



Grand	1519	Sign- address + historic
SouthW	724	porch deck from front door to steps
MichiganE	105	Sign front - Biggbys
MichiganE	105	Sign-rear - Biggbys
SouthW	523	Doors, chimney, storms gutters
SouthW	724	Garage siding on the rear/north side
Stuart	435	Rail- front steps, light rear door
Elm	501	Shed
ElmwoodCt	611	Roof-partial flat roof over rear addition
Stuart	443	Doors- front storm/screen
VineW	814	Paint-repair ext wood to match
Grand	1411	Porch - repair front porch after ice damage to match
SouthW	471	Door - rear exterior door - change to Dutch door
Potter	620	Rail - rear grip rail-west steps
Monroe	155	Fence and retaining wall facing Academy
MichiganE	350	Door- replace E side utility door

**b) Building permit required**

Minor	743	Roof - retroactive
Burnham	210	Deck- 10x15 in back yard
VineW	818	Roof - retroactive
SouthW	605	Windows, can lights in south eaves-NH rear porch
Pioneer	719	Egress window in rear -replace
BurdickS	716	Front steps and rails

**X. Other Business**

a) Total outstanding Violations - NO REPORT

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

**A note on quorum and Historic District Commission decisions:**

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

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

**GUIDELINES FOR PUBLIC PARTICIPATION AT HISTORIC DISTRICT COMMISSION MEETINGS**

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

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

## Historic District Commission FYI - May 17, 2016

### Historic District Commission:

✓ HDC cases to 05/10/16 – 6 total Fees total to date, 2016 ..... \$196

#### **2016 Reports - :**

<b>2016</b>	<b>2016</b>	<b>2015 (05/10)</b>	<b>2015 fees</b>
○ 24 no fee	\$ 0	24	\$ 0
○ 7 building permit -\$35	\$ 245	5	\$ 170
○ <u>3 HDC hearing - \$81*</u>	<u>\$ 243</u>	<u>3</u>	<u>\$ 243</u>
34 TOTAL	\$ 288	32	\$ 413

\*Applications \$85 on Feb 1, 2016.

### **NEW OWNERS in Historic districts\* Letters sent on March 7, 2016:**

<b>Date</b>	<b>Street w #</b>	<b>HD</b>	<b>previous owner</b>	<b>current owner w mailing address</b>
03/31/2016	710 Village	SV	TRESBAUM PROPERTIES, LLC 55333 CEDAR TRL MISHAWAKA, IN 46545	FLANAGAN, THOMAS 517 EBERWHITE BLVD ANN ARBOR, MI 48103
03/29/16	304 Monroe Hoben House	WMH	SAXTON, MICHAEL D & MARY C 5788 SWALLOW AVE KALAMAZOO, MI 49009	HARPER, MARY A ARNOND, MARIGENE 304 MONROE ST KALAMAZOO, MI 49006
03/18/2016	210 W. Vine	SV	CAVANAUGH, RYAN 210 W VINE ST, UNIT 1 KALAMAZOO, MI 49001	STINSON, MATTHEW J 210 W VINE ST KALAMAZOO, MI 49001
03/09/2016	320 E. Michigan Hotel Holt	Hay	320 EAST MICHIGAN, LLC 320 E MICHIGAN AVE KALAMAZOO, MI 49007	320 EAST MTOVICH LLC 8357 GLENWYND DR KALAMAZOO, MI 49009
03/03/2016	936 Bellevue	SV	LINKLATER WAYMAN GROUP, LLC 638 OLESEN DR NAPERVILLE, IL 60540	HICKOK, KEITH R HICKOK, ANDREA E PO BOX 19382 KALAMAZOO, MI 49019
02/29/2016	712 W. Lovell	SV	GRANGER, RYAN 120 E VINE ST KALAMAZOO, MI 49001	GLUNK, MICHAEL W GLUNK, SHANNON E 29175 HISTEAD DR EVERGREEN, CO 80439
02/23/16	713 Minor	SV	MANCHESTER, JOHN M 626 CAMPBELL RD SAUGATUCK, MI 49453	VULCAN HOME RENTALS 1322 EDGEWOOD LN NORTHBROOK, IL 60062
02/06/2016	331 Douglas	St	HOP, THOMAS & DEBORAH 3703 W GLEN DOWER DR FREDERICKSBURG, VA 22408	REDISCKER, ARNOLD REDSICKER, JUDY 60091 TERRITORIAL RD LAWRENCE, MI 49064

