

KALAMAZOO HISTORIC DISTRICT COMMISSION
AGENDA - June 15, 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: Robert Cinabro, Linda DeYoung
(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 - none

A. 5:15 pm 125 South Prairie

Style: Craftsman bungalow

Year built: 1912

Add a roofless porch to the rear/west entrance. Porch to include brick or stucco to match house. This completes a door and window project from July 2009.

(IHA 10-0062

Old Application)

Owners: Eric Staab & Karla Niehus

NEW BUSINESS

5:25 pm

B. 131 South Prairie

Style: Federal Style

Owners: David & Laura Van Zoest

Contractor: DeHaan Remodeling

Year built: 1915

Remove existing two car garage - rebuild and re-orient 2.5 car garage to complement house.

(IHA 10-0130

New Application)

- | | |
|--|--|
| 13. 1207 W. Lovell - steps (117) | 21. 516 W. Walnut - steps (124) |
| 14. 926 W. Main - garage (128) | 22. 601 W. Walnut - steps (123) |
| 15. 1304 Merrill - fence (127) | 23. 607 W. Walnut - gutters (136) |
| 16. 702 W. Michigan - signs (122) | 24. 611 W. Walnut - gutters (137) |
| 17. 817 Normal Ct. - rail waiver (140) | 25. 819 S. Westnedge - sat dish (129) |
| 18. 936 S. Park - steps (110) | 26. 820 S. Westnedge - siding remove (125) |
| 19. 1423 W. South - windows/gar roof (134) | 27. 427 Woodward - rails (138) |
| 20. 408 W. Vine -vents + dish (126) | 28. 427 Woodward - rails (139) |

IX. RENEWALS - address - work (date of original COA)

1. 401 Douglas - roof + repair chimney (07/22/09)
2. 425 Oak - exterior repairs(11/18/09)
3. 618 S. Rose - roof (11/6/09)
4. 701 W. Walnut - ground floor windows (09/22/05)
5. 232 Woodward - roof + porch repairs (04/21/08)
6. 439 Woodward - mudroom (10/20/09)

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.

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Owners: Eric Staab & Karla Niehus

Style: Craftsman bungalow

Year built: 1912

Add a roofless porch to the rear/west entrance. Porch to include brick or stucco to match house. This completes a door and window project from July 2009.

(IHA 10-0062

Old Application)

NEW BUSINESS

5:25 pm

B. 131 South Prairie

Owners: David & Laura Van Zoest

Contractor: DeHaan Remodeling

Style: Federal Style

Year built: 1915

Remove existing two car garage - rebuild and re-orient 2.5 car garage to complement house.

(IHA 10-0130

New Application)

5:45 pm

C. 817 Oak

Owner: Tim & Penny Kerkstra

Property manager: Roxy Property Mgmt.

Style: Vernacular

Year Built: 1900

Open up first floor of two storey rear porch (upper to remain 3 season with windows).

(IHA 10-0132

New Application)

D. 605 West South

Owner: Emil Popke

Style: Greek Revival

Year Built: 1851- house, 1925 - garage

Demolish garage - leave concrete pad for parking.

(IHA 10-0144

New Application)

E. 1324 Academy

Owner: Kalamazoo College

Style: Dutch Colonial

Year Built: 1927- house and west garage

Ca 1960 - east garage

Demolish EAST garage - to the right of the house. The college recently restored the original WEST garage.

(IHA 10-0145

New Application)

F. 510 Pearl

Owner: Scott Freund

Style: Vernacular

Year Built: 1895

Replace existing (non-historic) front door - facing north with 6 panel steel door.

(IHA 10-0146

New Application)

VII. Approval of Minutes: May18, 2010

VIII. Administrative Approvals (All work to Standards NH = NON HISTORIC)

- | | |
|--|--|
| 1. 707 Academy - sign (112) | 15. 1304 Merrill - fence (127) |
| 2. 154 Bulkley - window REHAB (108) | 16. 702 W. Michigan - signs (122) |
| 3. 712 S. Burdick - window (113) | 17. 817 Normal Ct. - rail waiver (140) |
| 4. 804-6 W. Cedar - rails (142) | 18. 936 S. Park - steps (110) |
| 5. 806 Davis - fence (111) | 19. 1423 W. South - windows/gar roof (134) |
| 6. 838 Davis - rear porch rail (133) | 20. 408 W. Vine -vents + dish (126) |
| 7. 902 Davis - roof (135) | 21. 516 W. Walnut - steps (124) |
| 8. 431 W. Dutton - Kalamazoo rails (118) | 22. 601 W. Walnut - steps (123) |
| 9. 625 Forest - repair eaves (141) | 23. 607 W. Walnut - gutters (136) |
| 10. 1525 Grand - Siding (113) | 24. 611 W. Walnut - gutters (137) |
| 11. 1623 Grove - Steps (116) | 25. 819 S. Westnedge - sat dish (129) |
| 12. 702 W. Lovell - gutters (115) | 26. 820 S. Westnedge - siding remove (125) |
| 13. 1207 W. Lovell - steps (117) | 27. 427 Woodward - rails (138) |
| 14. 926 W. Main - garage (128) | 28. 427 Woodward - rails (139) |

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4. 701 W. Walnut - ground floor windows (09/22/05)
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6. 439 Woodward - mudroom (10/20/09)

X. AMENDMENTS - none

XI. VIOLATIONS: See attached violation report

XII. Other Business:

A. FYI report

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“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.

Kalamazoo Historic District Commission

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

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 125 S. Prairie Ave Historic District: West Main Hill
Applicant: Eric Staab / Karla Niehus Owner: Eric Staab / Karla Niehus
Mailing Add. 125 S. Prairie Ave Mailing add (same)
City State & Zip: Kzoo, MI 49006 City, State Zip
Phone: (home) 269.342.0688 Phone: (cell-Eric) 720.4054
Fax: Fax:
Email: eric.staab@kzoo.edu Email: karla.niehus@gmail.com

Proposed Work: Add a roofless porch to the rear entrance, and a slightly raised wood patio (basically just a level surface over slightly sloping ground). Porch to include either brick or stucco to match house. None of this will be visible from any street. This completes a kitchen/laundry room/rear entrance project from 2009.

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: 4/29/2010
Owner's Signature: [Signature] Date: / /
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: JHA 10-0005 Date Received*: 4/29/10
Complete application 4/29/10

REFERRED TO:

COMMISSION

Meeting Date: / /
COMMENTS:

ADMINISTRATIVE

Staff Review Date: / /
COMMENTS:

Approve in Concept Date: / /
Letter mailed / /

COA issued / /

FINAL ACTION

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

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

Historic Preservation Coordinator Date

BRICK

ITEM A
16" x 16"
BRICK PIER

3 FT x 16 IN
BRICK ON
3 FT DEEP
CONCRETE
FOUNDATION +
REBAR

4" x 4" POST
ON CONCRETE
PIER, 3 FT DEEP

2" x 6" JOIST

2" x 6" LEDGER

1 FT²

DOUBLE
2" x 8"
BEAM

6" x 6"

2" x 6" JOISTS

16" O.C.

