

KALAMAZOO HISTORIC DISTRICT COMMISSION
AGENDA - April 20, 2010
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:
(See footnote 2 at end of agenda about quorum and Historic District Commission decisions.)
- 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 at www.kalamazoo.org/localhistoricdistricts.

VI. OLD BUSINESS

5:05 pm - None

NEW BUSINESS

5:05 pm

- A. 521 S. Westnedge
Style: Greek Revival
Install sign on inactive door as alternative to removing door - east facing door on south (side) porch.
(IHA 10-0049)
Owner: Pat O'Brien
Year Built: 1885 (or earlier)
New Application)
- B. 405 Douglas
Style: Queen Anne
Add deck with a roof to the west/rear side of the house with the intent that it will eventually be finished as a room.
(IHA 10-0062)
Owner: Steve and Florence Denham
Year Built: 1895
New Application)

X. AMENDMENTS - none

XI. VIOLATIONS: See attached violation report

XII. Other Business:

A. 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.

*** Footnote 1 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.

Footnote 2 - 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 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 have the choice 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.

HDC VIOLATIONS

Current

Date Original	V#	Owner	Prop Add	Prop street	Violation	Comment, Action, Response
06/23/2007	2	Lobra Mgmt <i>NEW OWNER</i>	425	Bellevue	Block NW porch column	Letter 09/30/08 \$70
06/03/2003	1	Lobra Mgmt <i>NEW OWNER</i>	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 11/13/09 No charge
04/01/2010	1	Toby Dobrzelewski	719	Cedar W	Window replaced W side, 2 nd floor, front	Letter 04/01/10 – cc to bank - 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
08/27/2004	3	Brian Duff <i>NEW OWNER</i>	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
06/22/2005	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
10/07/08	1	Member First Mortgage LLC	817	Normal Ct	Handrail	Foreclosure
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
04/13/10	1	Charles Kiplinger	632	Oak	Replacement windowsx2 + apron board	Letter 04/13/10 No charge
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
06/30/2008	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
11/12/09	1	Chris Bridges	623	Vine W	Steps – open – no risers	Letter 11/12/09
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
02/12/10	1	CDR Partners LLC	1013	Wheaton	Replaced ¾ of windows	Letter 02/12/10 No charge On HDC agenda 03/16/10
09/03/2009	1	Donald Dexter	712	Willard W	Front steps & rails	Letter 09/03/09

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

HDC VIOLATIONS

Current

04/05/2005	3	Lola Atkinson	718	Willard W	W side porch	Updated steps for remedy 07/22/08 due 9/30/08
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Will disappear from next month's report – work completed satisfactorily



Department of Planning and Community Development
Kalamazoo Historic District Commission

Development Center 445 West Michigan
Kalamazoo, Michigan 49007
Telephone (269) 337-8801
FAX (269) 337-8513
ferrarns@kalamazoocty.org

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address 521 S. Westridge Ave. Historic District: Vine
Applicant: Patrick O'Brien Owner: Same as Applicant
Mailing Add 527 S. Westridge Ave. Mailing add _____
City State & Zip: Kalamazoo MI 49007 City, State Zip _____
Phone: 269-381-6470 x13 Phone: _____
Fax: 269-381-8833 Fax: _____
Email pat@obriensoldmine.com Email _____

- | | |
|--------------------------|-------------------------------------------------|
| <input type="checkbox"/> | Drawings 11x17 or smaller |
| <input type="checkbox"/> | Measurements of existing building work location |
| <input type="checkbox"/> | Measurements of addition/change |
| <input type="checkbox"/> | Materials list |
| <input type="checkbox"/> | Site plan including north arrow |
| <input type="checkbox"/> | Other |

Proposed Work: Use additional sheets to describe work if necessary
Install sign on Non Functional Door on South porch that reads as follows: "ATTENTION: Inactive Door - No Entrance Or Exit" rather than removing the inactive door.

P/O 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: 2/15/10
Owner's Signature: [Signature] Date: 2/13/10
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA-10-0049 Date Received*: 3/16/10
Complete application

REFERRED TO:

COMMISSION
Meeting Date: / /
COMMENTS:

ADMINISTRATIVE
Staff Review Date: / /
COMMENTS:

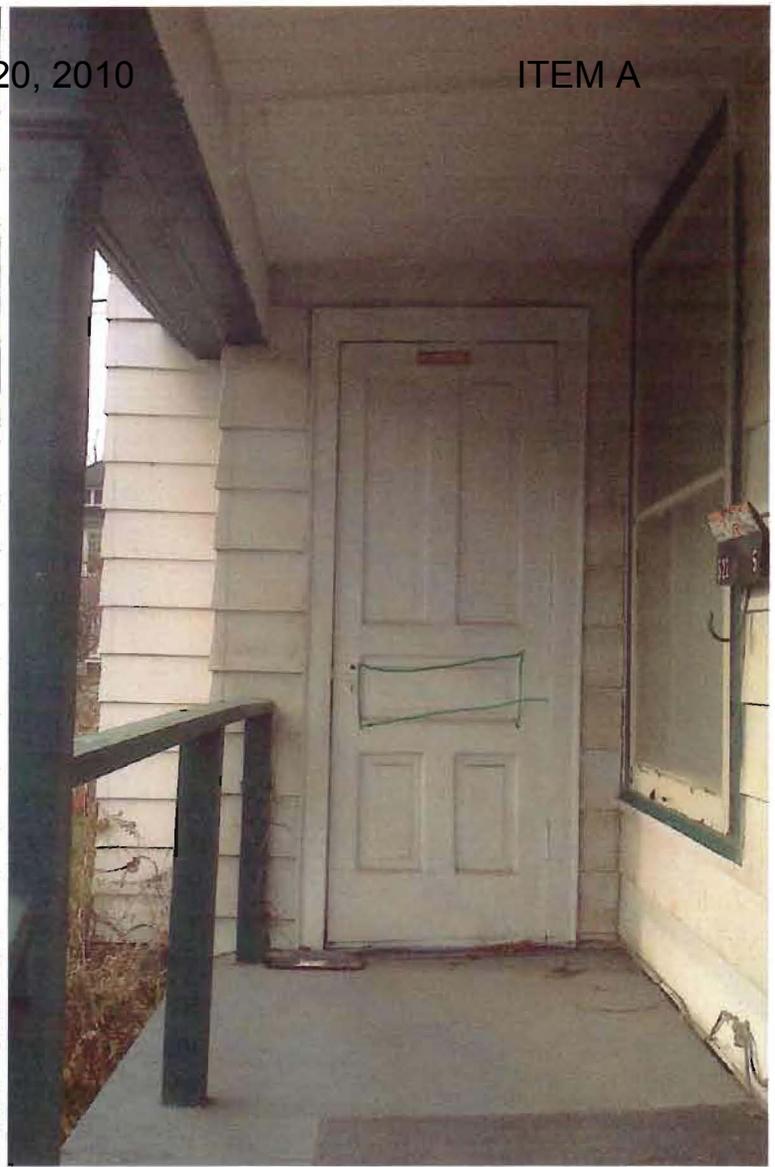
Approve in Concept Date: / / COA issued / /
Letter mailed / /

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

Historic Preservation Coordinator Date



521 S Westridge

Option #1 remove door
with HDC approval/review

Option #2 - HBA probably
would approve.

