

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, April 18, 2023

5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1.
 1. Kristi Breisach
 2. Andrew Grayson
 3. James Johnson
 4. Dan Kastner - Chair
 5. Eric Stucky
 6. Dana Underwood - Vice Chair
 7. *Vacant*

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District meeting on 21 March 2023

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 846 Davis - Alteration/Replacement (Rebuilding rear landing/deck with alternate materials)
Year Built: 1870
Style: Queen Anne
Historic District: South Street - Vine Area
2. 121 Bulkley - Addition (Addition to house main floor)
Year Built: 1925
Style: Prairie
Historic District: West Main Hill

F. COORDINATOR'S REPORT

1. Coordinator's Report

G. ADJOURNMENT

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, March 21st, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Ms. Underwood called the meeting to order at 5:05 PM

II. Roll Call & Approval of Absences:

Eric Stucky- Absent

Andrew Grayson- Present

Dana Underwood – Present

Kristi Breisach- Present

James Johnson- Present

Dan Kastner- Absent

Motion made by Mr. Grayson to approve the absences; all commissioners approve.

III. Approval of Agenda: No changes to the agenda. Motion made to adopt the agenda by Ms. Breisach with a second by Mr. Grayson. All commissioners approve.

IV. Approval of Minutes: February 21, 2023.

No changes to the minutes. Motion made by Mr. Johnson to approve the minutes with a second by Ms. Breisach. All commissioners approve the minutes.

V. Public Comment on non-agenda items: None

VI. OLD BUSINESS: None

NEW BUSINESS:

**A) 1509 Academy
Year Built: 1923**

5:08 PM

**Alteration/ Window Replacement
Style: Colonial Revival
Historic District: West Main Hill**

Homeowner is looking replace current vinyl windows with wood double hung windows and the first bundle will be on the east side of the home. One of the windows does have some rot. Mr. Johnson does like that they are making the effort to make the windows more historic. Mr. Grayson makes motion to approve a Certificate of Appropriateness for the work as described in the application, the proposed work complies with the Secretary of the Interior standards 1, 6 and 9 with a second by Mr. Johnson. All commissioners approve.

B)	1105 S Park Year Built: 1913	5:12 PM	Demolition of Garage Style: Queen Anne Historic District: South St – Vine
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Homeowner is looking to demolish a garage that is in disrepair. The structure is too small to really use and is unable to be secured. The structure is located on an easement but does go with the 1105 S Park Street property not the Wall Street property per Mr. Pena. Mr. Pena is unsure when the windows and doors were removed from the structure as none of that work requires a permit. The garage is not considered a historic structure or have historic features. If structure is torn down would like to make it into a green space and possibly install a fence. Mr. Johnson did want to point out that when driving by its not visible when driving by and that is could cause possible danger being open. Mr. Johnson makes motion to approve the demolition as meeting one or more of the required criteria to issue a Notice to Proceed with a second by Mr. Grayson. All commissioners approve.

C)	1406 S Westnedge Year Built: 1905	5:27 PM	Alteration -Rear Addition Style: Queen Anne Historic District: South St – Vine
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Mr. Dailey has returned with additional changes to the property. The commission has approved the front half improvements of the building. Mr. Dailey has now added additional windows to the rear of the property instead of just siding. The rear of the house will have a flat roof with a deck and railings. The guard rails can be an administrative approval and would probably be wood and would be side mounted not top mounted. Mr. Grayson makes motion to approve a Certificate of Appropriateness for the work as described in the application he proposed work complies with the Secretary of the Interior standards 1, 9, and 10 with a second by Mr. Johnson. All commissioners approve.

D)	119 Prairie Year Built: 1914 Style: Prairie	5:43 PM	Alteration- Removal of wood soffit and fascia, installation of aluminum. Historic District: West Main Hill
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The applicant for this application was unable to attend. They are wanted to put aluminum soffit, fascia, and gutters on the home. Mr. Pena is assuming that they are wanting to do this repair because there is damage but is unsure of the amount of damage. Mr. Grayson concerned if they considered just repairing damage rather than replacing and Mr. Pena is unsure. Mr. Grayson feels more information would be needed an makes motion to postpone until the HDC meeting on 18 April 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 April 2023. All commissioners move to disapprove the motion. Mr. Johnson makes motion to deny the application based on Secretary of the Interior Standards 1, 5 and 6 with a second by Mr. Breisach. All commissioners approve to deny the application.

