

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, April 20, 2021

5:00 pm

VIRTUAL MEETING AGENDA

I. Call to Order:

II. Roll call and approval of absences:

Eric Stucky

Dana Underwood

John Mitchell

Dan Kastner

Andrew Grayson

Jeremy Berg

Karla Ragainis

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

III. Approval of Agenda:

IV. Introduction of Guests:

V. Public Comment on non-agenda items

VI. Disclaimer

Chapter 16, Section 22 of the City of Kalamazoo Code of Ordinance states:

Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

- a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.
- b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Planning and Economic Development Department located at 245 North Rose Street. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district, MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at <https://www.kalamazoo.org/historicpreservation>

VII. HEARINGS - Old Business

- a) 266 East Michigan 5:05pm Owner: 266 Michigan Ave Kalamazoo LLC
Style - Commercial Italianate Built: 1896
Zone: CCBD Owned since: 02/14/2020
- a) Addition at rear/south for elevator and stairs
PPZ 21 - 0003 Old Application
Public Comment then Commission Deliberation

VIII.

NEW BUSINESS:

- b) 611 West South 5:15pm Owner: Joe Hosner
Applicant: Jon Schultz
Style - Tudor Built: 1905
Zone: RM-15 Owned since: 10/15/2003
On carriage barn/garage -
1. gabled addition to 2nd floor on west side of existing building,
2. new shed dormers on east, north and south sides,

IX. Approval of Minutes - April 20, 2021 (ITEM F)

X. Administrative approvals - April 14 to May 11, 2021

a) No building permit required - 5

McCourtie	510	Front porch, fence in front yard
ParkS	911	Hipped roof square wooden gazebo in back yard
Academy	1521	Repair front rails, extend rear rails
Stuart	521	Front porch deck and rails, replace to match
Park Place	443	Install "iron" fence around perimeter of front yard

b) Building permit required - 2

SouthW	515	Roof Boudeman house – legal address is 300 S Westnedge
Prospect	145	Roof

XI. Other Business

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

A note on quorum and Historic District Commission decisions:

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states:

“A majority of the members of the Commission shall constitute a quorum. A majority of the appointed members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants may choose to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

GUIDELINES FOR PUBLIC PARTICIPATION AT HISTORIC DISTRICT COMMISSION MEETINGS

The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior to the meeting.
- Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
- Address Non-agenda items at the beginning of the meeting. If you wish to speak about a specific review, please wait until that review comes to the commission.
- Consideration of Regular Agenda items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.

NEW OWNERS in Historic districts* (No letters sent since August 2020)
130 new owners – letters sent 5/11/2021

4/30/21	Grand 1209	WMH	T. PETER, MATTHEW A 1209 GRAND AVE KALAMAZOO, MI 49006	BARSTOW, RACHAEL & TIMOTHY 1209 GRAND AVE KALAMAZOO, MI 49006
4/30/21	Grand 1602	WMH	BRINSON, DOREEN A 1602 GRAND AVE KALAMAZOO, MI 49006	PAULEY, AUGUST & WILLIAM 5496 S HYDE PARK BLVD, #1102 CHICAGO, IL 60615
4/28/21	McCourtie 624	SV	SLEZAK, BRADEN F 9109 W GULL LAKE DR RICHLAND, MI 49083	HILL, HOLLY & GREGORY 6825 RS AVE E SCOTT, MI 49088
4/26/21	Wheaton 823	SV	WILDER, KEVIN 823 WHEATON AVE KALAMAZOO, MI 49008	PEJKA, SHERRY L 11902 YORKSHIRE RICHLAND, MI 49083
4/16/21	Axtell 606	SV	ABRUZZO, ANTHONY & SNYDER, BRENDAN 427 E 12TH ST UNIT 38 NEW YORK, NY 10009	NADEEM, SAMAD 606 AXTELL ST KALAMAZOO, MI 49008
4/9/21	MainW 830	ST	SPAULDING, BRIAN D & BONNIE L 218 WOODWARD AVE KALAMAZOO, MI 49007	AJ HOUSING LLC 478 OAK MEADOW DR MIDDLEVILLE, MI 49333
4/2/21	LovellW 828	SV	SCOTT, JONATHAN 13475 S 14TH ST SCHOOLCRAFT, MI 49087	GARANT, RILEY D & SPITZLEY, SETH M 828 W LOVEL ST KALAMAZOO, MI 49007
4/2/21	Eleanor 518	ST	HASSAN, MAHER 518 ELEANOR ST KALAMAZOO, MI 49007	DOORN, DANIEL J & ALEXA 518 ELEANOR ST KALAMAZOO, MI 49007
3/30/21	NorthW 912	ST	SHEPERDS LLC 523 MEADOWS DR GLENDALE, CA 91202	JOY HOMES LLC 5213 DEEP POINT DR PORTAGE, MI 49002
3/29/21	Monroe 127	WMH	MC CORMICK, MARK TTEE STATEN-MC CORMICK, MARY B TTEE 127 MONROE ST KALAMAZOO, MI 49007	ENNEKING, BRIAN & FARRELL, ANASTASIA 127 MONROE ST KALAMAZOO, MI 49006
3/26/21	Locust 516	SV	STAMOS, STEVE & STAMOS, PETER 4213 WALDORF ST KALAMAZOO, MI 49004	ATLAS HOUSING & DEVELOPMENT INC 502 S BURDICK ST KALAMAZOO, MI 49007
3/24/21	VineW 207	SV	FITZPATRICK, KACEY A 121 INKSTER AVE KALAMAZOO, MI 49001	IRVINE INVESTMENTS LLC 3625 4 MILE RD NE GRAND RAPIDS, MI 49525
3/23/21	WestS 1410	SV	EDWARDS, DAVID 121 NW 85TH ST APT 305 SEATTLE, WA 98117-3065	KEITH, DONALD III & JANNELLE 15670 M-89 AUGUSTA, MI 49012
3/19/21	Woodward 506	ST	STEWART, CLARENCE 505 WOODWARD AVE KALAMAZOO, MI 49007	YWCA KALAMAZOO 506 WOODWARD AVE KALAMAZOO, MI 49007
3/19/21	Davis 846	SV	HENDRIX, TODD 471 W SOUTH ST UNIT 38 KALAMAZOO, MI 49007	CUMMISFORD, RICHARD & ERIN 872 BLAZINGSTAR GRAYSLAKE, IL 60030
3/19/21	CedarW 838	SV	GALT MANAGEMENT LLC 8874 TAMARISK RICHLAND, MI 49083	MINTO, THOMAS DEBOER, JOSHUA 219 W WALNUT KALAMAZOO, MI 49007
3/12/21	DuttonW 316	SV	ANGELIQUE, KRISTA A	AWAD, PETER J 316 W DUTTON ST KALAMAZOO, MI 49007

3/10/21	Elmwood 810	ST	ROBINSON, CHANTAL	FERGON, PRESTON S 810 ELMWOOD ST KALAMAZOO, MI 49007
3/5/21	Village 908	SV	GROSH, RACHEL 726 MCCOURTIE ST KALAMAZOO, MI 49008	GROSH, RACHEL & KENT 726 MCCOURTIE ST KALAMAZOO, MI 49008
3/4/21	NorthW 836	ST	NEESON, CHRISTOPHER S & NICOLE H	JL EQUITY GROUP LLC PO BOX 6826 GRAND RAPIDS, MI 49513
3/4/21	Stuart 302	ST	NEESON, CHRISTOPHER S & NICOLE H	JL EQUITY GROUP LLC PO BOX 6826 GRAND RAPIDS, MI 49513
3/4/21	NorthW 828 vacant lot	ST	NEESON, CHRISTOPHER S & NICOLE H	JL EQUITY GROUP LLC PO BOX 6826 GRAND RAPIDS, MI 49513
2/26/21	Davis 829	SV	LAKESHORE LIGHTHOUSE LLC	FLANNERY, ROBERT 521 ELM ST KALAMAZOO, MI 49007
2/26/21	Stuart 521	ST	MERCADAL, CHARLES D & LAURA E	DUBIN, MICHAEL, DARLA & MATTHEW 3960 FLEMING RIDGE DR ANN ARBOR, MI 48105
2/24/21	Prospect 161	WMH	RIGHT TIME PROPERTIES LLC	ABIGAIL MAE FAMILY IREV TRST 161 PROSPECT ST KALAMAZOO, MI 49006
2/19/21	Axtell 525	SV	OT REAL ESTATE LLC PO BOX 3 WATERVLIET, MI 49098	CURRAN, ZACHARIAH ARBOGAST, KRISTINA 525 AXTELL ST KALAMAZOO, MI 49008
2/19/21	Woodward 214	ST	SPAULDING, KURT TRST	REDDY, SUNDERRAM & MADADI, AVANTI 51203 CHAMBERLIN CT NORTHVILLE, MI 48167
2/19/21	Stuart 220	ST	RENO, KARLA M	VAN STRATTON, JESSICA & & JEFFREY 220 STUART AVE KALAMAZOO, MI 49007
2/19/21	Elmwood 520	ST	DAVID F. ANDERSON 513 STUART AVE KALAMAZOO MI 49007	MILLER, GRANT 520 ELMWOOD CT KALAMAZOO MI 49007
2/18/21	Pioneer 716	SV	JOHNSON, JOHN/GOODHALL, IRIS, ESTAT	CORNELL, ERIC 716 PIONEER ST KALAMAZOO, MI 49008
2/12/21	Elmwood 811	ST	SMITH, CANETIA M	MOORE, DENZELL J 811 ELMWOOD ST KALAMAZOO, MI 49007
2/9/21	ParkPl 428	SV	SHEARER, CAROL A 5916 LOVER LN PORTAGE, MI 49002	TARDANI, JACOB A 2330 S. PARK KALAMAZOO MI 49001
2/4/21	WalnutW 229	SV	VINE DISTRICT LLC 601 EMERALD NE STE 2 GRAND RAPIDS, MI 49503	SOUTH STREET PROPERTIES & BLDG LLC 813 W SOUTH ST KALAMAZOO, MI 49007
2/4/21	WestS 816	SV	DANEK, CHRISTIAN L 737 BUCHANAN KALAMAZOO, MI 49008	THIRD FLOOR LLC 1014 SHERIDAN DR UNIT #6 KALAMAZOO, MI 49008
2/1/21	Douglas 309	ST	SAVIANO, PATRICIA M PO BOX 547 SCHOOLCRAFT, MI 49087	KLINESTEKER, COLIN 24787 TAF ST LOS MOLINOS, CA 96055
2/1/21	Douglas 303	ST	SAVIANO, PATRICIA M PO BOX 547 SCHOOLCRAFT, MI 49087	KLINESTEKER, BRYCE & ANNA M 16106 SW 108TH AVE APT #3 TIGARD, OR 97224

1/28/21	KalW 922	ST	FITZPATRICK, KACEY A 121 INKSTER AVE KALAMAZOO, MI 49001	ENGERER, DENNIS 922 W KALAMAZOO AVE KALAMAZOO, MI 49007
1/27/21	CentralPI 814	SV	STALL, THOMAS P & JEFFREY M 626 BERKSHIRE DR SALINE, MI 48176	WESTRA, CHRISTOPHER & KIMES, LAUREN 814 CENTRAL PL KALAMAZOO, MI 49008
1/22/21	Locust 522	SV	DIAMONDS RENTALS, LLC PO BOX 19515 KALAMAZOO, MI 49019	BOOK, MATTHEW T 522 LOCUST ST KALAMAZOO, MI 49007
1/22/21	Davis 818	SV	WARD, RACHEL E 818 DAVIS ST KALAMAZOO, MI 49008	BERGKAMP, ASHLEY A 818 DAVIS ST KALAMAZOO, MI 49008
1/15/21	WestS 1104	SV	FIREHOUSE 1104 LLC 3725 ROCKWOOD DR KALAMAZOO, MI 49004	WESTNEDGE FIRE STATION LLC 8021 N 30TH ST KALAMAZOO, MI 49083
1/14/21	WestS 1211	SV	BAVASAR, LLC 7721 CROOKED COVE ST KALAMAZOO, MI 49009	1211 S WESTDEEDGE LLC 2725 AIRVIEW BLVD STE 202 KALAMAZOO, MI 49002
1/12/21	Oak 716	SV	JOHNSON, DAVID W & MARY J 65 SOUTH 875 EAST LINDON, UT 84042	NA CAPITAL GROUP LLC 440 SUNBROOK ST SE GRAND RAPIDS, MI 49508
12/31/20	Walwood 909	SV	OLDS, JAMIN 7029 SILVERHAWK DR SOUTH HAVEN, MI 49090	SCJPP;EU. KASPM 131 RUSTIC OAK LN SEABROOK, TX 77586
12/23/20	Elm 506	ST	JOHNSON, DAVID M 506 ELM ST KALAMAZOO, MI 49007	FOLLET, BRADFORD & LIBBY, CHRISTIAN 506 ELM ST KALAMAZOO, MI 49007
12/11/20	NormalCt 813	SV	EQUITY TRUST CO FBO QJI ZHU ROTH IRA 5915 SWALLOW AVE KALAMAZOO, MI 49009	CULP, LAWRENCE & MCFARLAND, SHANNON 2427 PALOMAR AVE VENTURA, CA 93001
12/4/20	OldOrchard 224	ST	PRYTANEUM EPSILON, LLC 730 UNIVERSITY ST HEALDSBURG, CA 95448-3747	BELL, CHRISTOPHER 225 OLD ORCHARD PL KALAMAZOO, MI 49007
11/18/20	Allen 202	ST	KALAMAZOO COUNTY LAND BANK	BELLOLI, BEN & HARTFIELD, DAVID 1520 EVERGREEN DR KALAMAZOO, MI 49008
11/19/20	RoseCt 907	SV	CITI RENTALS LLC 6133 KING HWY KALAMAZOO, MI 49048	PERRY, DUSTIN J & ADRIENNE 500 RACE ST SAN JOSE, CA 95126
11/13/20	Woodward 438	ST	ULLOA, HECTOR C 438 WOODWARD AVE KALAMAZOO, MI 49007	GREGOR, MICHAEL A 438 WOODWARD AVE KALAMAZOO, MI 49007
11/12/20	ParkS 1106	SV	DOERSCHLER, SCOTT	LEINWAND PROPERTIES LLC 7486 FIELD BAY AVE KALAMAZOO, MI 49009
11/13/20	Bulkley 158	WMH	WELCOME, ANNA M & FINGER, WILLIAM	BRINSON, DOREEN A 158 BULKLEY ST KALAMAZOO, MI 49006
11/12/20	Douglas 429	ST	SANDT, DENISE A	JOY HOMES LLC 5213 DEEP POINT DR PORTAGE, MI 49002
11/6/20	Elm 619	ST	STEPHENS HOMES, LLC 3901 ASH ST KALAMAZOO, MI 49001	McDEVITT, KEVIN & LAUREN 619 ELM ST KALAMAZOO, MI 49007
11/3/20	Oak 1018	SV	DANEFF, KYLE J 603 S J ST APT 426 TACOMA, WA 98405-4162	ANDERSON, DAVID 27798 49TH AVE MATTAWAN, MI 49071

11/3/20	Wheaton 606	SV	TAYLOR, WILLIAM W/ANNIE L 5425 W GH AVE KALAMAZOO, MI 49009	BERTOLISSI, JILL J 1819 KAYWOOD DR KALAMAZOO, MI 49006
11/3/20	WalnutW 446	SV	COUNTY OF KALAMAZOO TREASURER	ROLL, ERIK B & ERIN L 4302 EDGECLIFF LN KALAMAZOO, MI 49008
10/28/20	Axtell 524	SV	LINSKEY, RYAN10/21/20	LEINWAND, MICHAEL 7486 FIELD BAY AVE KALAMAZOO, MI 49009
10/21/20	Wheaton 622	SV	KIPLINGER, CHARLES & KATHLEEN	CDR PARTNERS LLC 4125 VAN HORN RD JACKSON, MI 49210
10/21/20	WalnutW 817	SV	WATSON, JOE 4151 82ND ST SW BYRON CENTER, MI 49315	HEBERER, CHARLES W III 817 W WALNUT ST KALAMAZOO, MI 49001
10/20/20	Davis 817	SV	BOBBIE ORR	PUGSLEY, JESS 817 DAVIS ST KALAMAZOO, MI 49008
10/19/20	Wheaton 613	SV	LAGLINAIS, GALE B	MILLWOOD, JOHN J 5344 S 4TH ST KALAMAZOO, MI 49009
10/15/20	Locust 707	SV	ROSE, MICHAEL W/ROCHE, TIM & KELLY	LEINWAND, MICHAEL 7486 FIELD BAY AVE KALAMAZOO, MI 49009
10/15/20	Locust 710	SV	ROSE, MICHAEL W/ROCHE, TIM & KELLY	LEINWAND, MICHAEL 7486 FIELD BAY AVE KALAMAZOO, MI 49009
10/14/20	Wilrad 118	SV	WALKER, ALLISON	DANGLER, DONALD B 107 WILRAD CT KALAMAZOO, MI 49007-5241
10/13/20	Old Orchard 230	St	SAH 230 LLC	JOHNSTON, SHANTIH & KENT 1226 NORFOLK ST BIRMINGHAM, MI 48009
10/9/20	MainW 926	ST	SPAULDING, KURT L & JANICE	PROMETHIUM LLC 10130 W DEXTER TR FOWLER, MI 48835
10/8/20	Osborne 934	SV	MAGNAN, LUCAS WILLIAM	ORTIZ, ANTONIO 51340 35 1/2 ST PAW PAW, MI 49079
10/8/20	WalnutW 716	SV	KAL CO TREASURER	HIGGS, DANNY M 712 W WALNUT ST KALAMAZOO, MI 49007
10/6/20	Locust 516	SV	PEARL RENTALS LLC	STAMOS, STEVE P & PETER S 4213 WALDORF ST KALAMAZOO, MI 49004
10/5/20	Old Orchard 216	ST	OLECH, DOMINIC	KING, MATTHEW & LANG, WILLIAM & DONNA 216 OLD ORCHARD PL KALAMAZOO, MI 49007
10/2/20	KalW 814	ST	GREINER PROPERTY MGMT LLC	MINTO, TOMAS & DEBOER, JOSHUA 219 W WALNUT ST KALAMAZOO, MI 49007
9/30/20	WestS 1312	SV	GYORKOS, ANDREW & AMY	WALTER, STUART WALTER, JULIE 7331 INDIGO RIDGE DR BRYON CENTER, MI 49315
9/30/20	Forest 513	SV	GYORKOS, ANDREW & AMY	WALTER, STUART & JULIE 7331 INDIGO RIDGE DR BRYON CENTER, MI 49315