Option #3 Leave as is
add sign centered
outdoor at height
of door knob

This door is not
an entrance
or some such



1. **521 S. Westnedge** – 04-14-2010 ^^^ SW corner
2. vvv Close-up of the door

3. ^^^ South porch with two doors – left door is a wall inside the apartment



THE CITY OF



APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 405 Douglas Historic District: Stuart
Applicant: Steve & Florence Denham Owner: Steve & Florence Denham
Mailing Add. 405 Douglas Ave Mailing add 405 Douglas Ave
City State & Zip: Kalamazoo, MI 49007 City, State Zip Kalamazoo, MI 49007
Phone: 269-344-5897 Phone: 269-344-5897
Fax: Fax
Email floedenham@aol.com Email floedenham@aol.com

Proposed Work: Use additional sheets to describe work if necessary
Deck on back of house with roof - 12 x 12

- 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

ESD 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: 3/17/10
Owner's Signature: [Signature] Date: 3/17/10
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PHA1070062 Date Received*: 3/24/10
Complete application / /

REFERRED TO:

COMMISSION Meeting Date: 04/20/10
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 / /

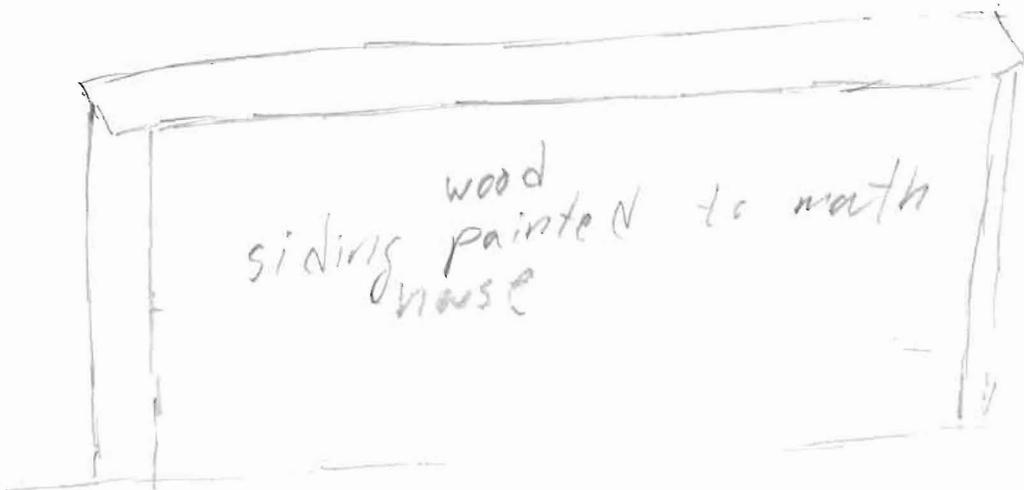
Certificate of Appropriateness Issued / /

Notice of Denial with appeals information / /

Notice to Proceed / / Comments

Historic Preservation Coordinator Date

railing - half wall



roof



#1

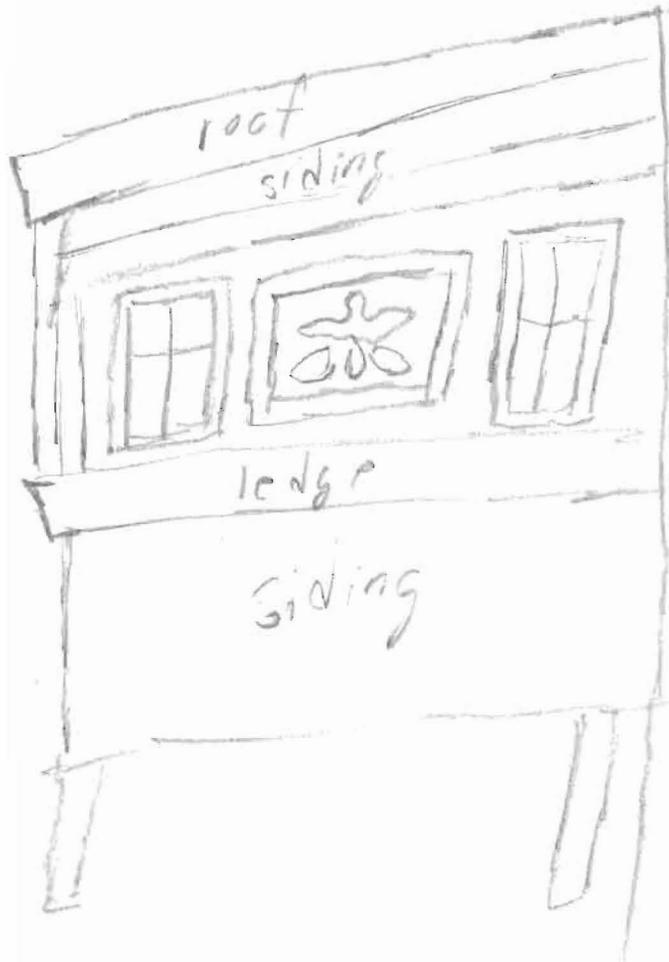
IHA 10-0062
405 Douglas.
04-20-10
2 of 8 pages

inter - add period windows
to enclose



if I can find 3 matching
 stained art glass #2
 (next page)

IHA 10-0062
 405 Douglas



#3
IHA 10-0062
405 Douglas
04-20-10

front



#4

IHA 10-0062
405 Douglas
04-20-10



**Community Planning and Development
Historic District Commission**

Development Center, 445 West Michigan
Kalamazoo, MI 49007

Telephone: (269) 337-8804; FAX (269) 337-8513
ferraros@kalamazoo-city.org

**Notice of Application Received
PROPERTY ADDRESS: 405 DOUGLAS AVE**

Thursday, March 25, 2010

Owner:

DENHAM, STEVEN C/FLORENCE SHEPPARD
405 DOUGLAS AVE
KALAMAZOO, MI 49007

Applicant: same

Case #: IHA10-0062

Historic District: Stuart Area

Your Application for Project Review to **BUILD A DECK AT THE REAR OF THE HOUSE WITH THE INTENT THAT IT WILL EVENTUALLY BECOME AN ADDITION TO THE KITCHEN AND BE FINISHED AS LIVING SPACE** has been received by the Historic Preservation Coordinator and has been placed on the agenda for the April 20, 2010 meeting. The coordinator will take photographs of the property and the project area. You will receive a letter from the coordinator before the meeting which will include a copy of your application, any drawings or additional materials you submitted and a copy of the photographs that the Historic District Commissioners receive in their packets.

You may need to provide the following additional information for the commission:

1. Measurements - The overall dimensions are 12' x 12', but the commission will want details on height, how tall the rails will be, etc.
2. The exterior materials for the deck phase of construction as well as plans or ideas for the final finished phase.

The review at the April 20th, 2010 HDC meeting will probably be an **APPROVAL IN CONCEPT** only. This means that you and/or your contractor will need to follow up with the building officials to submit detailed plans for the footings and support for the "deck". You may want to meet with the building official **BEFORE** the HDC meeting and work out details. This might allow the HDC to make a final decision at the April 20th meeting.

Please do **NOT** begin work or purchase materials before the commission has reviewed your application at the meeting. If you have any questions about the application and review process, the meeting itself or any other topic about the Kalamazoo Historic Districts, please call the coordinator at 337-8804.

This project will **NOT** be eligible for Michigan's Historic Preservation Income Tax Credit because it is an addition. These credits are available to work done on existing historic structures in a local historic district if the work done is equal to or greater than 10% of the State Equalized Valuation of the property and if done according to the Secretary of the Interior's Standards for Rehabilitation. The credit is worth 25% of the cost of the work.