BRICK BRICK

4" x 4" POST

DOOR TO KITCHEN

SCREEN DOOR

1" x 6"
DECKING
WOOD OR
TREX-TYPE
MATERIAL

4" x 4" POST

BRICK BRICK

RAILING 36" H

BRICK PIER

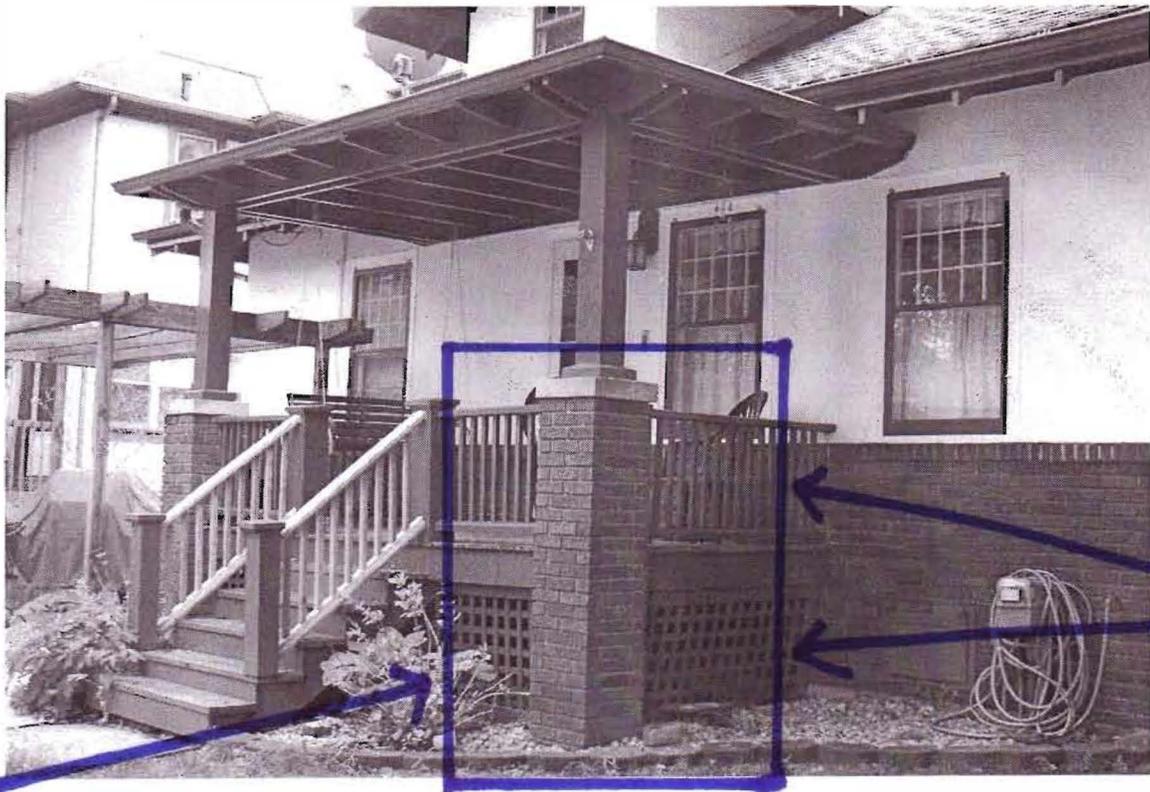
BRICK PIER

IHA10-0105
HDC 6-15-10



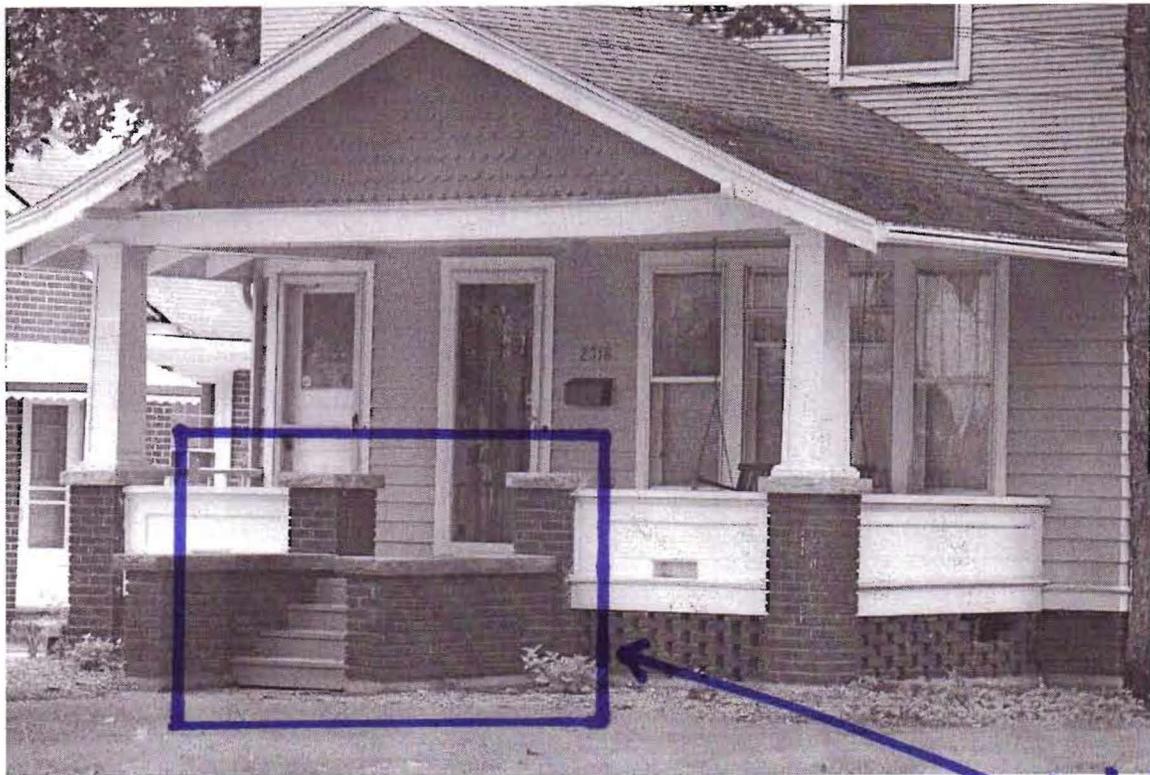
BRICK PIERS
WOOD SKIRTING
WOOD RAILINGS
TREX (or TREX-TYPE) DECKING
and STAIRS

IHA 10-0105
6-15-10



brick pier

wood screen + railing



IHA 10-0105
HDC 6-15-10

brick with wood/
~~the stairs~~
(type)

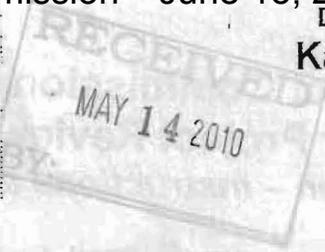


125 South Prairie – Front/east HDC meeting – May 18, 2010



The girls are standing where the corners of the deck will be.





APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 131 S. PRAIRIE ST
Applicant: DEHAAN REMODELING
Mailing Add. 2805 W. MAIN
City State & Zip: KAL, MI 49006
Phone: 343 3757
Fax:
Email: ROBERTDEHAAN@SBCGLOBAL.NET

Historic District: West Main Hill
Owner: DAVID + LAURA VAN COEST
Mailing add 131 S PRAIRIE
City, State Zip KAL, MI 49006
Phone: 382 2569
Fax:
Email:

Proposed Work: REPLACE EXISTING GARAGE WITH NEW 32'x22' GARAGE THAT WILL MATCH HOUSE IN DETAIL INCLUDING SIDING, ROOFING, OUTSIDE CORNERS, WINDOW + DOOR TRIM, + FRIEZE BOARD
Use additional sheets to describe work if necessary

Applicant's Signature: Robert Dehaan Date: 5.13.10
Owner's Signature: Laura Van Coest Date:
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0130 Date Received: 5-13-10

REFERRED TO:

COMMISSION Meeting Date: 6-15-10
Comments:

ADMINISTRATIVE Staff Review Date:
COMMENTS

Suggested Action: [] Approve [] Site Visit [] Approve w/Conditions [] Deny

COA issued

FINAL ACTION

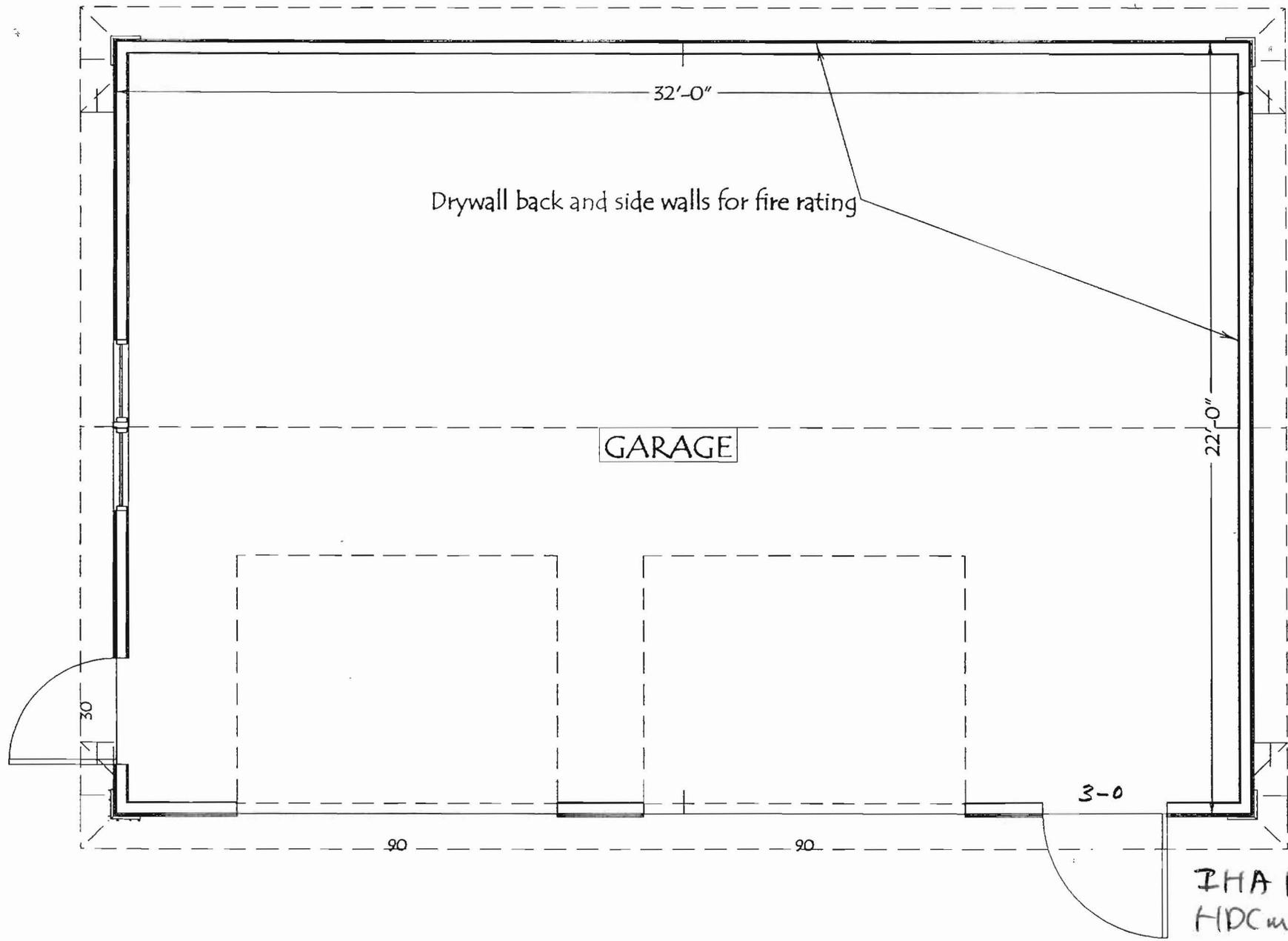
[] Approve [] Site Visit [] Approve w/Conditions ACTION DATE
[] Deny [] Postpone [] Withdrawn

