Agenda
Historic District Commission

City of Kalamazoo

Tuesday, January 31, 2023 5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1. Call to Order

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 12/20/2022

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 1406 S Westnedge - Addition/alteration

2. 215 E Michigan - Alteration/addition (Non-Contributing Building)

3. 602 W South - Alteration

F. COORDINATOR'S REPORT

1. Coordinator's Report

G. ADJOURNMENT

Questions and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804 or PenaL@kalamazoocity.org

DISCLAIMER

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

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

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

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

GUIDELINES FOR PUBLIC PARTICIPATION AT HDC MEETINGS

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

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

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.

KALAMAZOO HISTORIC DISTRICT COMMISSION
Agenda – Tuesday, December 20TH, 2022
5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. **Call to Order:** Mr. Berg called the meeting to order at 5:02 PM

II. **Roll Call & Approval of Absences:**

Eric Stucky- Present
Dana Underwood – Present
John Mitchell- Present
Dan Kastner- Present
Andrew Grayson- Present
Jeremy Berg- Present
Kristi Breisach- Present

III. **Approval of Agenda:** No changes to the agenda. Motion to approve the agenda made by Ms. Underwood with a second by Mr. Stucky, all commissioners approve.

IV. **Introduction of Guests:** None

V. **Public Comment on <u>non-agenda</u> items:** None

VI. **Disclaimer:** Mr. Pena read the disclaimer into record. 5:03 PM

VII. OLD BUSINESS: None

NEW BUSINESS:

A) 447 W South **5:05 PM** **Owner: Parrott Properties**
Nelson Nave & Jeff Luce
Style – Queen Anne **Built: 1878**
Zone: CCBD **Owned Since: 12/11/2020**

1) Addition of a car port with a deck above roofed over with the same slope as carriage house. Wood columns and trims

PPZ22-0033 New Application

This property has a carriage house on the rear of the property. The owners currently live upstairs in the one-bedroom apartment. They are looking to add a 3-way addition with a carport, deck and roof. The roof slope will have the same slope as the existing and the trim will be wood. The current fabric awning will be removed. Mr. Nave notes that you won't be able to see the addition from the street.

Mr. Grayson asked if the current window will be changed to a door for deck access and yes it will be Mr. Nave states he will have the door match the other current opening and finish out the brick to match everything else.

Mr. Kastner makes motion to approve the construction of the carport as complying with Secretary of the Interior Standards 9 & 10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator as well as the change of the window changed to a door to match the ones below, with a second by Mr. Grayson. No public comment. All commissioners approve.

B) 528 Village 5:15 PM Owner: Emily Petz
Style: Queen Anne Built: 1890
Zone: RM-15 Owned Since: 04/06/2017

1) Replace existing non-conforming steel door with a conforming new insulated fiberglass door

PPZ22-0032 New Application

Ms. Petz is the current homeowner and is looking to replace the current steel door with a more appropriate door. The current screen door is 36x80. The new door will be fiberglass. The new door will now be conforming to the history standards. The door will have clear glass.

Ms. Underwood makes motion to approve the replacement of the door as specified. This proposal complies with the Secretary of the interior standards #1, #2, #6 and. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator with a second by Mr. Mitchell. No public comment. All commissioners approve.

IX. Approval of Minutes: October 18, 2022; November 15, 2022

Mr. Kastner makes motion to approve the October minutes with a second by Mr. Grayson. All commissioners approve.

Ms. Underwood wants to add under new business that we didn't have a hearing on the 528 Village. Was postponed by the applicant.

Mr. Grayson makes motion to approve the November minutes as amended with a second by Mr. Stucky. All commissioners approve.

X. Administrative approvals - November 10, 2022, to December 13, 2022

a) No building permit required – 2

505 Elm	Porch Repairs
923 Osborne	Roof

XI. Other Business 5:20 PM

Board Application Review

Elizabeth Hartman- Unable to attend- traveling
Jessica Van Stratton (Frieder)- Unable to attend-traveling
James Johnson

Mr. Berg and Mr. Mitchell terms are up with the commission. Will be looking to add two more members with one of them being a licensed architect.

Mr. Johnson was able to attend and stated that he used to live on South Street and has interest in the older homes in city and does feel this commission does help with the community and wants to learn more about the city of Kalamazoo. Mr. Johnson is currently a history teacher at Loy Norrix.

Ms. Underwood feels all are quality and feels Mr. Johnson adds diversity because of his youth.

Mr. Mitchell makes motion to recommend to the mayor that Mr. James T Johnson be appointed to the commission. With a second by Mr. Stucky.

Mr. Grayson wanted to also add that the applicant Elizabeth is the only one that has gone through the process of doing work to a historic home.

Mr. Pena does note that board members must live in the city.

The current board members can either stay on till replaced or they can operate without. Each term is 6 years.

Mr. Berg is willing to come to the January meeting and will help ease into the new head chair and hold elections.

Roll call for motions, all approve except a no from Mr. Kastner.

XII. Adjournment

Motion made to adjourn meeting by Mrs. Underwood with a second by Mr. Kastner with all commissioners approve. Meeting adjourned at 5:41 pm.

_____ _____

Chairperson Date

_____ _____

Historic Preservation Coordinator Date

_____ _____

Recording secretary Date

Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Peña, Historic Preservation Coordinator

DATE: January 31, 2023

SUBJECT: 1406 S Westnedge - Addition/alteration

PROPOSED WORK:

From the description of work supplied by the applicant:
'popping the top' of the building needs to be completed, by removing all of the fire damaged 2nd story. From there, platform rebuilding the 2nd story and adding a 3rd story with trusses vs current rafter and balloon build. All exterior wood siding will be saved, including the peaks of existing roof lines on the east and west. Under the new 3rd story, "fish scale" cedar will be added and additional wood siding to match that era will be installed on the outside. We would like to install vinyl windows vs wood windows, but leave that final decision up to you all. The vinyl windows would be wrapped in a wood grain aluminum trim to keep the look of that era. We plan to use modern shingles with an aged look.

EVALUATION:

Project Details
See attachments.

Applicable Critera

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- *The property was originally used as a residence, and would continue to be used as such.*

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- *Adding a third story will substantially change the massing and shape of the building, thus altering the character of the building.*

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- *Because this building had a fire in January 2021, many historic features have been severely damaged, especially exterior features on the second story. The proposed work would repair some of the damaged like the siding and windows. The proposed work would also, however, replace some elements (like windows which were damaged severely in the fire) and introduce new elements like a new roof, new siding, and new windows in the third story addition.*

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

- *Placing an extra story on top of the building would not be compatible with the massing or scale of the existing building.*

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

- *Adding a third story to the building would not be easily removable, thus impairing the essential form and integrity of the building.*

<u>Local Historic District Standards and Guidelines</u>

<u>Additions</u>

Size of Resource

- Height should generally be lower than the primary building.
    - *The proposed addition will make the building taller overall.*
- The addition should generally be narrower than the primary structure.
    - *In this case, the addition will be the same size as the main structure.*

Relationship to Street

- The addition should be located behind the rear wall of the building or the side building line on a corner lot.
    - *The proposed addition will not be located behind the existing building, and will therefore not be subservient to the existing historic structure.*

Roof Forms

- Shall be consistent with the pitch of the roof of the primary resource as closely as possible or be appropriate to the style. For example, a front gable house could have a shed roofed or hipped addition if the roof pitch was correct.
    - *The proposed addition's roof will mimic the existing roof style.*

Proportion of Openings

- Both the size of new openings and their position and frequency on the building addition should relate to the primary structure.
    - *The openings in the proposed addition will align with those in the existing building.*

Materials

- While materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered, especially when the addition is removed from the public right of way.
    - *Some of the proposed materials align with those present in the existing building.*

Discussion
As mentioned above, the building sustained a fire in early 2021 which primarily caused damage to the second story. The proposed addition does not substantially comply with historic additions guidelines because the addition will not be subservient to the existing structure.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**

2. More information is needed. **Action: Motion to postpone until the HDC meeting on February 21, 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on February 14, 2023.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 2, 6, 9 and 10**.

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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE **PRINT** CLEARLY - See instructions on reverse side)

Property Address: 1406 S Westnedge Ave Kalamazoo, MI 49008

Historic District: ■ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Ross A. Dailey
Mailing Add: 1613 Friendly Ave
City State & Zip: Portage, MI 49002
Phone: 2697621047
Email: tilebyart.info @ gmail.com

Owner: Portage Property Management Company
Mailing Add: 1615 Friendly Ave
City, State Zip: Portage, MI 49002
Phone: 6164664535
Email: info @ tilebyart.com

Contractor Portage Property Management Company

■ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

see attached.

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

Applicant's Signature: Ross A. Dailey Date: 11/08/22
Owner's Signature: Ross A. Dailey Date: 11/08/22
(if different)

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

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

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-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 22-0034 **Date Received*:** 12/13/2022
Zoning CN-1 **Year built** 1905 (BS&A) **Complete application** Yes
Owned since 11/03/2022

COMMISSION **Hearing fee paid $85** Yes
Meeting Date 01/31/2023 Check # N/A
COMMENTS

Approve in Concept *Date* _____ Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn
ACTION DATE _____
Certificate of Appropriateness Issued _____
Notice of Denial with appeals information _____
Notice to Proceed _____ Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property where the work will be done
Applicant: Owner or the owner's contractor.
Mailing Address: Applicant's address
City, State & Zip:
Phone: Specify home or work
Email

Historic district: Stuart, South Street/Vine Area, Haymarket, West Main Hill or Rose Place
Owner: Legal owner of property
Mailing Address: Owner's address
City, State & Zip:
Phone: Specify home or work
Email

Name of the contractor if this project requires a building permit Or indicate ☐ work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"
Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear. "
Example #2: Instead of **"**New front door"
Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submittions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

*(RAD) *This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.*

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazoocity.org

Revised November 22, 2019

To: Historical Preservation Commission
From: Portage Property Management Company
Subject: 1406 S. Westnedge
Date: 12/13/22

To whom it may concern:

Thank you for your consideration on moving forward with the proposed remodeling of the water and fire damaged property of 1406 S. Westnedge before it is too late to preserve this beautiful structure!

Currently, the structure is still sound according to the structural engineer Bruce Vander Weele. He mentioned with the foundation the building has, that is still dry and sound, “we could go 5 floors if we wanted to.” The building is a 2 story with a basement, has significant fire damage on the 2nd floor and all plaster will need to be removed throughout the building with significant mold remediation.

Proposed: ‘popping the top’ of the building needs to be completed, by removing all of the fire damaged 2nd story. From there, platform rebuilding the 2nd story and adding a 3rd story with trusses vs current rafter and balloon build. All exterior wood siding will be saved, including the peaks of existing roof lines on the east and west. Under the new 3rd story, “fish scale” cedar will be added and additional wood siding to match that era will be installed on the outside. We would like to install vinyl windows vs wood windows, but leave that final decision up to you all. The vinyl windows would be wrapped in a wood grain aluminum trim to keep the look of that era. We plan to use modern shingles with an aged look.

We look forward to both preserving and beautifying the home and keep most everything intact from that era. Thank you for your consideration!

Sincerely,

Art Dailey

Vander Weele
DESIGN CONSULTANTS, P.C.

December 1, 2022

Art Dailey

Reference: Structural Review
1406 South Westnedge
Kalamazoo, Michigan

Art:

VanderWeele Design Consultants has made a site visit and reviewed the existing building structure. The structure is a 2-story wood frame building with a basement under the front portion. It appears this was a 2-story home connected to a breezeway and one car garage, which have been closed in and finished. Currently the roof is covered with a tarp, and has both water and fire damage.

The main level structure is generally in good condition with some minor blocking and reinforcing that might be required. The main level walls also appear reasonable and may need minor upgrade when walls are opened. Window, door and wall openings headers will have to be confirmed. The second-floor structure is also in reasonable condition but if the roof water is not controlled, this may add additional work.

The second-floor walls and especially the roof is poor condition, due to water and especially the fire damage. The roof should be replaced, and walls will need some upgrading.

If a 3rd floor is added, the upgrade 2nd floor walls and current main level wall should be adequate with upgrades to window and door headers.

The basement walls appear is good conditions and should be good for the existing structure or if the 3rd level is added.

If you have any question with regard to this information, feel free to contact this writer.

Sincerely,

Bruce A. VanderWeele, P.E.

STATE OF MICHIGAN
BRUCE A. VANDER WEELE
ENGINEER
No. 27251
LICENSED PROFESSIONAL ENGINEER

11300 / 11301 Dailey 1406 S Westnedge

6330 Torrington Road • Kalamazoo, MI 49009-9118 • (269) 372-7227 • Fax (269) 372-3964

Vander Weele
DESIGN CONSULTANTS, P.C.
6330 Torrington Rd
Kalamazoo, MI 49009-9118

Invoice

Date	12/1/2022

Bill To
Art Dailey

Invoice #
11301

P.O. No.	

Description	Qty	Rate	Amount
Review of existing structure 1406 S Westnedge, Kalamazoo	1	350.00	350.00

Amount Due	$350.00

Payment is due 15 days net. 1-1/2% per month interest is charged on unpaid balance.

Please include your invoice # and lower portion of this bill with your payment. Thank you!

Art Dailey

Balance Due	$350.00
Invoice #	11301
Amount Enclosed	

VanderWeele Design Consultants
6330 Torrington Rd
KALAMAZOO MI 49009-9118

6330 Torrington Road • Kalamazoo, MI 49009-9118 • (269) 372-7227 • Fax (269) 372-3964

PROJECT ESTIMATE APARTMENT

CONTACT: DAILEY, ROSS SALESPERSON: HENDERSON, RICHARD
CUST #: 193462406 SALES #: 1654082

PROJECT NUMBER: 757233703 DATE ESTIMATED: 12/13/22

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
92	432480	2-4-10 TOP CHOICE KD FIR	WF204TOPCHC1	481.16
48	432483	2-4-16 TOP CHOICE KD FIR	WF204TOPCHC1	430.08
8	77891	2-10-8 TOP CHOICE #2 SYP PRIME	77891	83.84
4	76250	2-8-8 TOP CHOICE #2 SYP PRIME	37022	30.60
18	12218	23/32 CAT T-G OSB SUBFLOOR	POS222072408	458.10
40	12212	7/16 CAT OSB SHEATHING	POS222044408	480.00
50	12213	1/2 CAT OSB SHEATHING	660663	665.00
2	779889	FELTBUSTER 1000-SQ FT	0973	197.96
2	654888	WEATHERWATCH 1.5SQ LEAK BARRIE	0912000	159.96
8	3429649	AM 4-1/2-INX10-FT DRP EDG ALM	5505400120	42.24
6	432490	2-6-16 TOP CHOICE KD FIR	WF206TOPCHC1	83.76
2	432485	2-6-10 TOP CHOICE KD FIR	WF206TOPCHC1	17.96
48	1439798	TIMBERLINE HDZ WTHRD WD (-6951	0487900	1919.04
2	103366	1 7/8IN X 165FT HOUSEWRAP TAPE	18755	29.36
1	168290	9FT X 150FT LOWES HOUSEWRAP	59150	118.00
1	14585	3-FT X 100-FT TYVEK HOMEWRAP	D13403277	74.98
3	2694477	PS 36-IN WHITE VANITY (-572648	R39 VBCU2418	717.00
7	337172	CT 1/2 X 4 X 8 MMR GB	312514	98.56
52	210351	CT 1/2 X 4 X 8 LITE GB	314547	436.80
32	11737	5/8-4-8 TYPE X DRYWALL	50002104	447.36
2	11752	NG 500FT PROFORM JOINT TAPE	382199010	10.76
1	112342	25LB CRSE DRW SCR PH HD 1-5/8	S25BCDW158	49.98
1	688875	MET 1 1/2IN SM COIL ROOF NL 7.	12112HPT	80.98
2	116670	MET 3 1/4X.131 21D S B FR NAIL	20111SHPT	79.96
1	116513	MET 2 3/8X.113 21D R B FR NAIL	20103SHPT	29.98
1	1166111	MET ROOFING NAILER	NV45AB2M	269.00
8	473852	ALUM FASCIA CAP 6-IN WHITE	77103	192.00
10	473862	ALUM SOFFIT VENTED 12-IN WHITE	77102	304.80
8	474413	ALUMINUM 1-IN F CHANNEL WHITE	77014	167.84
1	387187	1LB TRIM NAIL ALUM 1-1/4 IN WH	114ATRMW1	7.98
3	178348	ARCADIA 96-IN TOE KICK #414583	G10 TOEKICK8	89.94
6	795985	ARCADIA 30-IN X 35-IN BASE CAB	B30B	1434.00
3	795989	ARCADIA 36-IN X 35-IN SINK BAS	SB36	687.00
6	796009	ARCADIA 36-IN X 30-IN WALL CAB	W3630	1314.00
3	69305	OURO ROMANO 8-FT 9277-46 BAR	927746B8	447.00
16	88943	2X12X24	2X12X24	2590.72
14	88943	11 7/8 X22'I JOIST	11 7/8 X22'I JOIST	2078.02
4	88943	11 7/8 X16' RIM BOARD	11 7/8 RIM	327.68
1	88943	11 7/8 X 16' LVL	11 7/8 X 16' LVL	211.84
1	88917	TRUSS PKG	TRUSS PKG	2700.00

TOTAL FOR ITEMS	20045.24
FREIGHT CHARGES	0.00
DELIVERY CHARGES	0.00
TAX AMOUNT	1202.71
TOTAL ESTIMATE	21247.95

CONTACT: DAILEY, ROSS
CUST #: 193462406

SALESPERSON: HENDERSON, RICHARD
SALES #: 1654082

PROJECT NUMBER: 757233703

DATE ESTIMATED: 12/13/22

This Quote is valid until 12/16/22.