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Department of Community Planning and Development
Kalamazoo Historic District Commission
415 E. Stockbridge - Kalamazoo, Michigan 49001
Telephone (269) 337-8804 - FAX (269) 337-8429
ferraros@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$81 hearing fee must be received by 5:00 pm on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 941 and 945 Bellevue Place

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

Applicant: Kenn Hartmann Owner: Kalamazoo County Treasurer

Mailing Add: 1523 Riverview Dr, Ste A Mailing add 201 W. Kalamazoo Ave.

City State & Zip: Kalamazoo, MI 49004 City, State Zip Kalamazoo, MI 49007

Phone: 269-762-0908 Phone: 269-384-8124

Email Kenn.hartmann Email mi.balk@kalcounty.com

Contractor: @kalamazoolandbank.org

To Be Determined

( ) Work to be done by owner

Contractor To Be Determined

Proposed Work: Use additional sheets to describe work if necessary

See attached sheets Demolish/remove both houses to facilitate site work to eliminate current danger posed by collapsing retaining walls to the south of these houses.

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

Applicant's Signature: Kenneth Hartmann Date: 9/15/2015

Owner's Signature: No Owner Date: 9/15/15

(if different) Mary Balkema, Kalamazoo County Treasurer

Application Checklist:
(Incomplete applications will be held until the next review hearing.)
[ ] Drawings 11x17 or smaller with dimensions
[ ] Materials list
[X] Site plan including north arrow
[ ] Other
Engineers report
[X] \$81 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ 15- 0111 Date Received\*: 10/02/2015
Zoning Year built Complete application 10/02/15
Owned since / /

COMMISSION Hearing fee paid \$81 10/01/15
Meeting Date: 10/20/15/ Check # Credit Card

COMMENTS: Postponed - HDC requested the houses be listed for sale

Approve in Concept Date: Letter mailed

FINAL ACTION

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

Certificate of Appropriateness Issued

Notice of Denial with appeals information

NOTICE TO PROCEED - date

Revised Jan 2 2015

**Case # PPZ 15-0111****UPDATE- May 10, 2016****By: Michelle Tombro Tracy, Assistant Director KCLBA**

**Proposed Work: Demolish/remove both houses** to enable site work to eliminate current danger posed by collapsing retaining walls to the south of the houses located at 941 and 945 Bellevue Place and stabilize the hillside as proposed by plans prepared by Byce, attached hereto as Exhibit A.

The Land Bank has continued to offer the houses for sale. The houses are listed for sale. They have been on the MLS for more than **143 days**. They are listed for \$19, 000 and \$19,100 respectively and not a single viable offer has been received. Further they are published for sale on the Land Bank Website.

**The Commission can issue a Notice to Proceed under 399.205(6)(a) or 399.205(6)(c) of the Local Historic District Act.**