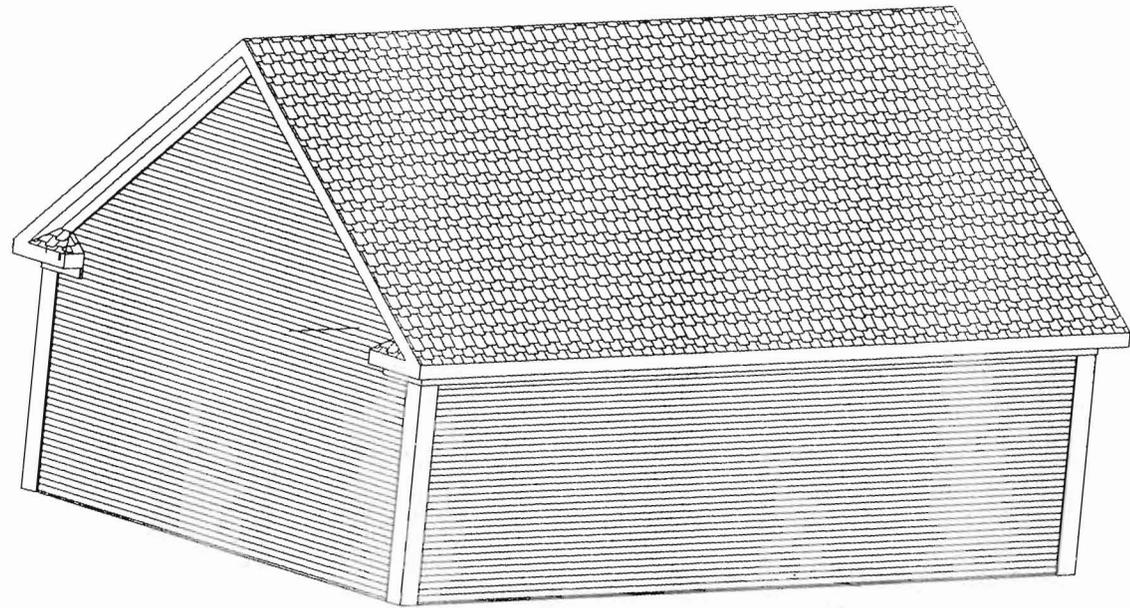
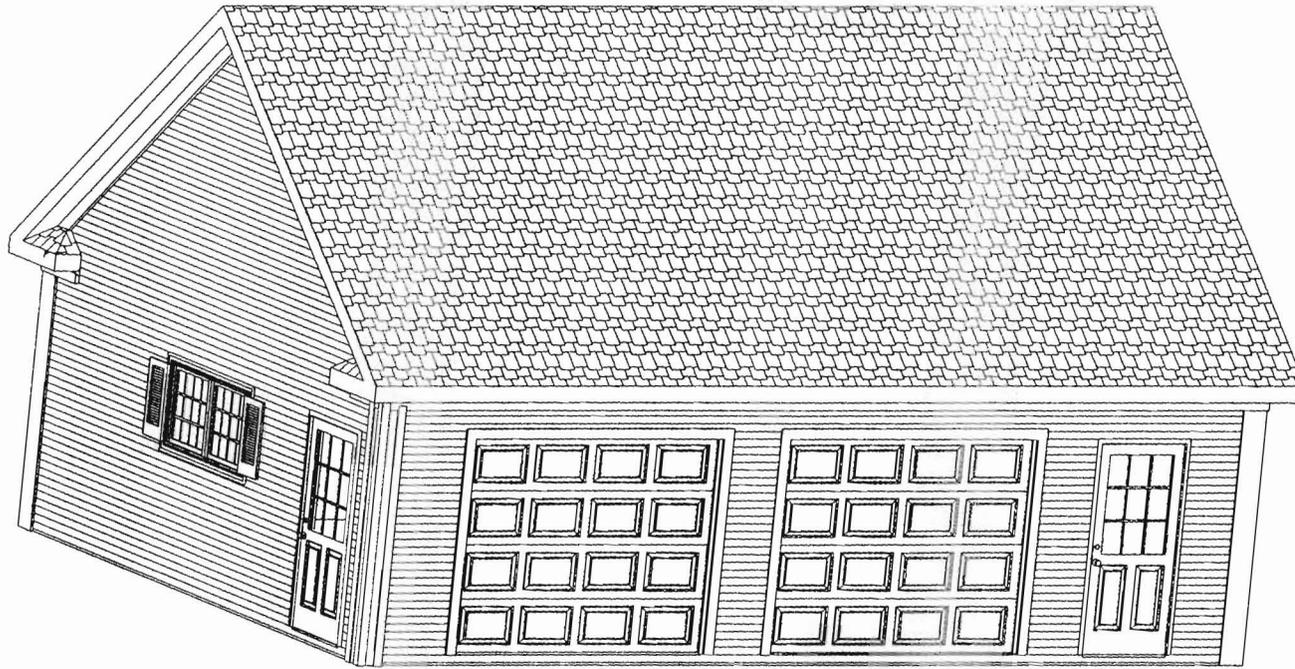
Certificate of Appropriateness Issued
Notice of Denial with appeals information
Notice to Proceed