MANAGER SIGNATURE DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

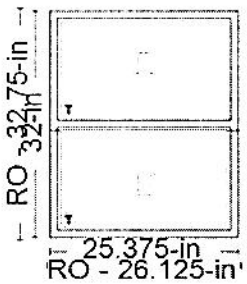
LOWES IS A SUPPLIER OF MATERIALS ONLY. LOWES DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWES DOES NOT ASSUME ANY RESPONSIBILITY FOR DESIGN, ENGINEERING, OR CONSTRUCTION; FOR THE SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

Lowe's Custom Order Quote

Quote # 761084348
Quote Name: apartment
Date Printed: 12/13/2022

wood

Customer:	ROSS DAILEY	**Store:**	(1110) LOWE'S OF PORTAGE, MI	**Item Total:**	16
Email:		**Associate:**	RICHARD (RICH) HENDERSON (1654082)	**PreSavings Total:**	$12,930.92
Address:	1613 FRIENDLY AVE	**Address:**	5108 SOUTH WESTNEDGE AVENUE	**Freight Total:**	$0.00
	PORTAGE, MI 49002		PORTAGE, MI 49002-0403	**Labor Total:**	$0.00
Phone:	(616) 466-4535	**Phone:**	(269) 276-0215	**Pre-Tax Total:**	$12,930.92



JELD-WEN 25.375-in x 32-in Wood W-5500
Double Hung
Room Location: stairs

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	JELD-WEN 25.375-in x 32-in Wood W-5500 Double Hung	90 days	$737.01	$737.01	4		$2,948.04

Begin Line 100 Description

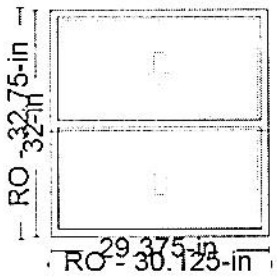
---- Line 100-1 ----

JELD-WEN Wood W-5500 Double Hung
Assembly = Full Unit
Energy Efficiency = Energy Star North
Exterior Trim Type = Brickmould
Exterior Trim Options = No
Regional Compliance = US National-WDMA/ASTM
Impact Unit? = Not Impact
Upper Sash Options = Standard Double Hung
Vent Division = Even Divide
Order By = Rough Opening Size
Rough Opening Width = 26 1/8-in
Rough Opening Height = 32 3/4-in
Exterior Trim Width = 28
Exterior Trim Height = 34.1875

Species = Auralast Pine
Interior Finish Type = Natural
Finish - Interior = Natural
Finish - Exterior = Natural Pine
Sash to Match Exterior Finish = Yes
Finish - Sash (Exterior) = Natural Pine
Ext Trim to Match Ext Finish = Yes
STC / OITC Rating = Standard
Glazing = Insulated
Low-E Options = SunStable with HeatSave
Glass Color = SunStable with HeatSave
Glass Type = Tempered
Neat Glass = No
Glass Thickness = Standard Default Thickness
CA Urban Fire Code Label = Yes
Protective Film = Protective Film
Spacer Color = Silver Spacer
Glass Options = Argon
Glazing Stop Style = Traditional
Type of Grille = None
Grid Type = No Grids
Sash Limiter = No Sash Limiter
Rating = PG 35
Sill Nosing = Standard Sill Nosing
Sill Horns = No Sill Horn
Prep for Stool = No
Drip Cap = Metal Drip Cap
Drip Cap Finish = Brilliant White
Hardware Finish - Interior = Chestnut Bronze
Number of Locks = 1
Storm Screen/Combo = No Combo
Screen Options = BetterVue Mesh
Screen Finish = Brilliant White
Screen Style = Full Screen
Jamb Width = 4 9/16
Certification = None
Bottom Rail Option = Standard
Radius Top Rail = None
Jambliner = White Jambliner
Concealed Jambliner = Yes

Is This a Remake = No
Clear Opening Dimensions = 21 5/8 -in w
12 7/16 -in h
1.87sf
U-Factor = 0.25
Energy Star Qualified = Northern; North-Central
Solar Heat Gain Coefficient = 0.26
Visible Light Transmittance = 0.5
Condensation Resistance = 48
CPD# = JEL-N-885-01905-00001
SOS = 937072
SOS Description = WTS JW W5500 Window
Delivery Method = In-Store Pick-Up
Production Time (Does not include transit time) = 90
Unit of Measure = EA
Manufacturer = JELD-WEN
Rantoul(IL)
Catalog Version Date = 10/04/2022
Catalog Version = 22.2.22.8

End Line 100 Description



JELD-WEN 29.375-in x 32-in Wood W-5500
Double Hung
Room Location: stairs

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	JELD-WEN 29.375-in x 32-in Wood W-5500 Double Hung	90 days	$695.96	$695.96	4		$2,783.84

Begin Line 200 Description

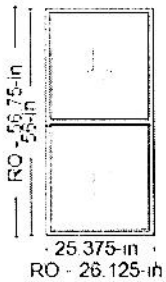
---- Line 200-1 ----

JELD-WEN Wood W-5500 Double Hung
Assembly = Full Unit
Energy Efficiency = Energy Star North
Exterior Trim Type = Brickmould
Exterior Trim Options = No
Regional Compliance = US National-WDMA/ASTM
Impact Unit? = Not Impact
Upper Sash Options = Standard Double Hung
Vent Division = Even Divide
Order By = Rough Opening Size
Rough Opening Width = 30 1/8-in
Rough Opening Height = 32 3/4-in
Exterior Trim Width = 32
Exterior Trim Height = 34.1875

Species = Auralast Pine
Interior Finish Type = Natural
Finish - Interior = Natural
Finish - Exterior = Natural Pine
Sash to Match Exterior Finish = Yes
Finish - Sash (Exterior) = Natural Pine
Ext Trim to Match Ext Finish = Yes
STC / OITC Rating = Standard
Glazing = Insulated
Low-E Options = SunStable with HeatSave
Glass Color = SunStable with HeatSave
Glass Type = Annealed
Neat Glass = No
Glass Thickness = Standard Default Thickness
Protective Film = Protective Film
Spacer Color = Silver Spacer
Glass Options = Argon
Glazing Stop Style = Traditional
Type of Grille = None
Grid Type = No Grids
Sash Limiter = No Sash Limiter
Rating = PG 35
Sill Nosing = Standard Sill Nosing
Sill Horns = No Sill Horn
Prep for Stool = No
Drip Cap = Metal Drip Cap
Drip Cap Finish = Brilliant White
Hardware Finish - Interior = Chestnut Bronze
Number of Locks = 1
Storm Screen/Combo = No Combo
Screen Options = BetterVue Mesh
Screen Finish = Brilliant White
Screen Style = Full Screen
Jamb Width = 4 9/16
Certification = None
Bottom Rail Option = Standard
Radius Top Rail = None
Jambliner = White Jambliner
Concealed Jambliner = Yes

Is This a Remake = No
Clear Opening Dimensions = 25 5/8 -in w
12 7/16 -in h
2.22sf
U-Factor = 0.25
Energy Star Qualified = Northern; North-Central
Solar Heat Gain Coefficient = 0.27
Visible Light Transmittance = 0.5
Condensation Resistance = 48
CPD# = JEL-N-885-01790-00001
SOS = 937072
SOS Description = WTS JW W5500 Window
Delivery Method = In-Store Pick-Up
Production Time (Does not include transit time) = 90
Unit of Measure = EA
Manufacturer = JELD-WEN
Rantoul(IL)
Catalog Version Date = 10/04/2022
Catalog Version = 22.2.22.8

End Line 200 Description



JELD-WEN 25.375-in x 56-in Wood W-5500
Double Hung
Room Location: stairs

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-1	JELD-WEN 25.375-in x 56-in Wood W-5500 Double Hung	90 days	$899.88	$899.88	8		$7,199.04

Begin Line 300 Description

---- Line 300-1 ----

JELD-WEN Wood W-5500 Double Hung
Assembly = Full Unit
Energy Efficiency = Energy Star North
Exterior Trim Type = Brickmould
Exterior Trim Options = No
Regional Compliance = US National-WDMA/ASTM
Impact Unit? = Not Impact
Upper Sash Options = Standard Double Hung
Vent Division = Even Divide
Order By = Rough Opening Size
Rough Opening Width = 26 1/8-in
Rough Opening Height = 56 3/4-in
Exterior Trim Width = 28
Exterior Trim Height = 58.1875

Species = Auralast Pine
Interior Finish Type = Natural
Finish - Interior = Natural
Finish - Exterior = Natural Pine
Sash to Match Exterior Finish = Yes
Finish - Sash (Exterior) = Natural Pine
Ext Trim to Match Ext Finish = Yes
STC / OITC Rating = Standard
Glazing = Insulated
Low-E Options = SunStable with HeatSave
Glass Color = SunStable with HeatSave
Glass Type = Annealed
Neat Glass = No
Glass Thickness = Standard Default Thickness
Protective Film = Protective Film
Spacer Color = Silver Spacer
Glass Options = Argon
Glazing Stop Style = Traditional
Type of Grille = None
Grid Type = No Grids
Sash Limiter = No Sash Limiter
Rating = PG 35
Sill Nosing = Standard Sill Nosing
Sill Horns = No Sill Horn
Prep for Stool = No
Drip Cap = Metal Drip Cap
Drip Cap Finish = Brilliant White
Hardware Finish - Interior = Chestnut Bronze
Number of Locks = 1
Storm Screen/Combo = No Combo
Screen Options = BetterVue Mesh
Screen Finish = Brilliant White
Screen Style = Full Screen
Jamb Width = 4 9/16
Certification = None
Bottom Rail Option = Standard
Radius Top Rail = None
Jambliner = White Jambliner
Concealed Jambliner = Yes

Is This a Remake = No
Clear Opening Dimensions = 21 5/8 -in w
24 7/16 -in h
3.67sf
U-Factor = 0.25
Energy Star Qualified = Northern; North-Central
Solar Heat Gain Coefficient = 0.27
Visible Light Transmittance = 0.5
Condensation Resistance = 48
CPD# = JEL-N-885-01790-00001
SOS = 937072
SOS Description = WTS JW W5500 Window
Delivery Method = In-Store Pick-Up
Production Time (Does not include transit time) = 90
Unit of Measure = EA
Manufacturer = JELD-WEN Rantoul(IL)
Catalog Version Date = 10/04/2022
Catalog Version = 22.2.22.8

End Line 300 Description

Accepted by: _____ **Date:** 12/13/2022

Pre-Tax Total	**$12,930.92**

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

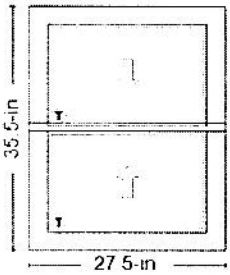
****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

Lowe's Custom Order Quote

Quote # 761085939
Quote Name: vinyl apartment
Date Printed: 12/13/2022

Vinyl

Customer:	ROSS DAILEY	**Store:**	(1110) LOWE'S OF PORTAGE, MI	**Item Total:**	16
Email:		**Associate:**	RICHARD (RICH) HENDERSON (1654082)	**PreSavings Total:**	$12,451.72
Address:	1613 FRIENDLY AVE	**Address:**	5108 SOUTH WESTNEDGE AVENUE	**Freight Total:**	$0.00
	PORTAGE, MI 49002		PORTAGE, MI 49002-0403	**Labor Total:**	$0.00
Phone:	(616) 466-4535	**Phone:**	(269) 276-0215	**Pre-Tax Total:**	$12,451.72



Pella 250 Series | Double Hung | 27.5 X 35.5 | White
Room Location: stair

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	Pella 250 Series | Double Hung | 27.5 X 35.5 | White	44 days	$886.90	$886.90	4		$3,547.60

Begin Line 100 Description

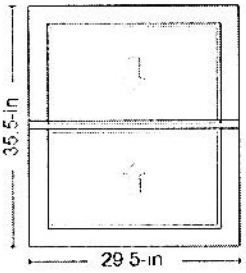
---- Line 100-1 ----

1: Unit: 28 | | Frame: 27 1/2-in || RO: 28-inUnit: 36 || Frame: 35 1/2-in || RO: 36-in Double Hung
Equal. Frame Size: 27 1/2 X 35 1/2. Pella 250 Series Series. Northern

Standard
Vinyl
Nail Fin
No Foam Insulated
3 1/4"
1 1/8"
2 1/8". White. White. Glass: Insulated Triple Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock
White
Standard Vent Stop
No Limited Opening Hardware. Full Screen InView™. Combination U-Factor 0.23
U-Factor 0.23
Combination SHGC 0.24
SHGC 0.24
VLT 0.41
CPD PEL-N-211-00061-00001
Satisfied Energy Star Zones Northern,North Central,South Central,Southern
Performance Class R
PG 35
Calculated Positive DP Rating 35
Calculated Negative DP Rating 35
Year Rated 08-11
Clear Opening Width 22.454
Clear Opening Height 12.339
Clear Opening Area 1.924027
Egress Does not meet typical United States egress
but may comply with local code requirements.

Remake: No
In-Store Pick-up
EA
10/28/2022
False
True
877-473-5527
. 44 Days. 943056
WTS Pella 250 Window LLT. 103848.
Grille: No Grille
Wrapping Information: Factory Applied
Pella Recommended Clearance
Perimeter Length = 126".

End Line 100 Description



Pella 250 Series | Double Hung | 29.5 X 35.5 | White
Room Location: bath

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	Pella 250 Series | Double Hung | 29.5 X 35.5 | White	44 days	$742.01	$742.01	4		$2,968.04

Begin Line 200 Description

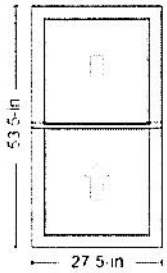
---- Line 200-1 ----

1: Unit: 30 || Frame: 29 1/2-in || RO: 30-inUnit: 36 || Frame: 35 1/2-in || RO: 36-in Double Hung
Equal. Frame Size: 29 1/2 X 35 1/2. Pella 250 Series Series. Northern

Standard
Vinyl
Nail Fin
No Foam Insulated
3 1/4"
1 1/8"
2 1/8". White. White. Glass: Insulated Triple Low-E Advanced Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock
White
Standard Vent Stop
No Limited Opening Hardware. Full Screen InView™. Combination U-Factor 0.23
U-Factor 0.23
Combination SHGC 0.24
SHGC 0.24
VLT 0.41
CPD PEL-N-211-00061-00001
Satisfied Energy Star Zones Northern,North Central,South Central,Southern
Performance Class R
PG 35
Calculated Positive DP Rating 35
Calculated Negative DP Rating 35
Year Rated 08-11
Clear Opening Width 24.454
Clear Opening Height 12.339
Clear Opening Area 2.095402
Egress Does not meet typical United States egress
but may comply with local code requirements.