XI. Coordinators Report March 2023:

Mr. Pena will supply a video that the commissioners can watch regarding Roberts Rule Training. Mr. Pena is also currently working on re-writing the Historic Standards and guidelines.

XII. Adjournment

Motion made to adjourn meeting by Ms. Breisach with a second by Mr. Grayson with all commissioners approve. Meeting adjourned at 5:57 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 Pena, Historic Preservation Coordinator

DATE: April 18, 2023

SUBJECT: 1. 846 Davis - Alteration/Replacement (Rebuilding rear landing/deck with synthetic materials) PPZ23-0010

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Replace flooring and underlaying structure of rotten landing for rear entrance. This is not structural and not anchored to the house, just sitting on the old driveway. Looking to use the Trex decking materials to match the siding of the house. This is replacing the existing materials that are rotting.

EVALUATION:

Project Details

(Re)Building of a small rear porch with a synthetic material called Trex.

Applicable Criteria

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 proposed rear deck/landing will not change any defining characteristics of the building. Additionally the building was historically used as a house and will continue to be.

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 construction of the proposed rear deck/landing will not destroy historic material that characterizes the property. Through using the synthetic Trex material, it would be differentiated from the old and is on a non-historic rear addition of the 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.

The proposed deck/landing will not be attached to the house or to the ground and will thus be easily removable. Furthermore, removal would not impair the integrity of the historic property.

Local Historic District Standards and Guidelines

Porches and Decks:

- Modern Composite tongue and groove decking must be approved by the commission.

Discussion

The deck/landing that is slated for a rebuild is not original, not connected to the house and not visible from the street. The proposed Trex material resembles wood in appearance.

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 16 May 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 9 May 2023.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 1, 9 and 10.**



APPLICATION FOR PROJECT REVIEW – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 846 Davis Street Kalamazoo, MI 49008

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

Applicant: Rick and Erin Cummisford

Owner: Rick and Erin Cummisford

Mailing Add. 872 Blazing Star Road

Mailing add 872 Blazing Star Road

City State & Zip: Grayslake, IL 60030

City, State Zip Grayslake, IL 60030

Phone: 847-977-4236

Phone: 847-977-4236

Email rcummisford@sbcglobal.net

Email rcummisford@sbcglobal.net

Contractor: NA - Owner installed

☐ Work to be done by owner

☐ Contractors name _____

Proposed Work: Use additional sheets to describe work if necessary

Replace flooring and underlayment structure of rotten landing for rear entrance. This is not structural and not anchored to the house, just sitting on the old driveway.

Looking to use the Trex decking materials to match the siding of the house. This is replacing the existing materials that are rotting.

Application Checklist:

☐ Drawings 11x17 or smaller with dimensions

☐ Materials list

☐ Site plan including north arrow

☐ Other _____

☐ \$35 - HDC review fee – charged with building permit

☒ This property has at least one working smoke detector for each dwelling unit.

(Owner or applicant's initials) (Required) * see back

☐ This project will require a building permit with a \$35 administrative review fee.

☐ This project will not require a building permit. There are no fees for this project

☐ Referred to the Historic District Commission for review at a monthly hearing - \$83 hearing fee.

Applicant's Signature: Rick Cummisford Date: 03 / 28 / 2023

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

-For Historic Preservation Coordinator's Use Only-

Case Number: PB23-0010

Date Received: 03 / 28 / 2023

Zoning RM-36 YEAR BUILT 1870

Complete application 03 / 28 / 2023

Owned since 03/19/2021

~~Fee Paid \$35~~XXXXXXXXXXXXXXXXXXXX

ADMINISTRATIVE

Staff Review Date: ____/____/____

☐ Approve ☐ Site Visit ☐ Approve w/Conditions

COMMENTS _____

Certificate of Appropriateness Issued ____/____/____

Notice to Proceed ____/____/____ Comments _____

Referred to Historic District Commission for hearing* ____/____/____ \$83 fee

Hearing date 04 / 18 / 2023















846 Davis- Looking West



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: April 18, 2023

SUBJECT: 2. 121 Bulkley - Addition (Addition to main floor of the house). PPZ23-0011

PROPOSED WORK:

Description of Proposed Work Supplied by the Applicant: Addition to house main floor, ADA compliant bathroom and laundry area. See Attached.