Historic Preservation Coordinator Date



IHA 10-0130
HDC mtg 6-15-10





PAGE #

2

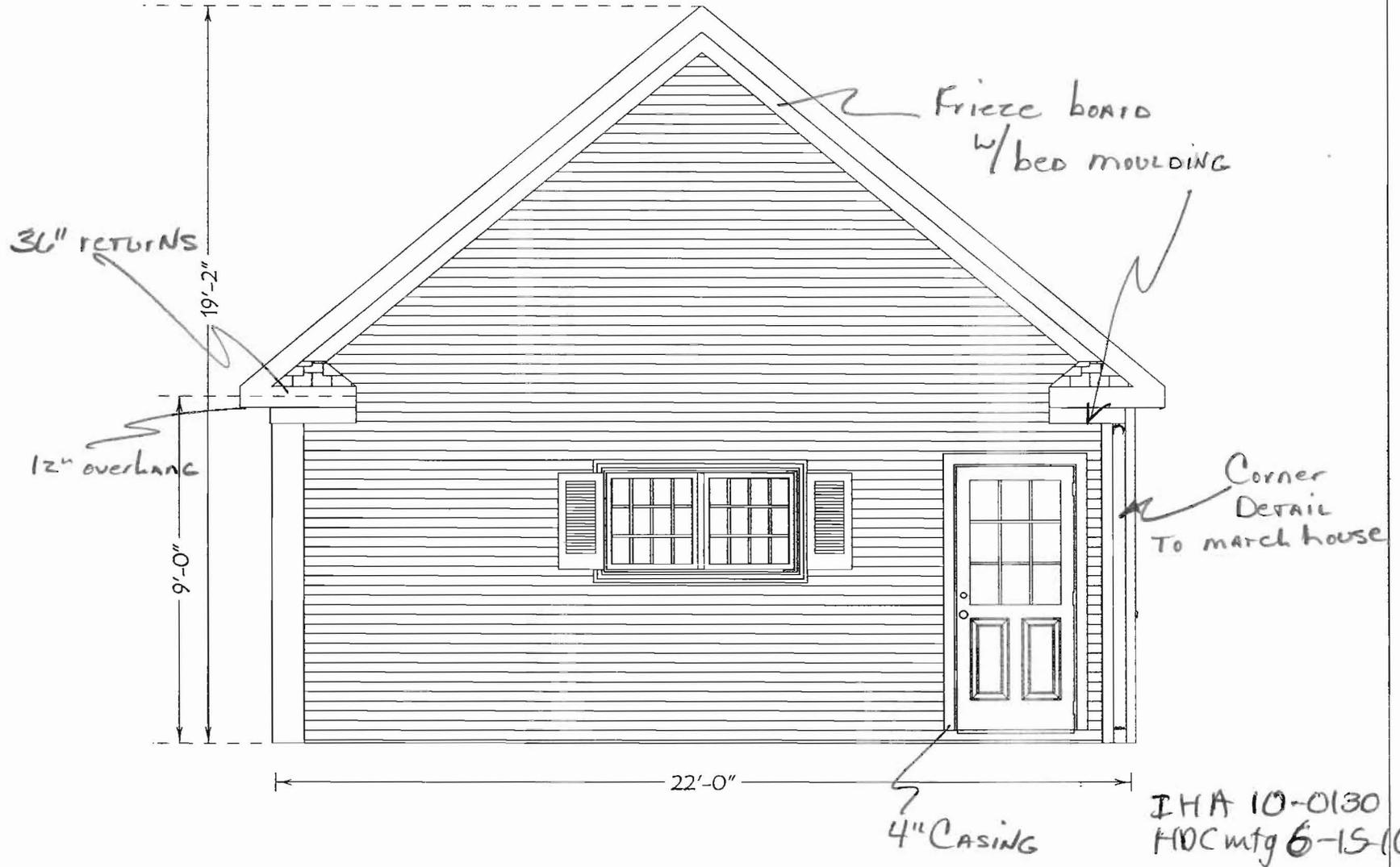
REMODEL
PROJECT
FOR

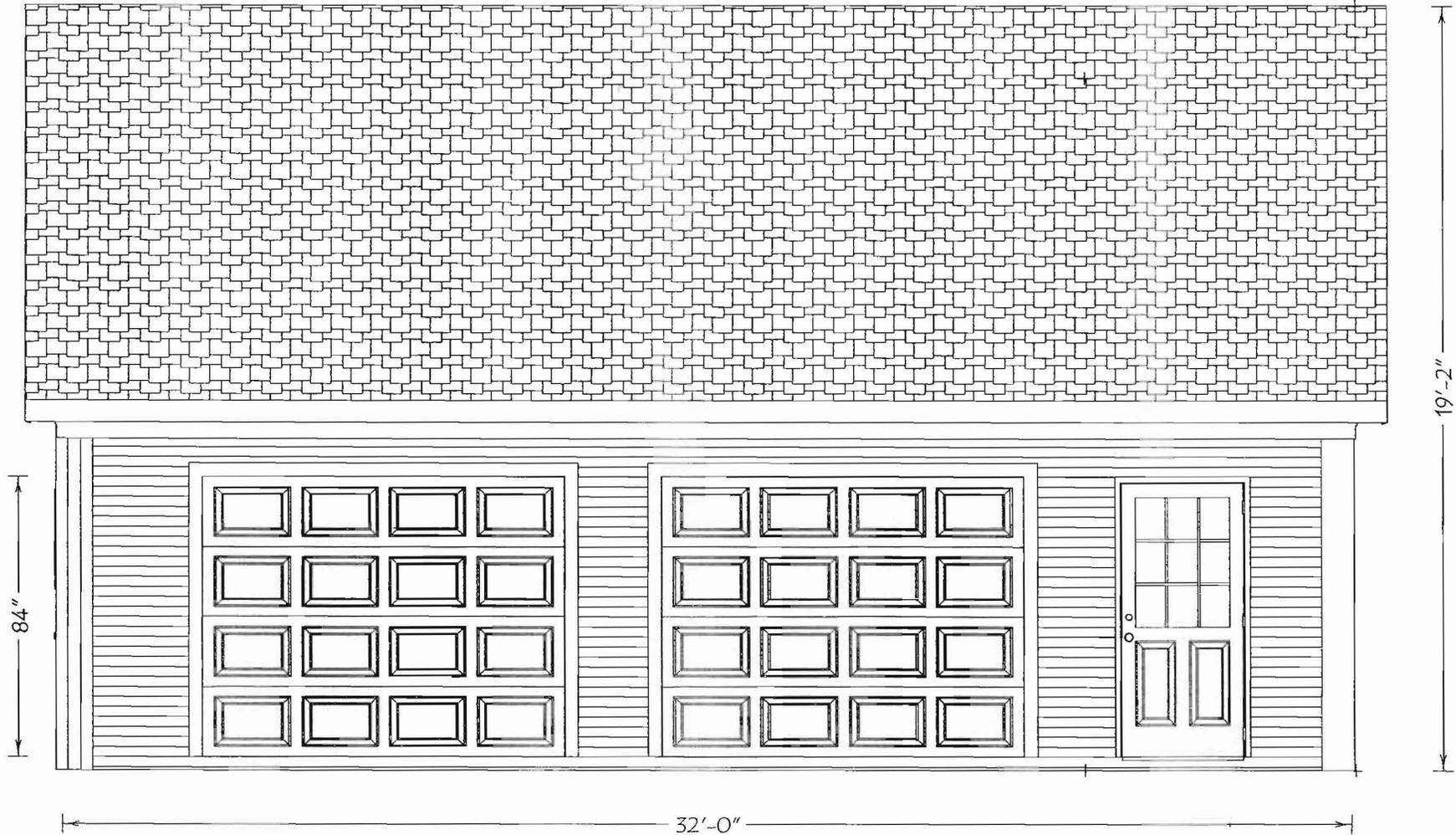
David & Laura VanZoest
131 S. Prairie Ave
Kal MI. 49006

DEHAAN REMODELING SPECIALISTS INC.
2805 WEST MAIN ST KAL, MI. 49006

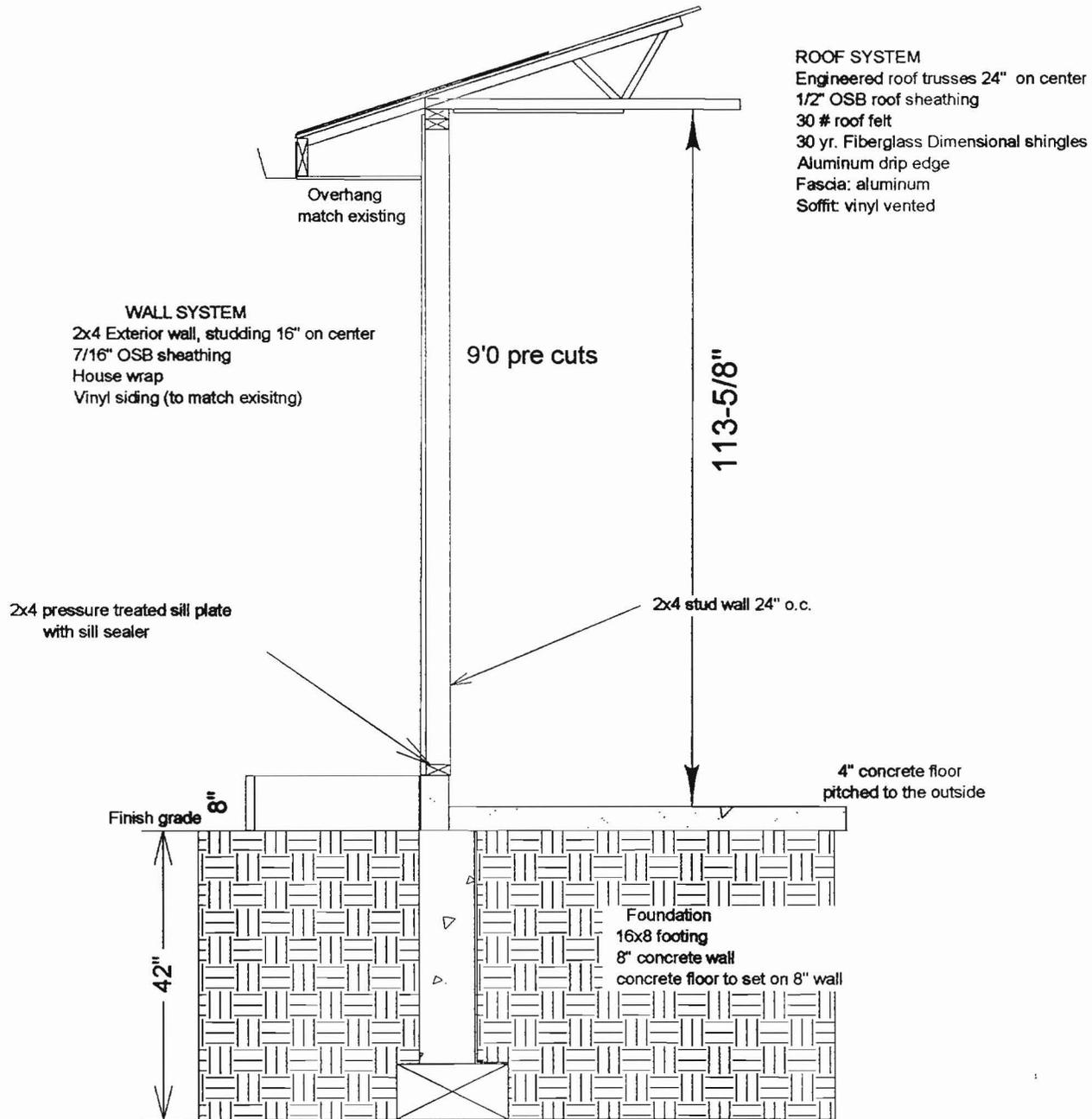
IHA 10-0130
HDC mfg 6-15-10

Note: This CAD drawing is an artistic interpretation
of the general appearance of the floor plan.
It is not meant to be an exact rendition.