Sincerely,



Sharon Ferraro, Historic Preservation Coordinator
enc: applicable Standards

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- 1. **405 Douglas** – April 14, 2010 ^^ SE corner
- 2. Northwest corner

- 3. Southwest corner – rear
- 4. Existing patio





APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 812 Oak Historic District: Vine
 Applicant: Colin Maloney Owner: _____
 Mailing Add: same Mailing add _____
 City State & Zip: _____ City, State Zip _____
 Phone: 269 760 4362 Phone: _____
 Fax: _____ Fax: _____
 Email _____ Email _____

Proposed Work: Destruction of a one car garage
 Use additional sheets to describe work if necessary _____

Applicant's Signature: [Signature] Date: 3-24-10
 Owner's Signature: [Signature] Date: _____
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0063 Date Received: 3-24-10

REFERRED TO:

COMMISSION
 Meeting Date: 4-20-10
 Comments: _____

ADMINISTRATIVE
 Staff Review Date: _____
 COMMENTS _____

Suggested Action: Approve Site Visit
 Approve w/Conditions Deny

COA issued _____

FINAL ACTION

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

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

Historic Preservation Coordinator _____ Date _____

812 OAK - site plan - HDC 4/20/10

Light rectangles are structures



- Selected Features
- - - City Limits
- Water Features
- Surface
- Culvert
- Parcels
- Structures
- Building
- Foundation
- 2009 Aerial Photo
- Water Feature Names
- Street Names

DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: City of Kalamazoo, Plansight LLC;2008: Rentals Daily; Dec., Section Lines; Nov., Mowing Properties; Sept., Ownership Info; Jan., Parcels, Zoning, Landuse, Bus Stops, Bus Routes; 2007: October,



**Community Planning and Development
Historic District Commission**

Development Center, 445 West Michigan
Kalamazoo, MI 49007
Telephone: (269) 337-8804
FAX (269) 337-8513

SITE VISIT REPORT

OUTBUILDING DEMOLITION CHECKLIST

Date 03/31/2010

Address 812 Oak Owner Colin Maloney

Present at site visit historic preservation coordinator - Sharon Ferraro

DESCRIPTION Year Built ca 1925 Source _____

This is a (Circle one) Garage Outbuilding Other _____

(Circle one) Attached Detached

Located where on lot northwest corner of lot to the rear of the house

Other garages nearby? concrete block hipped roof garage to the north facing West Vine, situated perpendicular to this garage

Garage walls visible inside **Yes** Garage walls visible outside **Yes**

Comments Wood framed garage sided with double course wooden, bull nosed, novelty siding in good to excellent condition

Visibility from Public Right of Way Visible looking west up the driveway

Overall evaluation at first glance **A** Match the house? Yes No

Does building appear straight and sound? **Yes** Tilts? No

Paint A B C D

Roof - **Hipped**

Condition Roof is in good shape with no degranulation or curled shingles. Part of roof deck was replaced along west/rear and right/north sides. There is a little bit of moss (less than 6 square inches) growing on the east slope of the roof.

Structural soundness:

Framing of walls Straight and true, all the studs on the south wall have been sistered on the inside

Ground level condition/foundation/floor (penetrate with ice pick, etc) All around the garage the lowest courses have been replaced with newer wood and the sill plate appears to be new on the west wall. There is a concrete floor under the dirt and roofing shingles on the garage floor

Rafters and collar ties Collar ties have been removed and three sets of paired rafters extend from the north to the south wall of the garage

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

Front of garage/out building faces East **Height** one story

Front wall __ The overhead garage door opening has been shortened to accommodate a metal paneled door. The bull-nosed novelty wooden siding above the door has been replaced with flat boards.

Number of car bays __one__ Bays with doors __one__

Condition of doors __The overhead door pulls down easily with a rope handle.

Person door (circle one) Right Left Condition__NONE_____

Right Wall (facing front of building) __Lower two courses are replaced with newer wood. Second course of original siding visible from the bottom shows some minor rot, fourth course, near center shows about 6 square inches of what appears to be minor impact damage.

Rear Wall __ Lower two courses are replaced with newer wood. Otherwise in good condition

Left Wall (facing front of building) Lower two courses are replaced with newer wood. Second course of original siding visible from the bottom shows some minor rot

Interior Walls _____ In good condition _____

Windows _Original four lite windows on north and south sides, of the eight panes of glass, four are cracked and none are missing.

What else is around/attached to outbuilding? Nothing

Fences _____ Fence in the back yard has spray painted graffiti

Other material around the outbuilding/garage? _Soil and gravel have built up substantially in front of the garage - the driveway drains into the garage. Under the soil and gravel and roofing shingles laid out on the garage floor is a concrete floor. Leaves, branches and trash are piled adjacent to the north garage wall and behind (west) the garage.

ADDITIONAL COMMENTS: This garage is in good to excellent condition. It needs a coat of paint, some replacement window glass and to have the floor excavated.

Previously approved work on garage

COA # 92-51 Signed by: Sharon Carlson Date issued: 5/4/1992

HDC __X__ Date of meeting: May 1992

Owner: Edmund Austin

Contractor: Not specified

Pro-active _X__ Retroactive _____

Describe work: Roofing w/green 3-in-1 shingles: garage, dark drip edge & flashing, garage door approved by Carlson & Nave on 5/13/1992.

Note photos or drawings if any: None



- 1. **812 Oak** – March 31, 2010 ^^ SE corner
- 2. SW corner (south side and rear)



- 3. South side
- 4. North side

A





- 1. 812 Oak – March 31, 2010 ^^ South wall – all studs sistered
- 2. West wall - interior



- 3. Southwest corner –inside – note newer roof sheathing
- 4. North wall

B





- 1. **812 Oak** – March 31, 2010 ^^ graffiti on fence
- 2. Front/east – door opening shortened



C

- 3. North wall – minor deterioration of siding
- 4. 1-3” of soil washed into garage covers concrete floor.





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: 1223 Grand Av Historic District: West Main Hill
Applicant: Fred Einspahr Owner: Fred & Susan Einspahr
Mailing Add: 2128 Crane Av Mailing add: _____
City State & Zip: Kalamazoo 49001 City, State Zip: - same -
Phone: (269) 345-5453 Phone: _____
Fax: _____ Fax: _____
Email: ichinspahr@charter.com

- 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
Replace exterior steps, landings & railing which were removed from a side door prior to 1970. Railing and landing were stored in garage and will be repaired/replaced to match original. See photo & drawings.
This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back.