9/30/20	Forest 511	SV	GYORKOS, ANDREW & AMY	WALTER, STUART & JULIE 7331 INDIGO RIDGE DR BRYON CENTER, MI 49315
9/30/20	WestS 1304	SV	GYORKOS, ANDREW & AMY	WALTER, STUART & JULIE 7331 INDIGO RIDGE DR BRYON CENTER, MI 49315
9/30/20	WestS 1306	SV	GYORKOS, ANDREW & AMY	WALTER, STUART & JULIE 7331 INDIGO RIDGE DR BRYON CENTER, MI 49315
9/30/20	Prospect 161	WMH	CHARLES, ANDREW	RIGHT TIME PROPERTIES LLC 1441 E CROOKED LAKE DR KALAMAZOO, MI 49009
9/30/20	ParkS 711	SV	KRING, CHRISTOPHER	CATHERWOOD, ANDREW 404 CONSERVATION DR AUSTIN, TX 78717
9/30/20	WalnutW 837	SV	STONEBURNER PROPERTIES LLC	FOWLER, BRENDAN J 1540 PACIFIC TER KLAMATH FALLS, OR 97601
9/30/20	ParkS 704	SV	YONKER, EMILY	BRALEY, NATHEN P 15455 W 32ND AVE GOLDEN, CO 80401
9/30/20	LovellW 1315	SV	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079-9423	BARRERA-REGALADO, RODRIGO MATTSON, MEGHAN 412 MONROE ST KALAMAZOO, MI 49006
9/25/20	Pioneer 608	SV	CAYEMBERGM CRAIG & MUHA, WENDY R	BOKTOR, DAVID & REZKALLA, RAMY 608 PIONEER ST KALAMAZOO, MI 49008
9/22/20	SouthW 806	SV	KEKO LLC	COLEMAN, MATT 806 W SOUTH ST KALAMAZOO, MI 49007
9/18/20	Stanwood 415	WMH	WATSON, SHELBI & WILLIAM	KIEWIET, MICHAEL H 43137 CR 653 PAW PAW, MI 49079-9423
9/19/20	CedarW 718	SV	O'NEILL, MATTHEW & OLECH, DOMINIC 216 OLD ORCHARD PL KALAMAZOO, MI 49007	O'NEILL, MATTHEW 6011 STADIUM DR KALAMAZOO, MI 49009
9/17/20	Locust 407	SV	TROPAZ AZ PROPERTIES LLC	BRAYTON, BALEY 407 LOCUST ST KALAMAZOO, MI 49007
9/16/20	Douglas 401	ST	OT REAL ESTATE LLC	VARDIGAN, JASMIN & DAVID, MATT 401 DOUGLAS AVE KALAMAZOO, MI 49007
9/15/20	Academy 725	SV	REESER, JOSEPH B 6309 MAPLE LEAF AVE KALAMAZOO, MI 49009	BARRERA-REGALADO, RODRIGO MATTSON, MEGHAN 412 MONROE ST KALAMAZOO, MI 49006
9/11/20	Davis 613	SV	STONEBURNER PROPERTIES LLC	ELSTON LLC 2222 W GRAND RIVER AVE, STE A OKEMOS, MI 48864
9/11/20	Village Ct 822	SV	OLSEN, SAMUEL C	MCCABE, ANDREW 822 VILLAGE CT KALAMAZOO, MI 49008
9/9/20	Davis 619	SV	STONEBURNER PROPERTIES LLC	TSAI, KEE & BIGHAM-TSAI, KENNETHA 619 DAVIS ST KALAMAZOO, MI 49007
9/8/20	Douglas 425	ST	HART, ANNE	HONU PROPERTIES LLC 18875 S LAKESIDE RD

				NEW BUFFALO, MI 49117
9/4/20	Woodward 602	ST	ROBERTS, WILLIAM J	SMITH, KEVIN E 602 WOODWARD AVE KALAMAZOO, MI 49007
8/28/20	Davis 611	SV	STONEBURNER PROPERTIES LLC	CHUCTA, NATE, TARA & CHARLES 8533 TEXAS DR KALAMAZOO, MI 49009
8/28/20	WalnutW 833	SV	STONEBURNER PROPERTIES LLC	CHUCTA, NATE, TARA & CHARLES 8533 TEXAS DR KALAMAZOO, MI 49009
8/27/20	MinorW 922	SV	SULLIVAN 1 PROPERTIES	BARNUM, ASHLEY M 922 MINOR AVE KALAMAZOO, MI 49008
8/27/20	WestS 526	SV	BRANCH, JOE & KATHERINE	SULLIVAN 1 PROPERTIES LLC 6625 HAYWARD DR VICKSBURG, MI 49097
8/27/20	LovellW 928	SV	SNYDER, WILLIAM C	CORWIN, NOEL 932 W LOVELL ST KALAMAZOO, MI 49007
8/26/20	Sprague 425	WMH	LONG, BRETT	DAILEY, THOMAS & COLLEEN 14125 S 2ND ST SCHOOLCRAFT, MI 49087
8/25/20	MichE 215	Hay	LB-UBS 2007-C6 MI 2 PROPERTIES LLC	215 E MICHIGAN, LLC 628 W MILHAM AVE PORTAGE, MI 49024
8/25/20	KalW 608	ST	CHIRO PROPERTIES, LLC	ROGLIC, ROBERT L 1730 SIENNA ST KALAMAZOO, MI 49009
8/25/20	Forest 712	SV	BIRD4 PROPERTIES, LLC	LEINWAND, MICHAEL 7486 FIELD BAY AVE KALAMAZOO, MI 49009
8/24/20	VineW 803	SV	LEINWAND, MICHAEL 7486 FIELD BAY AVE KALAMAZOO, MI 49009	EPSTEIN, STEPHEN I 2020 ROCKDALE AVE SIMI VALLEY, CA 93063
8/20/20	McCourtie 610	SV	KALAMAZOO NEIGHBORHOOD HOUSING SERVICES	STEELE, KANIKA 610 MC COURTIE ST KALAMAZOO, MI 49008
8/19/20	Davis 418	SV	TRIPLE J PROPERTIES	WYDICK, ALEX J 418 DAVIS ST KALAMAZOO, MI 49007
8/10/20	Oak 1003	SV	IDA, STEVE & JOHN	CORNELL, ERIC 1003 OAK ST KALAMAZOO, MI 49008
8/5/20	Locust 617	SV	YECK, CHRISTOPHER	PETERSON, JEFF 617 LOCUST ST KALAMAZOO, MI 49007
8/5/20	Grand 1607	WMH	THORNBURG, SCOTT & LARSEN, SUE	STEGMANN, JOHANNES THORNBURG, LAU 1607 GRAND AVE KALAMAZOO, MI 49006
8/4/20	VineW 424	SV	CROY, KAREN S 6161 POPPY ST KALAMAZOO, MI 49009	ELSTON PROPERTIES LLC 2222 W GRAND RIVER AVE OKEMOS, MI 48864
7/31/20	DuttonW 436	SV	SCHNITTA, DANIEL J & JILLIAN M	JAMES, STEPHEN S & BARBARA J 436 W DUTTON ST KALAMAZOO, MI 49007
7/29/20	VinePl 820	SV	KING RICE, BRANDY L	MICKLIN, SEAN 606 S KENDALL AVE

				KALAMAZOO, MI 49006
7/31/20	NorthW 1002	ST	LAUKA, DAVIT T	EVANS INVESTMENT CO. LLC 5455 GULL RD STE D #189 KALAMAZOO, MI 49048
7/27/20	WestS 535	SV	ELZINGA, LISA	STONEMAN, MADYSEN F 535 S WESTNEDGE AVE KALAMAZOO, MI 49007
7/27/20	Grant 814	SV	STUUT, BRYANT D & DAVID N	BRYMAN, DAVID & KARP, FERN K 10120 LOVELANE PL LOS ANGELES, CA 90064
7/27/20	Davis 849	SV	STUUT, BRYANT D & DAVID N	BRYMAN, DAVID & KARP, FERN K 10120 LOVELANE PL LOS ANGELES, CA 90064
7/24/20	Village 613	SV	HOWARD, MYKL	MEENGs, TIMOTHY 613 VILLAGE ST KALAMAZOO, MI 49008
7/23/20	VineW 823	SV	DUSTIN, EDWARD J & PATRICIA M	SNG REAL ESTATE LLC 5900 PORTAGE RD SUITE C PORTAGE, MI 49002
7/22/20	Elm 508	SV	BRINK, MELISSA	BROOKS, KAITLYN SAWYER-WILLIAMS, ALAN 508 ELM ST KALAMAZOO, MI 49007
7/21/20	LovellW 907	SV	SNYDER, WILLIAM	VANDEN AKKER, WILLIAM 907 W LOVELL ST KALAMAZOO, MI 49007
7/14/20	Stuart 500	ST	CHIRO PROPERTIES	ENGERER, DAVE & DENNIS 418 STUART AVE KALAMAZOO, MI 49007
7/13/20	OldOrchard 224	ST	SAH 224 LLC	WINKLEMAN, DAVID T 224 OLD ORCHARD PL KALAMAZOO, MI 49007
7/9/20	Elmwood 820	ST	MORRIS, BRANDON	MAYES, KEVIN K TRSTEE 7331 INDIGO RIDGE DR SW BYRON CENTER, MI 49315
7/8/20	LocustPl 819	SV	KLESICK, MICAH & ELISE	BUCKLEITNER, ERIC 819 LOCUST PL KALAMAZOO, MI 49008
7/7/20	ParkS 812	SV	BRONCO RENTAL LLC	ALVES, SARA & LAURENCE, HEATHER 812 S PARK ST KALAMAZOO, MI 49001
7/6/20	Elm 311	ST	PIEDMONTE, DANIEL T & SARAH L	HILLMAN, CHANDA & JEFFREY 311 ELM ST KALAMAZOO, MI 49007
6/29/20	Wheaton 817	SV	RICH, ZACHARY	FARER, SEAN & WRIGHT, BAILEY 817 WHEATON AVE KALAMAZOO, MI 49008
6/26/20	Locust 511	SV	DANEFF, KYLE	KAZOO RENTALS LLC 5141 CIRCLEWOOD LN ALLENDALe, MI 49401
6/26/20	WalnutW 611	SV	BLANKENSHIP, DAVID 611 W WALNUT ST KALAMAZOO, MI 49007	EDLUND, BRYCE A 19712 HIGHRIDGЕ WAY TRIABUCO CANYON, CA 92679
6/24/20	Monroe 115	WMH	MAHMOOD, GULREZ	SCHLEGEL, CHRISTIE M 115 MONROE ST KALAMAZOO, MI 49006

Historic District Commission FYI - May 18, 2021

REVIEWS: Historic District Commission:

Through May 11, 2021

✓ HDC cases to 05/11/2021 –29 total

- | 2021 |
|-------------------------------|
| ○ 15 no fee |
| ○ 9 bldg permit-\$35* |
| ○ <u>5 HDC hearing - \$85</u> |
| 16 TOTAL |

Through May 11, 2020

Fees total year to date, 2021 \$1240

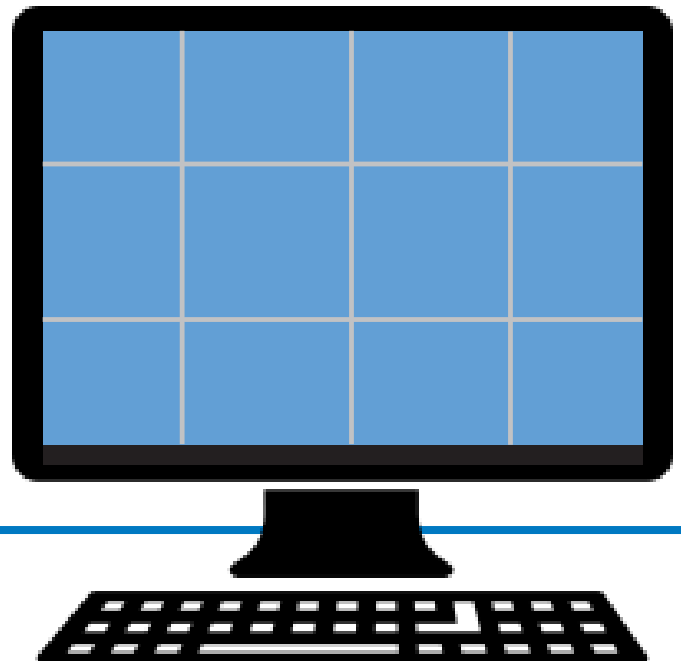
- | 2021 | 2020 | 2020 |
|---------------|-------------|---------------|
| \$ 0 | 15 no fee | \$ 0 |
| \$ 815 | 5 | \$ 175 |
| <u>\$ 425</u> | <u>5</u> | <u>\$ 425</u> |
| \$ 1240 | 24 | \$ 600 |

Report on Michigan Tax Credit - no changes



Tips for more effective virtual meetings for people with disabilities

- ▶ Ask for accommodation needs before the meeting or during the registration process.
- ▶ Share all materials that will be introduced in advance.
- ▶ Send out the Zoom shortcuts ahead of time.
- ▶ Build in breaks for longer meetings.
- ▶ **Identify yourself before you talk.**
- ▶ Give participants the option to make comments in the chat box or by talking.
- ▶ Read the chat box to the whole group.
- ▶ Describe all graphics or visuals that are being shared on the screen.
- ▶ **Encourage one person talking at a time.**
- ▶ **Have your video on when you are talking so a person can read your lips.**
- ▶ Mute your microphone when you are not talking to reduce background noise.
- ▶ Be close to the camera.
- ▶ Don't put your hands, food, drinks or other objects in front of your face when talking.
- ▶ Give contact information for participants to follow up later with questions or comments.
- ▶ If you don't know ask!



APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 266 E Michigan Ave.

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

Applicant: Pinnacle Construction Group Owner: 266 Michigan Ave Kalamazoo, LLC

Mailing Add. 1000 Front Ave NW Mailing add 1000 Front Ave NW

City State & Zip: Grand Rapids, MI 49504 City, State Zip Grand Rapids, MI 49504

Phone: (616)828-8934 cell Phone: (616)451-0500 work

Email mp@askourclients.com Email mg@askourclients.com

Contractor:

() Work to be done by owner

Contractor Pinnacle Construction Group

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

See attached sheets The first floor will maintain two commercial tenants. A new residential elevator, lobby and egress stair to be added to the south side. Floors 2, 3, and 4 to be renovated into 11 units from studios to 2 bedroom lofts. The exterior will remain unchanged with the exception of the new elevator/stair well.

() 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: 3-30-21

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

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

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 21-003 **Date Received*:** March 30, 2021
Zoning CCBD **Year built** 1896 **Complete application** April 13, 2021
Owned since 02/14/2020

COMMISSION

Meeting Date: 04/20/2021 **Hearing fee paid \$85** _____

COMMENTS: Postponed on April 20, 2021 for some revisions Check # _____

Approve in Concept Date: _____ Letter mailed _____

FINAL ACTION

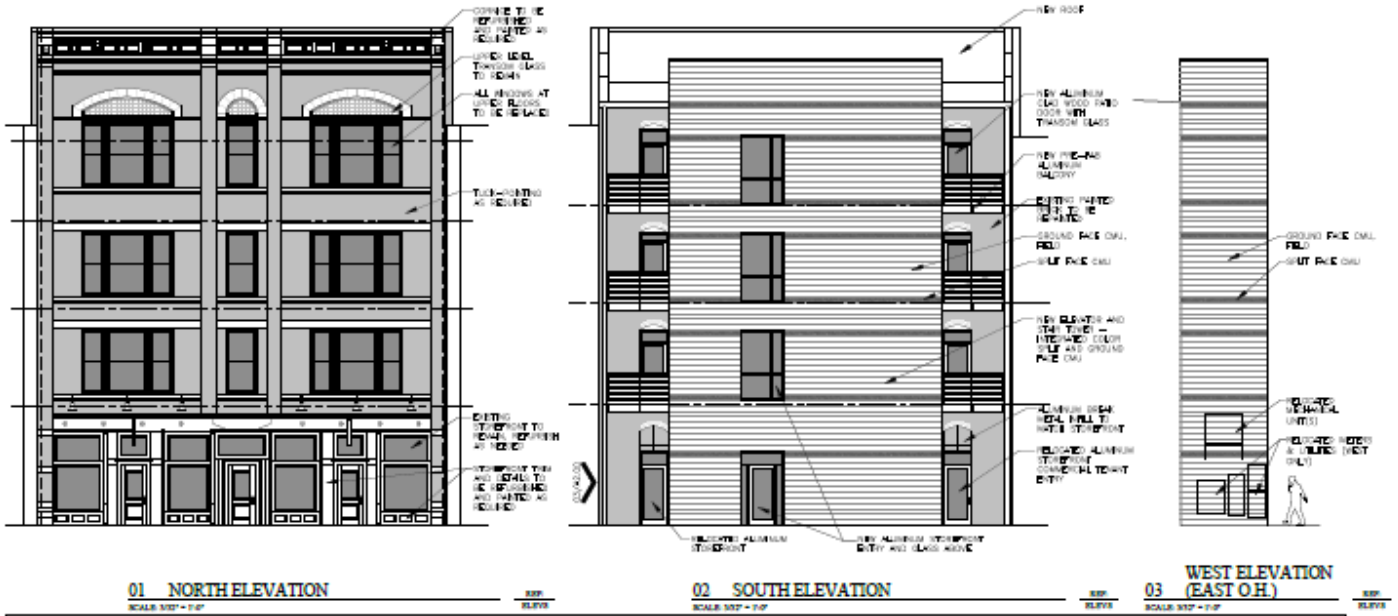
[] Approve [] Site Visit [] Approve w/Conditions [] Deny [] Postpone [] Withdrawn