EVALUATION:

Project Details

One story addition on north side of house. Proposed addition will be in rear of the home. Dimensions of the proposed addition will be 9' 2" X 12' 4" X 10' 4".

Applicable Criteria

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 proposed addition will not change the ability for the building to be used as a residence. The proposed addition would minimally change character defining features such as brickwork, roofline and windows, but these features are proposed to be recreated in the 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. *The proposed addition will not destroy materials that characterize the property. Furthermore, some of the materials taken from the existing structure will be re-used in the proposed addition. The proposed addition shall be compatible with the massing, size, scale and architectural features of the existing building, but it is unclear how the addition will be differentiated from 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.

Because the proposed addition is in the rear of the home, the essential form and integrity of the historic property would be unimpaired if the proposed addition was removed in the future.

Local Historic District Standards and Guidelines

Additions:

Size of Resource

- Height should generally be lower than the primary building.

The proposed addition will be lower than the primary core of the building.

- The addition should generally be narrower than the primary structure.

The proposed addition will be narrower than the primary core of the 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 primary addition will be located behind the rear wall of the primary core of the 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.

- Ratio of window area to solid wall for the facade as a whole.

The proportion, frequency and ratio of window size relate to the existing building. Furthermore, the lig

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 addition seem to nearly replicate (and reuse) the materials used in the existing building.

Discussion

The proposed addition will be on the rear half of the property, thus not obscuring the primary historic core or detracting from the historic character of the building. Furthermore, the materials and scale of the building are sympathetic to the original building.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards [enter 1, 9, 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 16 May 2023 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 9 May 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@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

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

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 121 Bulkley Street

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

Applicant: Angela Polderman

Owner: Rodger Parczyk, J. Lia Gagino

Mailing Add: PO Box 372

Mailing Add: 121 Bulkley Street

City State & Zip: Mattawan, MI 49071

City, State Zip: Kzoo, MI 49006

Phone: 269-760-2995

Phone: 269-271-9301

Email: poldermancw @ aol.com

Email: gagginol @ yahoo.com

Contractor Mark Polderman

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

Addition to house main floor, ADA compliant bathroom and laundry area.

(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: [Signature] Date: _____

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

APPLICATION CHECKLIST:

Include all these items 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- 23-0011

Date Received*: 04/06/2023

Zoning RS-5 Year built 1925

Complete application Yes

Owned since ? _____

COMMISSION

Meeting Date 04/18/2023

Hearing fee paid \$85 _____

Check # NA

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 submissions 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@kalamazoo-city.org



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Kalamazoo, MI 49007
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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: 121 Bulkeley Street
Historic District: ☐ South/Vine ☐ Stuart ☒ West Main Hill ☐ Rose Place ☐ Haymarket
Applicant: Angela Polderman
Mailing Add: PO Box 372
City State & Zip: Mattawan, MI 49071
Phone: 269-780-2995
Email: poldermanaw@aol.com
Owner: Rodger Parczyk, J. Lia Gagine
Mailing Add: 121 Bulkeley Street
City, State Zip: Kalamazoo, MI 49006
Phone: 269-271-6001
Email: gagginol@yahoo.com
Contractor: Mark Polderman
☐ Work to be done by owner
Proposed Work: Use additional sheets to describe work if necessary

Addition to house main floor, ADA compliant bathroom and laundry area.