Remake: No
In-Store Pick-up
EA
10/28/2022
False
True
877-473-5527
. 44 Days. 943056
WTS Pella 250 Window LLT. 103848.
Grille: No Grille
Wrapping Information: Factory Applied
Pella Recommended Clearance
Perimeter Length = 130".

End Line 200 Description



Pella 250 Series | Double Hung | 27.5 X 53.5 | White
Room Location: front/ sides

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-1	Pella 250 Series | Double Hung | 27.5 X 53.5 | White	44 days	$742.01	$742.01	8		$5,936.08

Begin Line 300 Description

---- Line 300-1 ----

1: Unit: 28 || Frame: 27 1/2-in || RO: 28-inUnit: 54 || Frame: 53 1/2-in || RO: 54-in Double Hung Equal. Frame Size: 27 1/2 X 53 1/2. Pella 250 Series Series. Northern	Standard Vinyl Nail Fin No Foam Insulated 3 1/4" 1 1/8" 2 1/8". White. White. Glass: Insulated Triple Low-E Advanced Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock White Standard Vent Stop No Limited Opening Hardware. Full Screen InView™. Combination U-Factor 0.23 U-Factor 0.23 Combination SHGC 0.24 SHGC 0.24 VLT 0.41 CPD PEL-N-211-00061-00001 Satisfied Energy Star Zones Northern,North Central,South Central,Southern Performance Class R PG 35 Calculated Positive DP Rating 35 Calculated Negative DP Rating 35 Year Rated 08-11 Clear Opening Width 22.454 Clear Opening Height 21.339 Clear Opening Area 3.327402 Egress Does not meet typical United States egress but may comply with local code requirements.	Remake: No In-Store Pick-up EA 10/28/2022 False True 877-473-5527 . 44 Days. 943056 WTS Pella 250 Window LLT. 103848. Grille: No Grille Wrapping Information: Factory Applied Pella Recommended Clearance Perimeter Length = 162".

End Line 300 Description

Accepted by: _____ **Date:** 12/13/2022

Pre-Tax Total	**$12,451.72**

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

Conceptual Design

Existing

Conceptual Design Study for:

Portage Property Management Co.

1406 S. Westnedge Ave
Kalamzoo, MI 49008

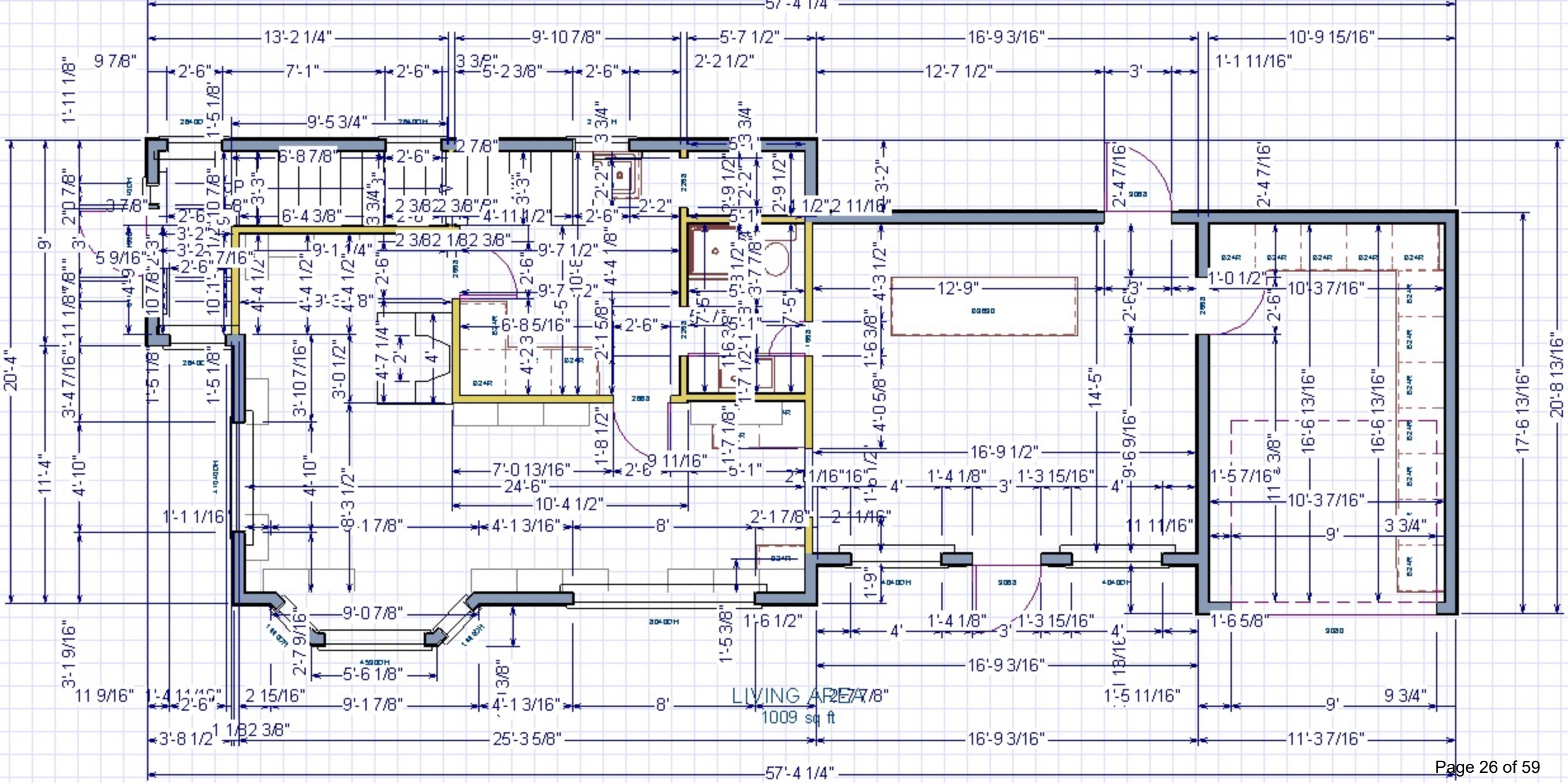
revisions

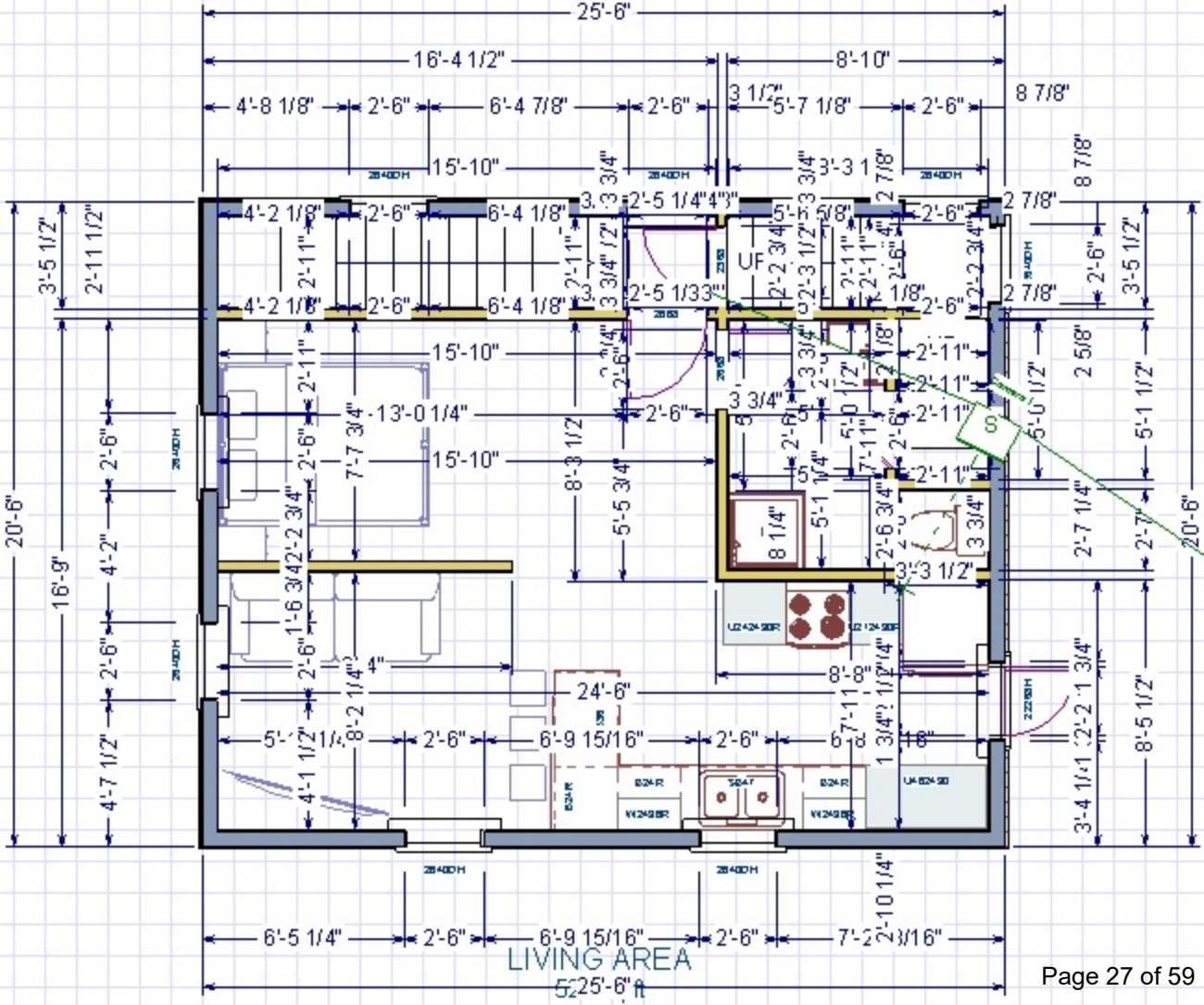
sheet name EXTERIOR VIEWS

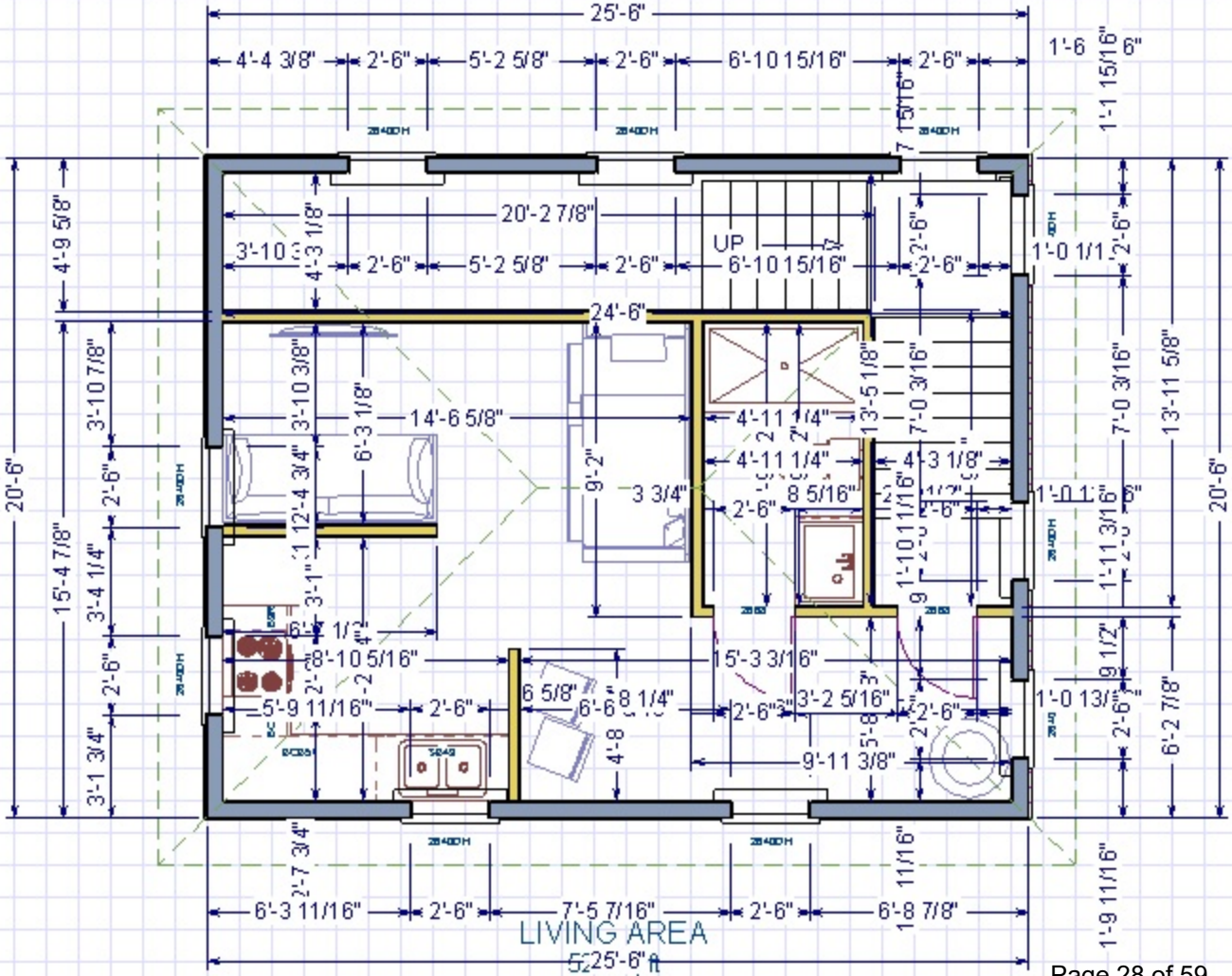
project number 22-170

issue date 12.5.2022
FOR REVIEW

sheet number SK.1


LIVING AREA
1009 sq ft
57'-4 1/4"
25'-3 5/8"
16'-9 3/16"
11'-3 7/16"
20'-4"
20'-8 13/16"
17'-6 13/16"


25'-6"
16'-4 1/2"
8'-10"
4'-8 1/8"
2'-6"
6'-4 7/8"
2'-6"
3 1/2"
5'-7 1/8"
2'-6"
8 7/8"
15'-10"
3'-3 1/8"
4'-2 1/8"
2'-6"
6'-4 1/8"
2'-5 1/4"
2'-6"
2 7/8"
UP
2'-5 1/33"
2'-6"
2 7/8"
15'-10"
13'-0 1/4"
2'-6"
15'-10"
3 3/4"
8 1/4"
3'-3 1/2"
8'-8"
24'-6"
6'-9 15/16"
2'-6"
6'-5 1/4"
2'-6"
6'-9 15/16"
2'-6"
7'-2 3/16"
20'-6"
16'-9"
LIVING AREA
525'-6" ft


25'-6"
4'-4 3/8"
2'-6"
5'-2 5/8"
2'-6"
6'-10 15/16"
2'-6"
1'-6
1'-1 15/16"
20'-2 7/8"
UP
6'-10 15/16"
24'-6"
14'-6 5/8"
4'-11 1/4"
4'-11 1/4"
8 5/16"
3 3/4"
9'-2"
15'-3 3/16"
9'-11 3/8"
5'-9 11/16"
6'-3 11/16"
7'-5 7/16"
6'-8 7/8"
20'-6"
15'-4 7/8"
13'-11 5/8"
LIVING AREA
525'-6" ft

(1) **1406 S Westnedge– (above) East Face**
(3) 1406 S Westnedge NE corner

(2) 1406 S Westnedge SE corner
(4) 1406 S Westnedge NW corner

Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: January 31, 2023

SUBJECT: 215 E Michigan - Alteration/addition (Non-Contributing Building)

PROPOSED WORK:

From the description of work supplied by the applicant:
Construction of a two-story elevator tower on the north side, replacing the garage door on the north side with a new glass garage door, converting garage door on the south side to an entrance, and addition of signage on the south side, addition of five windows northeast side of the building.