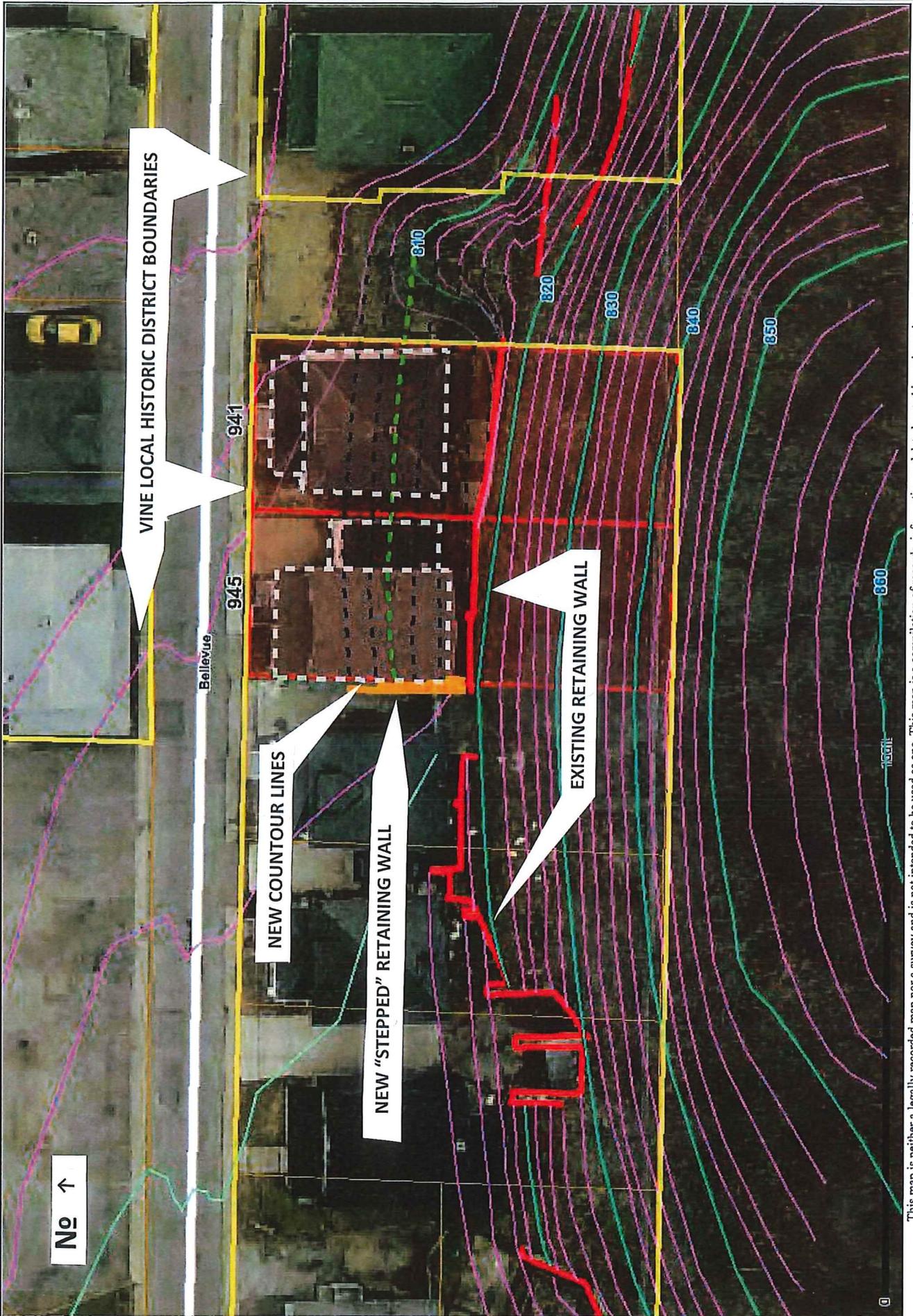
399.205 (6)(a) of the Local Historic District Act provides the Commission may issue a notice to proceed for an unsafe condition. The deterioration of the wall is a clear example of an unsafe condition for both 941 and 945 Bellevue.

In the alternative, the Commission can choose to act under 399.205(6)(c). Retaining the resource imposes an undue financial burden on the owner. This burden has not been caused by any action nor inaction of the owner, but has been caused by the natural deterioration of an inaccessible retaining wall. The properties have been continually offered for sale with no qualified buyers. There are not any feasible alternatives to eliminate the undue burden.

The Land Bank respectfully requests that the Commission acts under either 399.205 (6) (a) or 6 (c).

**Request:** Issuance of a Notice to Proceed is requested to facilitate the proposed work as illustrated in Exhibit A attached hereto and documented in the application submitted to the Commission.