ACTION DATE _____

Certificate of Appropriateness Issued _____

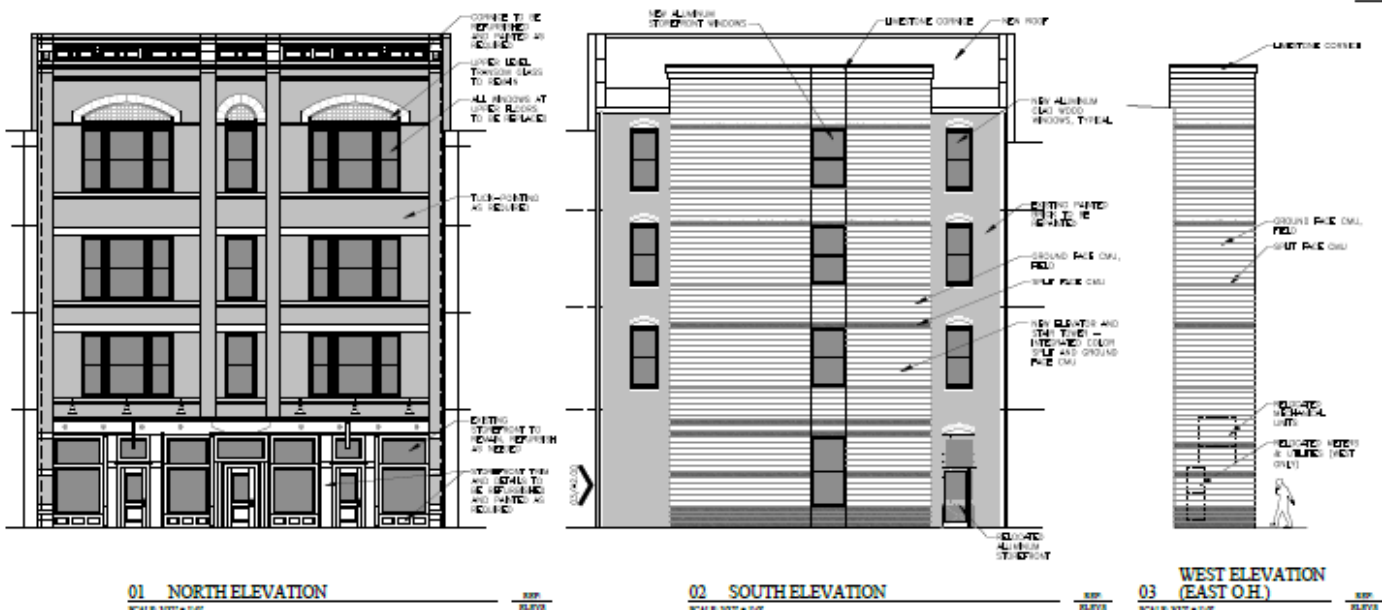
Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

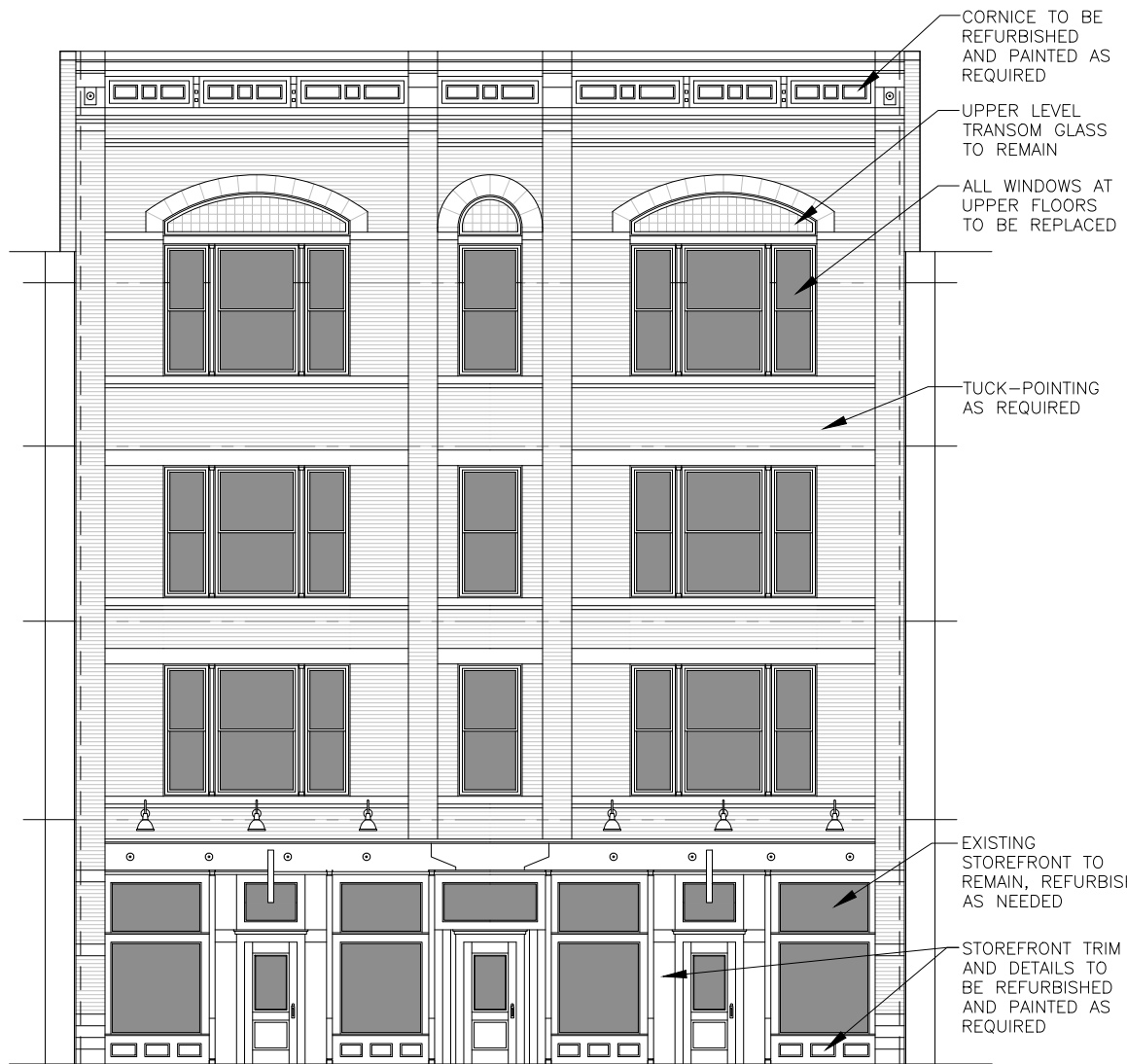


^^ ORIGINAL DRAWING IN APRIL 2021 ^^

New drawing May 2021

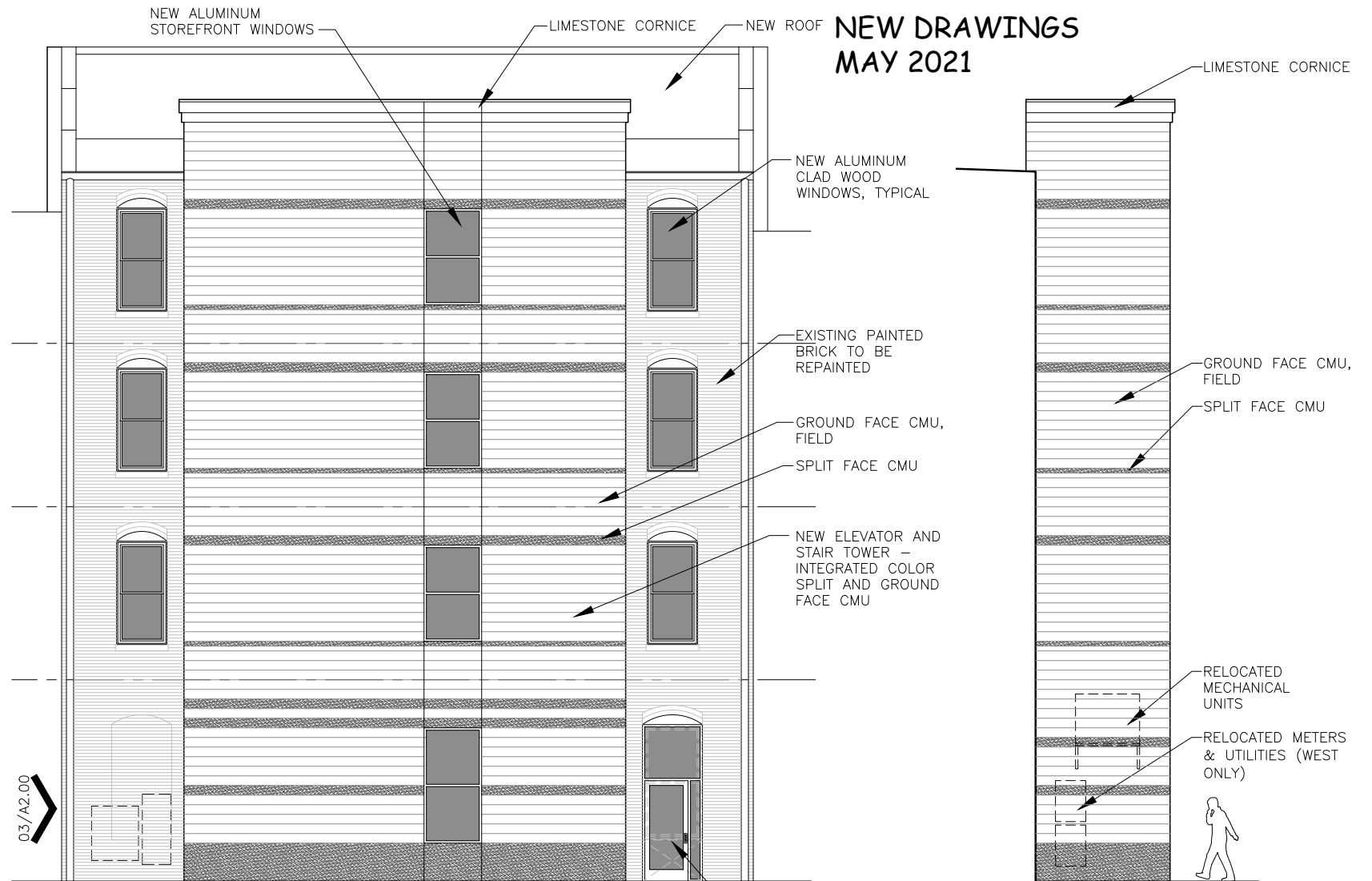


1. Cornice added to addition
2. 2 doors removed (interior lobby allows access to both storefronts and the elevator/stair)
3. Banding still intersects sill and lintel
4. New banding and “base” to complement the front
5. Windows in addition look like double hung
6. Balconies eliminated, doors back to windows



01 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

REF:
ELEVS



NEW DRAWINGS
MAY 2021

02 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

REF:
ELEVS

03 WEST ELEVATION
(EAST O.H.)
SCALE: 3/32" = 1'-0"

REF:
ELEVS

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

EXTERIOR MATERIAL SPECIFICATIONS

CONCRETE BLOCK:
CMU-1
MANUFACTURER/TYPE: CONSUMERS (OR SIMILAR)
COLOR: SUNRISE BLEND (COMPLIMENT PAINTED BRICK COLOR ON SOUTH ELEVATION)
SIZE/TYPE: GROUND (FIELD) & SPLIT FACE
ASSOCIATED MORTAR/COLOR: TBD

CMU CORE INSULATION
MANUFACTURER: TAILORED CHEMICAL PRODUCTS
TYPE: CORE-FILL 500

NOTES:
1. POST APPLIED - PROSOCO BLOK GUARD AND ANTI GRAFFITI CONTROL, TYPICAL
2. ALUMINUM COPING TO MATCH BRICK/BLOCK COLOR

ALUMINUM STOREFRONT AND ENTRANCE SYSTEMS:
AS-1:
MANUFACTURER: KAWNEER (OR SIMILAR)
PRODUCT: 451 SERIES
FINISH/COLOR: TBD
DOORS: KAWNEER 500 SERIES STANDARD ENTRANCES
STYLE: MEDIUM STILE W/ 10" BOTTOM RAIL
HARDWARE: SEE SPECIFICATIONS

*NOTES:
MATERIALS FOR DESIGN INTENT AND PRICING ONLY. FINAL SELECTIONS MAY VARY.

EXTERIOR GLAZING:
GL-1
FINISH: GUARDIAN GLASS (BASIS OF DESIGN)
SUPERNEUTRAL 68
TYPE: 1" INSULATED LOW-E CLEAR

WINDOWS AND DOORS:
MANUFACTURER: PELLA (OR SIMILAR)
PRODUCT: LIFESTYLE ALUMINUM CLAD WOOD WINDOWS & PATIO DOORS (FULL LITE)
FINISH/COLOR: TBD
HARDWARE: SEE SPECIFICATIONS

EXTERIOR PAINT/STAIN:
EP-1
MANUFACTURER: SHERWIN WILLIAMS
TYPE/FINISH: -
COLOR: MATCH EXISTING

ROOFING
60 MIL, FULLY ADHERED EPDM SINGLE PLY ROOF MEMBRANE ON 1/2" COVER BOARD OVER 6" EXTRUDED POLYSTYRENE INSULATION

Pella Lifestyle Series
Aluminum-Clad Wood

- #1 performing wood window and patio door* For the combination of energy, sound and value.
- 37 time-tested innovations Create unique, room-by-room solutions to meet real life needs.
- 83% more energy efficient** On average compared to single-pane windows - with performance solutions for improved comfort.

Exceptional performance and style.
Style flexibility. Whether a home is traditional, modern or somewhere in between, smart beautiful windows and patio doors that fit your style.

Redefining performance. Get both unrivaled energy efficiency and sound performance at an incredible value. With the Climate Performance package, windows are on average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.**

Enhanced durability. Our windows are designed to stand the test of time with exterior wood grays treated with exclusive EnduraGuard® wood protection and an aluminum clad exterior with EnduraClad® finish.

Room-by-room solutions. Consideration your project with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.

Integrated blinds and shades. Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

Add security and convenience. Add pieces of steel with optional built-in windows and door sensors and motorized between the glass blinds and shades that raise and lower with a touch of a button.

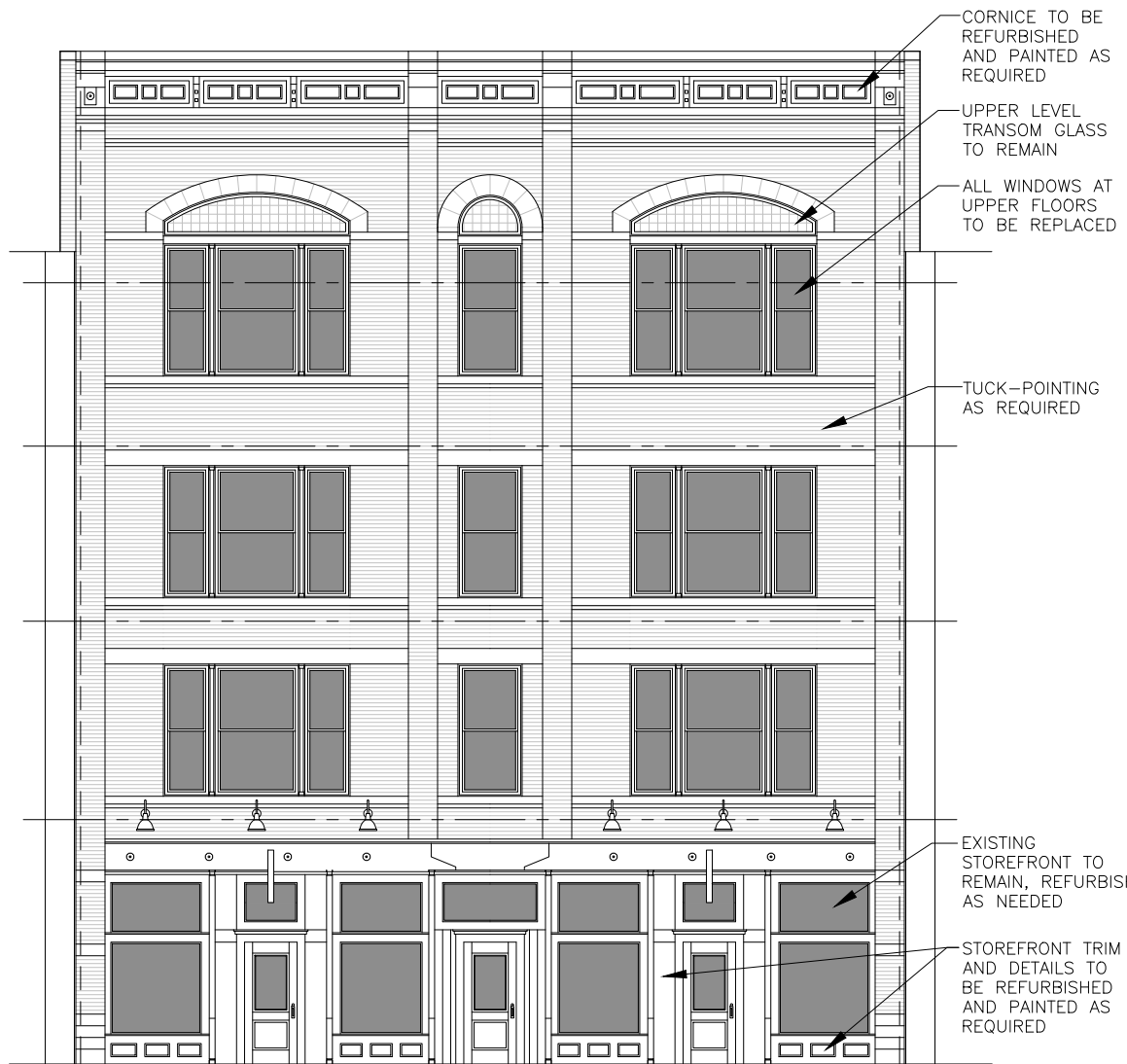
Available in these window and patio door styles:

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architecture
planning
interior design
graphic design

r2 design group, pllc
1011 Fulton Street East
Grand Rapids, MI 49503
t.616.301.1210
www.r2designgroup.com