(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: 3/30/23
Owner's Signature: _____ Date: 3/30/23
(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- _____ Date Received*: _____
Zoning _____ Year built _____ Complete application _____
Owned since _____

COMMISSION Meeting Date _____ Hearing fee paid \$85 _____
COMMENTS _____ Check # _____

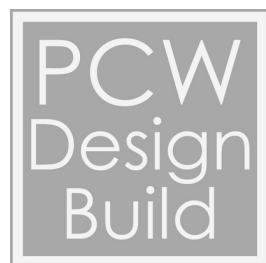
Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

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

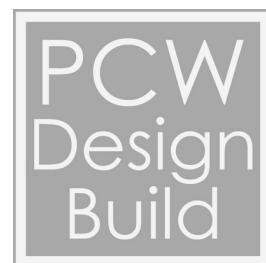
Revised November 22, 2019



121 BULKLEY STREET

EXISTING FACADES – WEST ELEVATION – FACING BULKLEY STREET

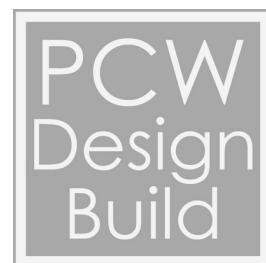
KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION



121 BULKLEY STREET

PROPOSED ADDITION LOCATION VIEWED FROM WEST

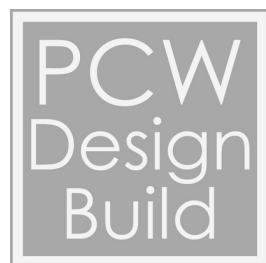
KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION



121 BULKLEY STREET

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

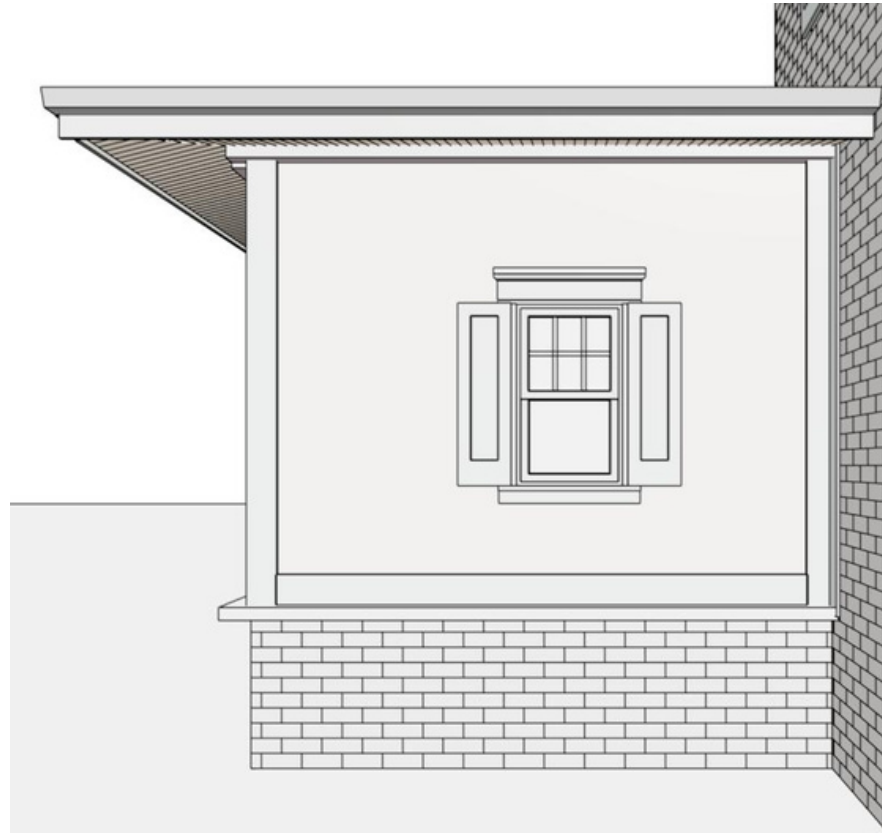
PROPOSED ADDITION LOCATION VIEWED FROM EAST