Applicant's Signature: Fred Einspahr Date: 03/09/10
Owner's Signature: - same - Date: / /
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0074 Date Received: 4/12/10
Complete application: 4/12/10

REFERRED TO:

COMMISSION Meeting Date: 4/20/10
COMMENTS: _____

ADMINISTRATIVE Staff Review Date: / /
COMMENTS: _____

Approve in Concept Date: / /
Letter mailed / /

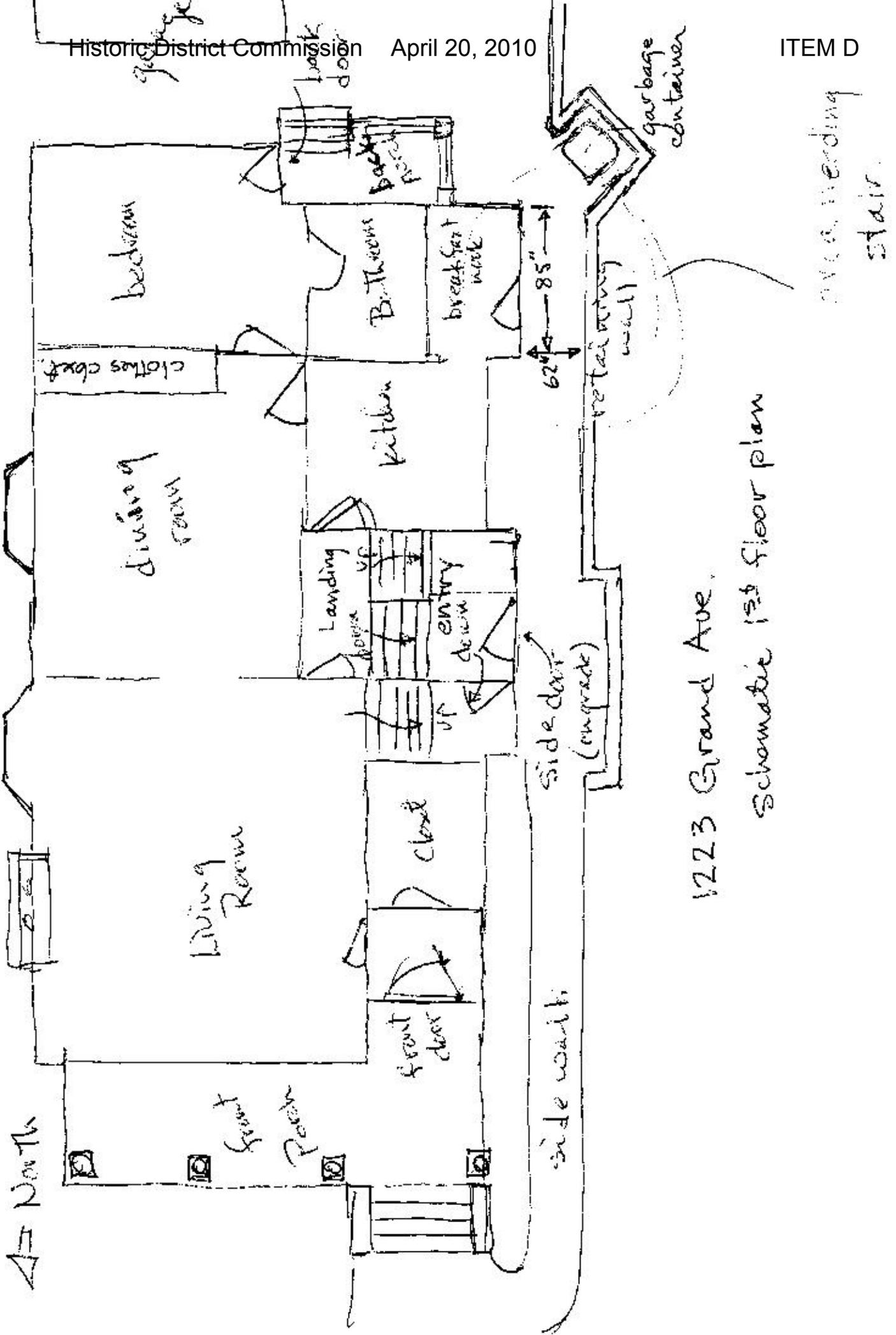
COA issued / /

FINAL ACTION

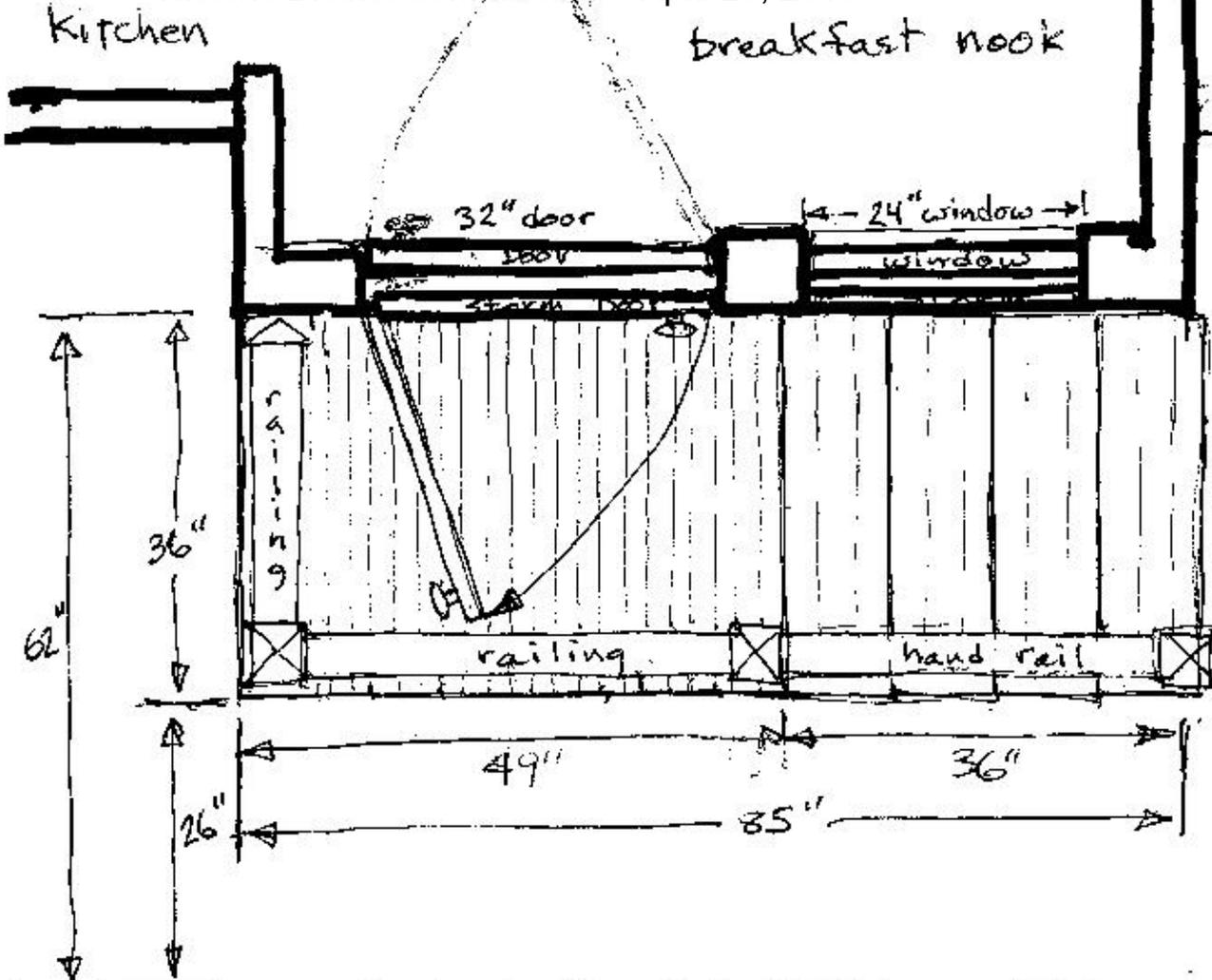
Approve Site Visit Approve w/Conditions Deny Postpone Withdrawn
ACTION DATE / /