EVALUATION:

Project Details
See attachments

Applicable Critera

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- *The building was originally used as a bank. Changing the building to a restaurant will changes to the exterior defining features. The largest change would be the removal of the garage door on the facade of the building. The rear garage door will be retained but altered. It should be noted that this building has already been substantially altered from its original appearance.*

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

- *The addition of the the elevator tower in the rear of the building will not destroy materials that characterize the property (the rear of the building is largely unadorned). The materials are compatible with the existing building, while the window arrangement signifies that the elevator tower is not original to the building. The elevator tower is also smaller in size and scale than the original building. Additionally, the addition of five windows on the northeast side of the building will not destroy any character-defining features of the building. The garage door on the southeast face of the building is a character defining feature, but the door could ultimately be replaced.*

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

- *None of the proposed changes would alter the essential form and integrity of the building if reversed in the future.*

Local Historic District Standards and Guidelines

<u>Additions</u>
Size of Resource

- Height should generally be lower than the primary building.
    - *The height of the tower will be lower than that of the primary structure.*
- The addition should generally be narrower than the primary structure.
    - *The elevator tower is narrower than the primary building.*

Relationship to Street

- The addition should be located behind the rear wall of the building or the side building line on a corner lot.
    - *The elevator tower is located behind the rear wall of the primary building.*

Roof Forms

- Shall be consistent with the pitch of the roof of the primary resource as closely as possible or be appropriate to the style.
    - *The roof of the elevator tower will be flat, as is the roof of the primary building*

Proportion of Openings

- Both the size of new openings and their position and frequency on the building addition should relate to the primary structure.

- *The proposed windows on the addition align with the existing windows on the rear of the structure.*

Materials

- While materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered, especially when the addition is removed from the public right of way.
  - *The materials proposed for the tower in the rear of the building is brick, which will align with the existing structure. The windows and doors proposed on the front and rear of the building are aluminum, which also aligns with the existing aluminum and wood windows on the structure. The Pella Impervia windows on the northeast elevation of the building are made of fiberglass, but would visually appear similar to the aluminum materials on the building.*
  - *The proposed sign material is unknown.*

Signs and Awnings

- Signs shall be restricted to those, which identify the name of the establishment and/or the primary business or service provided within. Advertising related to businesses or services not provided on the premises shall be prohibited unless, at the discretion of the Historic District Commission, such advertising is historically appropriate.
  - *The proposed sign does identify the future establishment provided within the building.*
- Signs shall not be placed so as to conceal or disfigure any architectural feature of a building. The style and size of all signs shall be visually compatible with the buildings on which they are attached.
  - *The proposed signs will not conceal any architectural features like windows or decorative brick patterns*
- Metal signs, wood signs, glass signs, and signs painted on masonry are permitted.
  - *The material of the signs is unknown.*

Discussion

This property is a non-contributing resource in the Haymarket Local Historic District. The majority of the proposed alterations and additions are confined to the rear or side of the building (including the elevator tower, the new garage door and the addition of five windows).The largest change on the front of the building will be the changing the garage door on the southeast facade to an entrance. All of the proposed changes would be reversible.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the**

application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on February 21, 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on February 14, 2023.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1,9 and 10**.

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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE **PRINT** CLEARLY - See instructions on reverse side)

Property Address: 215 East Michigan Avenue

Historic District: ☐ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☒ Haymarket

Applicant: 215 EM Parters, LLC
Mailing Add: PO Box 51716
City State & Zip: Kalamazoo, MI 49007
Phone: 269-329-1808
Email: fbrown @treystar.com

Owner: (Same as Applicant)
Mailing Add: _____
City, State Zip: _____
Phone: _____
Email: _____ @ _____

Contractor CSM Group

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

The 215 E. Michigan building rehabilitation project includes the build-out

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

Applicant's Signature: _____ Date: 12/14/22
Owner's Signature: _____ Date: 12/14/22
(if different)

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

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0001 **Date Received*:** 12/22/2022
Zoning CCBD **Year built** 1886 (BS&A) **Complete application** Yes
Owned since 04/18/2022

COMMISSION **Hearing fee paid $85** Yes
Meeting Date 01/31/2023 Check # N/A
COMMENTS _____

Approve in Concept *Date* _____ Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn
ACTION DATE _____
Certificate of Appropriateness Issued _____
Notice of Denial with appeals information _____
Notice to Proceed _____ Comments _____

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property where the work will be done
Applicant: Owner or the owner's contractor.
Mailing Address: Applicant's address
City, State & Zip:
Phone: Specify home or work
Email

Historic district: Stuart, South Street/Vine Area, Haymarket, West Main Hill or Rose Place
Owner: Legal owner of property
Mailing Address: Owner's address
City, State & Zip:
Phone: Specify home or work
Email

Name of the contractor if this project requires a building permit Or indicate ☐ work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"
Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear. "
Example #2: Instead of "New front door"
Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submittions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

*(X) *This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.*

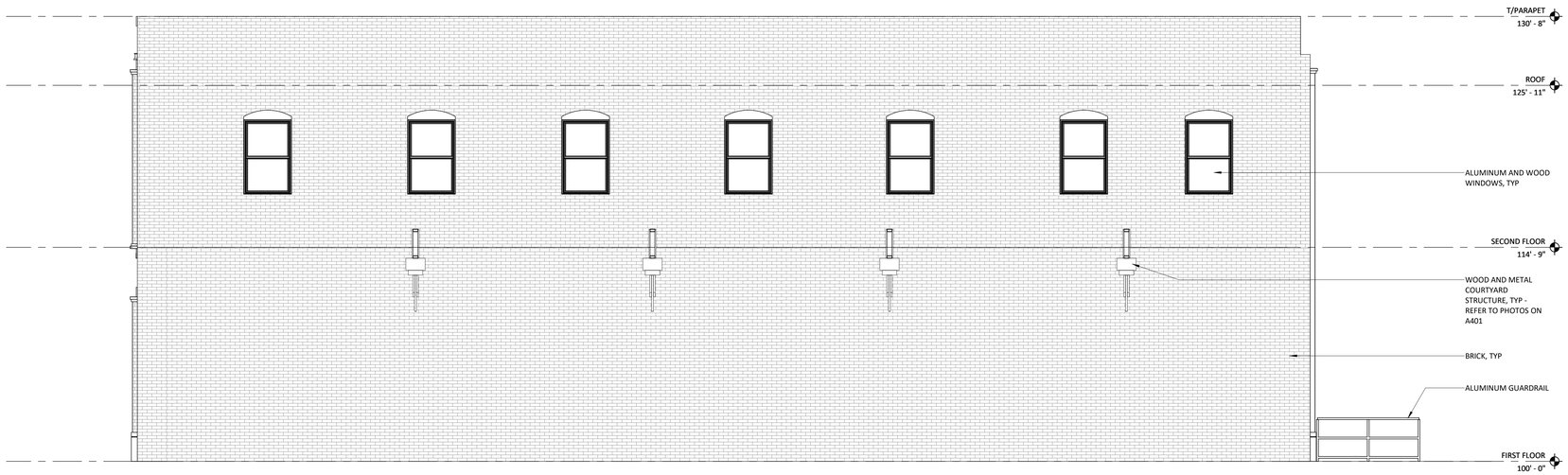
PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

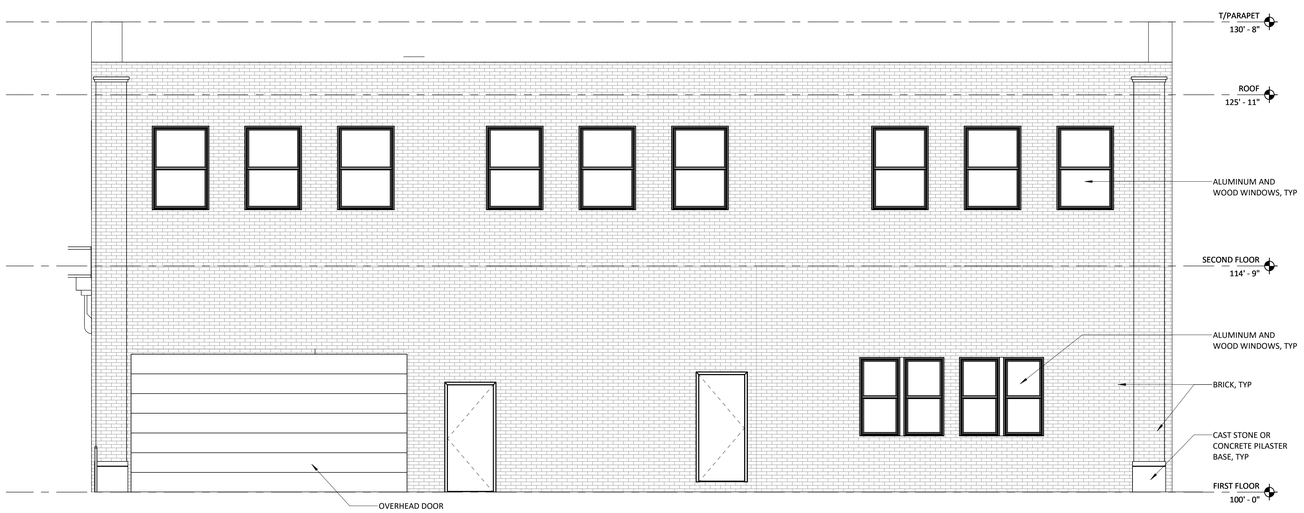
If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazoocity.org

Revised November 22, 2019

1 EXISTING - SE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING - NE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING - NW EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

215 EM PARTNERS, LLC

215 E. MICHIGAN AVE.
KALAMAZOO, MI 49007

PROJ. NO.: 2022-11-033

12/15/2022	ISSUED FOR HISTORICAL DISTRICT COMMISSION

ECKERT WORDELL
ARCHITECTURE · ENGINEERING · INTERIOR DESIGN

161 East Michigan Ave, Suite 200
Kalamazoo, MI 49007-3907

PHONE: 269.388.7313
FAX: 269.388.7330
WEB: www.eckert-wordell.com
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EXISTING EXT ELEVATIONS

A400

1 EXISTING MICHIGAN AVE. STOREFRONT
SCALE: NO SCALE

2 EXISTING SIDE AND REAR ELEVATIONS
SCALE: NO SCALE

215 EM PARTNERS, LLC

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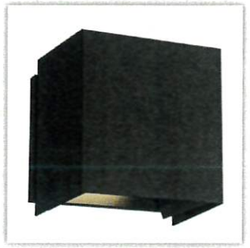
EXISTING EXT PHOTOS AND 3D IMAGES

A401



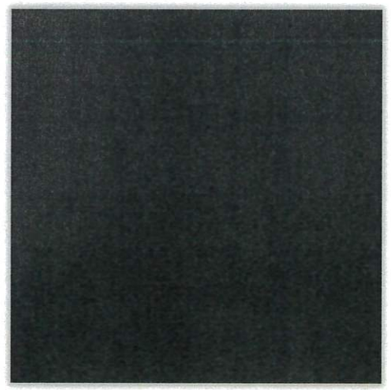
DIRECTIONAL ACCENT LIGHTING

LARGE HARDWARE

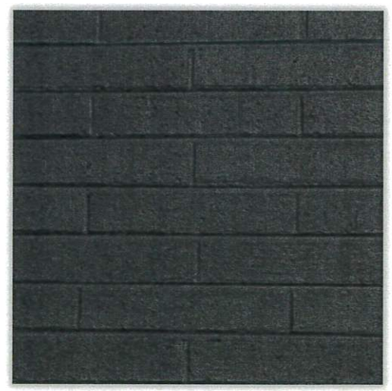
FRONT FACACE

METAL PLANTERS

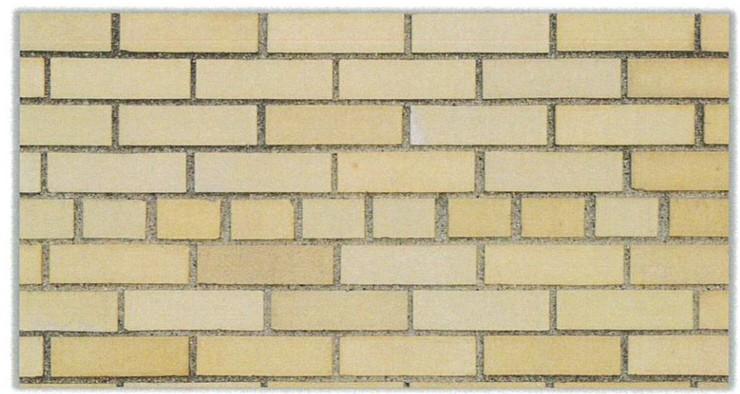
EXISTING STAINED STOREFRONT



NEW ALUMINUM STOREFRONT



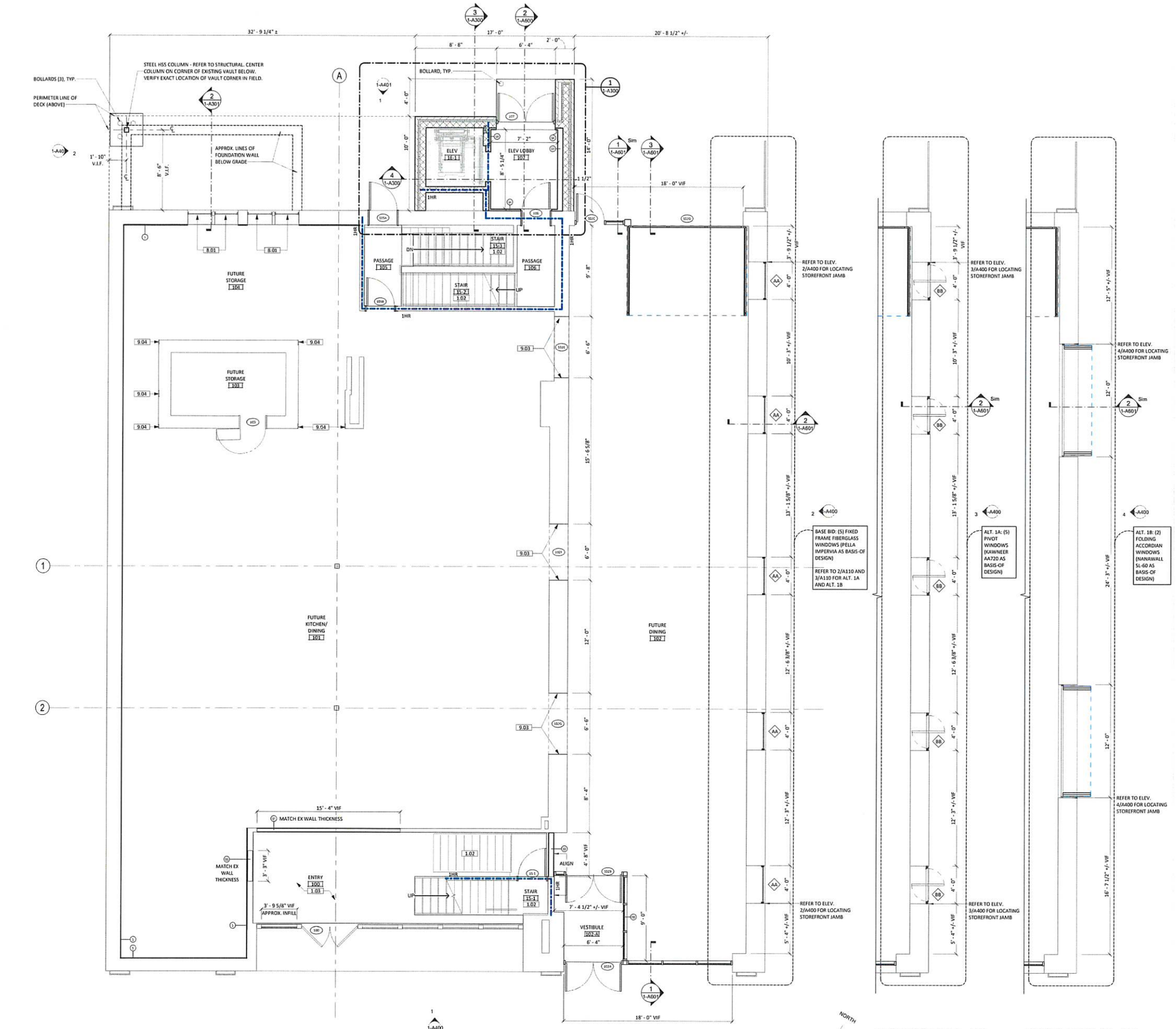
PAINTED BRICK ACCENTS



EXISTING BRICK

ECKERT WORDELL

STOREFRONT



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

2 FIRST FLOOR PLAN - ALT. 1A (PIVOT WINDOWS)
SCALE: 1/4" = 1'-0"

3 FIRST FLOOR PLAN - ALT. 1B (ACCORDIAN WINDOWS)
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO SHEET G101 FOR ABBREVIATIONS AND SYMBOLS LEGEND.
2. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL NOT SCALE FROM THESE DRAWINGS - ALL DIMENSIONS SHALL BE FIELD VERIFIED. DIMENSIONS SHALL GOVERN THE SCOPE OF CONSTRUCTION:
   A.VERIFY ON ARCHITECTURAL DRAWINGS FOR CORRECT LOCATION OF PARTITIONS AND MILLWORK.
   B.EXISTING CONDITIONS SUPERSEDE DRAWINGS UNLESS NOTED OTHERWISE. VERIFY WITH ARCHITECT.
4. FIELD VERIFY ALL SPECIAL REQUIREMENTS FOR CONSTRUCTION WITH CONSULTANTS AND REPORT ANY DEVIATIONS FROM THE REQUIREMENTS AS LISTED HEREIN TO THE ARCHITECT FOR REVIEW.
5. ALL WORK SHALL BE ERECTED OR INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT. ONLY NEW, HIGH QUALITY MATERIALS CONSISTENT WITH BUILDING STANDARD OR EQUAL IN SPECIFICATIONS SHOULD BE USED FOR WORK. ALL STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. ANY DEVIATIONS FROM SUCH CODES SHALL BE BROUGHT TO THE ARCHITECT FOR RESOLUTION.
6. ALL DOOR JAMBS TO BE 4 1/2" FROM ADJACENT WALL OR CENTERED IN SPACE UNLESS NOTED OTHERWISE.
7. PROVIDE 1X8 MIN BLOCKING FOR ALL WALL-SUPPORTED COUNTERS, CABINETS AND SHELVES. BLOCKING TO BE "NON-COMBUSTIBLE."
8. PROVIDE WOOD BLOCKING AS REQUIRED FOR WALL-MOUNTED ACCESSORIES. THESE LOCATIONS CONSISTS OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT, AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
9. SINK LOCATIONS TO BE COORDINATED WITH INTERIOR ELEVATIONS, SEE SHEETS A000.
10. ALL PENETRATIONS AT NON-FIRE RATED WALLS SHALL BE SEALED WITH ACOUSTICAL SEALANT.
11. REFER TO SHEET A000 FOR PARTITION TYPES.