121 BULKLEY STREET

ADDITION ADDED BEFORE HISTORIC DISTRICT DESIGNATION

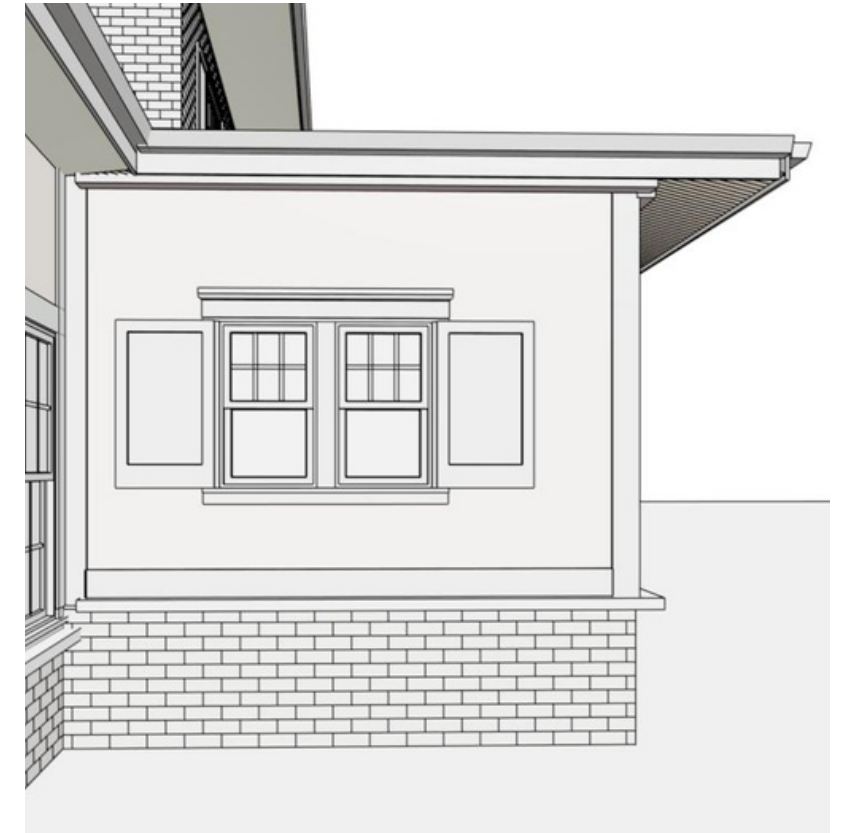
KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION



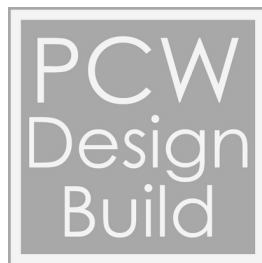
West Elevation



North Elevation



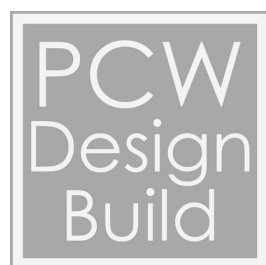
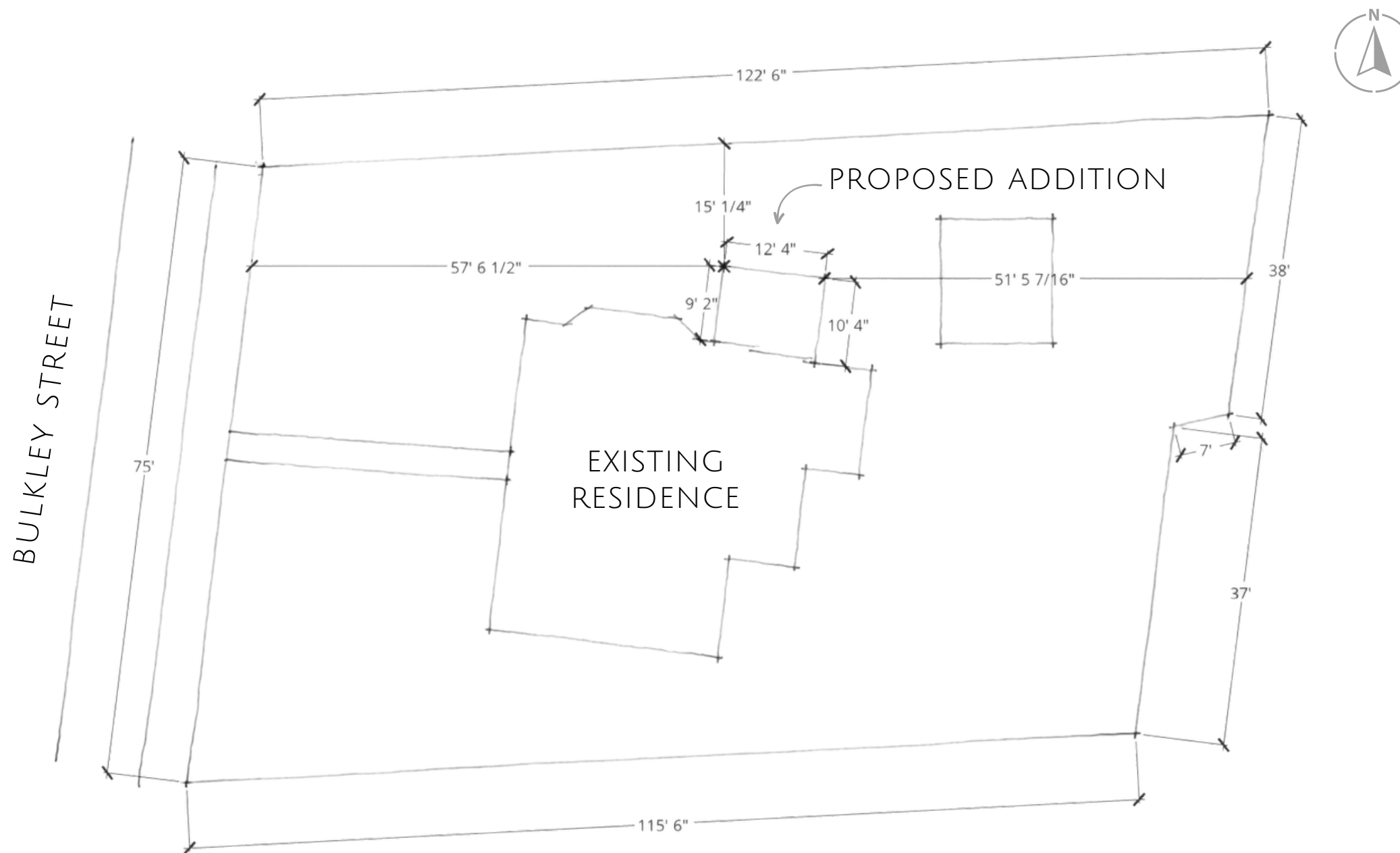
East Elevation