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

Historic Preservation Coordinator _____ Date _____



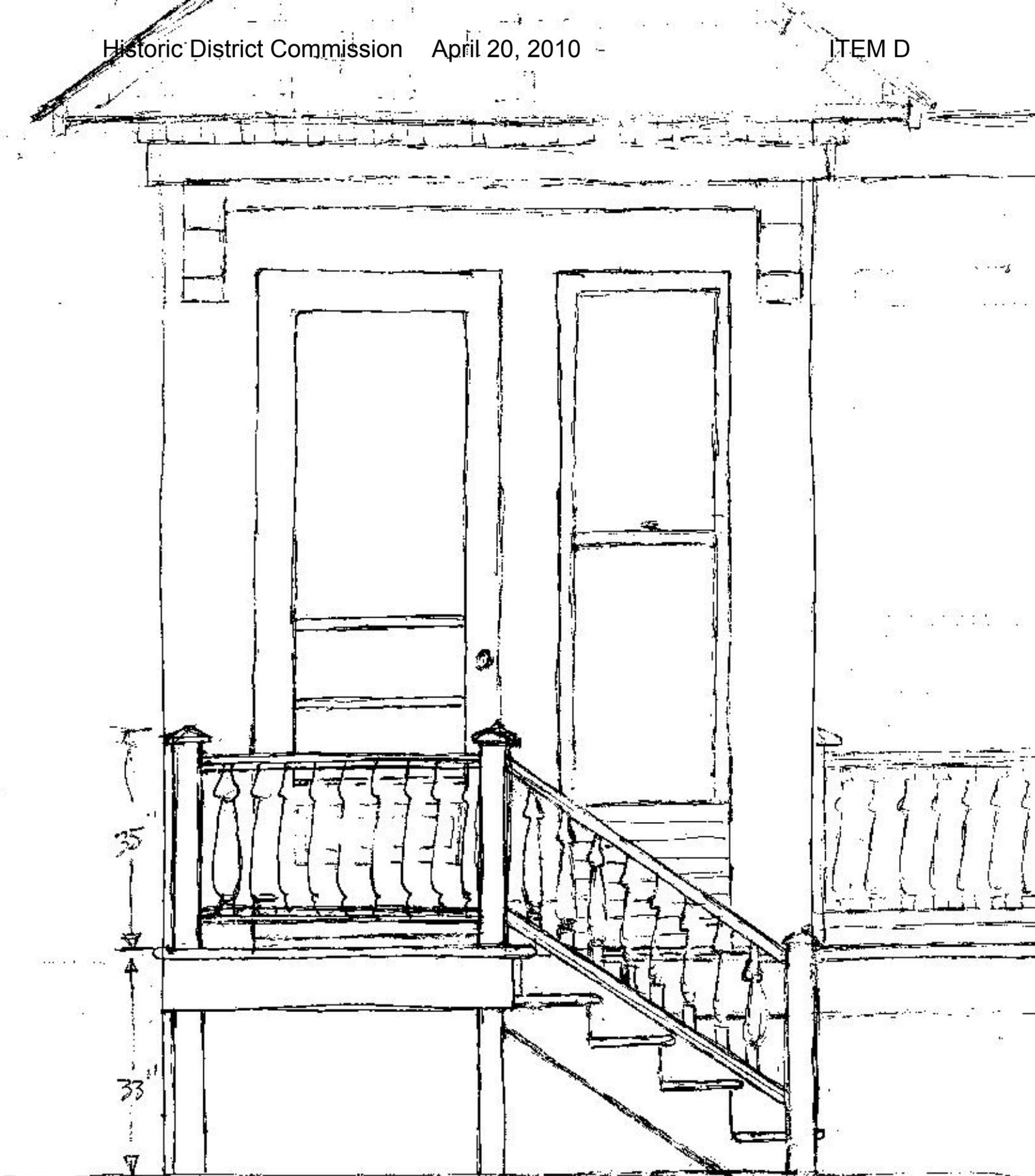
1223 Grand Ave.
Schematic 1st floor plan



4 Steps
 - each step:
 8.25" rise
 10.00" run
 10.5" tread

Plan view of stairs - (1223 Ground)

Components of original platform, posts, stairs, railings & spindles were found in garage. Drawing & dimensions reflect use of the original stairs/components. New structure & risers will be constructed from treated S. pine, and decking and steps constructed of cedar or redwood. All other components will be original materials. All components will be primed & painted.



side walk:

1223 Grand-Elevation of Stair Reinstallation.





- 1. 1223 Grand Ave – April 14, 2010 ^^^ Northwest corner
- 2. Rear west door – this is where the new landing, steps & rails will go

- 3. West side
- 4. West side from rear showing style of spindles/rails to be used



4/13/10
1:15



APPLICATION for CERTIFICATE of APPROPRIATENESS - GENERAL

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

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

Property Address 620 Potter Historic District VIND

OWNER: Name TAMARA FLECKSTEIN Living Trust
Address 5117 Willowbend Tr.
City, State, Zip Kalamazoo, MI 49009
Phone _____ Cell 269 998 8110
Fax 385 2089 Email mike@hmsys.com

APPLICANT: Name Michael Fleckstein
Address 935 John
City, State, Zip 49001
Phone 342 1488 Cell SAME
Fax SAME Email SAME

PROPOSED WORK: (Please be as specific as possible including a complete description of the part of the structure where work will be done. See examples on next page. Use additional sheets to describe work if necessary.)
Rear Storage Room, Remove door on S. Side, re-install on N. Side
of Room, Add Landing + Stairs, re-side south opening.

CHECKLIST: will bring to hearing

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

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

IMPORTANT:

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

Applicant's Signature [Signature] Date 4 13 10
Owner's Signature for DWAYNE Date 1 1

Staff use only:	Case number	<u>IHA-10-0075</u>	Application complete	<u>4, 13, 10</u>
Administrative	Staff review date	<u> / / </u>	COA issued	<u> / / </u>
HDC	Meeting Date	<u> / / </u>	Approval in Concept	<u> / / </u>
	Letter mailed	<u> / / </u>		
Final HDC Action	Action date	<u> / / </u>		

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



1. **620 Potter** – April 14, 2010 ^^^ SE corner
2. NW corner – door and steps would move to this side of rear

3. ^^^ Looking west up driveway
4. Existing position or door – steps would block driveway





Department of Planning and Community Development
Kalamazoo Historic District Commission

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

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 1621 PRAIRIE PL. Historic District: WEST MAIN HILL
Applicant: ZOLTAN COHEN Owner: ZOLTAN COHEN
Mailing Add: 1621 PRAIRIE PLACE Mailing add 1621 PRAIRIE PLACE
City State & Zip: Kalamazoo, MI 49006 City, State Zip Kalamazoo, MI 49006
Phone: 269 349-1009 Phone: 269 349-1009
Fax: Fax:
Email ZCOHEN@AMERITECH.NET Email ZCOHEN@AMERITECH.NET

Proposed Work: Use additional sheets to describe work if necessary

PLEASE SEE ADDITIONAL PAGE

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
[X] Site plan including north arrow
[] Other

2.0x This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: [Signature] Date: 4/12/10
Owner's Signature: [Signature] Date: 4/12/10
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0081 Date Received*: 4/12/10
Complete application 4/13/10

REFERRED TO:

COMMISSION

Meeting Date: 4/20/10
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

Proposed work project for 1621 Prairie Place, Kalamazoo, MI, 49006, in the West Main Hill Historic District.

The house is a wood-sided American Foursquare, built in 1917, and measures 26 feet along each side. The symmetrical hip roof has approximate two foot overhangs, so the edges of the roof measure approximately 30 feet on each side.