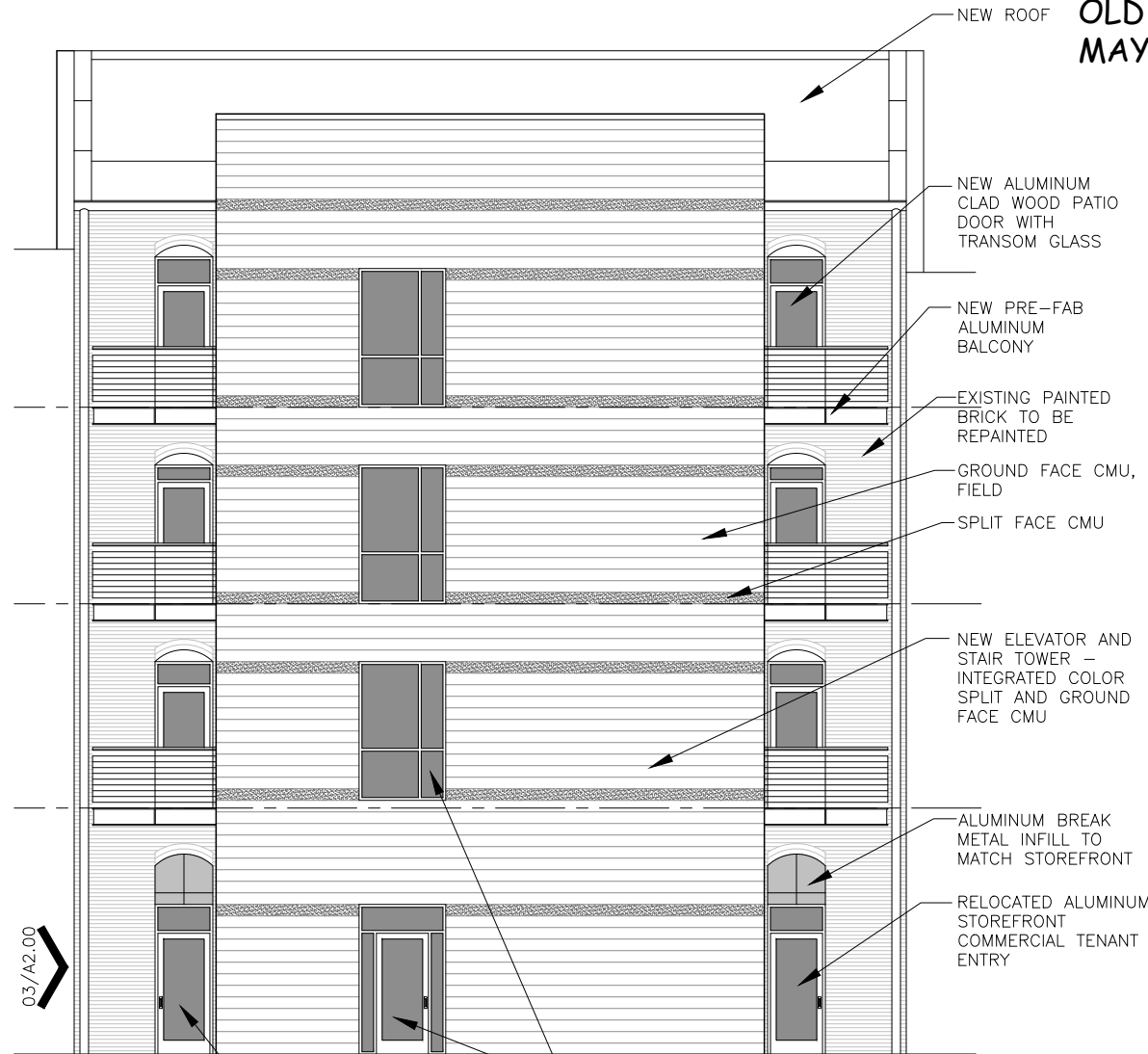
PROPOSED ELEVATIONS

Job No: GR190610
Issue: Issue for Review
Issue Date: 28 April, 2021



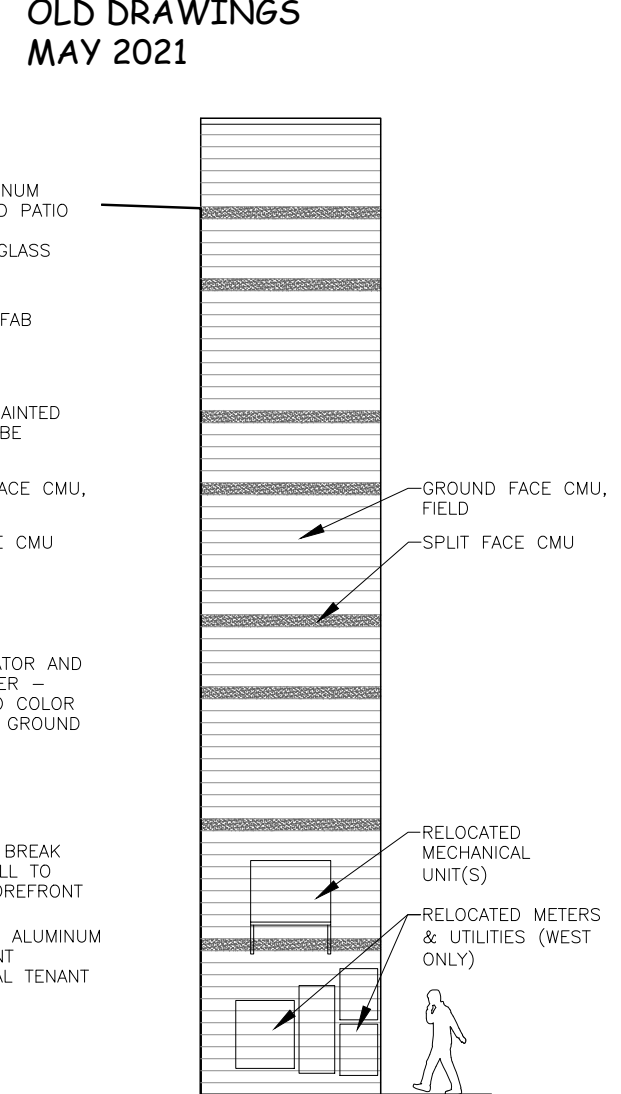
01 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

REF:
ELEVS



02 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

REF:
ELEVS



03 WEST ELEVATION (EAST O.H.)
SCALE: 3/32" = 1'-0"

REF:
ELEVS

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

EXTERIOR MATERIAL SPECIFICATIONS

CONCRETE BLOCK:
CMU-1
MANUFACTURER/TYPE: CONSUMERS (OR SIMILAR)
COLOR: SUNRISE BLEND (COMPLIMENT PAINTED BRICK COLOR ON SOUTH ELEVATION)
SIZE/TYPE: GROUND (FIELD) & SPLIT FACE
ASSOCIATED MORTAR/COLOR: TBD

CMU CORE INSULATION
MANUFACTURER: TAILORED CHEMICAL PRODUCTS
TYPE: CORE-FILL 500

NOTES:
1. POST APPLIED - PROSOCO BLOK GUARD AND ANTI GRAFFITI CONTROL, TYPICAL
2. ALUMINUM COPING TO MATCH BRICK/BLOCK COLOR

ALUMINUM STOREFRONT AND ENTRANCE SYSTEMS:
AS-1:
MANUFACTURER: KAWNEER (OR SIMILAR)
PRODUCT: 451 SERIES
FINISH/COLOR: TBD
DOORS: KAWNEER 500 SERIES STANDARD ENTRANCES
STYLE: MEDIUM STILE W/ 10" BOTTOM RAIL
HARDWARE: SEE SPECIFICATIONS

*NOTES:
MATERIALS FOR DESIGN INTENT AND PRICING ONLY. FINAL SELECTIONS MAY VARY.

EXTERIOR GLAZING:
GL-1
FINISH: GUARDIAN GLASS (BASIS OF DESIGN)
SUPERNEUTRAL 68
TYPE: 1" INSULATED LOW-E CLEAR

WINDOWS AND DOORS:
MANUFACTURER: PELLA (OR SIMILAR)
PRODUCT: LIFESTYLE ALUMINUM CLAD WOOD WINDOWS & PATIO DOORS (FULL LITE)
FINISH/COLOR: TBD
HARDWARE: SEE SPECIFICATIONS

EXTERIOR PAINT/STAIN:
EP-1
MANUFACTURER: SHERWIN WILLIAMS
TYPE/FINISH: -
COLOR: MATCH EXISTING

PRE-FABRICATED ALUMINUM BALCONIES:
MANUFACTURER: AMERICAN STRUCTURES & DESIGN INC. (OR SIMILAR)
POWDER COATED ALUMINUM BALCONY WITH FLAT TOP-RAIL AND PICKET INFILL. MAINTENANCE FREE ALUMINUM DECKING.

ROOFING
60 MIL, FULLY ADHERED EPDM SINGLE PLY ROOF MEMBRANE ON 1/2" COVER BOARD OVER 6" EXTRUDED POLYSTYRENE INSULATION

Pella Lifestyle Series
Aluminum-Clad Wood

- #1 performing wood window and patio door* For the combination of energy, sound and value.
- 37 time-tested innovations Create crisp, room-filling solutions to meet real-life needs.
- 83% more energy efficient** On average compared to single-pane windows - with performance solutions for improved comfort.

Exceptional performance and style.
Style flexibility. Whether a home is traditional, modern or somewhere in between, create beautiful, modern and patio doors that fit your style.
Redefining performance. Get both unrivaled energy efficiency and sound performance in an affordable value. With the Climate Performance package, windows see an average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.
Enhanced durability. Our windows are designed to stand the test of time with exterior wood grilles treated with exclusive EnduraShield™ wood protection and an aluminum clad exterior with EnduraClad™ finish.
Room-by-room solutions.
Most desired features, options and innovations. Complement your project with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.
Integrated blinds and shades. Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.
Add security and convenience. Add pieces of steel with optional built-in windows and door sensors and motorized between the glass blinds and shades that raise and lower with a touch of a button.

Available in these window and patio door styles:

AS&D BALCONY SYSTEMS™
Durable, Low Maintenance Aluminum Balconies

- Pre-designed and pre-fabricated to save on engineering, installation and waterproofing costs
- 30% savings when Aluminum vs. Steel materials are used
- Ideal for multi-family housing, office buildings, condos
- Lightweight yet exceptionally durable

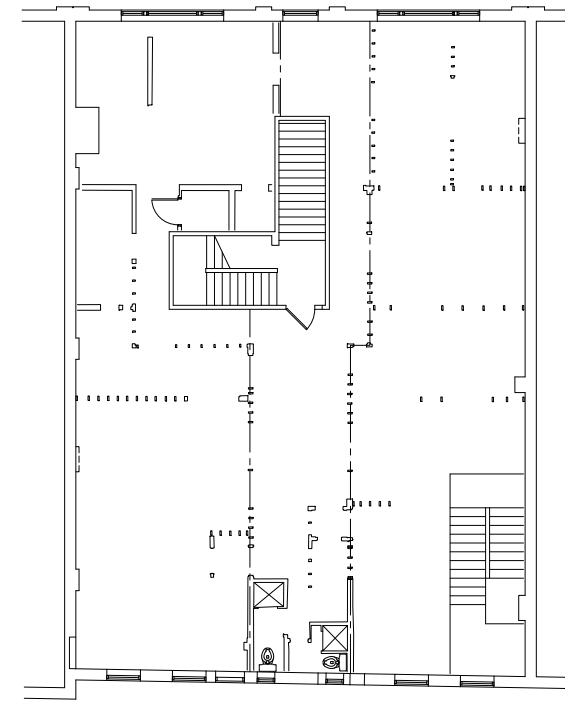
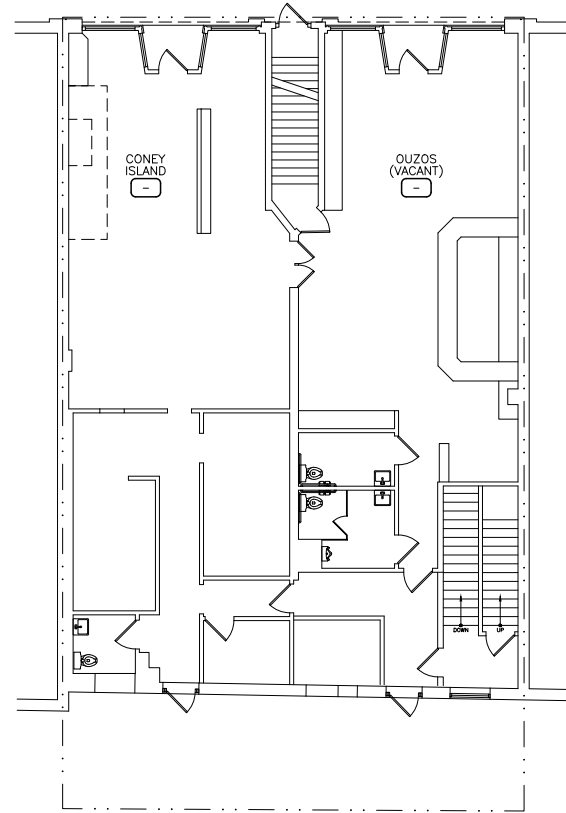
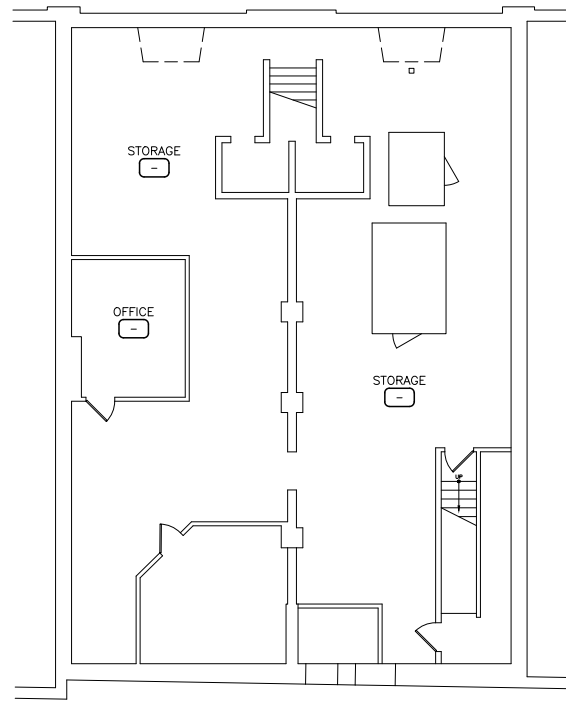
PRE 3
PRE-DESIGNED • PRE-ENGINEERED • PRE-FABRICATED
Aluminum Balconies and Railings

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planning
interior design
graphic design

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Grand Rapids, MI 49503
t.616.301.1210
www.r2designgroup.com

PROPOSED ELEVATIONS

Job No: GR190610
Issue: Issue for Review
Issue Date: 13 April, 2021



EXISTING

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

01 BASEMENT FLOOR PLAN
SCALE: 1" = 20'-0"

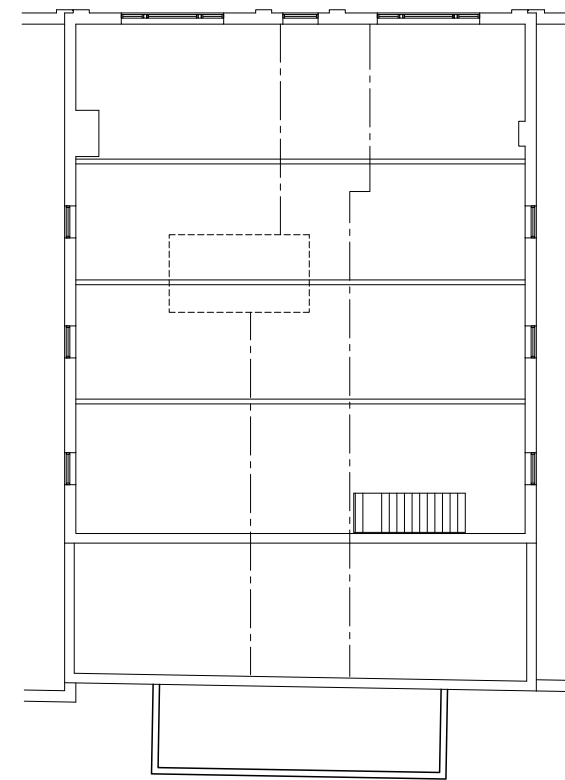
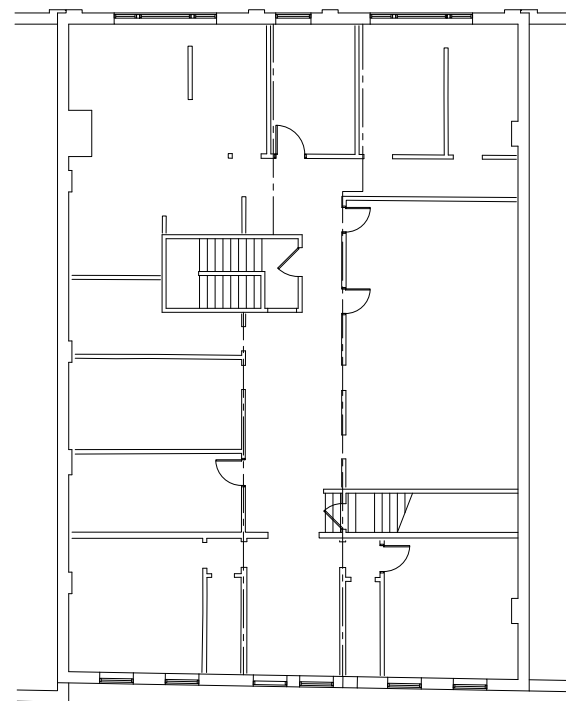
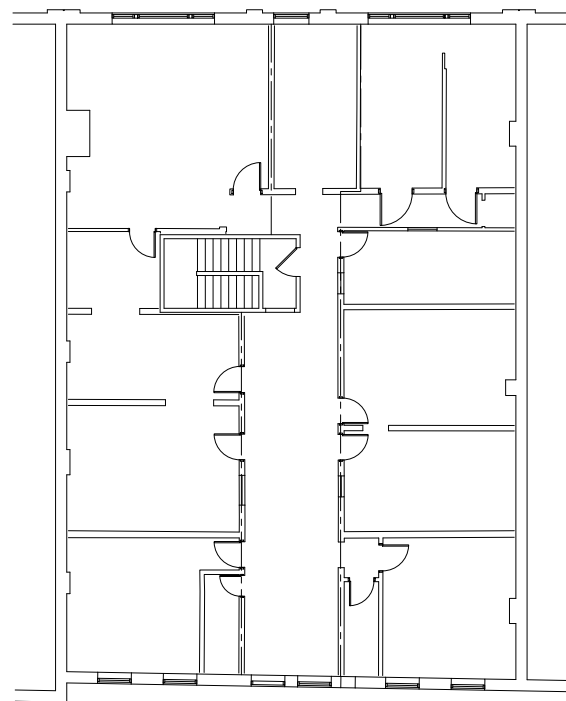
REF:
ab-01

02 1st FLOOR PLAN
SCALE: 1" = 20'-0"

REF:
ab-01

03 2nd FLOOR PLAN
SCALE: 1" = 20'-0"

REF:
ab-01



04 3rd FLOOR PLAN
SCALE: 1" = 20'-0"
HDC Meeting 05/18/2021

REF:
ab-01

05 4th FLOOR PLAN
SCALE: 1" = 20'-0"

REF:
ab-01

06 4th/LOFT FLOOR PLAN
SCALE: 1" = 20'-0"