IHA 10-0130
HDC mtg 6-15-10



IHA 10-0130
HDC mtg 6-15-10





131 S. Prairie - Site map for new garage

May 18 2010 - HDC meeting



- City Limits
- Water Features
- Surface
- Culvert
- Parcels
- 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,

THE CITY OF



APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 817 Oak
Applicant: Roxy Property Mgmt LLC
Mailing Add: 2915 102nd Ave
City State & Zip: Allegan MI 49010
Phone: 269.720.7491
Fax:
Email roxypropman@gmail.com

Historic District: Vine
Owner:
Mailing add (Same)
City, State Zip
Phone:
Fax:
Email

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

Proposed Work: Use additional sheets to describe work if necessary
Restore open porch on 1st floor rear.
(retain upper porch)

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

Applicant's Signature: Penny Kerstia, manager Date: 05/19/10
Owner's Signature: Date: / /
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0132 Date Received*: 5/19/10
Complete application 5/19/10

REFERRED TO:
COMMISSION
Meeting Date: 6/15/10
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



1. **817 Oak** – May 21, 2010 ^^^ (from Assessor in 2000)
2. Southeast corner rear porch – door on left is NOT functional

3. Interior rear porch 1st floor – beadboard encloses staircase
4. Northeast corner rear porch



Kalamazoo Historic District Commission

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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: 1605 W. South St.
Applicant: Emil J Popke
Mailing Add: 10303 W. H. Ave.
City State & Zip: Kalamazoo MI 49009
Phone: 375-5781
Fax:
Email

Historic District: S-Vine
Owner: Emil J Popke
Mailing add: 10303 W. H. Ave
City, State Zip: Kalamazoo MI 49009
Phone: 375-5781
Fax:
Email

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

Proposed Work: Use additional sheets to describe work if necessary

Demolish garage leave pad for parking
garage built 1925

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: 5/21/10
Owner's Signature: [Signature] Date: 5/21/10
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: FHA 10-0144 Date Received*: 5/21/10
Complete application 5/21/10

REFERRED TO:
COMMISSION Meeting Date: 6/15/10
COMMENTS:

ADMINISTRATIVE
Staff Review Date: / /
COMMENTS:

Approve in Concept Date: / /
Letter mailed / /

COA issued / /

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ACTION DATE: / /

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Historic Preservation Coordinator Date

605 West South - HDC meeting June 15, 2010

Owner proposes to demolish garage, built in 1925.



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- 1. **605 West South St** – May 21, 2010 ^^^ NW corner of house
- 2. Front of garage – built in 1925 and probably modified in 1950s

A

- 3. Garage viewed looking south up the driveway on east side of house.
- 4. Contractor holding long level against front/NW corner of garage.



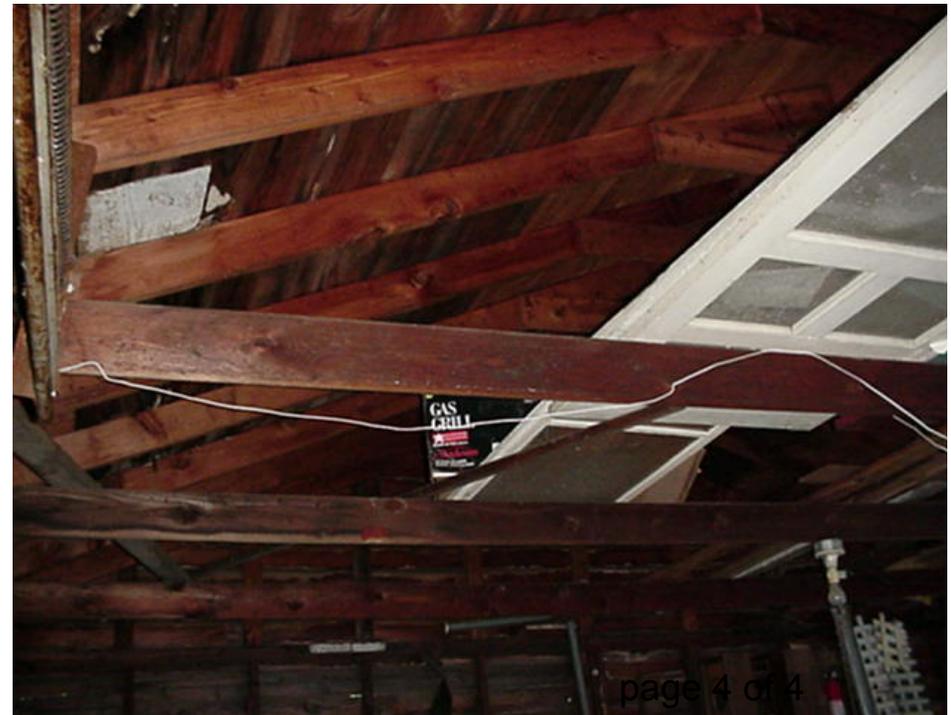
The level is straight.



- 1. **605 West South St** – May 21, 2010 ^^^ East side of garage
- 2. West wall of garage – Rear/right door pre-dates garage

B

- 3. South-rear wall of garage
- 4. Rafters and interior structure - typical



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ferraros@kalamazoo-city.org



APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

West Main Hill

Property Address: 1324 ACADEMY
Applicant: KALAMAZOO COLLEGE
Mailing Add: 1300 ACADEMY
City State & Zip: KALAMAZOO MI 49006
Phone: 269-337-7310
Fax: 269-337-7305
Email: M.WEATHER@KZOOC.EDU
Historic District: Southline
Owner: SAME
Mailing add:
City, State Zip:
Phone:
Fax:
Email:

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

Proposed Work: Use additional sheets to describe work if necessary
DEMOLITION OF EXTRA GARAGE TO east of house

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

Applicant's Signature: Maura Weather
Date: 5/21/10
Owner's Signature:
Date: / /
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0145
V100036
Date Received*: 5/21/10
Complete application 5/21/10

REFERRED TO:
COMMISSION
Meeting Date: 6/15/10
COMMENTS:

ADMINISTRATIVE
Staff Review Date: / /
COMMENTS

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

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ACTION DATE: / /

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Notice of Denial with appeals information / /
Notice to Proceed / / Comments

Historic Preservation Coordinator
Date

1324 Academy - HDC meeting June 15, 2010

Kalamazoo College owns the garage to the EAST (right) of 1324 Academy and proposes to demolish. Garage is marked on map by BLACK DOT.



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. Created From City of Kalamazoo Online Mapping Site. Sources: Kalamazoo, MI. Data Dates: 2010: Rental, Daily; May, Floodplains; 2009: County Basemap; 2008: Nov., Mowing Properties; Zoning, Landuse, Bus Stops, Bus Routes; 2007: Apr., School Prop.; 2006: Aug., Parking; Feb., Soils, Trees, NWI Wetlands; 2004: Dec., Elevation Contours; Nov., Structures and Roads; June, Brownfields; all others Fall 2003. Map Created: 6/9/2010



1. **1324 Academy** – May 21, 2010 ^^ SW corner of house
2. This is the garaged to be razed – light green

A

3. This is the Original Garage
4. This is the neighbors garage for the house facing Bulkley





1. **1324 Academy** – May 21, 2010 ^^ SW corner of house
2. West/left side of garage – roof damage

B

3. This is the garage to be razed
4. Same NW corner of garage inside





APPLICATION FOR PROJECT REVIEW

(See instructions on reverse side)

Property Address: 510 PERIAL Historic District: 51-VINE
 Applicant: WINDOW & DOOR Owner: STEINAGE
 Mailing Add: 7700 E MILLIGAN Mailing add _____
 City State & Zip: KALAMAZOO MI City, State Zip _____
 Phone: 269-217-4772 Phone: _____
 Fax: _____ Fax: _____
 Email _____ Email _____

Proposed Work: FRONT DOOR WITH 3'x7' steel & PANEL
 Use additional WOOD FRAM SAME SIZE
 sheets to describe work _____
 if necessary _____

Applicant's Signature: Everett Mort Date: 6/8/10
 Owner's Signature: EVERETT MORT Date: _____
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0146 Date Received: 6-8-10

REFERRED TO:

COMMISSION
 Meeting Date: 6-15-10
 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 Deny Postpone Withdrawn
 ACTION DATE _____

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

 Historic Preservation Coordinator Date



1. **510 Pearl** – June 9, 2010 ^^ Northeast corner of house
2. Existing front door

3. Front entry (re-roof of entry approved)



IHA 10-0146 for the June 15, 2010 Historic District Commission meeting.