WALL LEGEND

- EXISTING WALL
- NEW STUD WALL
- CMU PARTITION
- 1 HOUR WALL
- (X) PARTITION TYPE

KEY NOTE LEGEND

Key Value	Keynote Text
1.02	CLEAN ALL STAIR TREADS TO REMAIN
1.03	CLEAN EXISTING TERRAZZO FLOOR TO REMAIN
5.01	STEEL HSS COLUMN - REFER TO STRUCTURAL. CENTER COLUMN ON CORNER OF EXISTING VAULT BELOW. VERIFY EXACT LOCATION OF VAULT CORNER IN FIELD.
8.01	ADD BLACKOUT WINDOW FILM TO WINDOW INTERIOR
9.03	FUR JAMBS/HEAD OF NEW OPENING AND FINISH ALL EXPOSED EDGES IN GYPSUM BOARD FLUSH WITH EXISTING ADJACENT SURFACES
9.04	PATCH AND REPAIR GYPSUM BOARD FLUSH WITH ADJACENT SURFACE AT AREAS OF REMOVED WALLS

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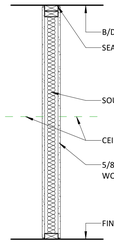
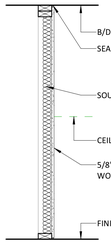
FIRST FLOOR PLAN

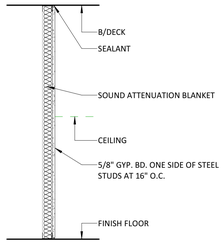
1-A110



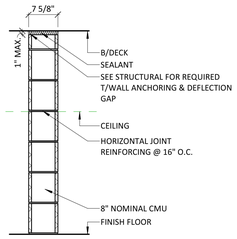
1X PARTITION TYPE
SCALE: 3/4" = 1'-0"



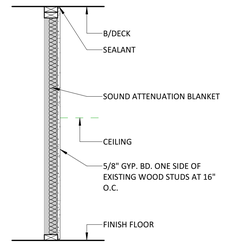
2X PARTITION TYPE
SCALE: 3/4" = 1'-0"



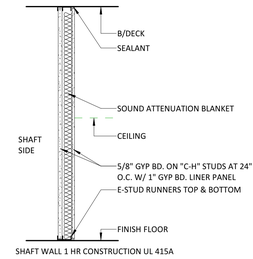
3X PARTITION TYPE
SCALE: NO SCALE



4 PARTITION TYPE
SCALE: NO SCALE



5 PARTITION TYPE
SCALE: 3/4" = 1'-0"



6X PARTITION TYPE
SCALE: NO SCALE

GENERAL NOTES

1. FOR RATED AND SMOKE PARTITIONS, REFER TO FLOOR PLANS.
2. ALL PENETRATIONS (JOISTS, PIPING, ETC.) AT FIRE RATED PARTITIONS SHALL BE SEALED WITH THROUGH PENETRATION FIRE STOPPING SYSTEM TO MATCH WALL RATING. SEE FLOOR PLANS.
3. PROVIDE FIRE RESISTIVE PRESSURE WOOD BLOCKING AS REQUIRED FOR WALL MOUNTED ACCESSORIES AT RATED PARTITIONS.
4. WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR CEILING, OR ATTIC SPACE, FIRE BARRIERS, SMOKE BARRIERS, AND SMOKE PARTITIONS SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE AND SHALL COMPLY WITH ALL OF THE FOLLOWING: (1) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES (2) BE LOCATED WITHIN 15 FT (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FT (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION (3) INCLUDE LETTERING NOT LESS THAN 3 IN. (76 MM) IN HEIGHT WITH A MINIMUM 3⁄8 IN. (9.5 MM) STROKE IN A CONTRASTING COLOR (4) IDENTIFY THE WALL TYPE AND ITS FIRE-RESISTIVE RATING, AS APPLICABLE.
5. ALL PENETRATIONS (JOISTS, PIPING, ETC.) AT NON-FIRE RATED WALLS SHALL BE SEALED WITH ACOUSTICAL SEALANT. SEE FLOOR PLANS.
6. PROVIDE WATER RESISTANT GYPSUM BACKING BOARD AS SUBSTRATE FOR WALL TILE IN NON-SHOWER AREAS.
7. PROVIDE GLASS-MAT WATER RESISTANT BACKING BOARD AS SUBSTRATE FOR WALL TILE IN LIEU OF GYP. BD. AT SHOWER PARTITIONS.
8. PROVIDE WOOD BLOCKING AS REQUIRED FOR WALL MOUNTED ACCESSORIES.
9. SEE ROOM FINISH SCHEDULE AND REFLECTED CEILING PLANS FOR HEIGHTS, MATERIALS, AND LOCATIONS OF CEILINGS.
10. REFER TO STRUCTURAL DWGS FOR DECK ORIENTATION AND SYSTEM.
11. PROVIDE 2X WOOD BLOCKING AT BASE OF WALLS THAT ARE TO RECEIVE WOOD BASE.
12. REFER TO INTERIOR ELEVATIONS AND ROOM FINISH SCHEDULE FOR LOCATION OF WALL TILE.
13. REFER TO INTERIOR ROOM FINISH SCHEDULE FOR BASE.
14. PROVIDE DEFLECTION TRACK FOR MTL. STUD PARTITIONS AT LOCATIONS ADJOINING THE ROOF.

INTERIOR STEEL STUD FRAMING

THE INTERIOR STUD FRAMING GUIDE DESIGNATES THE DESIGN INTENT OF THE ARCHITECT. THE GUIDE IS FOR THE CONTRACTORS REFERENCE WHEN INSTALLING INTERIOR STUD FRAMED WALLS. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL INFORMATION PORTRAYED WITHIN THIS GUIDE AND THE CONTRACT DOCUMENTS.

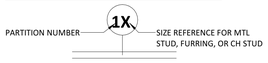
NOTE: VERIFY MIN. STEEL STUD FRAMING GAUGE REQUIREMENTS /MAXIMUM ALLOWABLE HEIGHTS WITH STEEL STUD FRAMING SUPPLIER.

MAXIMUM ALLOWABLE HEIGHTS (NON-LOAD BEARING)

STEEL STUD FRAMING SECTION 092216			COLD-FORMED MT'L FRAMING SECTION 054000			
SIZE \ GA.	25	20	18	16	14	12
2 1/2"	9'-10"	11'-2"	12'-7"	13'-5"	14'-4"	--
3 5/8"	12'-4"	14'-3"	16'-8"	17'-11"	19'-2"	21'-2"
6"	17'-11"	21'-4"	24'-9"	26'-7"	28'-4"	31'-8"
2 1/2" CH STUD	10'-7"	13'-4"	--	--	--	--

* DEFLECTION = L/360
* SPACING = 16" O.C.

PARTITION TYPE REFERENCE



CMU BLOCK RATING GUIDE

RATING	CMU BLOCK CLASSIFICATION	U.L.# DESIGNATION
1 HOUR		
2 HOUR	D-2	UL 905
3 HOUR	C-3	UL 907
4 HOUR	B-4	UL 907

MTL. STUD SIZE REFERENCES

STUD SIZES	WD STUD SIZES	CH STUD SIZES
A. 1 5/8"	F. 2x4 WD	R. 2 1/2"
B. 2 1/2"	G. 2x6 WD	S. 4"
C. 3 5/8"	H. 2X8 WD	T. 6"
D. 6"		
E. 8"		

DOOR AND FRAME OPENING SCHEDULE - HARDWARE CHANGES TO EXISTING DOORS

ROOM NAME	RM NO	OPN. NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR MATERIAL	DOOR TYPE	DOOR GLAZING	DOOR FINISH	FRAME MATERIAL	FRAME TYPE	FRAME GLAZING	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	CARD READER	HDWR FUNCTION	LABEL	NOTES
FIRST FLOOR																			
ENTRY	100	100	72"	90"	EX	EX	EX	*	EX	EX	EX	*	EX	EX	EX		ENTRANCE		* - SAND AND PREPARE WOOD DOORS AND STOREFRONT FRAME TO RECEIVE NEW FINISH. REFER TO FINISH SCHEDULE, NEW HARDWARE ON EXISTING DOORS TO REMAIN

DOOR AND FRAME OPENING SCHEDULE - NEW DOORS

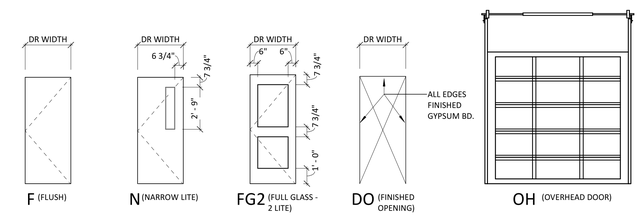
ROOM NAME	RM NO	OPN. NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR MATERIAL	DOOR TYPE	DOOR GLAZING	DOOR FINISH	FRAME MATERIAL	FRAME TYPE	FRAME GLAZING	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	CARD READER	HDWR FUNCTION	LABEL	NOTES
FIRST FLOOR																			
STAIR	1S-1	1S-1	36"	80"	H.MTL	F	-	WDV-1	H.MTL	1	-	IPS-4					CLASSROOM	45 MINS	
VESTIBULE	102-A	102A	72"	86"	ALUM	FG2	IG-1T	BLACK ANOD.	ALUM	3	IG-1T	BLACK ANOD.					ENTRANCE	-	
FUTURE DINING	102	102B	72"	86"	ALUM	G	FG-1T	BLACK ANOD.	ALUM	4	FG-1T	BLACK ANOD.					PASSAGE	-	
FUTURE DINING	102	102C	36"	86"	ALUM	FG2	IG-1T	BLACK ANOD.	ALUM	5	IG-1T	BLACK ANOD.					ENTRANCE	-	
FUTURE DINING	102	102D	144"	112"	ALUM	OH	BY MANUFACTURER	BLACK ANOD.	STEEL	-	-	BLACK ANOD.					*	-	* - HDWR BY MANUFACTURER, NFRC CERTIFIED GLAZED ALUMINUM SECTIONAL OVERHEAD DOOR W/ ELECTRIC OPERATOR AND 1/2" INSULATED LOW-E GLAZING - BASIS OF DESIGN OVERHEAD DOOR 521 SERIES. WEATHERSTRIPPING AT FULL PERIMETER OF DOOR
FUTURE DINING	102	102E	78"	84"	-	DO	-	-	-	-	-	TOOTH-IN/GROUT					-	-	HEIGHT: UP TO EXISTING LINTEL TO REMAIN
FUTURE DINING	102	102F	72"	84"	-	DO	-	-	-	-	-	TOOTH-IN/GROUT					-	-	HEIGHT: MATCH EXISTING LINTEL HEIGHTS OF OPENINGS 102E AND 102G
FUTURE DINING	102	102G	78"	84"	-	DO	-	-	-	-	-	TOOTH-IN/GROUT					-	-	HEIGHT: UP TO EXISTING LINTEL TO REMAIN
PASSAGE	105	105A	36"	84"	H.MTL	N	IG-1T	IPS-4	H.MTL	1	-	IPS-4					ENTRANCE	-	
PASSAGE	105	105B	36"	84"	H.MTL	N	FR-1T	IPS-6	H.MTL	1	-	IPS-6					PASSAGE	45 MINS	
PASSAGE	106	106	36"	84"	H.MTL	N	FR-1T	IPS-6	H.MTL	1	-	IPS-6					PASSAGE	45 MINS	
ELEV LOBBY	107	107	72"	84"	ALUM	FG2	IG-1T	BLACK ANOD.	ALUM	8	IG-1T	BLACK ANOD.					(2) ENTRANCE	-	
SECOND FLOOR																			
STAIR	2S-3	2S-3A	36"	84"	WD/SCW	N	FR-1T	WDV-1	H.MTL	1	-	IPS-6					PASSAGE	45 MINS	
STAIR	2S-3	2S-3B	36"	84"	WD/SCW	N	FR-1T	WDV-1	H.MTL	1	-	IPS-6					PASSAGE	45 MINS	
LOBBY	200	200	72"	84"	WD/SCW	N	FG-1T	WDV-1	H.MTL	2	-	IPS-6					(2) PASSAGE	-	
TOILET	202	202	36"	84"	WD/SCW	F	-	WDV-1	H.MTL	1	-	IPS-6					PRIVACY	-	
JAN. CL.	203	203	36"	84"	WD/SCW	F	-	WDV-1	H.MTL	1	-	IPS-6					STOREROOM	-	
TOILET	204	204	36"	84"	WD/SCW	F	-	WDV-1	H.MTL	1	-	IPS-6					PRIVACY	-	
FUTURE	205	205A	30"	84"	WD/SCW	F	-	WDV-1	H.MTL	1	-	IPS-6							
FUTURE	205	205B	39"	84"	-	DO	-	-	-	-	-	GYP							
FUTURE	205	205C	39"	84"	-	DO	-	-	-	-	-	GYP							
FUTURE	205	205D	36"	84"	WD/SCW	F	-	WDV-1	H.MTL	1	-	IPS-6					PASSAGE	-	
CORRIDOR	206	206A	36"	84"	WD/SCW	FG2	FG-1T	WDV-1	H.MTL	7	FG-1T	IPS-6					CLASSROOM	-	
CORRIDOR	206	206B	72"	84"	WD/SCW	F	-	WDV-1	H.MTL	1	-	IPS-6					PASSAGE	-	
MECH	207	207	36"	84"	H.MTL	F	-	IPS-4	H.MTL	1	-	IPS-6					STOREROOM	45 MINS	
CORRIDOR	212	208A	36"	84"	WD/SCW	FG2	FG-1T	WDV-1	H.MTL	7	FG-1T	IPS-6					CLASSROOM	-	
FUTURE	208	208B	36"	84"	WD/SCW	F	-	WDV-1	H.MTL	1	-	IPS-6					PASSAGE	-	
DECK	210	210	41"	84"	ALUM	FG2	IG-1T	BLACK ANOD.	ALUM	6	IG-1T	BLACK ANOD.					ENTRANCE	-	
ELEV LOBBY	211	211	44"	84"	-	DO	-	-	-	-	-	GYP					-	-	

GENERAL NOTES

1. REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPES.
2. REFER TO THIS SHEET FOR INDIVIDUAL HARDWARE TYPE AND FINISH INTENT.