This work would involve installing nine (9) solar photovoltaic panels on the south roof of the house at 1621 Prairie Place for the purpose of solar electrical generation. The electricity created by the solar array would be sold to CMS Energy Corporation through their Feed-In-Tariff program.

The panels are each approximately 39 x 65 x 2 inches in dimension and weigh about 44 pounds. Because the optimum angle for mounting the panels, in terms of efficient electric production, is 42.9 degrees, they would fit nearly flush to the approximate 45 degree (12/12) slope of the roof.

The panels would be installed in two rows (see enclosed project site plan). The lower row, near the eave edge of the roof, would consist of six panels and would measure approximately 20 feet in width. The upper three panel row would measure approximately ten feet in width. Each row would be about 5.5 feet high.

Because the array would be mounted on the roof in the back of the house, the panels would not be visible from the street in front of the house. The panel installation would not affect the existing brick chimney.

The panels would be mounted to the roof with lag bolts and could be removed at any time for maintenance or replacement - or could be taken off entirely and the roof easily and quickly restored to its original condition.

The installer, Midwest Energy Connection, 1412 Forest Drive, Portage, Mi, 49002, would also mount an auxiliary electrical meter alongside the existing meter on the east side of the house. That meter would be connected to the panels with a wire run inside small-diameter PVC tubing. The tubing would run up the side of the house alongside the existing electrical service entry cable, and then under the soffit on the east side of the house to the panels in back. The tubing can be painted to match the color of the house, and would be unobtrusive.

The installation would take approximately one day to complete.

Zolton Cohen
1621 Prairie Place
Kalamazoo, MI 49006

(269) 349-1009



PROPOSAL - WORK AUTHORIZATION

Phone / Fax (888) 543-2096

info@SolarFitKit.com

www.SolarFitKit.com

Project Number

Project Number

TMK:

TMK

Install Technical Notes

Technical notes area with horizontal lines

NORTH



WEST (Sun Set)

EAST (Sun Rise)

© 2009 Pictometry

SOUTH

Please Read Carefully, & Initial where Applicable:

Our Proprietary ScaleView®PV Image of your Roof.

Please note that these images may be several years old and might not reflect recent improvements or alterations to your home or roof line.

Hi-Res image of your actual roof, NOT AVAILABLE.

Note, These depictions may not be to scale and are used as a general indication ONLY of the proposed location of your; FitKit 1.05 (A) FitKit 2.1 (A+B) FitKit 5.2 (A+B+C)

Legend for solar panel types and conduit types: A FitKit (1.05kW), B FitKit (2.1kW), C FitKit (5.2kW), red line for Conduit Run to Meter, blue arrow for Inter Connect to Home.

I have reviewed and agree to these approximate installation locations.

X (Initials)



1. **1621 Prairie Place** – April 14, 2010 ^^^ front/north
2. Northeast corner



3. Prairie Place looking southwest (Only 2 houses on Prairie Place)
4. Rear/south roof where the solar photovoltaic system would go



5.

6.



7.

KALAMAZOO HISTORIC DISTRICT COMMISSION
Minutes
March 16, 2010
DRAFT

City Commission Chambers
2nd Floor, City Hall
241 W. South Street, Kalamazoo, MI 49007

Members Present: Jay Bonsignore, Chair; Nelson Nave; Chris Roussi; James Tribu

Members Excused: Bob Cinabro; Linda DeYoung, Erin Seaverson

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Amy Thomas,
Recording Secretary

I. CALL TO ORDER

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

II. APPROVAL OF ABSENCES

Mr. Nave, supported by Mr. Roussi, moved approval of the absences of Commissioners Cinabro, DeYoung and Seaverson from the March 16, 2010 Historic District Commission meeting. With a voice vote, the motion carried unanimously.

III. APPROVAL OF AGENDA

Ms Ferraro requested that a discussion regarding the appointment of judges for the Historic Preservation Awards of Merit be added as item C under Other Business.

Mr. Roussi, supported by Mr. Nave, moved approval of the March 16, 2010 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

None

VII. NEW BUSINESS

A. 1013 Oak (Case #: IHV 10-0001)

Chris Grimes was present to represent the property. The application requests replacement of the windows with all wood windows on the north, east and south sides (not front/west side).

Mr. Bonsignore advised that due to the number of commissioners absent, the quorum rule indicates that there must be a unanimous vote among the four commissioners who are present in order for a motion to be approved.

Mr. Grimes stated that he is seeking retroactive approval for the windows that were installed and the windows that he hopes to install. There are a total of 30 windows in the house; 24 of the windows were already replaced. The applicant would like to replace the other six windows.

Mr. Bonsignore inquired as to what type of windows were in the house, and what type of replacement windows were being used. Mr. Grimes stated that there were solid wood windows in the house with sash pins in the upper sashes but not the lower ones. The windows in the entire house were in very poor condition with non-historic aluminum storms on the old windows. The replacement windows are solid wood, double-hung windows, similar to the windows that were replaced from Pella. There were a couple of different vintages of old wood windows in the house; four of the windows were vinyl.

Mr. Nave inquired if the replacement windows were sized to fit the openings, or if they were a stock size. Mr. Grimes stated that the replacement windows were ordered to fit the exterior casings. The exterior casings, sills, sub-sills and crowns were all there. The new windows are the same size as the old windows.

Mr. Tribu inquired if the applicant installed trim around the insert windows. Mr. Grimes explained that he took the entire original windows out, including the sash and jambs. The outside casings remain, and most of the sills remain, with the exception of a couple sills that were bad. Mr. Tribu inquired if the window inserts lined up exactly with the existing exterior moldings or if new trim was added on the outside. Mr. Grimes stated that he was not planning on adding any trim. The inside of the new windows does not fit exactly up to the old casing, leaving a slight reveal. That space is where the screen clips go for the new windows, but there will still be a slight reveal.

Discussion continued at the dais. Mr. Bonsignore commented that the new sills are sitting on top of the old sills, and the jamb sticks out about 7/8' inside the casing.

Historic District Commission Minutes

March 16, 2010

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Mr. Nave commented that some of the outside trim was replaced on the window casings on the north side of the house. Mr. Grimes advised that he tried to save as much of the casings as possible, but some of it was so bad he had to replace it. He used 5/4" x 4 cedar to replace the trim.

Mr. Nave mentioned that he had spoken with the applicant, who advised that he obtained a building permit, and then had to pull another permit for the work he was doing on the inside of the house. Mr. Grimes had already replaced some of the siding. Mr. Nave inquired as to why the permit process would not have revealed that work was being done in the historic district. Mr. Grimes advised that a stop work order was issued when it was discovered that the entire interior was gutted and the work would have to be brought into compliance with the building code as a commercial property. The permit was later reopened. Ms. Ferraro stated that a permit was issued for the interior work, which would not have indicated that there was a problem. Ms. Ferraro approved the repairs on the front porch, but not the siding, trim and windows. One window on the north side has been made taller and the second one is new. It was determined that there had been a door opening in that location on the north side. Mr. Grimes advised that there were doors on the north and south sides.

Mr. Nave pointed out that the windows that have been replaced are similar to the house on South Street that didn't have any weights, just pins. The HDC didn't set a precedent when they agreed to allow replacement windows for the house on South Street.

Mr. Bonsignore stated that he would not have approved the method of window replacement at the subject property. The HDC wouldn't have agreed to putting the new sill on top of the old sill. This is a problem because the applicant has already replaced 24 windows. The replacement windows should look as much as possible like the windows that were removed, and they should be trimmed to match what was there. Mr. Nave concurred. Ms. Ferraro confirmed that the original pin-style windows are still in place in the front of the house.