G



Department of Planning and Community Development
Kalamazoo Historic District Commission
Development Center -- 445 West Michigan
Kalamazoo, Michigan 49007
Telephone (269) 337-8804
FAX (269) 337-8513
ferraros@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW

(PLEASE PRINT CLEARLY - See instructions on reverse side)

EXTENSION OF

Property Address: 100 BLOCK E. MICH. Historic District: HAYMARKET
Applicant: MAVCON Owner: MAVCON DEVELOPMENT
Mailing Add: 9110 PORTAGE RD Mailing add: 9110 PORTAGE RD
City State & Zip: PORTAGE MI 49002 City, State Zip: PORTAGE, MI 49002
Phone: 269-381-0776 Phone: 269-381-0776
Fax: 269-381-4225 Fax: 269-381-4225
Email: Jdally@maiconusa.com Email: Jdally@maiconusa.com

Proposed Work: Use additional sheets to describe work if necessary

(See Attached)

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

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: 3/23/10
Owner's Signature: [Signature] Date: 3/23/10
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: IHA 10-0147 Date Received*: 6/8/2010
Complete application 6/18/2010

REFERRED TO:

COMMISSION Meeting Date: 6/15/2010
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

**MAVCON**

9110 Portage Road, Kalamazoo, MI 49002 • (269) 381-0776 • (269) 381-4225 Fax • www.mavconusa.com

Metropolitan Center Sign Variance

Mavcon is requesting the following considerations in application for a sign variance at the Metropolitan Center project located at 105-127 East Michigan Avenue, Kalamazoo, MI 49007:

- **Mavcon will historically reproduce “antique sign” located at west elevation of Building #1 with clock. Actual sign size has been reduced in overall size to 50’ long by 18’ high. See Historic Photo attached indicated with clock.**
- **Mavcon will historically reproduce wall mounted sign at front elevation of Building #1. Actual sign size will 4’ wide by 23’6” tall. See Historic Photo attached as indicated by “Chop Suey” logo.**
- **Mavcon will historically reproduce wall mounted sign at front elevation of Building #3. Actual sign size to be approximately 3’ wide by 18’ tall. See Historic photo attached as indicated by “2 Johns” logo.**

EXTERIOR FINISHES

WOOD –
All exterior wood to be primed using Sherwin Williams A-100.
EXTERIOR BRICK SEALANT –
All existing brick to receive H&C WB-50 with a stain finish.
CAULKING –
All exterior caulk to be paintable "Shermax" Elastomeric. Where two different color materials adjoin with a caulk joint, the caulk is to integrally color to match the lighter color material. All main caulking is to be performed before painting takes place.

ARCHITECTURAL METALS –
Finish all steel railings and architectural metals with Kembond HS primer industrial alkyd urethane. All decks, railings, etc., to be sprayed off site before installation with only touch up being performed on site.

WOOD DOORS –
All mahogany entry doors to be finished with SPAR clear urethane.

NOTE –
1. All Sherwin Williams paint materials specified are "or equal".
2. See exterior elevations for accent colors. Final color selections to be determined.



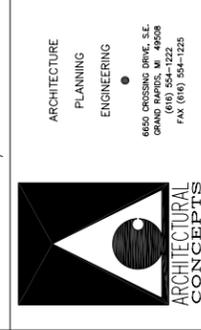
THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM ARCHITECTURAL CONCEPTS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM ARCHITECTURAL CONCEPTS.

DATE	REVISION
03-24-2010	FOR CONSTRUCTION

PROPOSED BUILDING RENOVATION FOR:

METROPOLITAN CENTER

KALAMAZOO, MICHIGAN

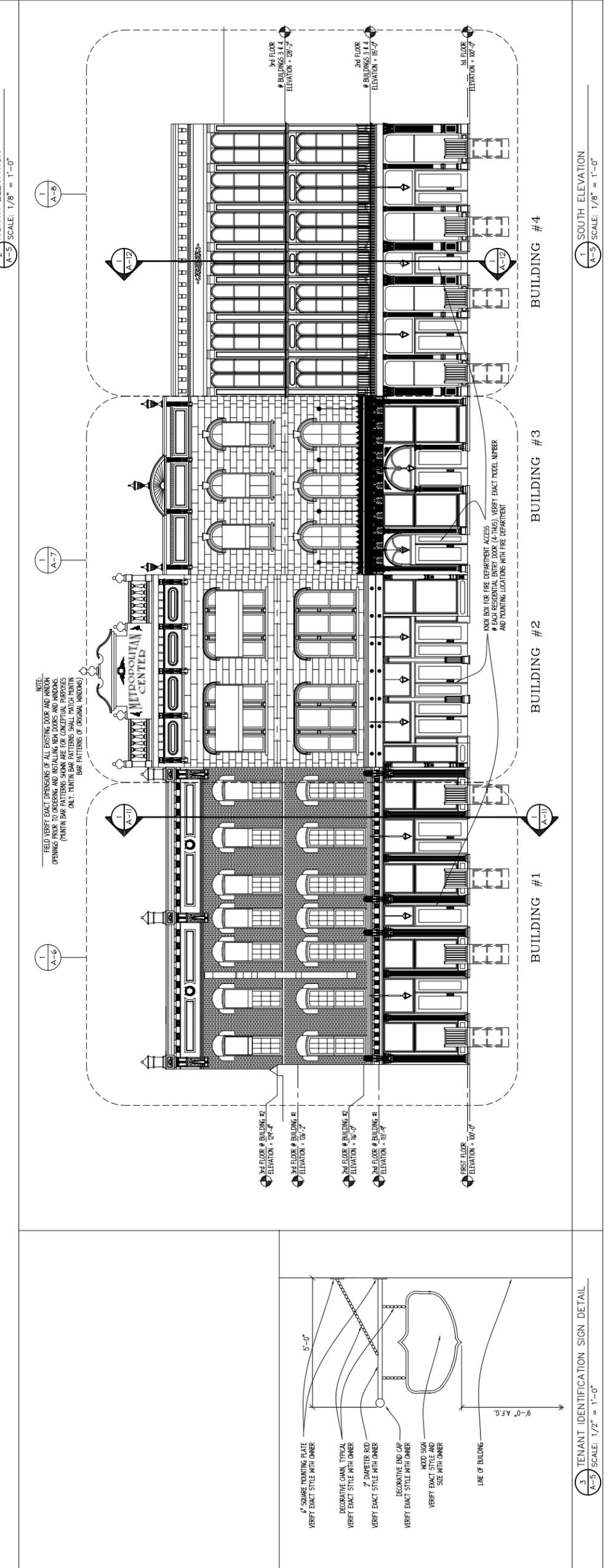
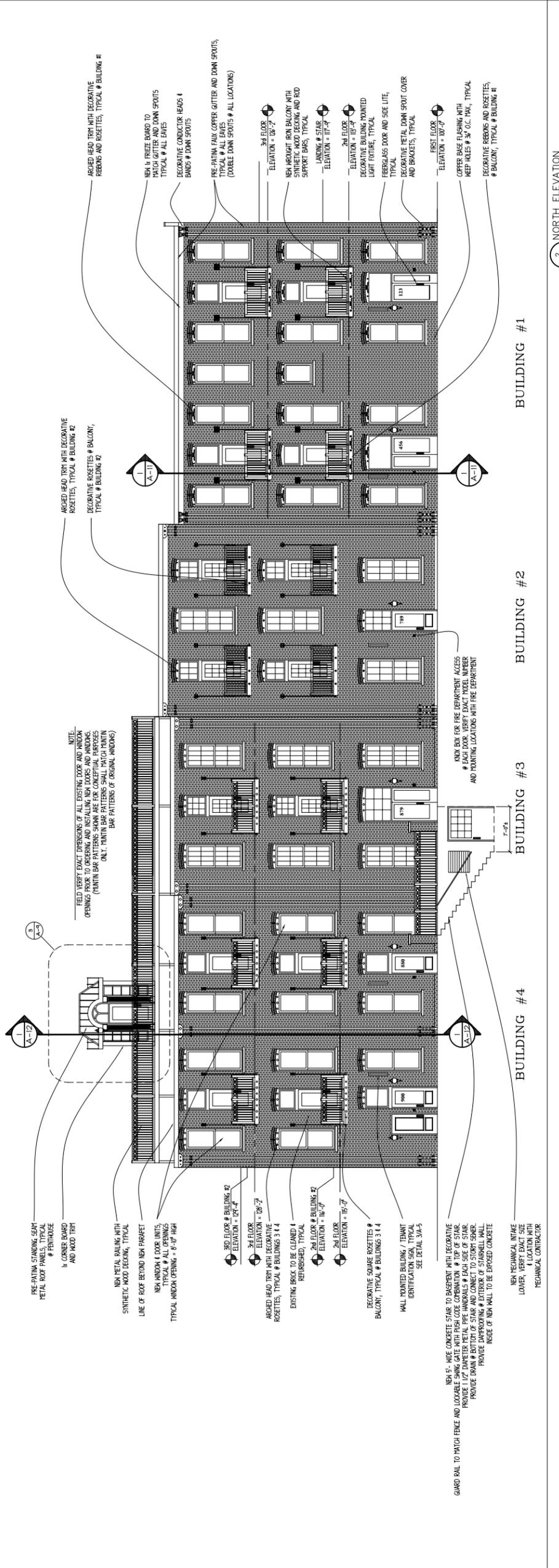