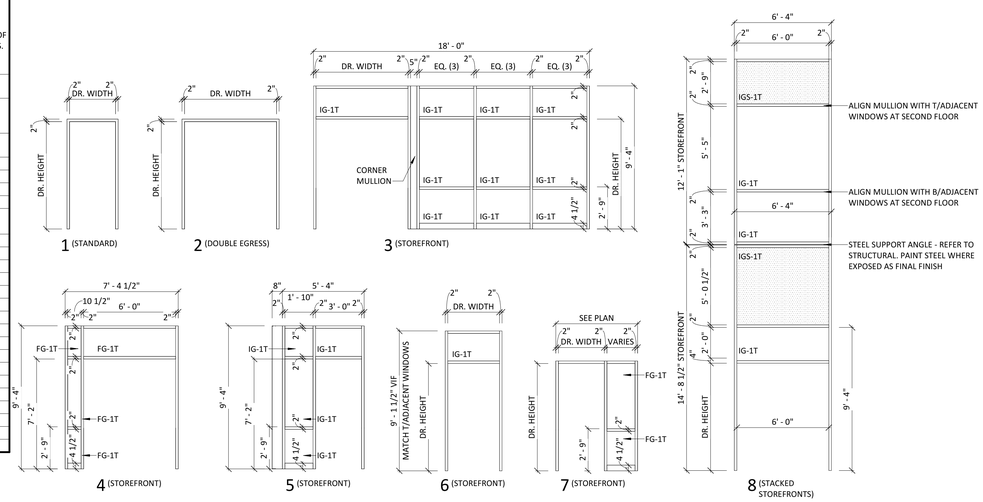
ABBREVIATIONS

WD/SCW -	WOOD VENEER ON SOLID CORE WOOD DOOR
H.MTL. -	HOLLOW METAL
IPS -	INTERIOR PAINT SYSTEM
EX -	EXISTING
ALUM -	ALUMINUM
WD -	WOOD VENEER
FG-1T -	1/4" CLEAR TEMPERED GLAZING
FR-1T -	CLEAR FIRE RATED GLAZING
IG-1T -	1" CLEAR TEMPERED INSULATED GLAZING
IGS-1T -	1" SPANDREL TEMPERED INSULATED GLAZING



DOOR TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEIGHTS / WIDTHS AND GLAZING TYPE

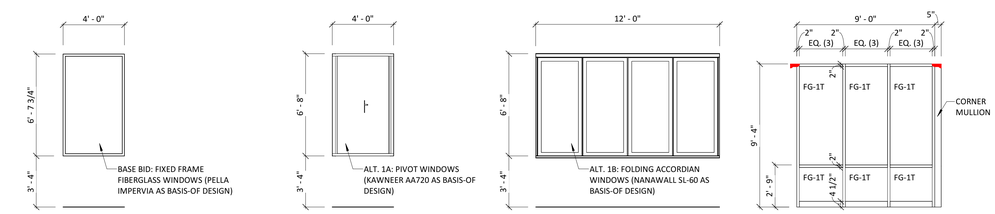


FRAME TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEAD, JAMB, AND SILL DETAILS

HDWR SELECTION

ASSA ABLOY IMPALA BLACK LEVER HANDLE ON ROSE AS BASIS-OF-DESIGN (MATTE BLACK)



AA WINDOW ELEVATION - BASE BID (FIXED WINDOWS)
SCALE: 1/4" = 1'-0"

BB WINDOW ELEVATION - 1A (PIVOT WINDOWS)
SCALE: 1/4" = 1'-0"

CC WINDOW ELEVATION - 1B (ACCORDIAN WINDOWS)
SCALE: 1/4" = 1'-0"

DD STOREFRONT ELEVATION
SCALE: 1/4" = 1'-0"

215 EM PARTNERS, LLC

215 E. MICHIGAN AVE.
KALAMAZOO, MI 49007
PROJ. NO.: 2022-11-033

11/28/2022 ISSUED FOR BID AND PERMIT

ECKERT WORDELL
ARCHITECTURE · ENGINEERING · INTERIOR DESIGN

161 East Michigan Ave, Suite 200
Kalamazoo, MI 49007-3907

PHONE: 269.388.7313
FAX: 269.388.7330
WEB: www.eckert-wordell.com

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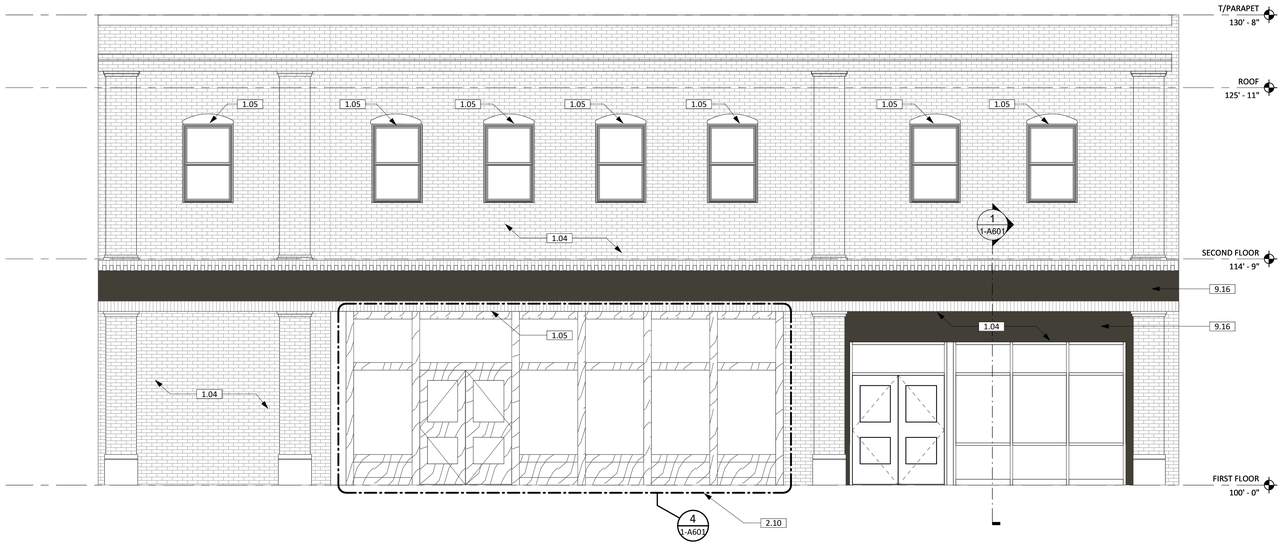
PARTITION TYPES, DOOR SCHEDULE, EXTERIOR OPENINGS, AND DETAILS

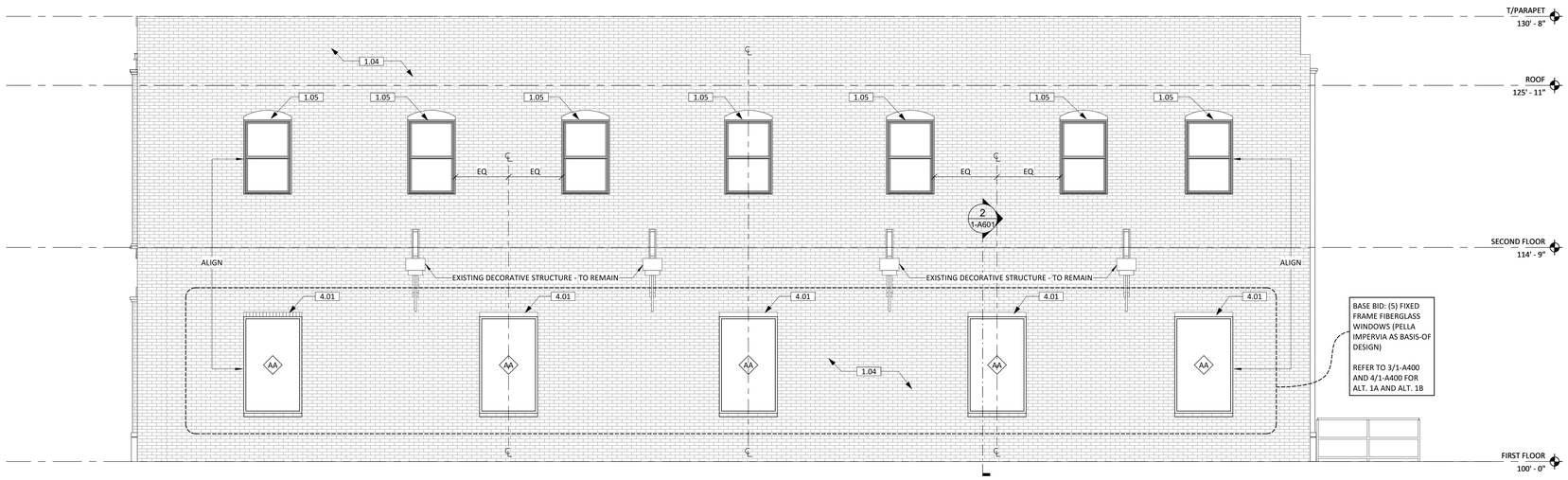
1-A000

KEY NOTE LEGEND

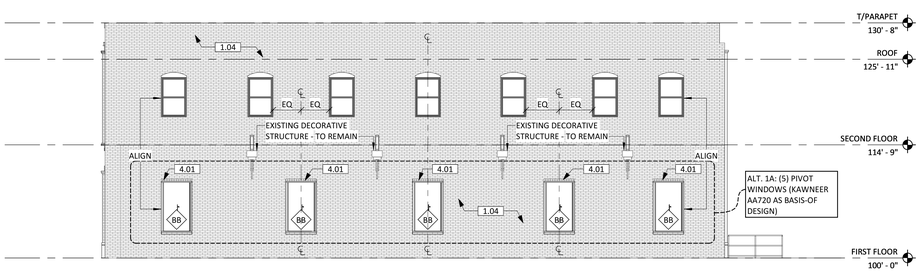
KEY VALUE	KEYNOTE TEXT
1.04	POWERWASH AND CLEAN ALL EXISTING EXTERIOR MASONRY INCLUDING STONE SILLS
1.05	PROVIDE ALLOWANCE TO SCRAPE AND PAINT ALL EXISTING STEEL LINTELS WHERE EXPOSED AS FINAL FINISH (EXTERIOR AND INTERIOR)
2.10	SAND AND PREPARE WOOD STOREFRONT TO RECEIVE NEW FINISH. AT ANY AREAS OF ROT, FILL OR REPLACE ROTTEN SECTIONS TO MATCH EXISTING ADJACENT CONDITION
4.01	ROWLOCK MASONRY COURSE - USE SALVAGE BRICK FROM NEW OPENINGS, TYP.
9.16	PAINT EXTERIOR BRICK IPS-7



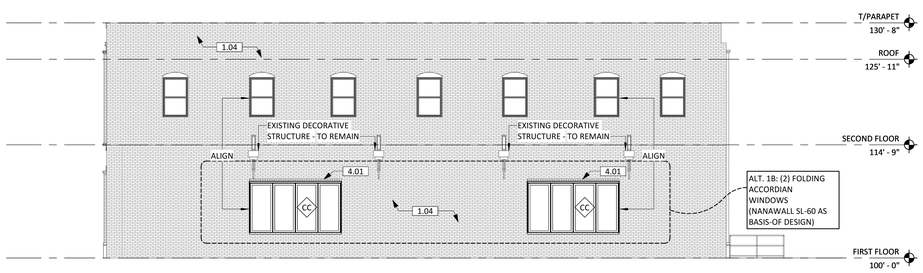
1 SE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 NE EXTERIOR ELEVATION - BASE BID (FIXED WINDOWS)
SCALE: 1/4" = 1'-0"



3 NE EXTERIOR ELEVATION - ALT. 1A (PIVOT WINDOWS)
SCALE: 1/8" = 1'-0"



4 NE EXTERIOR ELEVATION - ALT. 1B (ACCORDIAN WINDOWS)
SCALE: 1/8" = 1'-0"

215 EM PARTNERS, LLC

215 E. MICHIGAN AVE.
KALAMAZOO, MI 49007

PROJ. NO.: 2022-11-033

11/28/2022	ISSUED FOR BID AND PERMIT

ECKERT WORDELL
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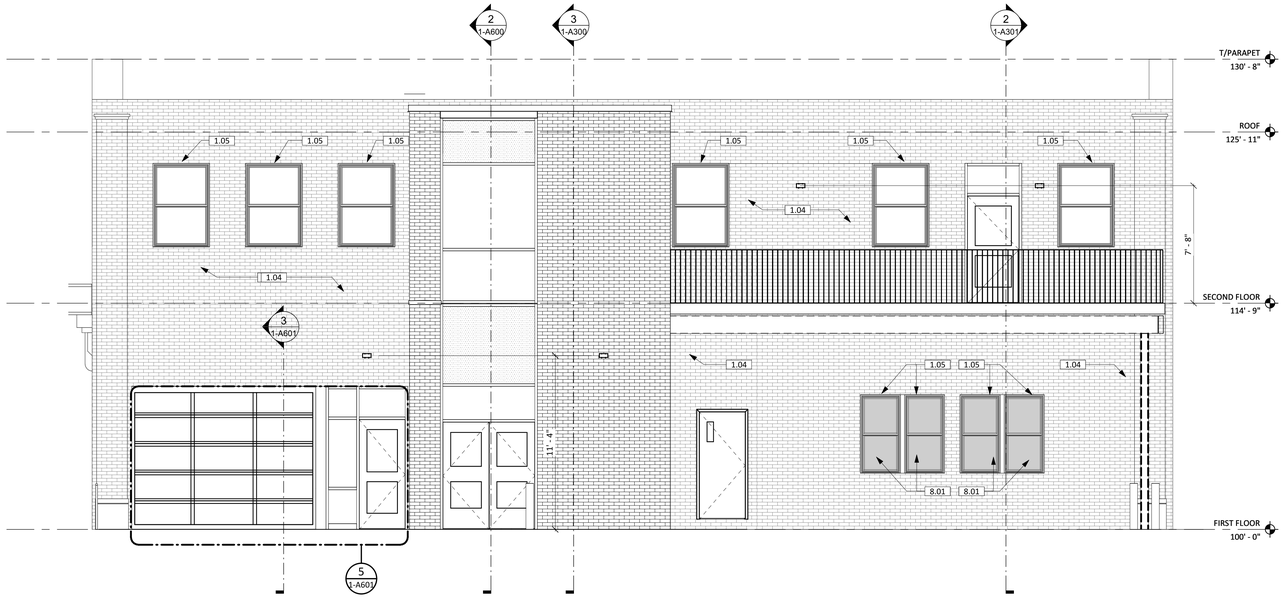
EXT ELEVATIONS

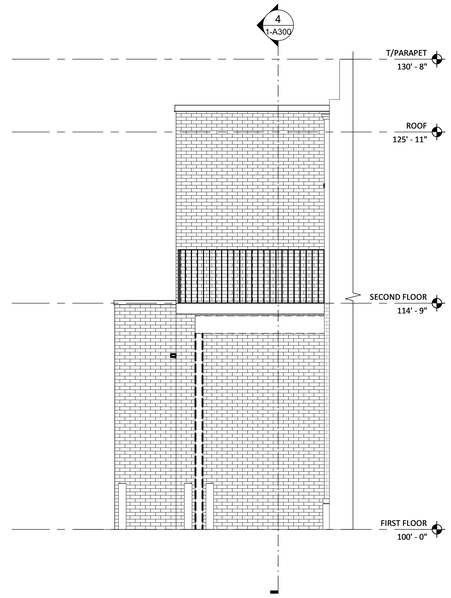
1-A400

KEY NOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1.04	POWERWASH AND CLEAN ALL EXISTING EXTERIOR MASONRY INCLUDING STONE SILLS
1.05	PROVIDE ALLOWANCE TO SCRAPE AND PAINT ALL EXISTING STEEL LINTELS WHERE EXPOSED AS FINAL FINISH (EXTERIOR AND INTERIOR)
8.01	ADD BLACKOUT WINDOW FILM TO WINDOW INTERIOR



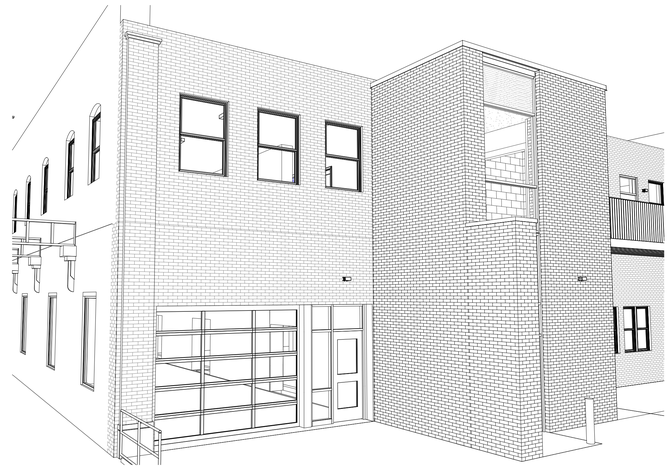
1 NW EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 SW EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

3 3D VIEW
SCALE:

4 3D VIEW
SCALE:



5 3D VIEW
SCALE:

215 EM PARTNERS, LLC

215 E. MICHIGAN AVE.
KALAMAZOO, MI 49007

PROJ. NO.: 2022-11-033

11/28/2022	ISSUED FOR BID AND PERMIT

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EXT ELEVATIONS AND 3D IMAGES

1-A401

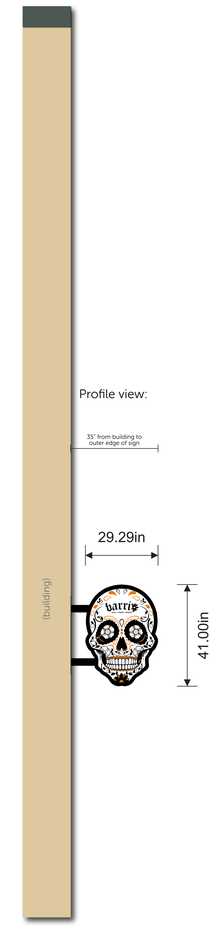
Kalamazoo Location
Barrio

Details: TBD
Quantity: TBD

INVOICE: 85658
Project Manager: Andrew
Designer: Breanne

(Proof Version: 2) 12/28/22

Total Square Footage: 38.35 Sq.Ft.