REF:
ab-01

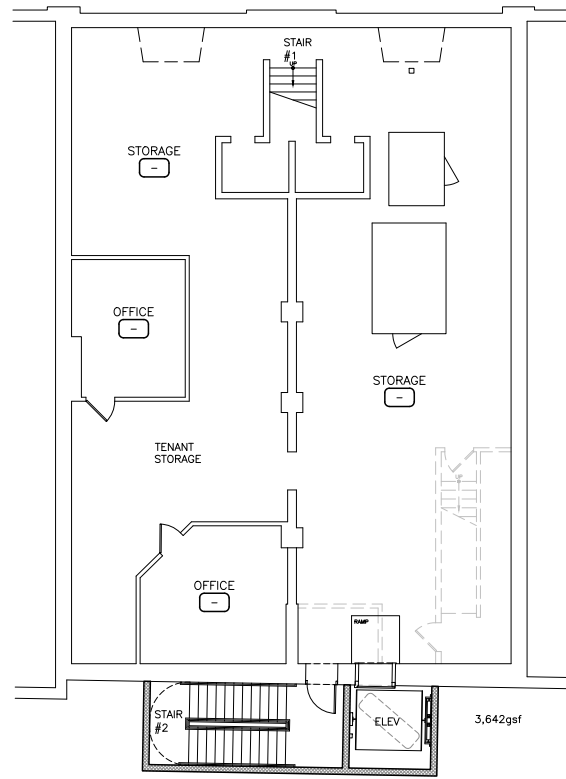


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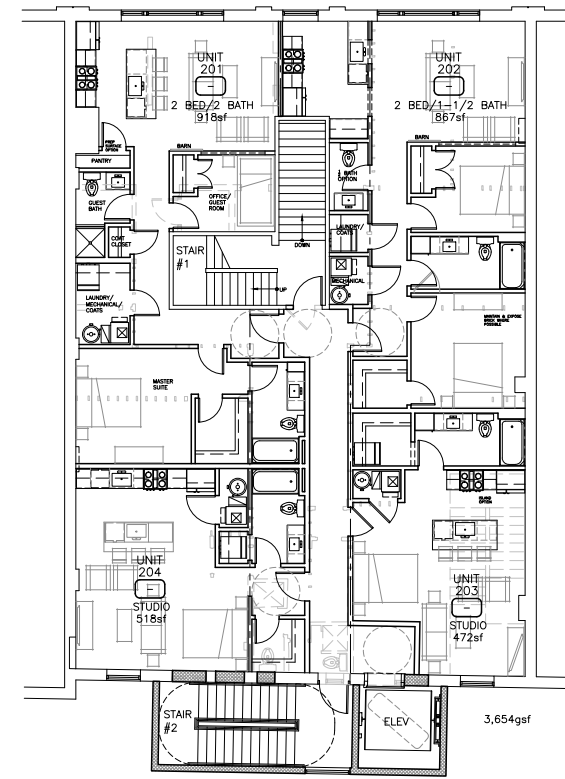
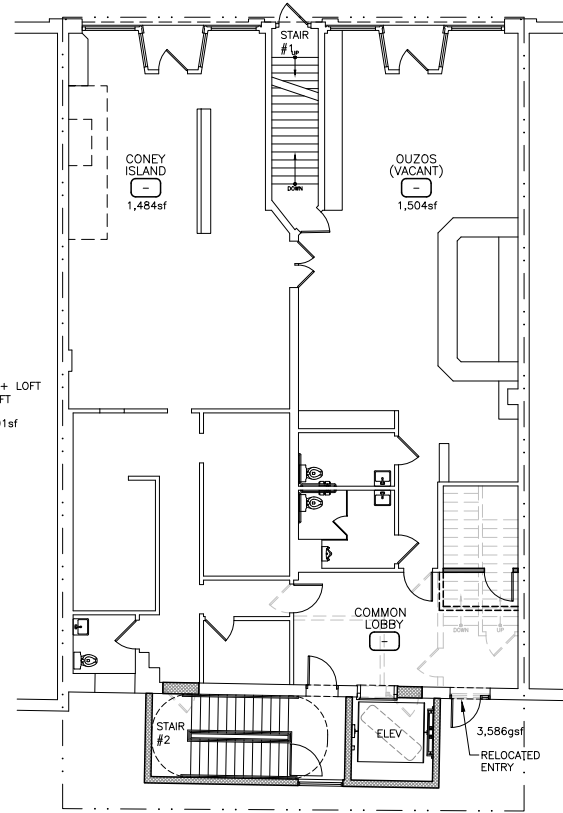
EXISTING FLOOR PLANS

Job No: GR190610
Issue: Issue for Review
Issue Date: 28 April, 2021

© 2021 - r2 design group, pllc



PROJECT SUMMARY
 BASEMENT 3,642sf
 • STORAGE
 1ST FLOOR 3,586sf
 • CONEY ISLAND
 • OUZOS (VACANT)
 • COMMON LOBBY & NEW STAIR/ELEVATOR
 2ND FLOOR 3,654sf
 • 2 - STUDIOS
 • 1 - 2 BR/1-1/2 BATH
 • 1 - 2 BR/2 BATH
 3RD FLOOR 3,654sf
 • 2 - STUDIOS
 • 1 - 2 BR/1-1/2 BATH
 • 1 - 2 BR/2 BATH
 4TH FLOOR 3,654sf
 • 2 - STUDIOS + LOFT
 • 1 - 2 BR/1-1/2 BATH + LOFT
 • 1 - 2 BR/2 BATH + LOFT
 4TH FLOOR LOFT SPACE 1,801sf



NEW

266 East Michigan Avenue Lofts
 O'Connor Development
 Kalamazoo, Michigan

01 BASEMENT FLOOR PLAN
 SCALE: 1" = 20'-0"

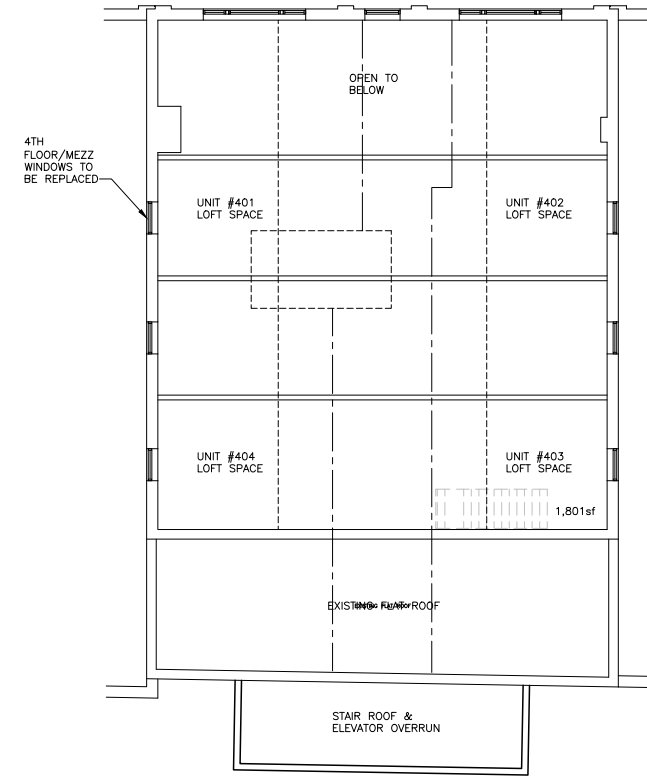
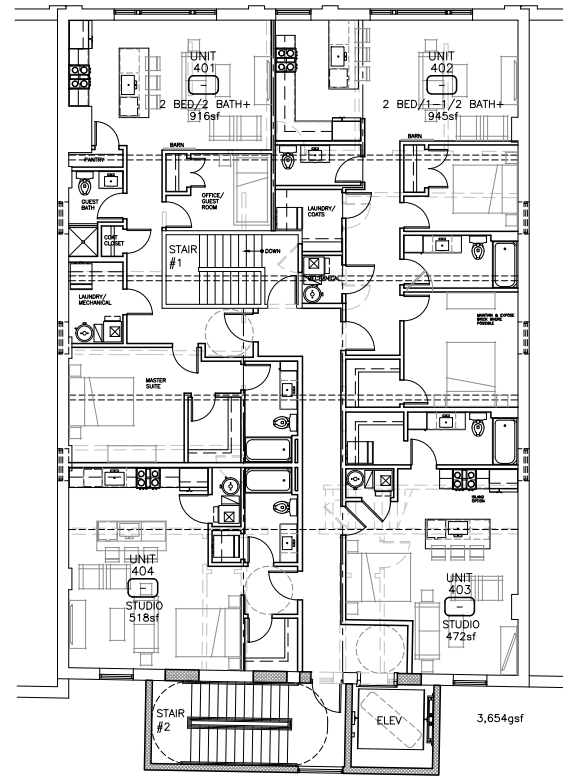
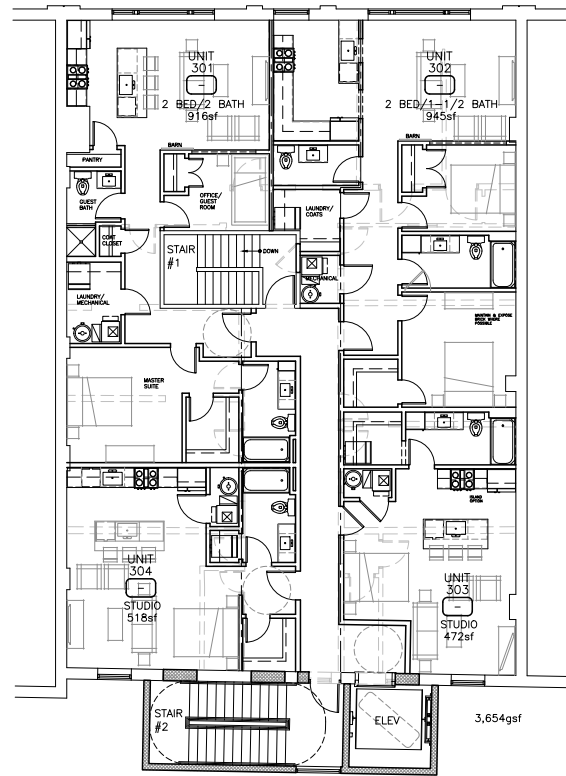
REF: ab-01

02 1st FLOOR PLAN
 SCALE: 1" = 20'-0"

REF: ab-01

03 2nd FLOOR PLAN
 SCALE: 1" = 20'-0"

REF: ab-01



04 3rd FLOOR PLAN
 SCALE: 1" = 20'-0"
 HDC Meeting 05/18/2021

REF: ab-01

05 4th FLOOR PLAN
 SCALE: 1" = 20'-0"

REF: ab-01

06 4th/LOFT FLOOR PLAN
 SCALE: 1" = 20'-0"

REF: ab-01

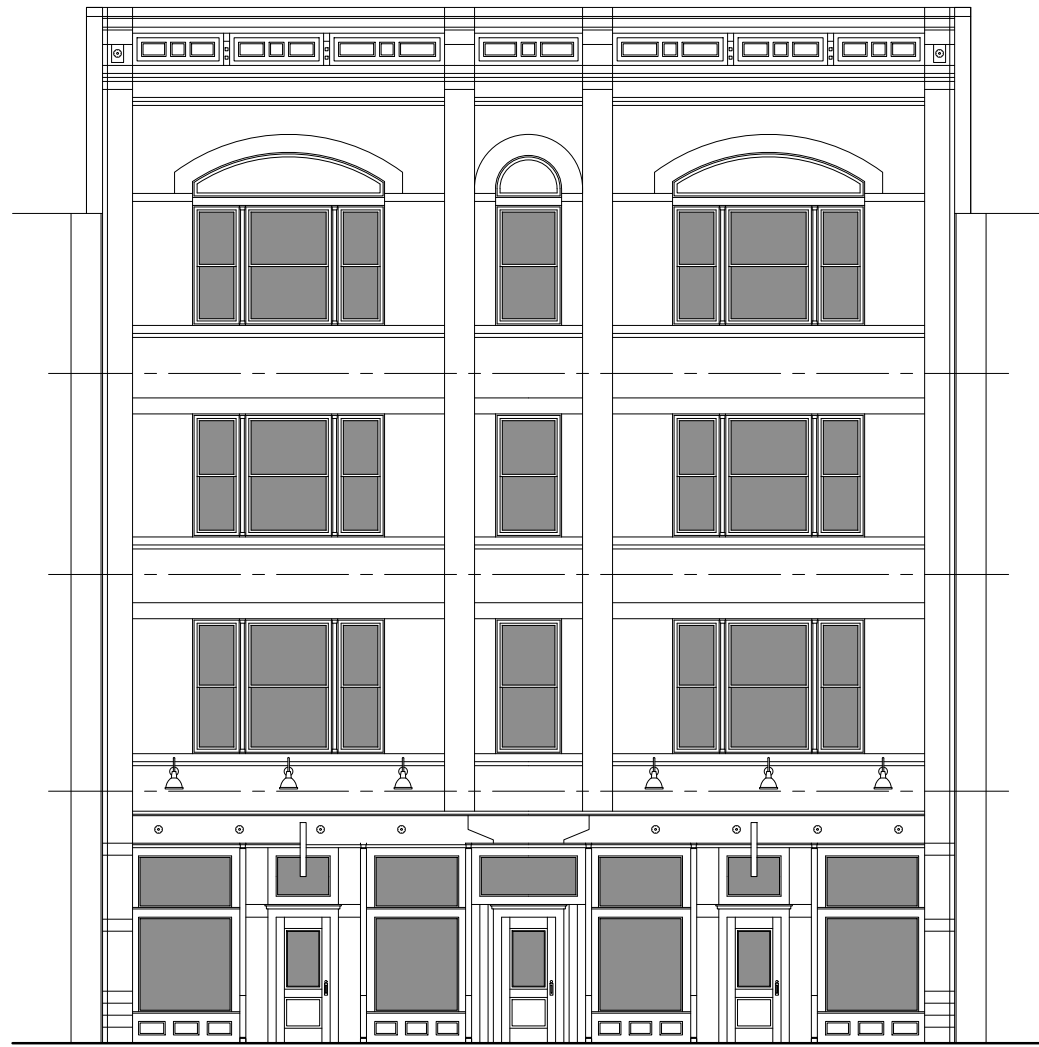


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 grand rapids, mi 49503
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PROPOSED FLOOR PLANS

Job No: GR190610
 Issue: Issue for Review
 Issue Date: 28 April, 2021

*LOFT AREAS TO BE BETTER DEFINED FOLLOWING DEMOLITION AND STRUCTURAL ANALYSIS



01 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

REF:



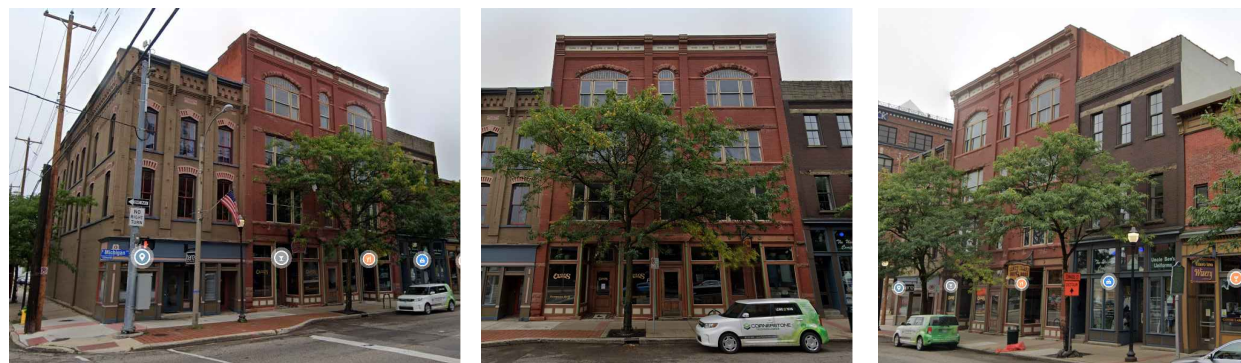
EXISTING

02 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

REF:

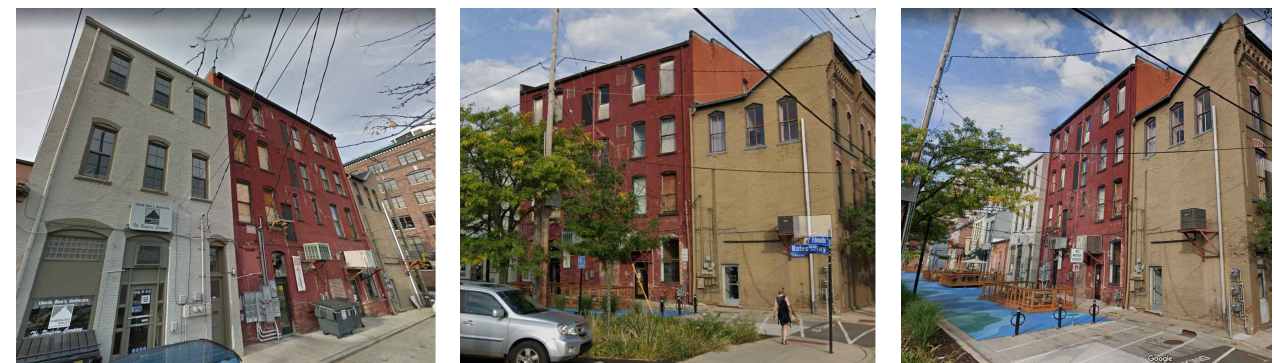
266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan



03 EXISTING NORTH FACADE

SCALE: NTS

REF:



04 EXISTING SOUTH FACADE

SCALE: NTS

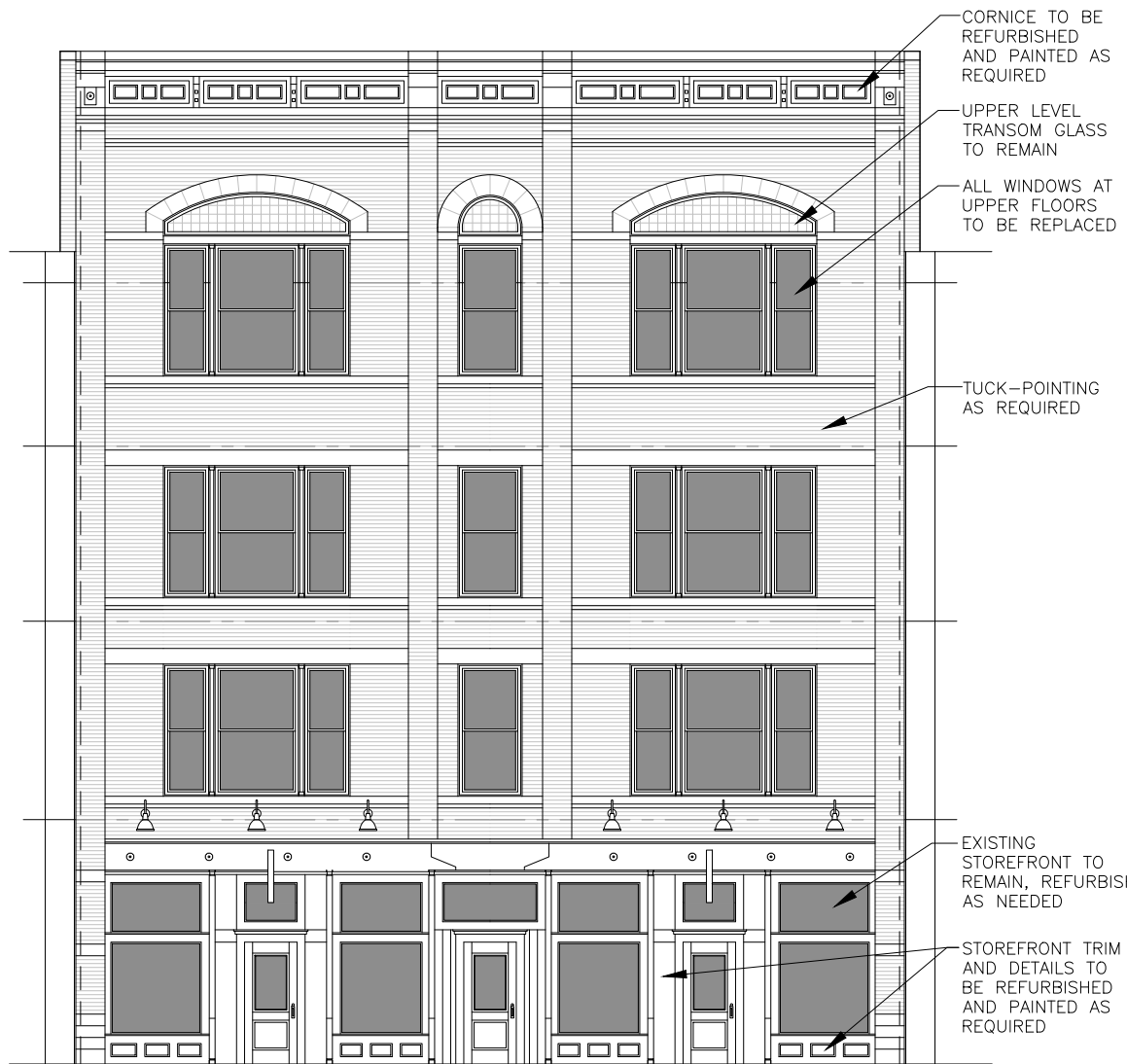
REF:

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graphic design

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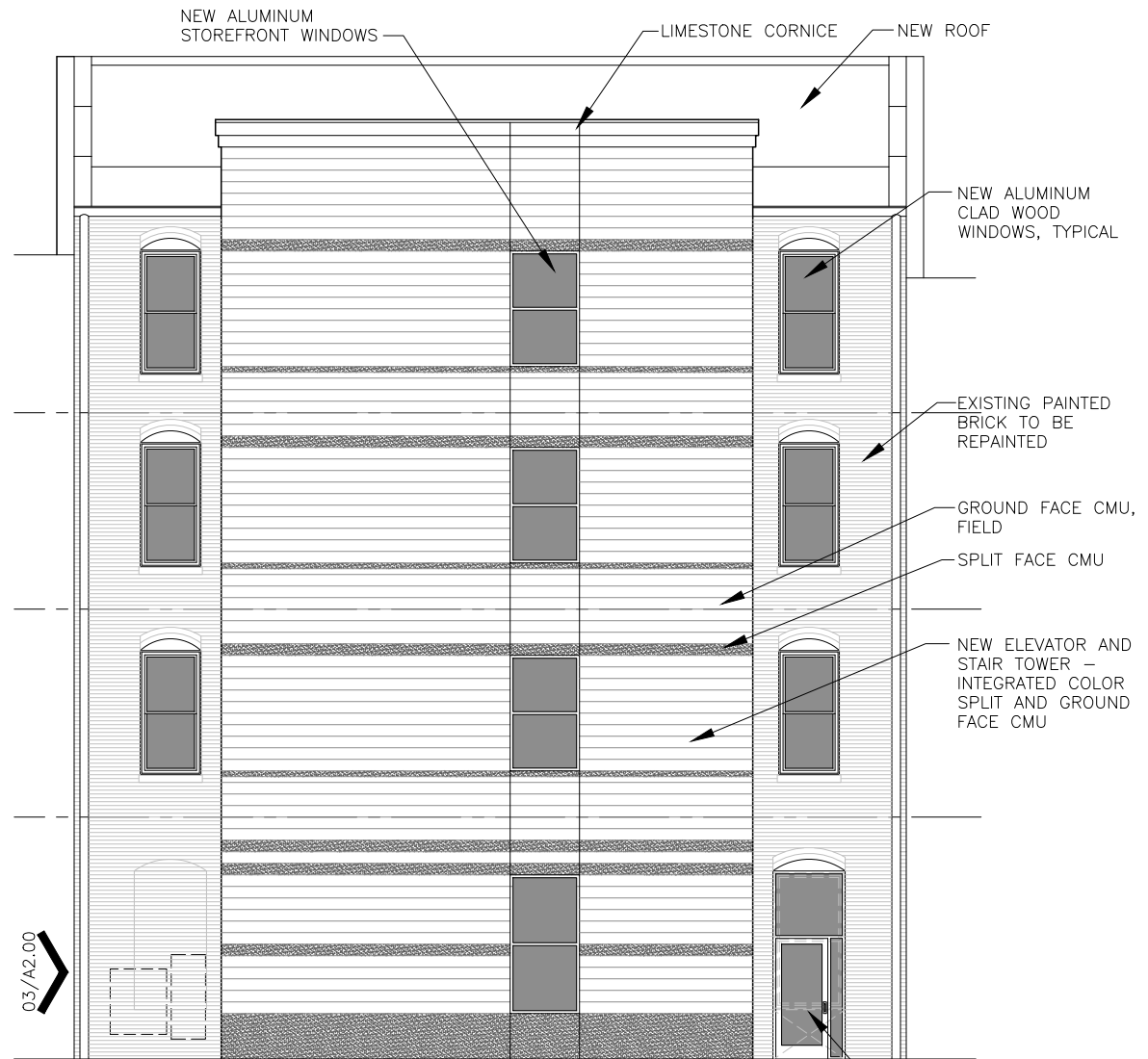
EXISTING
ELEVATIONS &
PHOTOS

Job No: GR190610
Issue: Issue for Review
Issue Date: 28 April, 2021



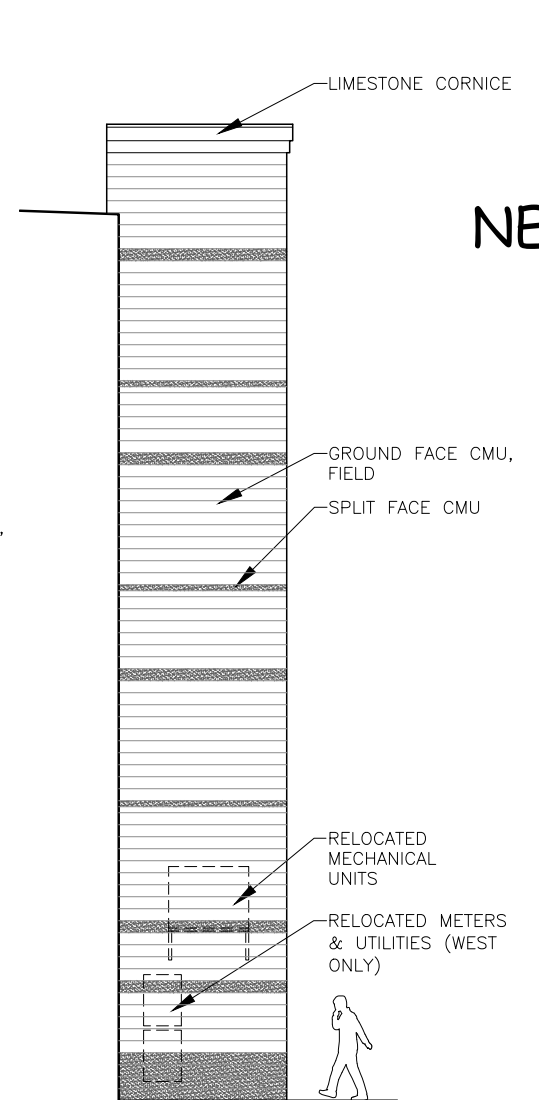
01 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

REF:
ELEVS



02 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

REF:
ELEVS



03 WEST ELEVATION (EAST O.H.)
SCALE: 3/32" = 1'-0"

REF:
ELEVS

266 East Michigan Avenue Lofts
O'Connor Development
Kalamazoo, Michigan

EXTERIOR MATERIAL SPECIFICATIONS

CONCRETE BLOCK:
CMU-1
MANUFACTURER/TYPE: CONSUMERS (OR SIMILAR)
COLOR: SUNRISE BLEND (COMPLIMENT PAINTED BRICK COLOR ON SOUTH ELEVATION)
SIZE/TYPE: GROUND (FIELD) & SPLIT FACE
ASSOCIATED MORTAR/COLOR: TBD

CMU CORE INSULATION
MANUFACTURER: TAILORED CHEMICAL PRODUCTS
TYPE: CORE-FILL 500

NOTES:
1. POST APPLIED - PROSOCO BLOK GUARD AND ANTI GRAFFITI CONTROL, TYPICAL
2. ALUMINUM COPING TO MATCH BRICK/BLOCK COLOR

ALUMINUM STOREFRONT AND ENTRANCE SYSTEMS:
AS-1:
MANUFACTURER: KAWNEER (OR SIMILAR)
PRODUCT: 451 SERIES
FINISH/COLOR: TBD
DOORS: KAWNEER 500 SERIES STANDARD ENTRANCES
STYLE: MEDIUM STILE W/ 10" BOTTOM RAIL
HARDWARE: SEE SPECIFICATIONS

***NOTES:**
MATERIALS FOR DESIGN INTENT AND PRICING ONLY. FINAL SELECTIONS MAY VARY.

EXTERIOR GLAZING:
GL-1
FINISH: GUARDIAN GLASS (BASIS OF DESIGN)
SUPERNEUTRAL 68
TYPE: 1" INSULATED LOW-E CLEAR

WINDOWS AND DOORS:
MANUFACTURER: PELLA (OR SIMILAR)
PRODUCT: LIFESTYLE ALUMINUM CLAD WOOD WINDOWS & PATIO DOORS (FULL LITE)
FINISH/COLOR: TBD
HARDWARE: SEE SPECIFICATIONS

EXTERIOR PAINT/STAIN:
EP-1
MANUFACTURER: SHERWIN WILLIAMS
TYPE/FINISH: -
COLOR: MATCH EXISTING

ROOFING
60 MIL, FULLY ADHERED EPDM SINGLE PLY ROOF MEMBRANE ON 1/2" COVER BOARD OVER 6" EXTRUDED POLYSTYRENE INSULATION

Pella Lifestyle Series
Aluminum-Clad Wood

#1 performing wood window and patio door*
For the combination of energy, sound and value.

37 time-tested innovations
Create unique, room-by-room solutions to meet real life needs.

83% more energy efficient†
On average compared to single-pane windows - with performance solutions for improved comfort.

Exceptional performance and style.
Style flexibility. Whether a home is traditional, modern or somewhere in between, there's a beautiful window and patio door that fits your style.

Redefining performance. Get both unrivaled energy efficiency and sound performance at an incredible value. With the Climate Performance package, windows are on average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.**

Enhanced durability. Our windows are designed to stand the test of time with exterior wood grains treated with exclusive EnduraGuard™ wood protection and an aluminum clad exterior with EnduraClad™ finish.

Room-by-room solutions. Consider your project with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.

Integrated blinds and shades. Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

Add security and convenience. Add pieces of steel with optional built-in windows and door sensors and motorized between the glass blinds and shades that raise and lower with a touch of a button.

Available in these window and patio door styles:

Create solutions that are perfect for real life. Covered by the best limited lifetime warranty for wood windows and patio doors, Pella Lifestyle Series offers everything you love about wood - including beauty, durability and style flexibility. Design with dual- or triple-pane glass and then select from the most desired features and options.

Pella Lifestyle Series is the #1 performing wood window and patio door for the combination of energy, sound and value. Packed with unparalleled innovations like Integrated Blinds, Shades and Security Sensor, we designed windows and patio doors to work for your project, room by room.

* Performance and energy efficiency based on NFRC Window U-Factor and SHGC. SHGC is based on a standard window with a single-pane glass unit. ** Performance based on NFRC Window U-Factor and SHGC. SHGC is based on a standard window with a single-pane glass unit. † Performance based on NFRC Window U-Factor and SHGC. SHGC is based on a standard window with a single-pane glass unit.

r2 design group
architecture
planning
interior design
graphic design

r2 design group, pllc
1011 Fulton Street East
Grand Rapids, MI 49503
t.616.301.1210
www.r2designgroup.com

PROPOSED ELEVATIONS

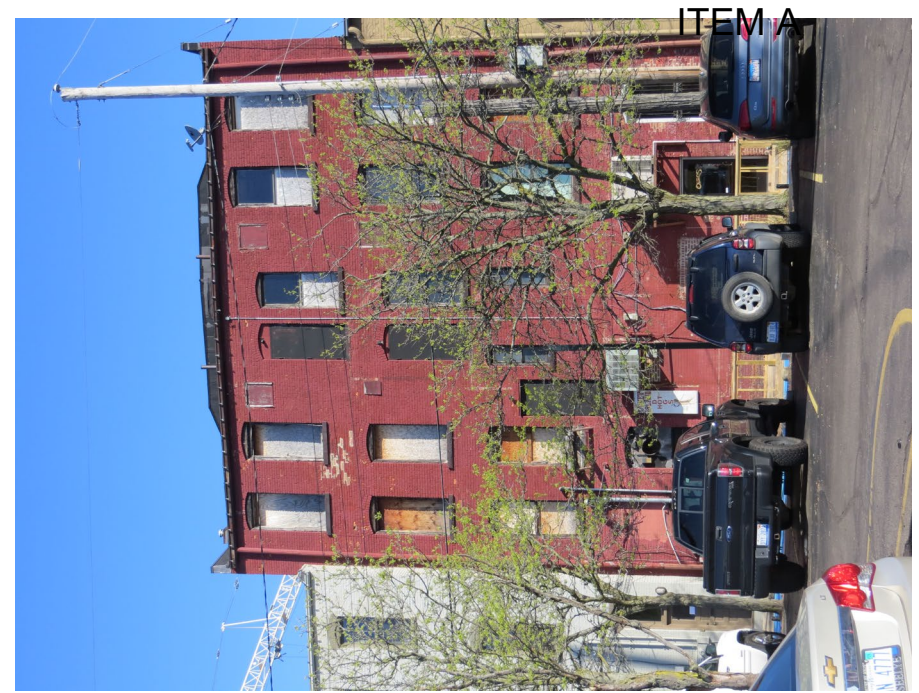
Job No: GR190610
Issue: Issue for Review
Issue Date: 28 April, 2021







(1) 266 East Michigan – north-front 2010
 (3) South rear – east side 2003



(2) Rear-south 2010
 (4) Meters – south rear – west side



HDC Meeting 05/18/2021





Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW STAFF COMMENTS

Property address 266 East Michigan Ave
Applicant Pinnacle Construction Group
Owner 266 Michigan Ave Kalamazoo LLC
Received 04/13/2021 revision 4/29/21

CASE # PPZ 21-0003
Year built: 1896
Owned since 02/14/2020
Meeting date: 05/18/2021

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

1998 – Front doors (HDC)
2000 – Front doors – revised (HDC)
2003 – Signs for Ouzos (Admin)
2004 – Signs for Coney Island (Admin)

Historic District Haymarket
Zoning CCBD
Additional Permits required – building
Rental History: NA

Proposed Work:

Addition to south/rear to accommodate stairs and elevator to access upper floors for new apartments

Observations:

- The Hall Block - This is the last large historic downtown building that has not been rehabilitated.
- At the April 20th meeting of the HDC, the following items were specified for revision of the plans as presented:
 - The bands on the addition should be repositioned above and below the window openings to echo the relationship of the bands to the windows at the front of the building - *DONE*
 - The windows in the addition might be more appropriate if the muntins divided the glass in a more symmetrical pattern to echo the appearance of a pair of double hung windows. *DONE – the new windows look like simple double hung windows.*
 - Possibly add a design element above the fourth-floor window in the addition to reflect the more elaborate treatment of the fourth-floor front windows – but not duplicate the round topped gridded windows on the front. *DONE – the added cornice on the addition tops it off nicely.*

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

- In addition:
 - Two first floor rear/south doors have been removed and a shared lobby created inside to access both storefronts and the elevator/stair addition.
 - The balconies have been removed and the doors that served them have become windows.

Applicable Criteria

(1) Secretary of the Interior Standards for Rehabilitation - #9 and #10

#9 - New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

#10 - New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition is centered on the building. Although the addition is on the exterior it is in the same position as the original staircase that led to the fourth-floor ballroom. The addition is clearly differentiated from the original historic building with both materials and fenestration.