ARCHITECTURE
PLANNING
ENGINEERING

6650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(616) 554-1222
FAX (616) 554-1225

PROJECT No. 09-17
SHEET No. A-5

DATE: OCT. 07, 2009



3 TENANT IDENTIFICATION SIGN DETAIL
SCALE: 1/2" = 1'-0"



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DATE	REVISION
09-24-2010	FOR CONSTRUCTION

PROPOSED BUILDING RENOVATION FOR:

METROPOLITAN CENTER

KALAMAZOO, MICHIGAN



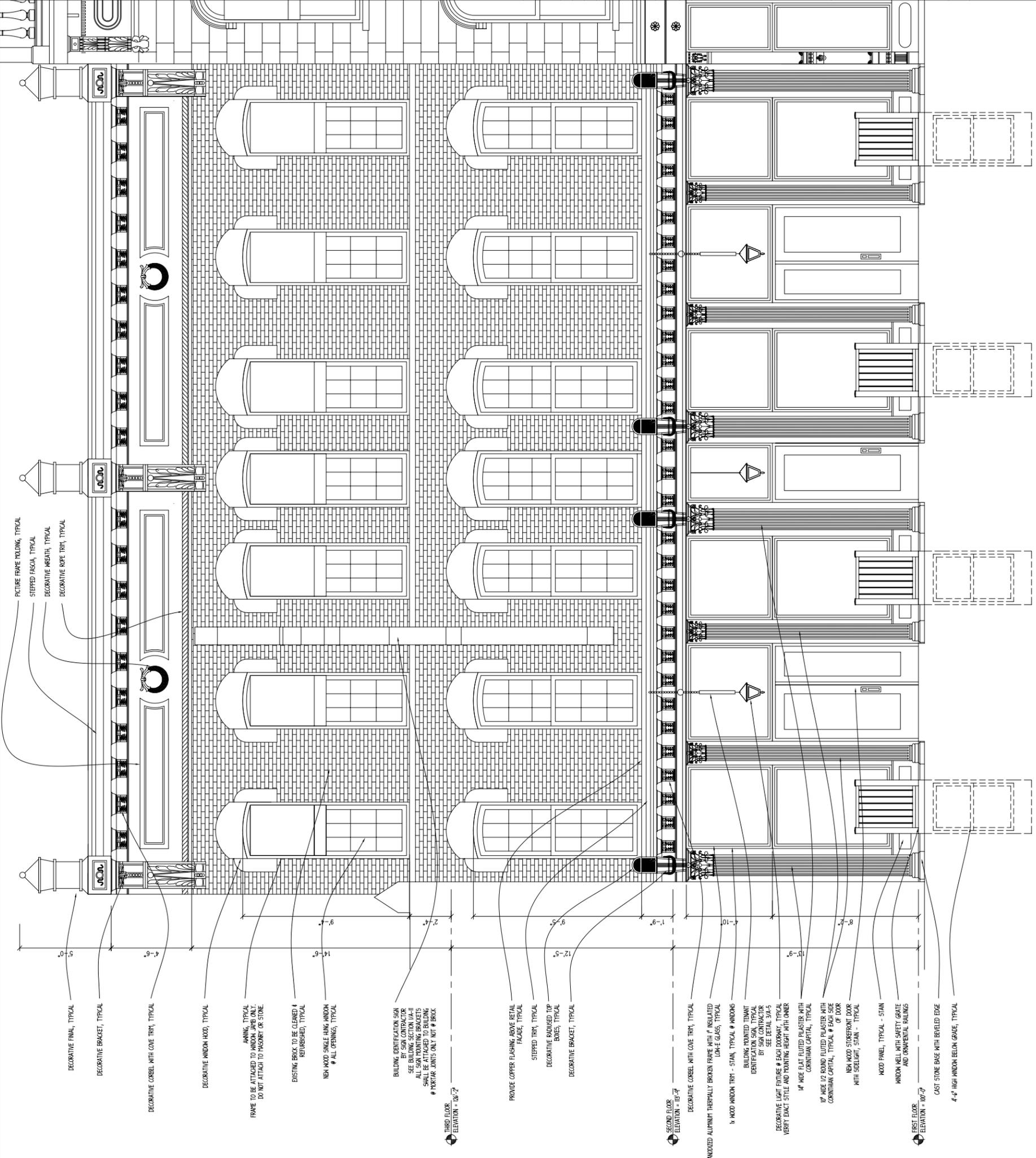
ARCHITECTURE
PLANNING
ENGINEERING

4650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(616) 554-1222
FAX (616) 554-1225

DATE: OCT. 07, 2009 PROJECT No. 09-17

SHEET No.

A-6



NOTE:
FIELD VERIFY EXACT DIMENSIONS OF ALL EXISTING DOOR AND WINDOW OPENINGS PRIOR TO ORDERING AND INSTALLING NEW DOORS AND WINDOWS.

1. PARTIAL SOUTH ELEVATION
A-B SCALE: 3/8" = 1'-0"



THE DRAWING SHALL BE CONSIDERED VALID ONLY WHEN THE SEALS, STAMPS AND SIGNED AND DATED OF THE ARCHITECTURAL CONCEPTS, A PORTION OF THIS DRAWING IS LIMITED TO THE SPECIFIC PROJECT AND/OR SITE NOTED IN THE TITLE BLOCK. ANY REUSE OF THIS DRAWING IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF ARCHITECTURAL CONCEPTS.

DATE	REVISION
09-24-2010	FOR CONSTRUCTION

PROPOSED BUILDING RENOVATION FOR:

METROPOLITAN CENTER

KALAMAZOO, MICHIGAN



ARCHITECTURE
PLANNING
ENGINEERING

6650 CROSSING DRIVE, S.E.
GRAND RAPIDS, MI 49508
(616) 554-1222
FAX (616) 554-1225

PROJECT No. 09-17

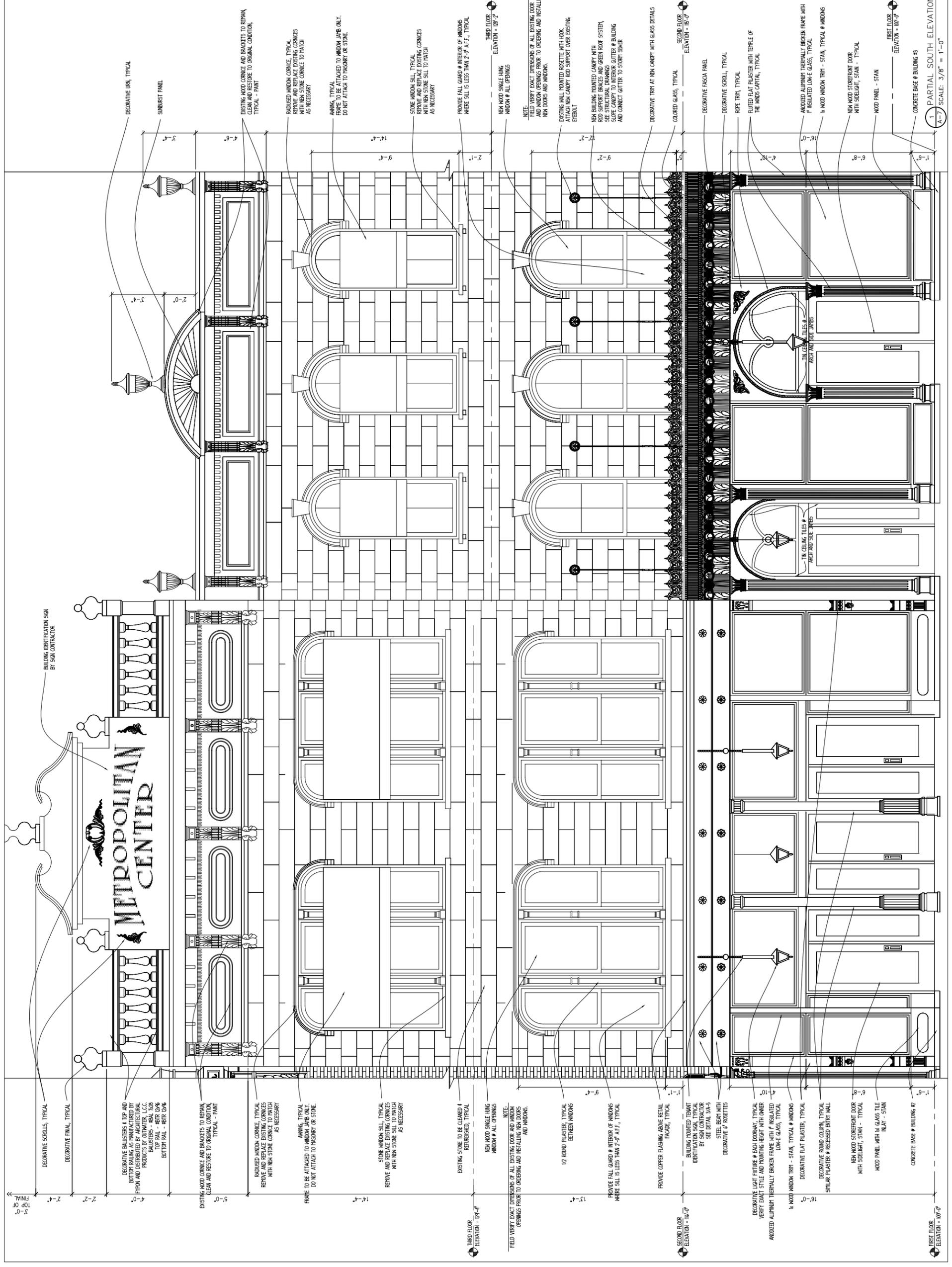
SHEET No.