Discussion followed with regard for the need to install storm windows to provide protection from the weather. Mr. Grimes advised that he didn't intend to leave the windows as is.

Mr. Bonsignore stated that he was trying to figure out a way to modify the replacement windows. Mr. Grimes suggested a way to modify the sills so they would appear as one piece. This would involve raising part of the sill. The windows are flat where the sash comes down, and there is an angle under the 1/4" lip. He could make that into one piece so that where the angle extends down, it would continue out. There will be a joint in the sill but it can be caulked. Mr. Bonsignore commented that the sill would be thicker than it was originally, but it would look like it was all one piece.

Mr. Nave mentioned that the bottom porch columns are rotting out. Mr. Grimes advised that he intends to repair the columns.

There was a brief conversation at the dais regarding what the rail will look like. Mr. Grimes expressed concern about what he would be able to do with the railing height because the house is a rental. Ms. Ferraro advised that she could approve a rail height waiver. Mr. Grimes has searched for spindles at Heritage Company and other sources. He would prefer to have turned spindles. Mr. Nave mentioned that the applicant wouldn't need a 4" space between the spindles if the rail waiver is issued. Ms. Ferraro was uncertain if the existing handrails were original. Mr. Nave suggested that the applicant could save money by alternating one turned spindle with a straight spindle in between.

Ms. Ferraro mentioned that the subject property is a four-unit rental and would need a barrier-free ramp. Mr. Grimes stated that a ramp with a 90-degree turn will fit in the back of the property.

Mr. Tribu, supported by Mr. Nave, moved for retroactive approval of the 24 windows previously installed at 1013 Oak. The windows are to be modified so that the sills become single plane thickness on top. The remaining six windows on the front of the house are to be replaced with single-sill, Pella wood windows to match the rest of the windows in the house. The window casings are to be in their original positions. With a roll call vote, the motion carried unanimously.

Mr. Bonsignore mentioned that the siding has been replaced and the trim may be replaced in the future. The beveled, wood siding that was used for the most recent repairs is acceptable.

Mr. Nave, supported by Mr. Tribu, moved to allow retroactive approval of the replacement siding and trim at 1013 Oak to match the original siding and trim in dimension and materials. With a roll call vote, the motion carried unanimously.

Ms. Ferraro confirmed that the existing 2 x 4, non-historic railing should be removed. She will take a look at the spindles on the front steps to determine if they are original.

B. 608 Oak (Case #: IHA 10-0041)

Jim Kindle was present to represent the property on behalf of owner, Pat Palus. The application requests installation of glass block in the two north facing basement window openings.

Mr. Kindle advised that the property owner wants to have glass block installed in the window openings for security reasons. Thieves have broken into the house through these windows. The window openings are facing the building to the north; there is a space approximately six to eight feet wide between the two buildings. The windows are not very visible because they are located in window wells.

Mr. Nave inquired if the standards cover the use of glass block. Ms. Ferraro stated that a “standard” would indicate that the use of glass block could be approved administratively. Use of glass block in the historic district is covered under guidelines rather than standards. The guidelines require that the glass blocks be inset far enough that they are not even with the plane of the outer wall. A false screen or storm window should be installed in front of the glass blocks so they are not visible from the street.

Mr. Kindle stated that the owner would also like to replace the two basement windows to the south with windows similar to what is already there. Mr. Nave commented that something could be added to the inside of the basement windows to provide security. Ms. Ferraro stated that there is already a bar on the inside of the windows. It would have been preferable to have two bars over the windows so there wouldn't be enough space for thieves to access the house. There are adjustable bars designed to keep children from falling out of upstairs windows, and those can be placed between the screen or storm and the inner window. The adjustable bars are about 4 inches apart. The windows in the subject property are in bad shape.

Mr. Bonsignore inquired if the glass block would have ventilation. Mr. Kindle advised that has not yet been determined. He suggested that it would be better if the glass block was not ventilated because the vents are usually vinyl and they aren't big enough to provide much ventilation.

Discussion followed with regard to the basement wall, which is approximately eight inches thick and constructed of concrete block. The glass blocks would sit on the inside four inches of the wall. The false windows would be installed over the glass blocks, on the outside portion of the wall. The existing wood window frames would remain in place around the glass block. When false storm windows are installed, the look of traditional windows will be retained.

Mr. Nave suggested using something that won't rot because water can get behind the screens and become an issue. Ms. Ferraro advised that there are metal screens on the rest of the house; the metal screens would also be appropriate for the basement windows. She mentioned that she doesn't like the glass block in her basement windows because it doesn't provide adequate ventilation.

Mr. Nave, supported by Mr. Tribu, moved approval of the installation of glass block in the north side basement windows at 608 Oak Street, on the inside 4” of the basement wall. Wood screens or storms are to be installed on the outside of the glass block to have the appearance of the original windows. The screens/storms should be set back about ¾” from the opening. The south-facing basement windows are to be repaired to match the existing windows. With a roll call vote, the motion carried unanimously.

Mr. Nave mentioned that he installed hardware cloth on the inside of the basement windows at his house to deter thieves from breaking in.

C. 806 Davis (Case #: IHA 10-0014)

The applicant was not present to discuss the application. The application requests that a new garage be built on the site of the demolished garage (built in 1961 and razed with HDC review in June 2008). Final review of details.

Ms. Ferraro advised that she discussed this application with the Historic District Commissioners via email. The applicants have proposed an appropriate design.

Mr. Nave referred to the retaining wall on the east side of the property, which is visible in the aerial photo. The applicants are planning to re-use the slab from the demolished garage. Mr. Tribu mentioned that there had been some discussion about turning the garage in a different direction. Mr. Nave indicated that there is not enough room to change the orientation of the garage.

Mr. Nave, supported by Mr. Tribu, moved approval of the construction of the proposed garage at 806 Davis, with the inclusion of the details that were previously discussed. The position, size and style of the garage are approved per the sketch provided. With a roll call vote, the motion carried unanimously.

Mr. Nave inquired if there would be an apartment in the upstairs of the garage. Ms. Ferraro advised that there would not be.

Mr. Tribu inquired if there would be windows in the garage doors and on the east and west sides of the garage; Ms. Ferraro responded in the affirmative. Mr. Bonsignore suggested using 5/4" trim.

Mr. Nave inquired if the door on the east would create a stairway up the retaining wall. Ms. Ferraro advised that it would not because it is flat to the retaining wall. Mr. Nave inquired if the applicants would need to come back to the HDC for review of the steps and railings. Ms. Ferraro suggested that it would be sufficient if the steps and railings meet historic district standards.

The motion was amended to state that the trim on the garage at 806 Davis should be 5/4" and the windows in the dormers should match the house (one over one). The steps are to be built to comply with historic district standards. With a roll call vote, the motion carried unanimously.

Mr. Ferraro advised that she would work with the owners regarding the details of the lighting. There will be minimal lighting over the doors.

MINUTES

(November 17, 2009)

There were no changes to the minutes.

Mr. Nave, supported by Mr. Roussi, moved approval of the November 17, 2009 HDC minutes as submitted. With a voice vote, the motion carried unanimously.

(January 19, 2010)

There were no changes to the minutes.

Mr. Nave, supported by Mr. Tribu, moved approval of the January 19, 2010 HDC minutes as submitted. With a voice vote, the motion carried unanimously.