COMMISSION ACTIONS (Motions):

1. Approve the rear/south addition as revised. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details or minor changes to be delegated to the historic preservation coordinator.
2. The commission could postpone with the applicant’s consent, to ask for more details or to prepare a revised plan. The revised plan should include the following changes:
 - a. _____
 - b. _____

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the May 18th meeting to comply with the 60-day rule.
3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

+++++

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

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



Case #PPZ 21-0006

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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 611 WEST SOUTH

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

Applicant: Ben SCHULTZ Owner: JOSEPH HOENGER

Mailing Add. 813 W SOUTH Mailing add 611 WEST SOUTH

City State & Zip: KALAMAZOO, MI 49007 City, State Zip KALAMAZOO, MI 49007

Phone: (269) 615-2597 Phone: (269) 779-0541

Email ben@schultzarchitect.com Email AVCHASPER@AOL.COM

Contractor:

TBD

() Work to be done by owner

Contractor _____

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets NEW SECOND FLOOR GABLE END ADDITION
@ ON WEST SIDE OF EXISTING GARAGE (FORMER CARPENTER
QUARTERS) w/ SHED DOORWAYS ON EAST, NORTH + SOUTH SIDES
PLUS FULL NEW BASEMENT FOR STORAGE

() 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: 5/11/21

Owner's Signature: [Signature] Date: 5/12/21
(if different)

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

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

=====

For Historic Preservation Coordinator's Use Only

Case Number: PPZ- 21-0006 Date Received*: 5/11/2021
Zoning RM 15 Year built 1905 Complete application _____
Owned since 10-15-2003

COMMISSION Meeting Date: 05/18/2021
HDC Meeting 05/18/2021
COMMENTS: _____

Hearing fee paid \$85 _____ Page 1 of 6
Check # _____

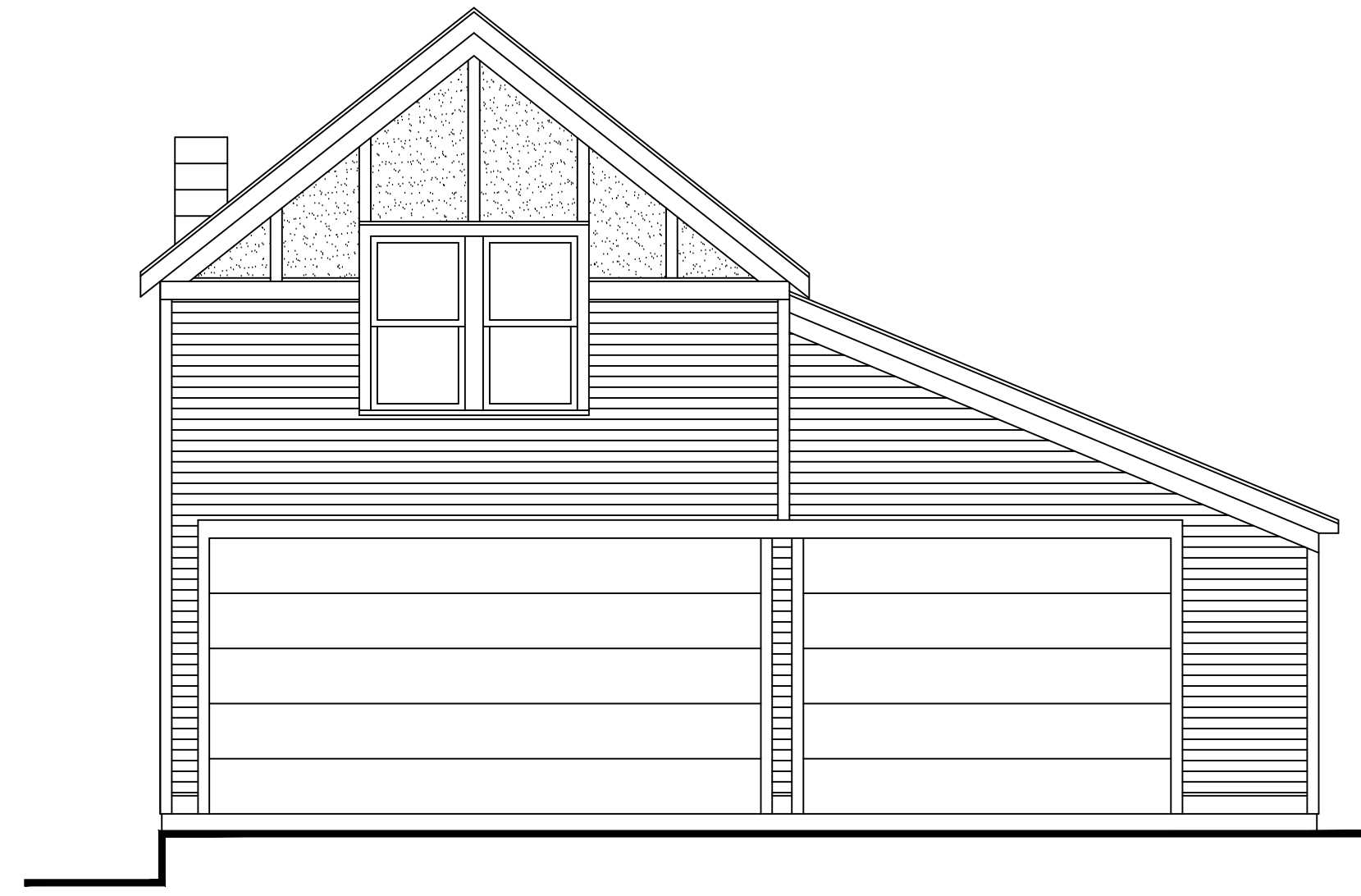


(1) 611 West South – May 18, 2021 – Garage front from NE
 (3) Northeast corner looking southwest

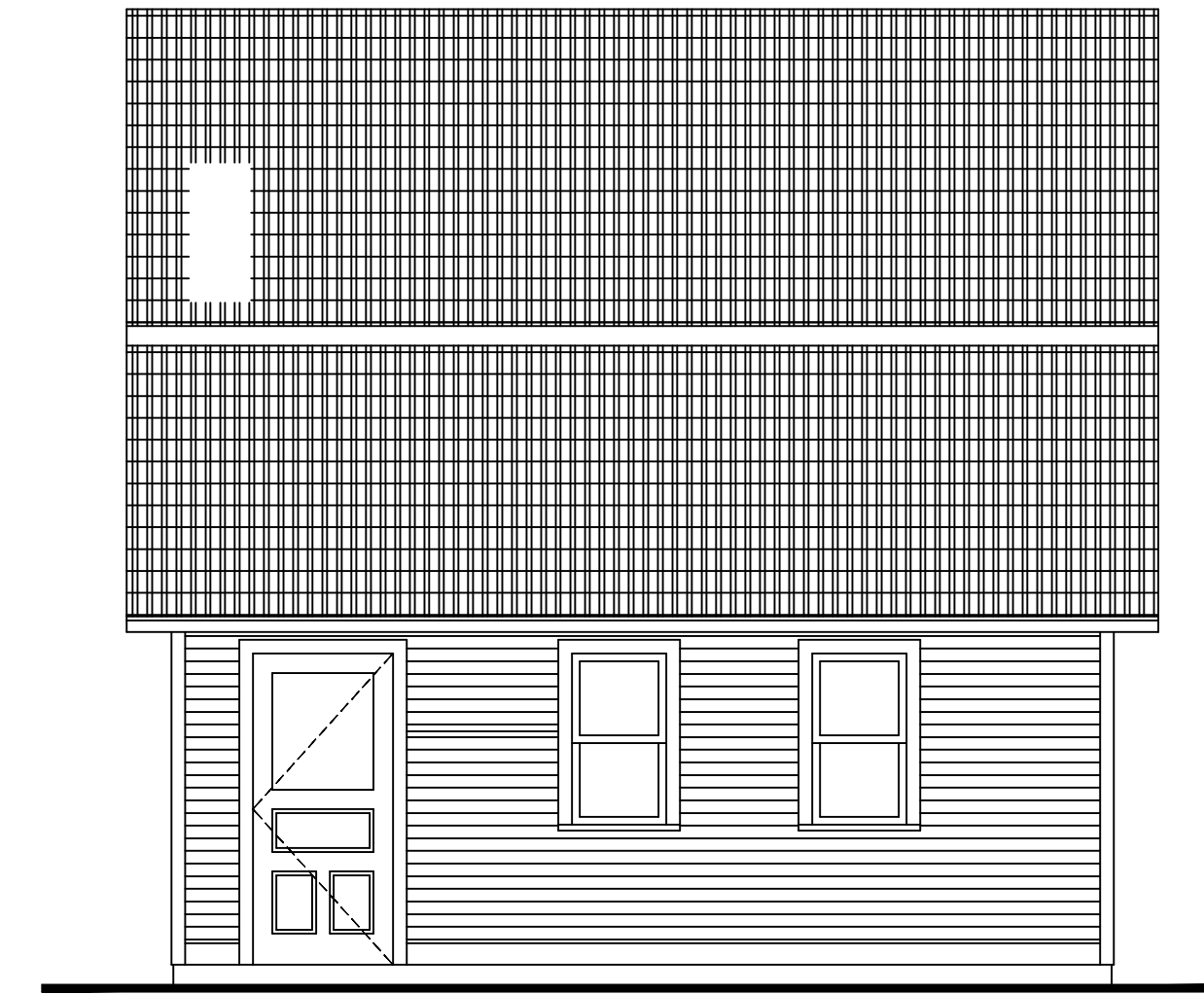


(2) Northeast corner – looking south from driveway
 (4) East/rear looking west

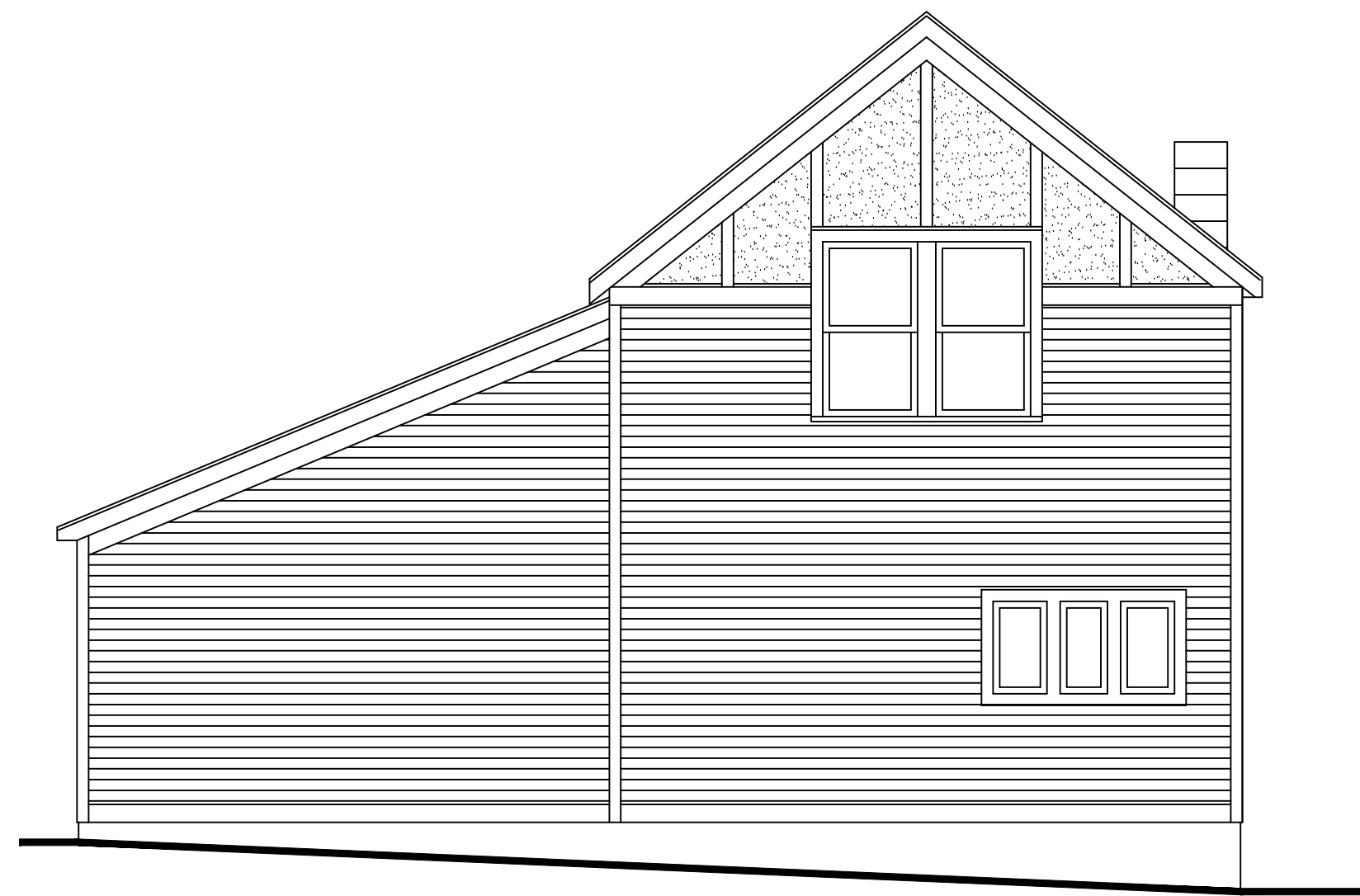




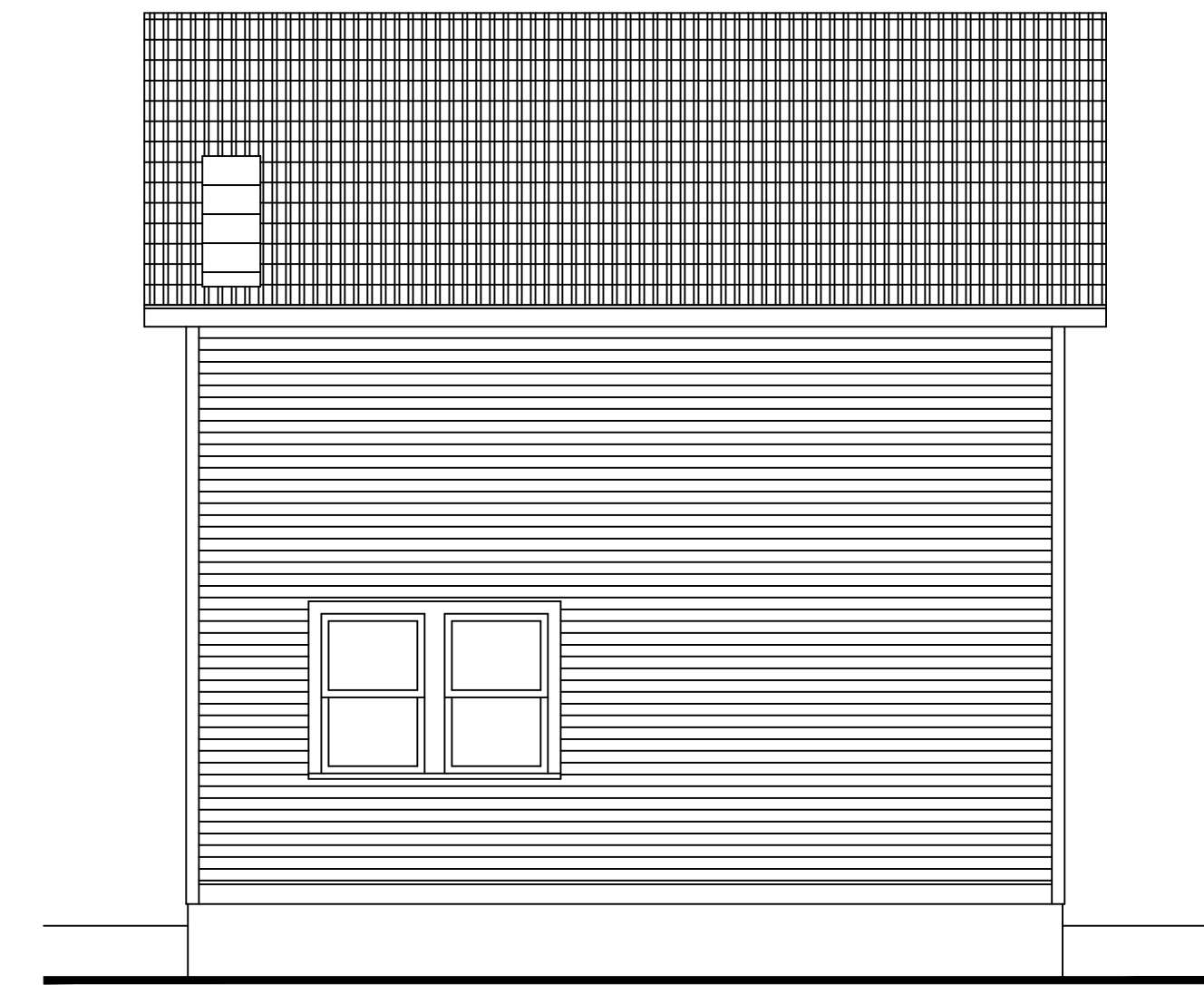
EXISTING
NORTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING
WEST ELEVATION
SCALE 1/4"=1'-0"



EXISTING
SOUTH ELEVATION
SCALE 1/4"=1'-0"



EXISTING
EAST ELEVATION
SCALE 1/4"=1'-0"