941 & 945 BELLEVUE - PROPOSED SITE PLAN w/ NEW RETAINING WALL & CONTOURS



No ↑

VINE LOCAL HISTORIC DISTRICT BOUNDARIES

NEW COUNTOUR LINES

NEW "STEPPED" RETAINING WALL

EXISTING RETAINING WALL

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. Map Created: 9/24/2015

August 31, 2015

Ms. Mary Balkema  
Kalamazoo County Land Bank  
229 E. Michigan Ave., Suite 340  
Kalamazoo, Michigan 49007

Re: Retaining Wall Assessment Report  
941 and 945 Bellevue Place  
Kalamazoo, Michigan  
Project # 15100163

487 PORTAGE STREET  
KALAMAZOO, MI 49007

CORPORATE@BYCE.COM  
WWW.BYCE.COM

TEL: 269.381.6170  
FAX: 269.381.6176

Dear Ms. Balkema,

Byce & Associates, Inc. is pleased to have the opportunity to serve the Kalamazoo County Land Bank by providing the professional structural and civil engineering services to assess and report on the condition of the existing retaining wall along the south lot lines of 941 and 945 Bellevue Place in Kalamazoo, Michigan.

Our assessment includes only site observations of the wall and conditions surrounding the two houses at 941 and 945 Bellevue Place. We did not perform an assessment of the entire stretch of the wall that extends east and west of these two properties; however, we anticipate that the conditions will be similar. Our assessment does not include soil and material testing and lab analysis nor does it include review of the original construction drawings as none were available.

The intent of the project is to provide an assessment of the existing concrete retaining wall(s) south of Bellevue Place, east of Oakland Drive at the properties indicated. It is our understanding that the Kalamazoo County Treasurer currently owns the houses at 941 and 945 Bellevue Place. The existing structures flanking 941 and 945 to east and west along Bellevue Place are mostly single family, wood framed structures constructed early in the 20<sup>th</sup> century ranging from roughly 1915 to 1930. The structures are now predominantly rental houses and apartments.

We assume that the retaining wall(s) were built around the same time period as the houses. The retaining walls range in height from four feet tall at the extreme east and west ends to roughly fifteen feet tall near middle at 941 and 945 Bellevue Place. The retaining wall continues to run in an east/west direction south of other existing residential structures owned by others. It is assumed that the retaining wall which runs continuously behind the numerous structures is owned by the various respective land owners.

The concrete retaining wall along its length is in various states of deterioration. There is evidence of haphazard topical and ineffective efforts at stabilizing or at least mitigating the effects of spalling concrete. The retaining wall is supporting a steep uphill slope that is heavily wooded.

The retaining walls are constructed of a combination of concrete and masonry and are in various stages of decay. Large portions of the walls are crumbling and endangering the houses below, some of which are still occupied.

Kalamazoo County Land Bank  
August 31, 2015  
Page 2

It is our opinion that the wall is in very poor condition and poses a significant hazard to the existing houses and nearby residents. We believe that there is potential for large sections of the wall to fail at any time.

It is our recommendation that the situation be addressed by one of the following options:

1. Demolish and remove the houses, and construct a new retaining wall in front of the existing wall. Options for the new wall may include: cantilevered concrete retaining wall, geotextile stabilized retaining wall, anchored sheet pile. The overhead power lines that run along the street may need to be temporarily removed. This option would require that the house foundations be removed for construction of the new wall. We recommend a construction budget for this option of \$250,000.00.
2. Demolish and remove the houses and build new shorter "terraced" walls in front of the existing retaining wall. This option would involve the construction of a series of short walls built 8 to 15 feet apart that step the grade down over the space where the houses are currently located. Options for the wall construction would be similar to that listed in the above option. The basements of the houses may not be required to be removed with this option. The overhead power lines that run along the street may need to be temporarily removed. We recommend a construction budget for this option of \$200,000.00.
3. Temporarily relocate the houses, construct a new wall and move the houses back to the original locations after the wall is built. Options for the wall construction would be similar to that listed in the above option. The basements of the houses would be required to be filled in and abandoned. New foundations would need to be constructed for the houses. The overhead power lines that run along the street would need to be temporarily removed. We recommend a construction budget for this option of \$400,000.00.