Mr. Nave requested an update regarding the proposed sign for the 100 block of E. Michigan. Ms. Ferraro advised that Peter Eldridge (Project Coordinator, City of Kalamazoo) spoke with Mr. Dally about the sign. Mr. Dally may apply to the Zoning Board of Appeals (ZBA) for a variance to allow the sign. There was a photo from the 1950's showing a sign in that location. There is no evidence to indicate that the sign was there during the period of significance, which ended in 1915. This may create an issue with the historic tax credits. The ZBA meetings are scheduled for the second Thursday of the month. Mr. Dally may attend the April HDC meeting to officially approve the details of the project.

Mr. Nave inquired if the owners of the Argos East building (141 E. Michigan) didn't want their building to be part of the historic district. There are currently no standards for reviewing non-historic buildings in the historic district. There are approximately 15 non-historic buildings in historic districts in Kalamazoo, and it would be helpful to have some clarification about the decision-making process for those buildings. Ms. Ferraro composed some possible rules for dealing with that situation. There may be further discussion about this topic at next month's HDC meeting. There are already rules stating that non-historic buildings should not be changed to look historic, but they should not diminish the historic character of the buildings nearby.

Every building in the Haymarket Historic District is subject to two reviews, one by the Downtown Design Review Committee (DDRC) and another review by the HDC. There has been discussion about changing the ordinance so that buildings in the Historic District are exempt from DDRC review. The Historic District standards are more strict than the DDRC guidelines. There may be some text for the HDC to review next month with regard to how non-contributing buildings would be reviewed.

IX. OTHER BUSINESS

A. FYI Report

None

B. Approve Annual Report (Item D)

Ms. Ferraro advised that the Annual Report for the HDC will be submitted to the City Commission.

Mr. Roussi referred to the meetings section of the report, and mentioned that it should state that 42 applications were approved. It appears that the administrative approvals totaled 490 rather than 498, but the numbers need to be reconciled.

Ms. Ferraro advised that applications are down about 20% this year, which is likely attributable to the economy.

Mr. Roussi, supported by Mr. Nave, moved approval of the HDC Annual Report as amended. With a voice vote, the motion carried unanimously.

C. Judges for Preservation Awards

Ms. Ferraro stated that two members of the HPC have volunteered to assist with the judging. She inquired if anyone from the HDC would be willing to help. The judging will likely take place on Wednesday, March 24th in the evening. Mr. Tribu, Mr. Roussi, and Mr. Bonsignore were unavailable on that date. Mr. Nave volunteered to help with the judging. Ms. Ferraro will check with the HDC members who are not present to determine if any of them are available on that date. Ms. Ferraro posted the nominees for the Preservation Awards on-line last month with the HPC agenda. She will provide the link to the HDC members for their review and feedback.

Mr. Bonsignore inquired if the HDC thanked Mr. Oudsema for his service on the board. Ms. Ferraro advised that she would compose a letter to Mr. Oudsema on behalf of the HDC.

Mr. Bonsignore requested an update regarding the work being done on the Stuart House. Ms. Ferraro advised the owner of the house that he needs to submit an application for the work that is being done. Mr. Bonsignore expressed concern that windows have been removed from the house; the HDC has not approved the work that is being done. Ms. Ferraro confirmed that she had not issued approvals for the work. Discussion followed with regard to communicating with the owner, who is difficult to contact. Mr. Tribu mentioned that the owner might be attending the upcoming window workshop, and it may be possible to contact him there.

IX. ADJOURNMENT

Mr. Nave, supported by Mr. Tribu, moved to adjourn the March 16, 2010 meeting of the Historic District Commission. With a voice vote, the motion carried unanimously.

The meeting adjourned at 6:10 p.m.

Submitted by: _____
(Recording Secretary)

Dated: _____

Reviewed by: _____
(Staff Liaison)

Dated: _____

Approved by: _____
(HDC Chair)

Dated: _____

Southwest Michigan
Window Rehabilitation training completed in July 2009, February 2010 & March 2010
All contractors have also successfully completed RRP training

# name	Street	City	Zip	phone	email	Licensed Contractor
1. Coleman, Terrence	511 Lay	Kalamazoo	49001	269-547-3761	Tscape42@yahoo.com	
2. Deppe, David	107 Forest	Marshall	49068	269-781-8020	dwdeppe@att.net	
3. Leegwater, John	1600 Marshall Ave SE, Suite A	Grand Rapids, MI	49507	616-245-5970	midtowncraftsmen@tds.net	yes
4. Dannenhauer, Bruce	9010 W H Ave	Kalamazoo	49009	269-375-6826 cell 269-569-1273	wildwoods@charter.net	
5. Lee, Mark A.	315 Prospect	Kalamazoo	49006	269 383-7862	Mark.lee23@gmail.com	yes
6. Lombard, Donald	1821 Union	Kalamazoo	49007	269-254-8381 269-870-3411	kazoodon@hotmail.com	
7. Ritsema, Jim	1220 Woodrow Dr	Kalamazoo	49048	269 345-2799 269 268-4158 c	jim.ritsema@yahoo.com	yes
8. Shaffer, Chris	5374 Keys Dr	Kalamazoo	49004	269-998-8129	cshaffer29@yahoo.com	yes
9. White, Amos Jr.	1805 Shire Lane	Kalamazoo	49007	(269) 330-0367	Awhite769@yahoo.com	
10. Brislen, Bill	50388 Silver Street	Vicksburg	49097	269 649-4591 H 269-370-2889	vmbrislen@gmail.com	
11. Davis, Crispean	29018 E. Main	Kalamazoo	49048	269-760-5758	cjwd@sbcglobal.net	
12. Hopper, Danny	3112 Courtland	Kalamazoo	49004	269-762-8142	Dannyhopper52757@yahoo.com	
13. McNutt, Robert	335 M-40 South	Allegan	49010	269-207-2434	Rmcnutt1392@charter.net	yes
14. Musselman, Steve	12357 S. 18 th St	Vicksburg	49087	269-649-2037 269-760-3930	Muss56@msn.com	yes
15. Tribu, James	2147 Oakland	Kalamazoo	49008	269-370-0794	jamestribu@yahoo.com	yes
16. VanderRoest, Jeff	6328 Quail Run Dr	Kalamazoo	49009	269-420-7747 c	jvbrickstone@gmail.com	yes
17. Brislen, Bill	50388 Silver Street	Vicksburg	49097	269 649-4591 H 269-370-2889	vmbrislen@gmail.com	

<p>Kalamazoo Historic District Commission Meeting dates 2010</p>

Meetings are held the third Tuesday of each month at 5:00 in City Commission Chambers on the second floor of City Hall – 241 West South Street.

MEETING DATE	APPLICATION DEADLINE*	TAX CREDIT WORKSHOP**	
January 19	January 12	January 26**	* Applications must be received by the coordinator by 5PM on this date to be on the agenda for the meeting on the following Tuesday.
February 16	February 9	February 23**	
March 16	March 9	March 23*	
April 20	April 13	April 27**	
May 18	May 11	May 25**	
June 15	June 15	June 22**	
July 20	July 13	July 27 **	** Tax credit workshops are held from 3-5 PM on these days in Conference Room #2 at the Development Center at 445 W. Michigan. Call 337-8804 for more information.
August 17	August 10	August 24**	
September 21	September 14	September 28**	
October 19	October 12	October 26**	
November 16	November 9	<u>NONE</u>	
December 21	December 14	<u>NONE</u>	