231.933.7446 | info@image360tc.com

DISCLAIMER

- Client to verify spelling & content prior to approval

(1) **215 E Michgian– (above) South face**
(3) 602 W South SE corner

(2) 215 E Michigan SE corner

Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: January 31, 2023

SUBJECT: 602 W South - Alteration

PROPOSED WORK:

From the description of work supplied by the applicant:
Creating a front door in the +/- year addition.It appears as if original when finished. This addition is non- historic.

EVALUATION:

Project Details
Seet attachments

Applicable Critera

Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

- *The building will still be used for the original use, a residence.*

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

- *The addition of the door will not destroy any character-defining features on the building, especially because the proposed door will be located on the building's eastern addition.*

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

- *The proposed door could be removed in the future and the rough opening could be filled in and sided over.*

Discussion

The proposed door is on an eastern addition that was added sometime after 1958 (according to Sanborn Fire Insurance Maps). The additional door will not alter any of the character defining features of the historic core of the building. There will, however, be a visual impact by adding the door to the front of the house which will be visible from the street. The door could ultimately be removed in the future.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 1, 9 and 10. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**

2. More information is needed. **Action: Motion to postpone until the HDC meeting on February 21, 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on February 14, 2023.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 9 and 10**.

NELSON BREECH NAVE, AIA, ARCHITECT

Architecture, Planning, Interiors, Project Management, Design, & Antiques.
Location: The Edwards Block + 100 N. Edwards Street + Kalamazoo, Michigan 49007
(off) (269) 343-0040, (c) 269-207-3063, (e) nave-aia@mindspring.com

1-15-23

REMODELING AND LANDSCAPING PROJECT
602 WEST SOUTH STREET, KALAMAZOO, MICHIGAN 49007

Owners = Jeffry Xie and Brian Lewis

SPECIFICATIONS AND NOTES

(The contractor is responsible for all notes on the drawings and in this specification)

PAINT

Exterior: OIL prime all bare wood (if any including existing showing) on 6 sides. Prime it as you put up the trim and as you cut it. Install it even if the ends are wet. Paint over it two thick coats of Benjamin Moore's best exterior latex, Aura, low lustre finish.

Drywall (all new = non-mold gypsum board) and Plaster (new or existing): one primer coat, plus, two finish coats of Benj. Moore Aura Bath & Spa Paint, satin finish.

Wood Trims: 2 coats of B Moore Advance interior Satin finish (or semi-gloss) for trims. Or, match the inish on adjacent wood trims (for instance in the large room).

Varnish hardwood (red oak) = Pratt & Lambert #38, gloss and satin clear oil varnish (or clear lacquer). Varnish over stained wood: 2 coats of gloss lightly sand in between coats, & finish with one coat of satin. Match finish on adjacent trim or paneling In the Library.

WOOD

Exterior : Prime with oil primer, 6 sides (see above).. Be sure to "kerf" the top of any trims that have exposed tops to not hold ice. Match the size and shape of the existing siding and trims. Discuss the species of wood available. Exterior wood to be Cypress (dried).

2.

Interior : Hard Wood is to be Poplar to match existing (shapes & size) is to be painted or stained and varnished (to match existing oil stain). Shapes and sizes of wood trims are to match the details on the drawings or near match existing: window and door trims, baseboard and shoe.

FLASHING, GUTTERS, DOWNSPOUTS, OTHER METAL

Flashing metal to be copper or match existing (alternate = dark bronze aluminum) (paint any exposed edges of the aluminum).
If: Gutters to be 4", 1/2 round, copper (alternate = Heavy Duty dark bronze aluminum)or, match existing .
If: Downspouts are to be corrugated round or rectangular or to match existing downspouts.

DOORS

New Doors: Exterior Marvin doors (Alternate = Anderson E Series).
New Doors and frames: new doors are to be prefinished....see paint above for wood door and trims. Discuss a fiberglass, insulated door. It may require a full view aluminum storm door.
Doors and trims must meet the Historic District Standards and be approved.

GYPSUM BOARD (all remodeled areas)

5/8"x and ½"x non-mold gypsum board.

Vapor Barriers = Tu-Tuff XF by Sto-cote products Inc. A Vapor Barrier is required on the warm side of the insulation and below the drywall (or above on insulated ceilings).
Use on exterior walls

CODES

All construction will meet the standards in the 2015 Michigan Residential Building 2015 Plumbing code, 2015 Mechanical Code, the National Electric Code, Life Safety code, and the Michigan energy code. Follow the 2018 Codes if they are adopted.

Snow loading on the roofs = 30 PSF.

SMOKING & MUSIC

NO SMOKING . The property is a Smoke-free Zone.
Music cannot be loud enough to be heard by the neighbors.

3.

RECYCLING & TRASH

RECYCLE PAPER, METAL, AND PLASTIC (thicker that a plastic bag).
PICK UP (and remove) ALL TRASH...DO NOT BURY TRASH.

DOOR SCHEDULE

Door #100: 3068 x 13/4" , Lever handle, Entrance function, key, dead bolt and same key. Finish to match main exterior door or ?. Door can be prefinished and prehung with jamb.

Door #101: 3068 x 13/8", Lever handle and Privacy function. Finish to match Bath #1 interior and Large Room exterior.

Door Notes (general and typical):

1. All wood doors are to be stained and varnished (or lacquered) 4 sides (NOTE, plus: include top and bottom sealing = required.).

2.. All doors are to have a 5" high by the width of door kickplate (width minus +/- 1"). Finish to match hardware. Kickplates are to be installed on the inside of the swing side of each door.

3. All doors to be solid core wood doors, 2 panel (+/-1/2" panels), 1 3/8" thick, majority = 6'-8" high.

4. Door hardware to be owner's choice or match existing (or reuse existing hardware). Finish to match existing. Finish in Bathrooms (if new) to match faucets.

PLAN NOTES (Specific and Typical or General)

1. 1 pair of existing doors to be relocated out to the face of wall with new jambs as possible and trims to match. Some new hardware to lock doors (Hook & eye?).
2. Remove the shelves (this area), fill in opening with a new wood panel to match adjacent wood and finish, repair any trims as required.
3. Cut the back of shelves (if needed) to add a pair of cabinet doors to match adjacent pair. Try to match the knobs if possible (otherwise see Architect). Match the wood and stain adjacent.
4. Add a thin wall as required for plumbing unless you can use the existing wall behind the future cabinets. _____ countertop with 4" backsplash. Cabinets = owners' choice and finish (Kitchen Shop). Appliances: owners' choice of finish and brand. Walls to be painted on drywall. Lights? Relocate wood flooring to here as possible.

4.

5. Grab Bars: 24-30" in back, 24" long on side, and one 18" long vertically. Refer to the B-Free details enclosed.
6. Bath #1: 72" wide vanity, with _____countertop and backsplash. One large "double wide" sink in middle, and drawers on each side. Paint or wallpaper walls and ceiling. Floor to be ceramic tile with 6" tile base. Vanity from Kitchen Shop. (2) towel rods on south wall spread out near glass. Many items to be supplied by owner.

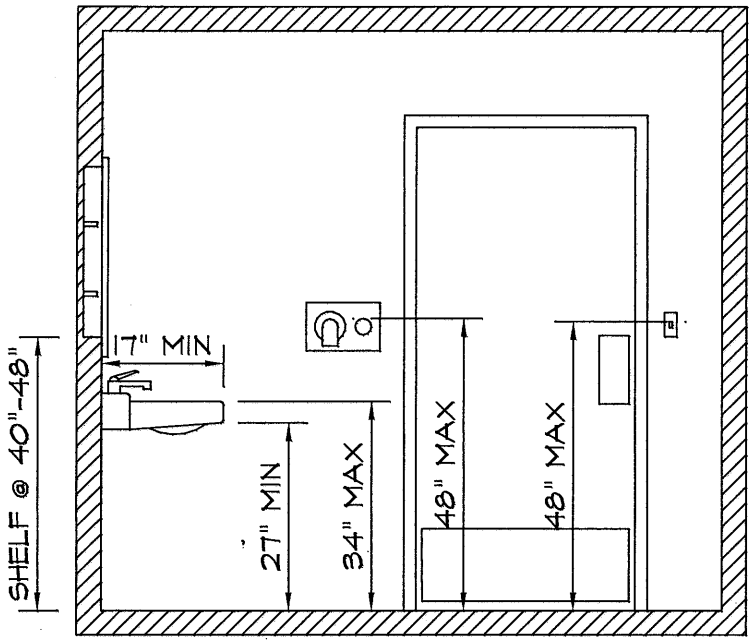
7. Small sink by owners. Toilet to be chosen by owners with round bowl. Paint and or wallpaper on walls and ceiling. Ceramic tile floors with 4" high tile base.
Mechanical and Plumbing requirements are to be coordinated with the Owner and Architect and meet the latest Mechanical Building Code.
New lighting is to have LED bulbs (or as noted). Light fixtures by owner.
Switch and outlet covers to be _____color.
Plumbing fixtures to be picked and approved by owner.

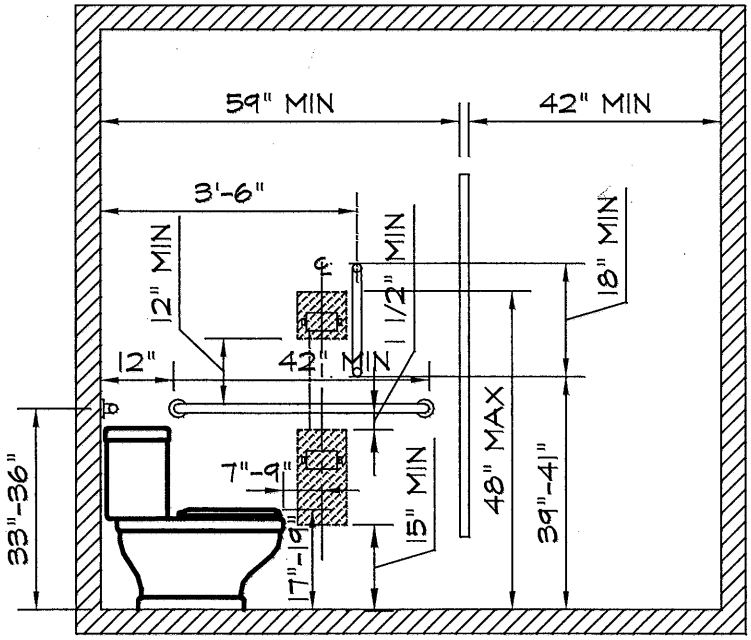
8. Remove as much wall on interior as possible. Discuss with Architect. Insulate any voids in wall. Finish with ½" or 5/8"x non-mold drywall and paint. Base and trim to match or near match the big room. Flooring is to be _____.

9. Closet or cabinet (whichever is less expensive). Clothes rod and hat shelf. Paint. Floor to match #8. Door can be 2'-0" up to 2'-6". Lite fixture on ceiling with wall switch.

10. Clawfoot tub with floor faucet at foot. Center in space.
11. Shower: Tile up to 6'-8", curved base tile to match walls, 2x2 tiles on floor to match walls, paint walls and ceiling. Vault ceiling as possible…see elevation. Slope floor to drain at least ½" (or ¾" max.). Locate drain in best location for drainage and construction. Glass piece to 6'-8" ht.

12. Cut wall open towards the east to 3'-4" (+/-). Exterior rim by Architect in cypress. Paint. Prime any wood cut under this trim. Create wood sill and threshold to accept wheelchairs (dark bronze aluminum suggested).
Exterior light fixture needed with interior switch. Exterior push button is needed.