Due to the space limitation required for the construction of any type of new retaining wall, the existing houses will have to be removed. In order to remove the houses we expect that the overhead utility lines will also have to be removed for access of demolition equipment.

For the cost budgets above, we assumed that the length of the new retaining walls would be approximately 100 feet behind the properties in question.

Because there are a number of property owners for the houses along Bellevue Place that have similar issues with the common retaining wall, it may be most cost effective to address the retaining wall in one comprehensive approach that would allow construction to happen all at the same time. Since the conditions do vary from one house to the next the options for repair or reconstruction of the retaining wall may be different for each house along Bellevue Place.

If you have any questions, feel free to contact our office.

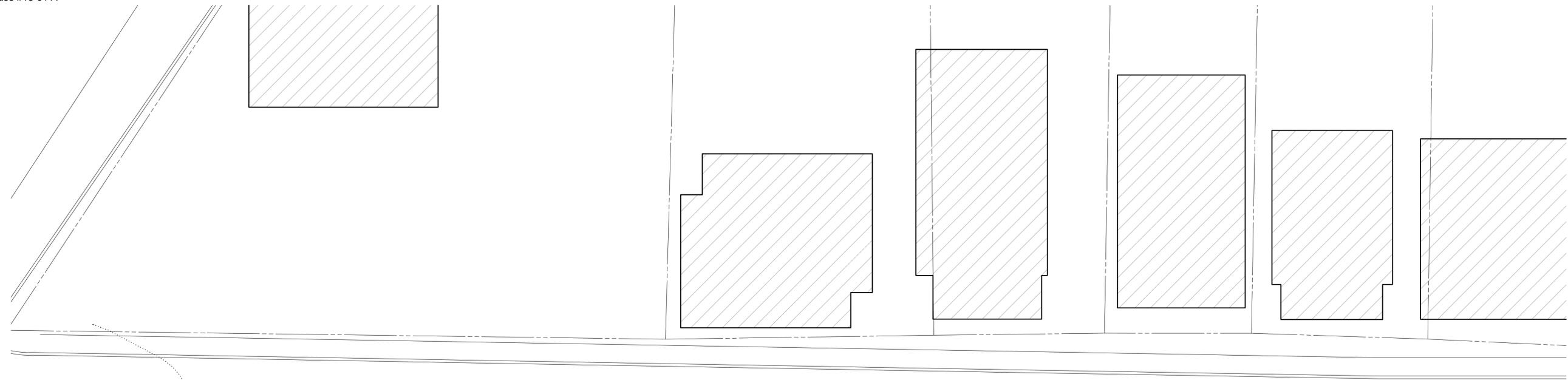
Sincerely,

BYCE & ASSOCIATES, INC.