A-7

DATE: OCT. 07, 2009

PROJECT No. 09-17

SHEET No.



THIRD FLOOR ELEVATION = 10'-7"

SECOND FLOOR ELEVATION = 10'-7"

FIRST FLOOR ELEVATION = 10'-7"

1 PARTIAL SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



#1 - clock sign/billboard

#3 - Two Johns (ground level) #2 Chop Suey (from above looking west up Michigan)





#1 - clock sign/billboard

#3 - Two Johns (ground level) #2 Chop Suey (from above looking west up Michigan)

Historic District Commission
FYI – Report From The Coordinator
June 15, 2010

YEAR TO DATE COA's

2010 - 147

2009 - 241

YEAR TO DATE - New Violations

2010 - 4

2009 - 3

PROJECTS:

Coordinator:

Study Committee – 100 block – The 100 block will NOT be an individual district. It needs to be an addition to the existing Haymarket historic district – as the consultants who wrote the original report recommended in 1989. The Planning Commission review will be Thursday, June 9th at 7:00 pm. Then the final report on this project plus the Rickman House designation and dissolving the South Burdick local historic district will be sent to the City Commission in July or August. The process with the City Commission begins with a “first reading” of the new ordinance. Then at the next City Commission meeting, we have the public hearing – this is where owners and anyone can make comments. At the second meeting the commission makes the final decision and the ordinance goes into effect ten days later – or at the date specified in the motion.

MISCELLANEOUS:

Check out the National Alliance of Preservation Commissions bi-annual Forum in Grand Rapids – July 30-Aug 1:

Forum registration is open! That's right, folks, registration for the 2010 National Commission Forum (July 28 - August 1 in Grand Rapids, Michigan) is open! Just go to the NAPC website <http://uga.edu/napc> and click "Preliminary Program" "Schedule at a Glance" or "Registration Form" to download materials.



APPLICATION for CERTIFICATE of APPROPRIATENESS - GENERAL

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

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

Property Address 323 STUART Historic District STUART

OWNER: Name RICK WADAS
Address 2103 PALMER
City, State, Zip Kalamazoo, MI 49001
Phone Cell 269-598-8567
Fax Email RICK.WADAS@GMAIL.COM

APPLICANT: Name CRAIG LOCKERBIE - SHEPHERD-GOSLIN ROOFING
Address 10 AVG C
City, State, Zip Battle Creek, MI 49037
Phone 269-962-4036 Cell 269-998-8870
Fax 269-962-4103 Email C.LOCKERBIE@SHEPHERD-GOSLIN.COM

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

- 1) INSTALL NEW WHITE TPO ROOF MEMBRANE ON UPPER MOST ROOF IN LIEU OF BLACK
2) INSTALL 2 - ADDITIONAL SLEEVE DRAIN ON STUART ROAD SIDE

CHECKLIST:

- Drawings 11 x 17 or smaller
Existing building measurements
Measurements of addition/change DWA
Materials list
Site plan with north arrow ON DRAWINGS
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:

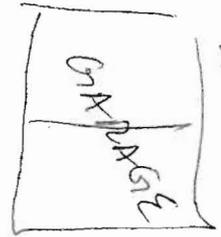
A project is not ready for review by the HDC until the Checklist is complete. Submissions received by the Community Planning & Development Department by 5:00pm on the second Tuesday of the month will be considered the following Tuesday at the HDC's monthly meeting. Electronic submissions are preferred;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

Applicant's Signature [Signature] Date 6, 8, 10
Owner's Signature Date 1, 1

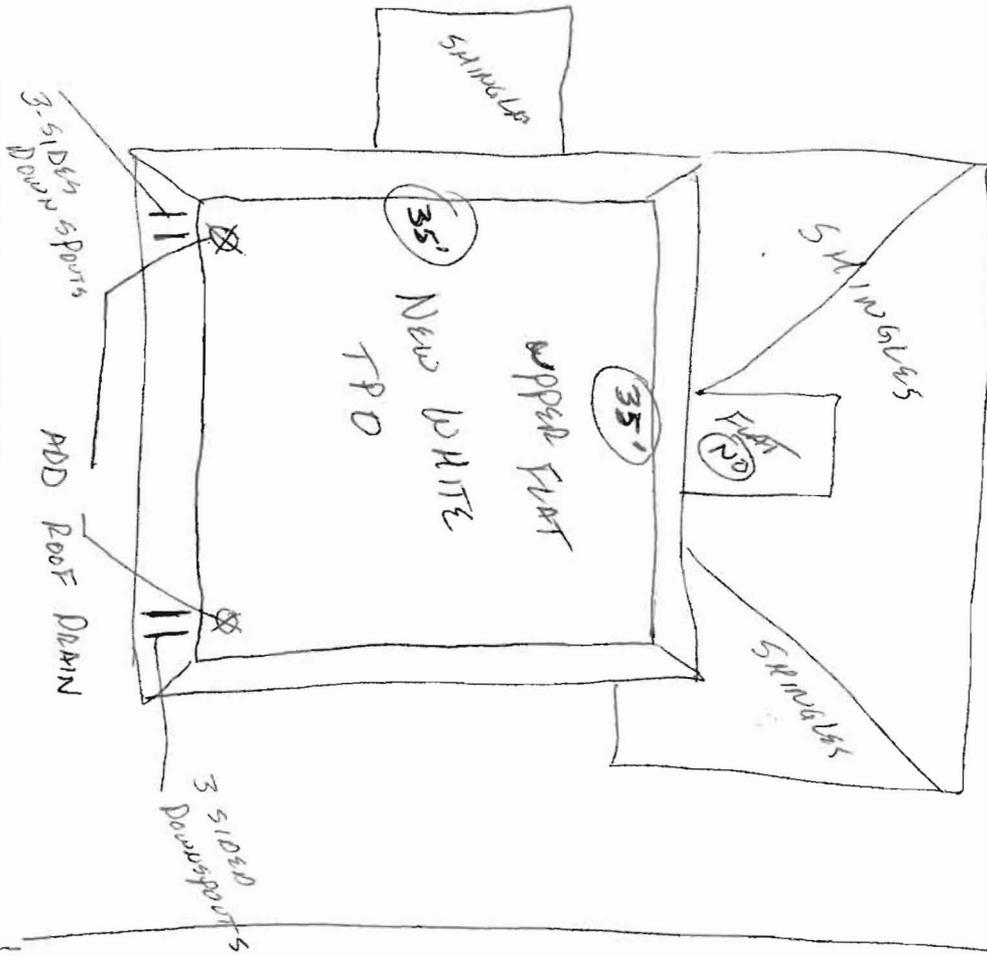
Table with 2 columns: Staff use only (Case number, Staff review date, Meeting Date, Letter mailed, Action date) and Application status (Application complete, COA issued, Approval in Concept) with handwritten dates.

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

ZHA 10-0149
323 Stuart
6-15-2010



STUART AVE



KALAMAZOO AVE

MATERIALS LIST

- 1) ROOF MEMBRANE - WHITE TPO 60-MIL
- 2) DRAINS - PVC -
- 3) DOWNSPOUTS - 3 SIDED OPEN MADE FROM
24 GAUGE GALVANIZED STEEL WITH
KYNAR FINISH

IHA 10-0149
323 Stuart
6-15-10



1. **323 Stuart** – June 11, 2010 ^^ Southeast corner
2. Southwest corner – rear – in parking area

3. Southeast corner of the mansard roof
4. Northwest corner – rear closest to West Kalamazoo