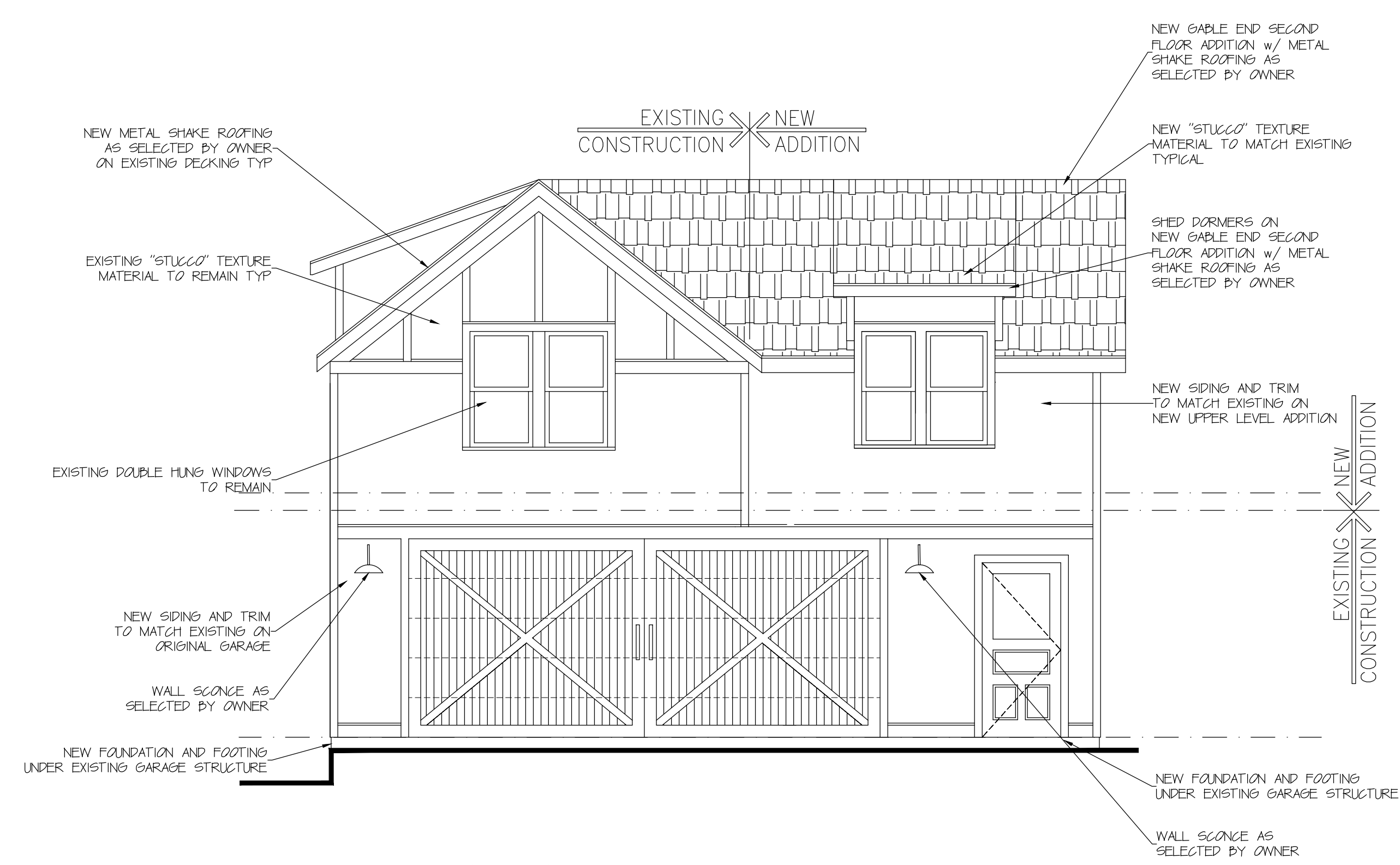
SCHWEMATIC
NOT FOR
CONSTRUCTION

COPYRIGHT 2019-2021 SCHULTZ ARCHITECTURE

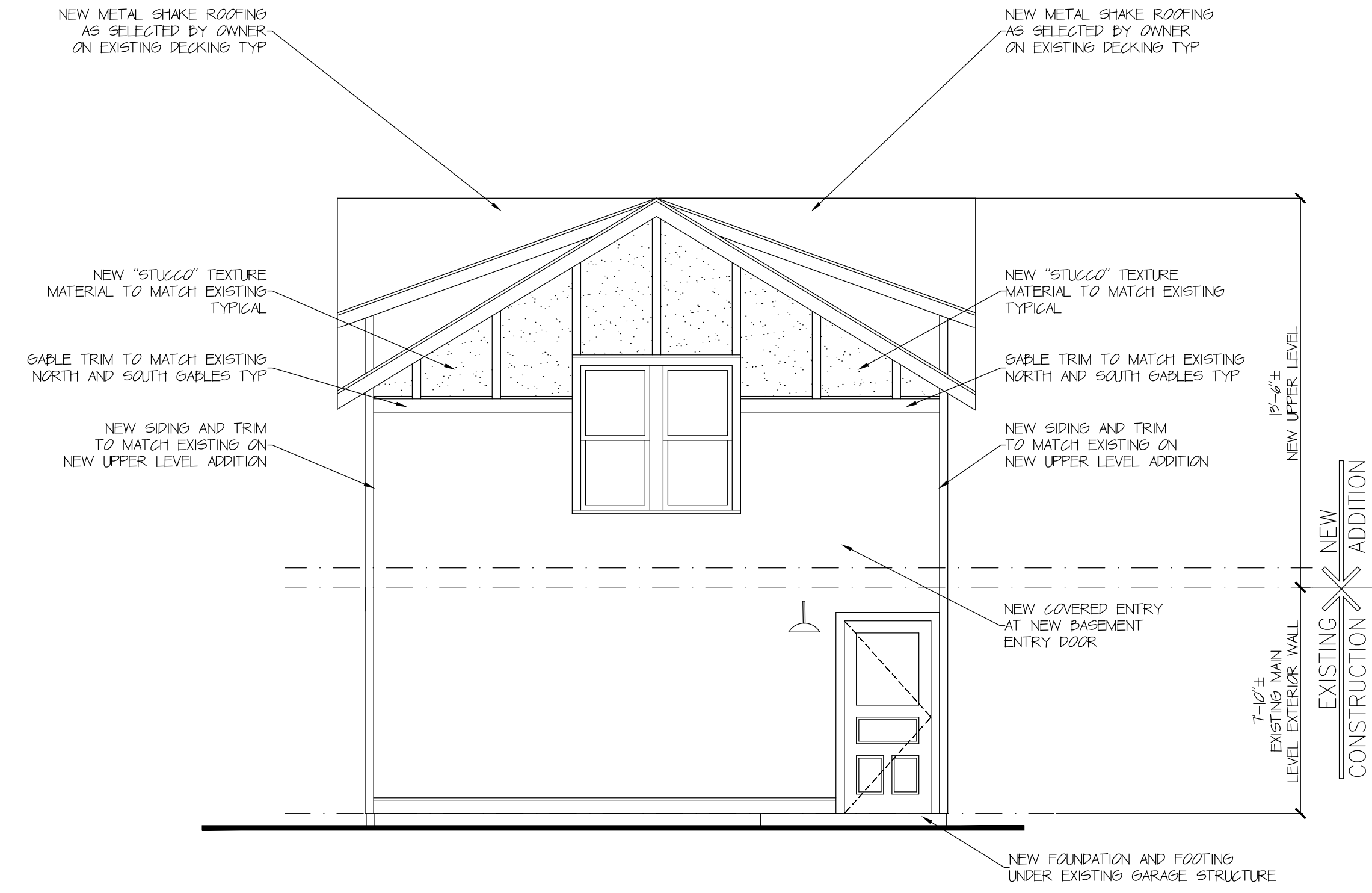
Revisions

Sheet Title
EXISTING GARAGE EXTERIOR ELEVATIONS
Date
4/2/2021
Scale
1/4" = 1'-0"

Sheet Number
A200
HOSNER RESIDENCE, KALAMAZOO, MI



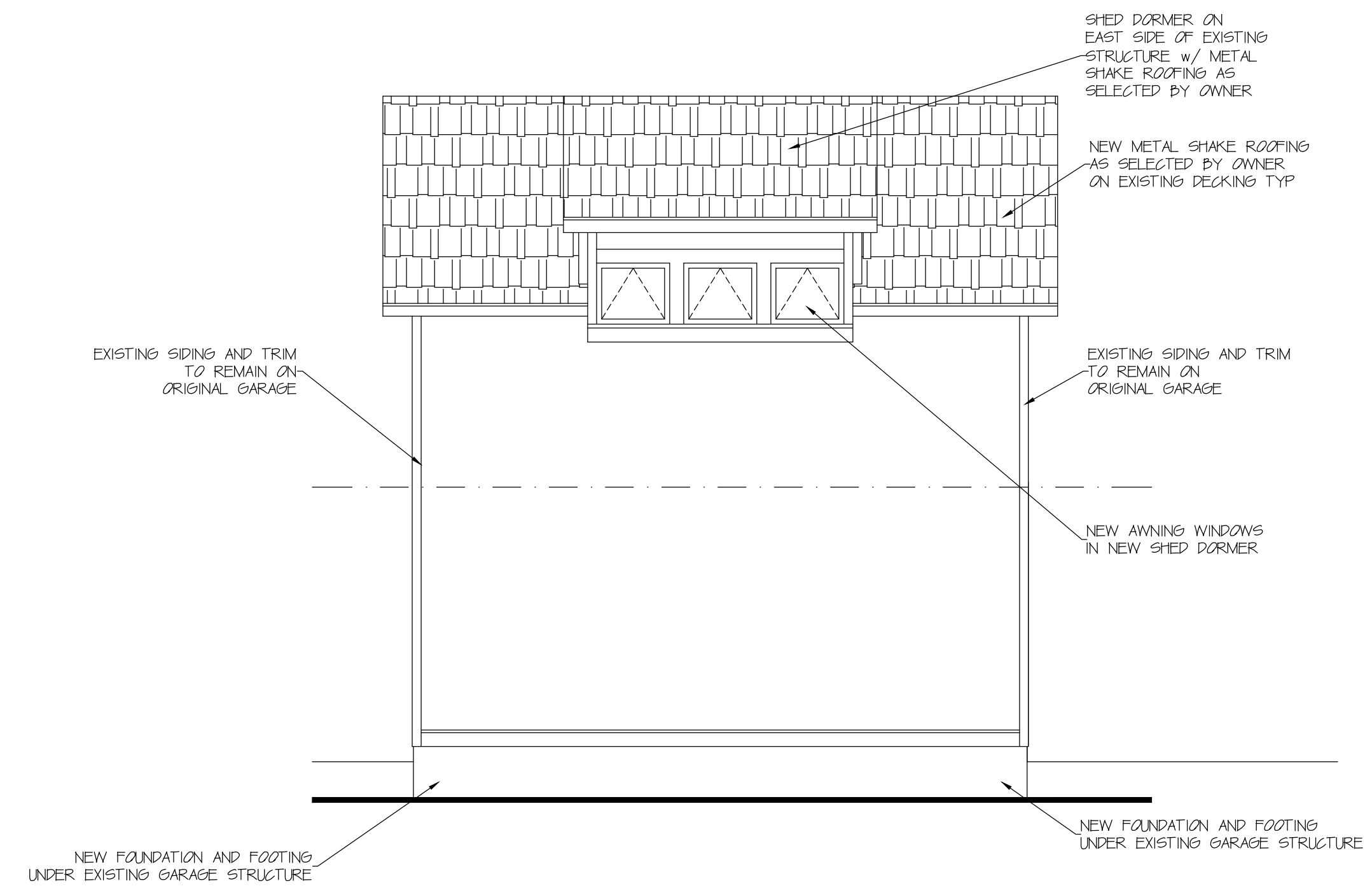
PROPOSED NORTH ELEVATION
SCALE 1/4"=1'-0"



PROPOSED WEST ELEVATION
SCALE 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE 1/4"=1'-0"



PROPOSED EAST ELEVATION
SCALE 1/4"=1'-0"

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Revisions



Historic Preservation Coordinator
KALAMAZOO HISTORIC DISTRICT COMMISSION

APPLICATION FOR PROJECT REVIEW
STAFF COMMENTS

Property address	611 West South Street	CASE #	PPZ 21-0006
Applicant	Jon Schultz	Year built:	1905
Owner	Joe Hosner	Owned since	01/15/2003
Received	05/11/2021	Meeting date:	05/18/2021

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

- 2000 – roll roofing on garage (Violation – previous owner)
- 2003 – New roof - metal to look like shakes (HDC)
- 2003 – Restore front roofline to follow profile of 2d story bay, raise rear roofline over sunporch to allow insulation (HDC)
- 2004 – Build new brackets of modern material to match existing. Reposition 3d floor windows. (HDC)
- 2005 – Add mud room/basement entry porch + patio to rear SW corner of house HDC (HDC)
- 2008 – Fence in back yard (HDC)
- 2008 – Storm windows (Admin)
- 2009 - Fence on East property line, gate across driveway to match fence approved by HDC in June 2008. (Admin)

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

Proposed Work:

1. gabled addition to 2nd floor on west side of existing garage/carriage barn
2. new shed dormers on east, north and south sides,
3. new basement under garage

Observations:

Even in the winter with leaves gone, this building is currently only visible from the driveway of the home and from the upper floors of adjacent houses. The addition of the west gable will make it slightly more visible from the parking area of the house to the west, but not from Oak street.

Applicable Criteria

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

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

COMMISSION ACTIONS (Motions):

1. Approve the addition of the gabled west dormer, new shed dormers on the east, north and south and the addition of a basement under the carriage house/garage as presented. The plans substantially comply with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. The commission could postpone with the applicant’s consent, to ask for more details or to prepare a revised plan. The revised plan should include the following changes:
 - a. _____
 - b. _____

If the applicant does not consent to a postponement, the commission must make a decision at this meeting or the June 15th meeting to comply with the 60-day rule.
3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

+++++

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

VIRTUAL MEETING

241 W. South St. Kalamazoo, MI 49007

I. **Call to Order:** Mr. Berg called the meeting to order at 5:01 PM

II. **Approval of Absences:**

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

III. **Approval of Agenda:** Motion approved with the removal of 314 Monroe from the agenda by Mr. Stucky and second by Mr. Grayson. All commissioners approve with a voice vote.

IV. **Introduction of Guests:** None

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

VI. **Disclaimer:** Ms. Ferraro read the disclaimer into the record. 5:04 PM

VII. **HEARINGS**

OLD BUSINESS: Moved to end of Agenda

VIII. **NEW BUSINESS:**

A) 266 East Michigan	5:07 pm	Owner:266 Michigan Ave Kalamazoo LLC
Style: Commercial Italianate		Built: 1896
Zone: CCBD		Owned Since: 02/14/2020

**1) Addition at rear/south for elevator and Stairs
PPZ21-0003- New application**

1. Mr. Roy is the architect for the project. Proposing to renovate the 2nd through 4th floors which was previously a hotel. Would renovate into apartments for studio to 2-bedroom apartments. Would also add exit stairway on back of the building with an elevator as well decks on the units. The front of the building would be unchanged other than new windows. The back side of the building will have replacement windows and put in a stair tower. Mr. Stucky is curious what type of window will be used. The proposed window is a clad wood window. They will be aluminum clad. The brick on the back of the building will be sprayed, cleaned and have a new coat of paint. Ms. Underwood states the change to the back of the building will change the look of the building drastically and normally does not have a problem with this but since this is located along Bates Alley this is a more visible area. Ms. Underwood is concerned the building will look much different from the rest of the building and is hoping to find a way to have the new structure complement the historic building. Ms. Ferraro states the lot across Bates Alley to the immediate south is planned for development in the near

future. Mr. Berg feels the elevator and stairwell doesn't feel complimentary to the building. Mr. Roy states maybe they could talk about changing up the materials to change the appearance. Mr. Kastner agrees with Mr. Berg and feels that alley has become a more visual feature in the downtown area. Mr. Roy states will be moving the rear two doors on the first floor to assist with fire egress. Mr. Stucky think the front building feels a more vertical feel and the back of the building is more horizontal. Feels maybe they should try to pull in some design features from the front to the back. Mr. Kastner wants to know how far the tower projects out? Mr. Roy states it should be about 9½ feet. The sidewalk will remain. Currently the alley has outside decks for the restaurants and the desk for the Coney Island will be removed. Ms. Ferraro states the addition will come out a little way and is unsure if the deck will be moved or not due to the setbacks and property lines. Ms. Ferraro suggests making the rear windows in the addition look more like a double hung window like the front of the building. Mr. Roy states could possibly make the 1st floor having a different base look to compliment the front of the building. Mr. Grayson has noticed the front of the building is more ornamental and suggested adding more visual detail at the top of the addition to have it match the front. Mr. Nave is concerned if the windows in the front of the building are shot. Ms. Ferraro states they are not in the best condition and may only have 5-10 years left.

Mr. Stucky made motion to move to postpone a decision until the May 18th, 2021 meeting to allow the applicant to prepare a revised plan based on the commission discussion of rear/south windows in the addition, the horizontal appearance of the masonry in the addition and the configuration of the windows with a second by Mr. Kastner. With a roll call vote, all commissioners approve.

B)	229 Stuart Avenue Style: Queen Anne Zone RM-15	5:38 pm	Owner: Dana Underwood Built: 1872 Owned Since: 07/18/2009
----	--	---------	---

- 1) Reconfigure and rebuild non-historic deck at west end of south side-first floor
- 2) Add small second floor deck- convert window to door same location

PPZ21-0004 New application

Ms. Underwood is looking to update the two current porches of her property. She is looking to change it rather than repair it. Wants to have it be more compatible with the property. The current deck extends about 20 ft out. Ms. Underwood is looking to do a partly covered deck in its place. They would need to move the current windows and doors on the 1st floor a little to the west and would need to change the second-floor window to a door for access to the new upper balcony. They will be using a simple railing with a little less detail then what they currently have. Mr. Grayson was curious when the current deck was added, and they believe it was in the 80's. *(Records check, January 1990)*

Ms. Ragainis made a motion to approve the rear/south addition as proposed. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any

final details to be delegated to the historic preservation coordinator with a second by Mr. Stucky. With a roll call vote, all commissioners approve.

**C) 1545 Grand 5:50 PM Owner: Kelly Kronberg & Nora Neill
Style: Craftsman Build: ca 1905
Zone: RS-5 Owned Since: 5/16/2011**

**1) Addition at rear/south
PPZ21-0005 New Application**

1. Ms. Neil is wanting to take off the current sleeping porch addition and rear lower addition and replace it with a new addition. The current foundation is about 4 inches deep so is currently sinking and other portions have enough space to put a shovel under the foundation. Mr. Nave thinks the original set up was that it was two open decks and was closed in improperly. The second floor will have a porch and a closet off the master bedroom that will come out 3 more feet and the lower addition will now be an additional 12 feet from the house. The brick foundation will continue and will match the house as well as the foundation and crawl space. Mr. Stucky is concerned with lot lines and Ms. Neil states it will still be 10 foot from the garage. The windows on the east and west are casement windows and double hung windows on the front.

Ms. Underwood made a motion to approve the rear/south addition as proposed. The plan substantially complies with Secretary of the Interior Standards #9 and #10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator with a second by Mr. Grayson. With a roll call vote, all commissioners approve.

D) Consultation: 611 West South – alterations to garage/carriage barn

Mr. Shultz is proposing to alter the carriage house. The current foundation has deteriorated, and the owner is looking to lift the carriage house and add a full basement. Also, on the west side with the shed roof they would like to add a second addition for a workout room or office. Mr. Shultz has supplied different options for the addition. Ms. Underwood feels the first option works best a symmetry. Mr. Kastner is curious if the dwelling has sewer or water to it? Mr. Shultz states the current building does have a toilet and may add facilities to the second floor. The basement is going to be mostly just for storage. This is a contributing structure and is part of the first historic district. The driveway is currently about 12 ft and then flares out to the width of the existing garage/carriage barn. The current roof is a metal roof and when its re-roofed it will be a metal shake that will look like a cedar shake.

Old Business: NOTE – this will be at the end of the agenda

**E) 816 Normal Court 6:25 PM Owner: James Wise
Style: Bungalow Built: 1930
Zone RM-15 Owned Since: 07/19/1999**

1) Determination of Demolition by Neglect

K:\COMDEV\HDC\HDC Minutes\2021-04-20 Historic Minutes.doc

3 of 5

**2) Report from site visit committee: Dan Kastner, Eric Stucky and John Mitchell
EN15-3283 Old Case**

A site visit was conducted on the 12th with Mr. Stucky, Mr. Kastner, Mr. Mitchell, Ms. Luscomb and Ms. Ferraro. Mr. Kastner states that it looks like the owner stripped the house on the inside and out. The building has no siding and the inside flooring is mostly plywood at different heights and thickness. Mr. Kastner feels the only thing keeping it together is some 2x4's and the roofing. The house does have old termite damage near the sill. The structure would need to be made structurally stable by a licensed contractor. Ms. Ferraro is concerned by the lack of collar ties which is making the roof sag on the exterior of the house. Even if the City of Kalamazoo does move towards demolition that would be a long process. Demolition would be unlikely in less than a year. Mr. Wise would have time to make one final attempt to get the funds and qualified help. At the site visit, it was made clear that the owner should not change anything further about the house other than to remove the personal effects.

Mr. Grayson made the motion and finds that the house at 816 Normal Court is threatened with demolition by neglect. The commission cites the following historic features that require repair to Historic District Commission Standards: 1) The missing window openings need to be filled with operable, wooden, double hung windows that comply with the HDC Standards. 2). Vinyl or wooden siding needs to be installed on the outside of the house as specified in the 10/21/2014 HDC Meeting iii. Any additional necessary exterior work, as identified by the building official or the enforcement team, needs to be reviewed and approved in advance of work beginning with a second by Mr. Stucky. With a roll call vote, all commissioners approve.

IX. Approval of Minutes: March 16, 2021 (ITEM F) – Motion made by Ms. Underwood and seconded by Mr. Grayson with all commissioner's approval by voice vote.

X. Administrative approvals - March 9 to April 13, 2021 – No Action Needed

a) No building permit required

Elm	501	Gutters
Stuart	500	Gutters
West S	624	Reside NH Garage
Academy	1521	Rebuild cast in place concrete steps to match
Westnedge S	1109	Gutters
Monroe	115	Repair retaining wall

b) Building permit required

Westnedge S	434	Repair sagging porch
Elm	121	Replace NH Concrete entry & rail

XI. Other Business-None

XII. Adjournment

Motion made to adjourn meeting by Ms. Underwood with a second by Mr. Stucky with all commissioners approve. Meeting adjourned at 6:50pm

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date