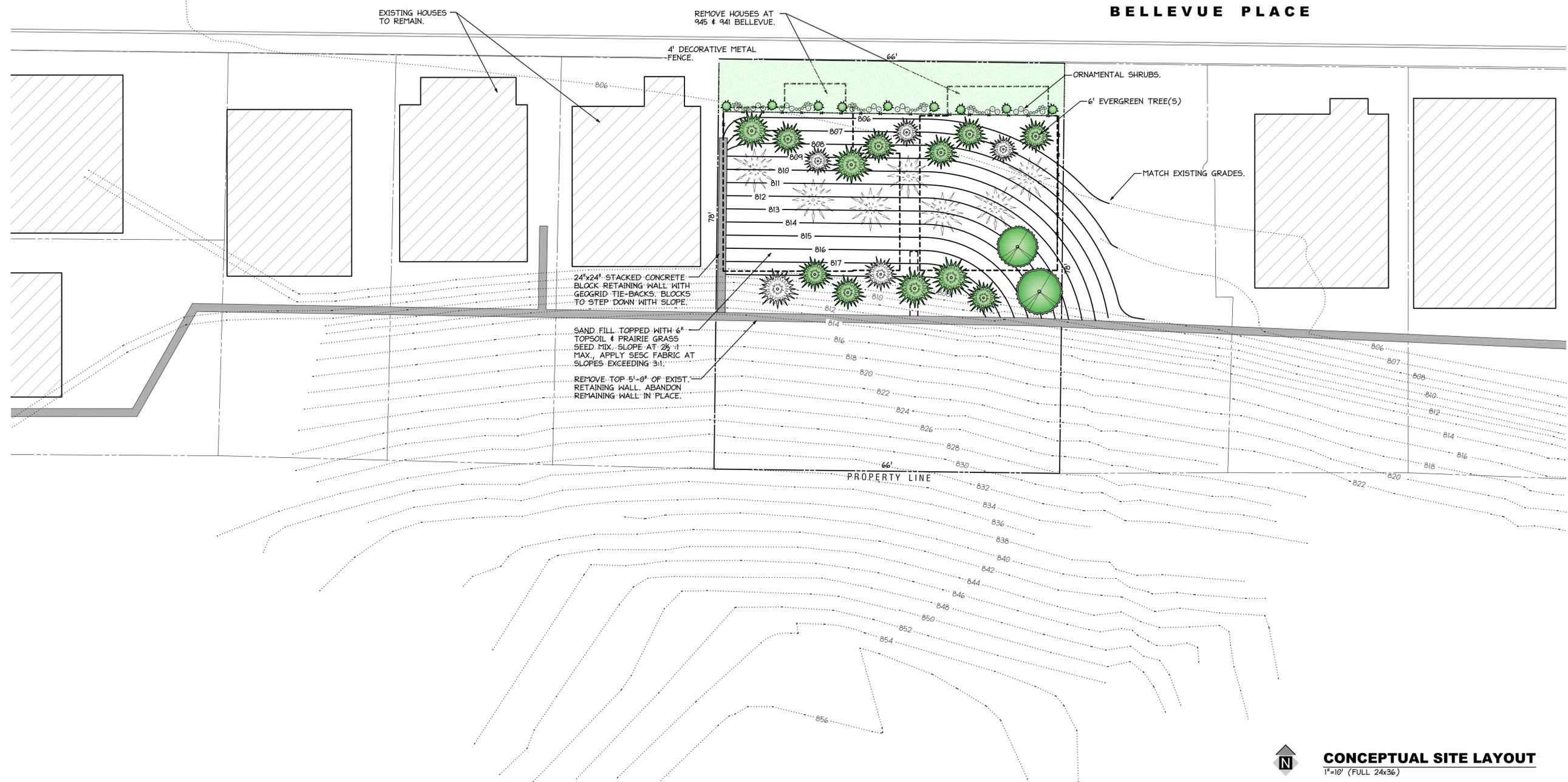
  
Michael Flynn, NCARB, AIA  
Vice President

  
Bryan Webster, PE  
Vice President





**BELLEVUE PLACE**



**PRELIMINARY  
NOT FOR CONSTRUCTION**



**CONCEPTUAL SITE LAYOUT**  
1"=10' (FULL 24x36)

**BYCE**  
ENGINEERS & ARCHITECTS  
487 PORTAGE STREET  
KALAMAZOO, MI 49007  
TEL: 269.381.6170



Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION

**APPLICATION FOR PROJECT REVIEW  
STAFF COMMENTS**

**Property address** 941 & 945 Bellevue  
**Applicant** Kalamazoo County Land Bank  
**Owner** Kalamazoo County Treasurer  
**Received** October 2, 2015

**CASE #** PPZ 15-0111  
**Year built:** 1907 to 1910  
**Owned since** March 31, 2015  
**Meeting date:** May 17, 2016

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

941 Bellevue

2007 – rail waiver, add front porch guardrails Admin

945 Bellevue

2003 – roof Admin

2007 – Grip rail Admin

2010 – rail waiver, front steps Admin

**Historic District** South Street-Vine Area

**Zoning** RM-15-C (Residential, Multi-Dwelling-Campus Area)

**Additional Permits required** – Demolition permit, Site Plan Review, Building Permit

**Rental History:** Condemned because of the retaining wall behind the houses. Previously, except for the wall, the houses were certified rentals.

