson stated that he is concerned about maintenance issues, and he hasn't seen the cement board siding with the smaller exposure. Ms. Ferraro advised that the amount of exposure is determined by how the siding is installed.

Discussion continued regarding the treatment of the addition, which should be differentiated from the original part of the house. Hardie Board would be appropriate for the addition, which should compliment the original structure but not match. The windows in the addition can be a different size than the windows in the rest of the house. Mr. Watson advised that he intends to use a more standard-size window in the addition. The brick mold will be removed and the windows will be wrapped with a similar-size exterior board.

Mr. Watson stated that there is a bedroom, bathroom and entryway on the main floor, and just a bedroom on the second floor. Mr. Bonsignore mentioned that there needs to be a window of a certain size on the second floor for egress purposes. Mr. Watson advised that there are windows on the end wall (south) that meet the egress requirements. There is a new door at the back of the house, but it is not shown on the pictures provided. Mr. Watson is proposing to add a bedroom on the main level with a bath. On the second floor, he is adding a bedroom that connects from the existing house. The new bedroom will be accessible by turning right from the hallway landing on the second floor.

Mr. Bonsignore inquired about the foundation. Mr. Watson stated that the foundation will have trench footings and cement blocks up to the desired height. The current foundation is coated on the lower portion. The upper portion is split-face block (rock-face, concrete block). Ms. Ferraro advised that smooth-face concrete would be acceptable since it shouldn't match the original part of the house. Mr. Watson advised that this was originally a three-bedroom house. One of the bedrooms was turned into a bathroom. He would like to add two bedrooms and one bathroom, for a total of four bedrooms and two bathrooms. The applicant has received zoning clearance for this project.

Ms. Seaverson inquired about the possibility of adding on to the back of the house. Mr. Watson advised that an addition in the back would stick out in a way that would prevent use of the side yard. The addition on the side will provide more privacy in the back yard. There are no plans to remove the garage. The porch in back is pulling away from the house. It does not appear to be on a foundation, and he would like to have a discussion in the future about removing it.

Mr. Bonsignore inquired as to the applicant's construction schedule. Mr. Watson stated that he needs to start this project right away. Mr. Bonsignore advised that he would be hesitant to approve this project without first seeing a list of proposed materials to be used. Mr. Watson stated that he had no problem with using wood siding. He advised that he is not a fan of Hardie siding because it is not as versatile as wood. He spoke with the Jeldwin Window salesman regarding double-hung, wood windows. The trim would match the trim on the rest of the house. There are no gutters on the house now; they were taken down and he doesn't want to put them back up.

Mr. Oudsema, supported by Mr. Cinabro, moved approval of the addition with the addition at 415 Stanwood, with the caveat that the exterior siding be wood clapboard and the windows be all wood. There should be windows facing west on the first and second story, windows facing south on the first and second story, and windows facing east on the first floor. Final details are to be approved by the Historic Preservation Coordinator. With a roll call vote, the motion carried unanimously.

Ms. Seaverson advised that she would prefer 3' x 5' windows on the first floor in the front. Mr. Watson stated that the windows on the first floor front are 3' x 5', the dormer is not.

Mr. Nave mentioned that the eight-foot soffit is shown on the proposal. The old part of the house doesn't have soffits. Mr. Watson stated that there are soffits on the existing house. Mr. Nave mentioned that the rake side is flat but side goes up at an angle. Mr. Watson stated that he would keep the return going back up. The general consensus among the HDC was that the plain concrete block foundation would be acceptable. Ms. Ferraro requested that the applicant contact her to discuss the details of the project.

VIII. APPROVAL OF MINUTES (May 19, 2009)

Ms. DeYoung requested the following changes to the minutes: Page 2, toward the bottom of the page, correct the backwards quote marks (inch symbol). Same page, last paragraph "is size" should be "in size." Page 3, paragraph 4, line 2, "vivible" should be "visible."

Mr. Bonsignore requested the following changes to the minutes: Page 3, paragraph 1, line 3, switch the words “nails” and “embedded.” Page 5, paragraph 2, “project” should be “product” with built in J-Channel. Page 8, the first motion was made by Mr. Oudsema. Page 12, paragraph 3, last line, “was” should be “what”.

Mr. Oudsema, supported by Mr. Cinabro, moved approval of the May 19, 2009 HDC minutes as amended. With a voice vote, the motion carried unanimously.

XII. OTHER BUSINESS

A. Sir Home Improvement – Frank Mumford – replacement windows/Marvin 207-3097

Postponed until next month.

B. FYI Report

Ms. Ferraro advised that there were 30 applications for the window workshop and only 10 openings.

Mr. Oudsema inquired as to the draft letter regarding 530 W. South Street. Ms. Ferraro advised that her busy schedule precluded drafting of the letter prior to the June meeting. She is hoping to have the letter drafted for inclusion in the July HDC packet.

Ms. Ferraro stated that the applicants for the window workshop range in age from 19 to early 60's. There is an architect among the group of applicants.

Mr. Bonsignore advised that he voted against the application for the windows at the Academy Street address based on the historic guidelines. Ms. Ferraro advised that she provided a copy of the Secretary of the Interior's Standards Illustrated to the HDC. Mr. Bonsignore referred to the workshop he recently attended. There was a discussion at the workshop advising that if a property owner purchases a property with a deteriorated garage, the property owner “bought the problem” and they have to face the consequences.

Mr. Oudsema referred to the demonstration house on Park Street. Ms. Ferraro advised that the cement asbestos will be removed, and the siding will be painted. There is a layer of cement siding with tar paper underneath and then wood siding underneath that. Mr. Oudsema inquired as to the brown and black substance on the siding. Ms. Ferraro stated that the tar paper transfers to the siding leaving the brown and black stain. The surface will be scraped and painted.

XIII. Adjournment

Ms. DeYoung, supported by Mr. Oudsema, moved to adjourn the June 16, 2009 HDC meeting. With a voice vote, the motion carried unanimously.

The meeting adjourned at 6:30 p.m.

Submitted by: _____ Dated: _____
(Recording Secretary)

Reviewed by: _____ Dated: _____
(Historic Preservation Coordinator)

Approved by: _____ Dated: _____
(HDC Chair)

HDC VIOLATIONS

Current

Date Original	V#	Owner	Prop Add	Prop street	Violation	Comment, Action, Response
06/23/2007	2	Lobra Mgmt NEW OWNER	425	Bellevue	Block NW porch column	Letter 09/30/08 \$70
06/03/2003	1	Lobra Mgmt NEW OWNER	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 FORECLOSED 06/09	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	Owner is rebuilding (05/09)
08/27/2004	3	Brian Duff NEW OWNER	603	Elm	Front steps	Paint steps (10/01/08)
05/27/2008	1	Tedarial Edwards	721	Forest	Chain link fence	Letter 10/02/08 \$70
06/09/09	1	Chunwu Wu	713	KalamazooW	Porch column repairs	Letter 06/09/09 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
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
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

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

HDC VIOLATIONS

Current

06/03/2008	2	Scott Soorus	437	Vine W	New windows at rear	Work done – waiting for paint to clear
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 <i>NEW OWNER</i>	725	Vine W	Roof w/o COA or permit	New owner – Janie Albright
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