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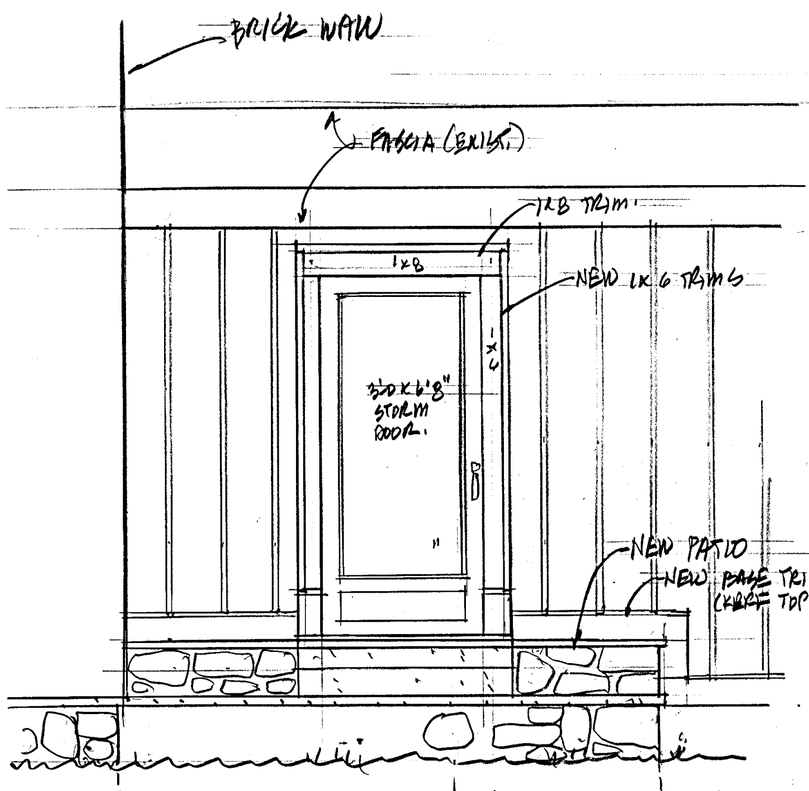
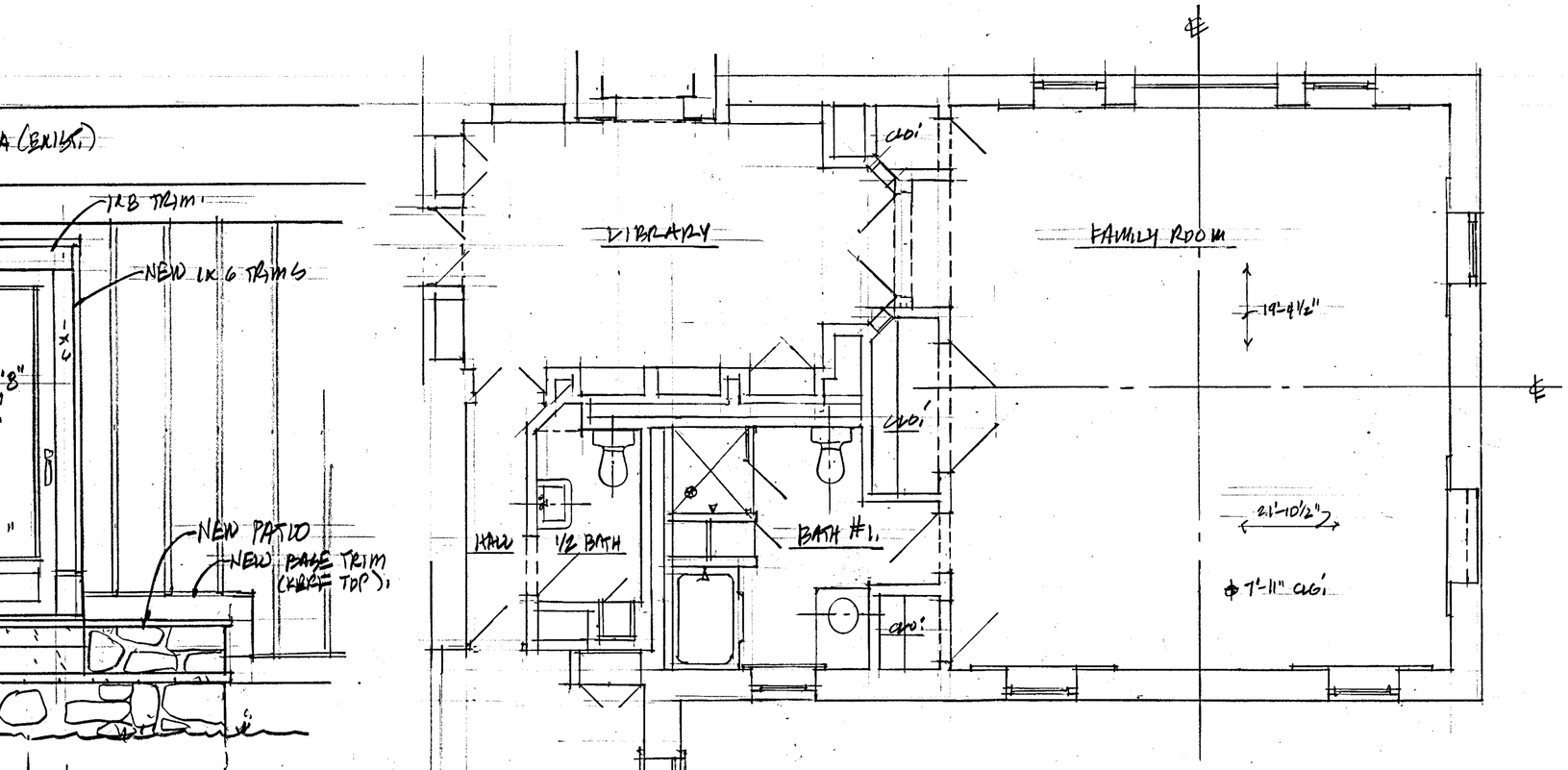


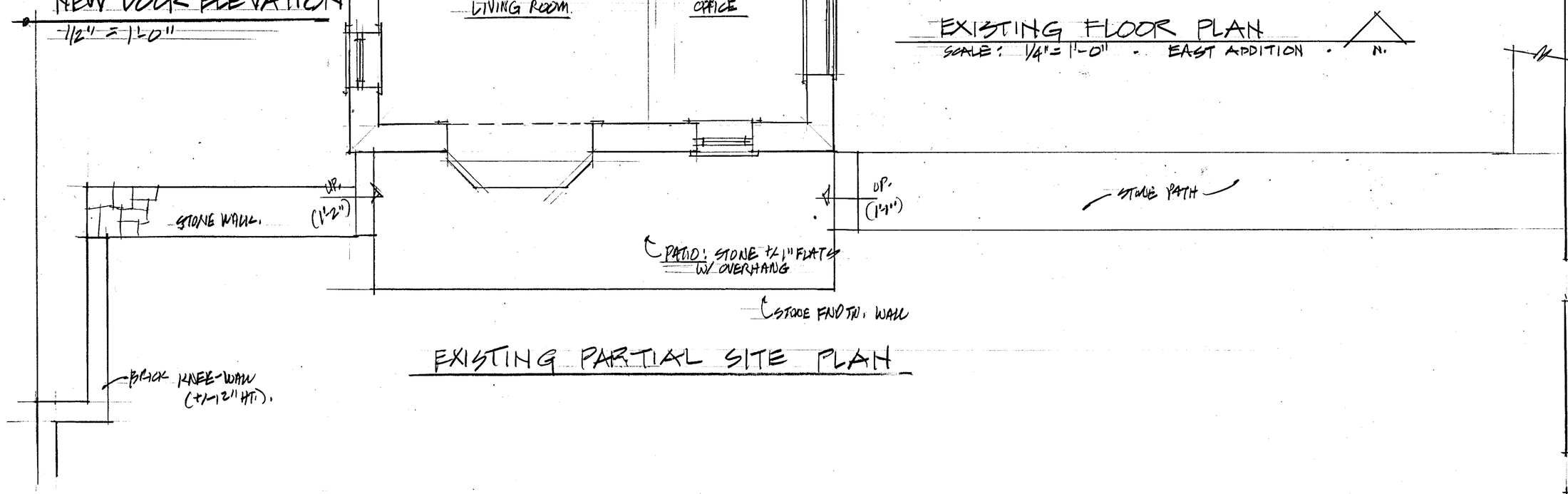
NEW DOOR ELEVATION

1/2" = 1'-0"



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0" · EAST ADDITION · N.

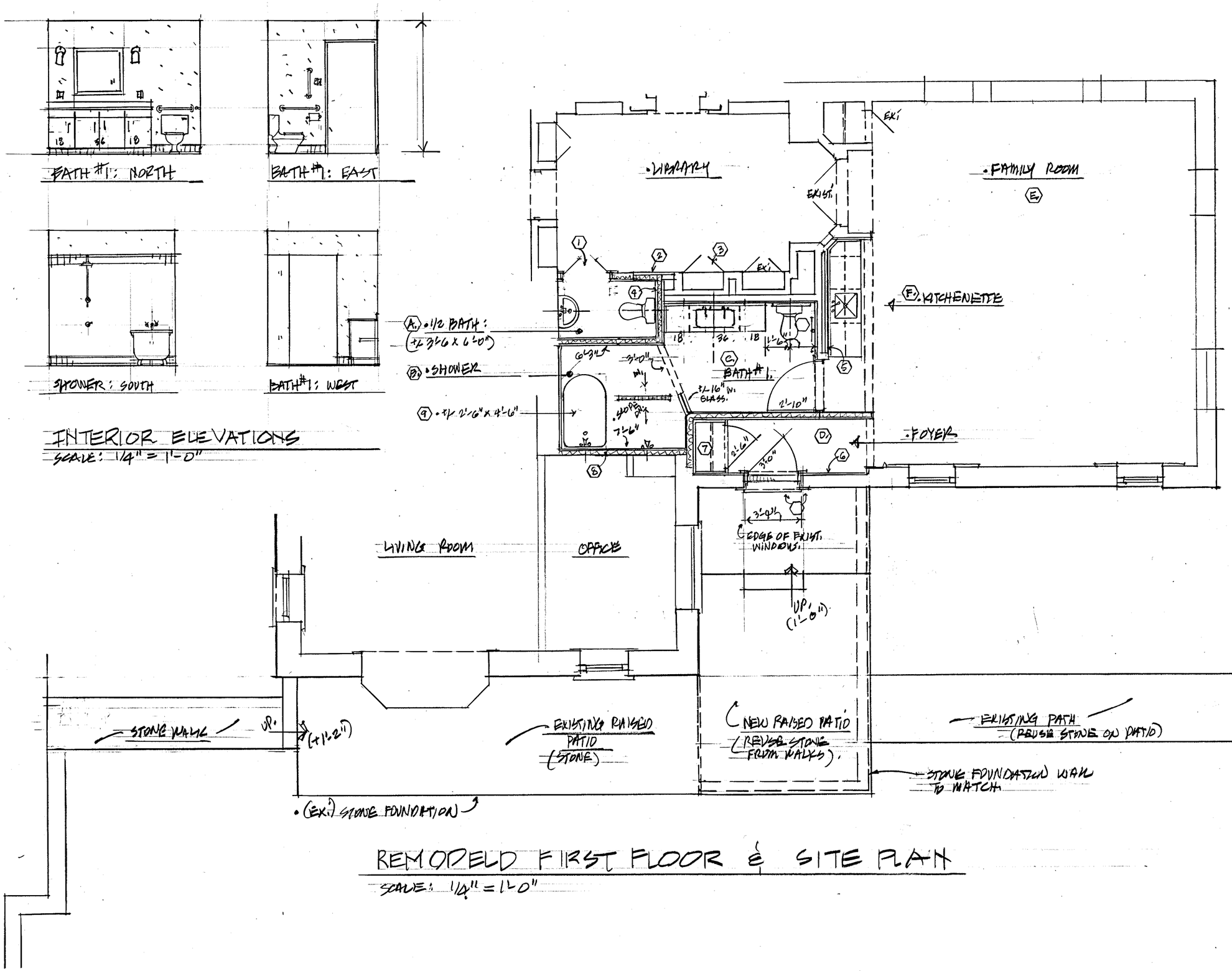


EXISTING PARTIAL SITE PLAN

NELSON BREECH NAVE, AIA, ARCHITECT KALAMAZOO MI 49007

REMODELING AND LANDSCAPING PROJECT
602 WEST SOUTH STREET, KALAMAZOO MI 49007

N.	1-15-23 DATE
JOB #11.22.22	SHEET A-1



NELSON
BREECH
NAVE, AIA,
ARCHITECT
KALAMAZOO
MI 49007

REMODELING AND LANDSCAPING PROJECT
602 WEST SOUTH STREET, KALAMAZOO MI 49007

N

1-15-23
DATE

JOB #11.22.22

SHEET A2

(1) **602 W South– (above) South face**

(2) 602 W South SW corner

(3) 602 W South SE corner

(4) 602 W South E addition

THE CITY OF Kalamazoo

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

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE **PRINT** CLEARLY - See instructions on reverse side)

Property Address: 602 West South St Kalamazoo MI 49007

Historic District: ■ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Brian Lewis
Mailing Add: Same above
City State & Zip:
Phone: 269-488-5293
Email: brianlewis @ bhhsmi.com

Owner: Hu Xie
Mailing Add: Same Above
City, State Zip:
Phone: 269-929-6275
Email: hu.xie @ wmich.edu

Contractor

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

See Sketch Attached and presentation by architech Nelson Naive

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

Applicant's Signature: Brian D. Lewis Date: 1-7-2023
Owner's Signature: Hu Xie Date: 1-7-2023
(if different)

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

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 23-0002 **Date Received*:** 01/09/2023
Zoning RM-15 **Year built** 1854 (BS&A) **Complete application** Yes
Owned since 08/16/2022

COMMISSION **Hearing fee paid $85** Yes
Meeting Date 01/31/2022 Check # N/A
COMMENTS

Approve in Concept *Date* Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn
ACTION DATE
Certificate of Appropriateness Issued
Notice of Denial with appeals information
Notice to Proceed Comments

Revised November 22, 2019

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property where the work will be done
Applicant: Owner or the owner's contractor.
Mailing Address: Applicant's address
City, State & Zip:
Phone: Specify home or work
Email

Historic district: Stuart, South Street/Vine Area, Haymarket, West Main Hill or Rose Place
Owner: Legal owner of property
Mailing Address: Owner's address
City, State & Zip:
Phone: Specify home or work
Email

RECEIVED JAN 09 2023 BY: Cas

Name of the contractor if this project requires a building permit Or indicate ☐ work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"
Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear. "
Example #2: Instead of "New front door"
Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submittions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

*(RL) *This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.*

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazoocity.org

Revised November 22, 2019

See Sketch Attached and Presentation by Architect Nelson Naive.

Creating a Front Door in the +/- year 1959 addition. It will appear as if it was original when finished. This addition is non-historic.

Changing the Front raised Patios and adding temporary ramps to accept wheelchairs for visitors. WE intend to reuse existing flat stone (relocated) panels for the Patio and Walks.

Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Peña, Historic Preservation Coordinator

DATE: January 31, 2023

SUBJECT: Coordinator's Report

New Owners in Historic Districts:

Sale Date	HD	Address	previous owner	new owner
11/21/2022	Vine	829 DAVIS ST	FLANNERY, ROBERT 1988 SUMMIT ST MARQUETTE, MI 49855	DEAN, MARIA ROCHE- & DARRICK 829 DAVIS ST KALAMAZOO, MI 49008
11/18/2022	Vine	429 W DUTTON ST	VAN DEN AKKER, WILLIAM G PO BOX 181962 CORONADO, CA 92178	MCNINCH, COLEEN & TURNER, ELLIOT 4075 PRESTWICK DR PORTAGE, MI 49024
11/9/2022	Stuart	432 STUART AVE	FEDOTOV, IGOR TRUSTEE FEDOTOVA, ELINA TRUSTEE 432 STUART AVE KALAMAZOO, MI 49007	FEDOTOV, YURI 432 STUART AVE KALAMAZOO, MI 49006-4419
11/9/2022	Vine	823 OAK ST	HASTINGS, ADAM ESTRADA, ISABELLA 823 OAK ST KALAMAZOO, MI 49006	GALEA, MICHAEL & KRISTIN 823 OAK ST KALAMAZOO, MI 49006
11/3/2022	Vine	1406 S WESTNEDGE AVE	NEWHOUSE, TRISHANI & MARK 3620 LOVERS LN KALAMAZOO, MI 49001	PORTAGE PROPERTY MGMT CO 1615 FRIENDLY AVE PORTAGE, MI 49002
11/3/2022	Marlborough	471 W SOUTH ST UNIT 15	MEYERS, JOHN J ROON-MEYERS, JODY M 471 W SOUTH ST UNIT 15 KALAMAZOO, MI 49007	FENN, HEIDI J 471 W SOUTH ST UNIT 15 KALAMAZOO, MI 49007
11/2/2022	Vine	1008 S WESTNEDGE AVE	RICHMOND, MATTHEW 17465 SOUTH CROOKED LAKE DR KALAMAZOO, MI 49009	CHINA CHIM LLC 934 GRANT ST KALAMAZOO, MI 49008
11/1/2022	Vine	913 S WESTNEDGE AVE	VINE NEIGHBORHOOD ASSOCIATION INC 806 S WESTNEDGE AVE KALAMAZOO, MI 49008-1162	SWEETS 4 HOMELESS, INC 3431 OAKLAND DR KALAMAZOO, MI 49008-1162

11/1/2022	Vine	438 WESTNEDGE CT	VINE VENTURES, INC 1010 LAKEWAY AVE KALAMAZOO, MI 49001	SWEETS 4 HOMELESS, INC 3431 OAKLAND DR KALAMAZOO, MI 49008
10/28/2022	Vine	521 FOREST ST	SULLIVAN 1 PROPERTIES LLC 6625 HAYWARD DR VICKSBURG, MI 49097	NAYLORLAND LLC 1300 S 8TH ST KALAMAZOO, MI 49009
10/27/2022	Vine	720 W WALNUT ST	OGOLLA, ROSE 720 W WALNUT ST KALAMAZOO, MI 49007	PRECIOUS CARE LLC 5577 N RED PINE CIR KALAMAZOO, MI 49009

Reviews:

There were no administrative reviews conducted since the last meeting of the Historic District Commission (12/20/2022).

Review Type	Number of Reviews	Review Cost	**TOTAL**
Administrative (No Building Permit)	25	$0	0
Administrative (Building Permit)	46	$35	$1,610
HDC Hearing	29	$85	$2,465
TOTAL	98	-	$4,075