**Proposed Work:**

Demolish two houses and reconfigure retaining wall

**Observations:**

- May 30, 2014 – by order of building official, both houses to remain vacant until the retaining wall is repaired
- In March 2016, part of the western section of the retaining wall broke free and tumbled into the back yard
- The properties were listed for sale for \$19,000 and \$19,100.
  - The adjacent lot at 947 Bellevue is valued at \$12,400.
  - The listing price is about the State Equalized Value of the properties.

*Applicable Criteria - Secretary of the Interior Standards for Rehabilitation*

There are no applicable standards for demolition. Demolition violates all ten standards.

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

*Applicable Criteria – Requirements to issue a **Notice to Proceed***

Work within an historic district shall be permitted through the issuance of a notice to proceed by the Historic District Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Historic District Commission to be necessary to substantially improve or correct any of the following conditions:

- (1) The resource constitutes a hazard to the safety of the public or to the occupants.  
**The vacant houses on Bellevue are difficult to keep closed to casual entry. The retaining wall continues to deteriorate.**
- (2) The resource is a deterrent to a major improvement program which will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.  
**Not applicable**
- (3) Retention of the resource would cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.  
**The retaining wall has been deteriorating for the past 20 years. The condition of the retaining wall is not the responsibility of the current owner.**
- (4) Retaining the resource is not in the interest of the majority of the community.

**COMMISSION ACTIONS (Options):**

- a. Approve the demolitions as meeting one or more of the required criteria to issue a Notice to Proceed. No demolition permit will be approved until final plans for the new retaining wall or the restoration of the hill slope have been approved by the building official.
- b. The commission could postpone with the applicants consent, to ask for more details. The applicant will need to be present for review at the next scheduled Historic District Commission meeting.
- c. The commission could deny the demolition citing the fact that none of the criteria required for issuing a Notice to Proceed have been met.

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

**City of Kalamazoo  
HISTORIC DISTRICT COMMISSION  
Minutes  
March 15, 2016 *DRAFT***

2<sup>nd</sup> Floor, City Hall  
241 W. South Street  
Kalamazoo, MI 49007

Members Present: Peter Carroll, Grant Fletcher, Jason Novotny, Bob Oudsema, Sally Reynolds,  
B.J. Shell, Max Tibbitts

Members Excused: None

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Wendee Mayes,  
Recording Secretary

Guests: None

**I. CALL TO ORDER**

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

**II. APPROVAL OF ABSENCES**

None

**III. APPROVAL OF AGENDA**

Mr. Fletcher supported by Ms. Reynolds, moved approval of the March 15, 2016 agenda. With a voice vote, the motion carried unanimously.

**IV. INTRODUCTION OF GUESTS**

None

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

None

**VI. DISCLAIMER**

Ms. Ferraro read the disclaimer into the record.

**VII. HEARINGS**

**OLD BUSINESS**

None

## NEW BUSINESS

### A. 414 Greenwich Pl (Case #PPZ16-0009)

Mr. John Schultz, architect and Mr. Paul Wargolet, project engineer, with Schultz Architecture were present to discuss the application. Mr. Schultz stated that they reduced the height of the garage to one story versus the two story design that was presented in concept at the February 16, 2016 meeting. Mr. Spaulding is looking to have both the one story and the two story design approved. The two story design has a screened porch on the second floor facing east.

Mr. Carroll questioned how they are going to reconfigure the roof on the house with the garage roof. Mr. Schultz answered that for the one story design they will take the shed roof out and incorporate the roof into the garage. For the two story garage the shed roof on the lower left side will stay and they will use the back dormer on the upper roof to the left. Ms. Ferraro added that it is really just taller to the east. Mr. Carroll also inquired as to if the same roof slope will be used for both designs. Mr. Schultz replied that the one story design is a little flatter with a roof pitch of 4/12. On the two story design the shed roof on the right side goes up to the existing eave on the back dormer and the roof pitch of 12/12 matches the house.

Mr. Novotny asked if the other details (door entries, siding, footprint) remain the same for both designs. Mr. Schultz verified that they are similar the only difference is reducing the pitch of the roof and bringing it down to a one story. Mr. Tibbitts verified that the doors will match the coloring and the trim of the front of the house. Mr. Wargolet responded that the transition from the house to the garage does not change.

**Mr. Novotny, supported by Ms. Tibbitts, moved to approve both design concepts one and two story as presented, as complying with Standards #9 and #10. Approval of final details to be delegated to the historic preservation coordinator. With a roll call vote, the motion carried unanimously.**

## VIII. APPROVAL OF MINUTES

**Mr. Fletcher, supported by Ms. Reynolds, moved approval the February 16, 2016 Historic District Commission Minutes. With a voice vote, the motion carried unanimously.**

## IX. ADMINISTRATIVE APPROVALS

Ms. Ferraro stated that there was just one administrative approval. For new homeowners who do work without approval in the Historic District, Ms. Ferraro is trying to decide if it is a better idea to send an informative letter asking for the Historic District application to be filled out or to just the violation letter for doing work without approval. An informational letter could make it a learning opportunity for the homeowner rather than a negative experience that tends to come with getting a violation letter. Mr. Tibbitts stated that he would like to at least get the paperwork generated as required.

The total administrative applications are down 18-20% over last year. And last year was down 25% from the year before. In 2015 the applications barely broke 150. Ms. Ferraro believes that part of it is that homeowners are concentrating on the inside of the houses as she is seeing permits coming in for work that does not affect the outside of the houses. Ms. Reynolds asked if there are fewer homes turning over. Ms. Ferraro does not believe so.

614 Oak Court has fixed the roof, replaced the oval window, built the back deck, reinforced the back porch and jacked it up to keep it in place and replaced the damaged siding. This is an amazing save. Another amazing save was at 318 Woodward Avenue.

Historic District Commission Minutes

March 15, 2016

Page 3 of 3

The Annual Report for 2015 will be submitted to City Commission at the end of the week. Mr. Carroll suggested that some violation reports and resolutions be added to the report because they show were a lot of Ms. Ferraro’s time is being spent. Mr. Carroll commented that over the past year the Historic District has had quite a few positive resolutions facilitated by Ms. Ferraro. This indicates the good work that Ms. Ferraro does in resolving issues that arise. Ms. Ferraro mentioned that she is currently discussing a way to delegate a violation to another member of the department for follow through after it has been initiated by Ms. Ferraro. This could free up some of her time for working on said resolutions.

Mr. Fletcher asked if Ms. Ferraro has had any interactions with the Kalamazoo County Land Bank (KCLB) in regards to 1301 Cameron Street. Ms. Ferraro responded that she has not heard anything new. The KCLB did have some money that they were hoping to use to tear it down and there was at least one person interested in using at least a part of the building, however no information has been provided since fall. Mr. Fletcher mentioned that there is action to try to save it. Ms. Ferraro stated that even if part of it could be saved that would be a win.

In regards to the Bellevue properties there is a lot of new activity.

- The landlords in the area are coming together to try to revive the area. Nelson Nave is going to be helping get site plans together to work on problems, such as parking and landscaping.
- The only properties that have not been sold are the ones the KCLB holds title to. The rest of the properties are either rehabbed and certified rentals or are in the process of being rehabbed.
- The properties owned by Circle K are being looked at with Pat O’Brien Realtors to make a decision on how they will proceed.
- On the KCLB properties, the wall is an issue. The more that Ms. Ferraro learns about the engineering involved in repairing the retaining wall the more apparent the problem becomes. Best case scenario may be to take at least one of the two houses down. Resolution may be coming this summer.

**X. OTHER BUSINESS**

No violations report this month.

Mr. Carroll reminded everyone of the commission’s commitment to take pictures of houses. The area boundaries are Park Street to Burdick Street and Wall Street to Vine Street. There is about a month before foliage will get in the way of the pictures. Ms. Ferraro will send out a reminder email as well. This is the beginning of a re-survey per a pending agreement with State Historic Preservation Office.

**XI. ADJOURNMENT**

The meeting adjourned at 5:30 p.m.

Submitted by: \_\_\_\_\_  
Recording Secretary

Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_  
Preservation Coordinator

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_  
HDC Chair

Date: \_\_\_\_\_