121 BULKLEY STREET

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

ARTISTIC RENDERING



121 BULKLEY STREET

LOT DIAGRAM

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

- Brick removed from original home will be mixed with new brick and reused on addition
- Upper walls to be stucco to match previous addition
- Windows to be Colonial over One divided lite double hung units, to match original home
- Trims to be mix of Fiber Cement and PVC to replicate previous addition detail



Pratt & Lambert
Everglade Moss



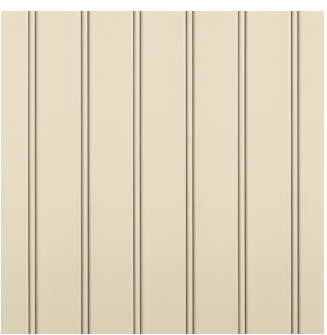
Pratt & Lambert
Rural Red



Pratt & Lambert
Mystic Sand



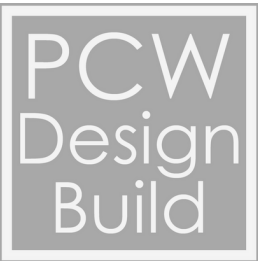
Certainteed
Landmark Shingle
Terra Cotta



Fiber Cement
Beadboard Soffit



Existing Brick
To be Reused



121 BULKLEY STREET

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

MATERIALS



121 BULKLEY STREET

ARCHITECTURAL DETAILS TO MATCH EXISTING HOME

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION

Proposed addition is located behind the fenceline, large bay window and mature landscaping and will not be readily visible from the road.



121 BULKLEY STREET

PROPOSED ADDITION LOCATION HIGHLIGHTED

KALAMAZOO HISTORIC DISTRICT COMMISSION PRESENTATION



(1) **121 Bulkley – (above) Looking east**
 (3) 121 Bulkley Looking NE



(2) 121 Bulkley looking SE





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Peña, Historic Preservation Coordinator

DATE: April 18, 2023

SUBJECT: Coordinator's Report

New Owners in Historic Districts:

Sale Date	HD	Address	previous owner	new owner
03/01/2023	Stuart	303 Woodward	KURT L SPAULDING LIVING TRUST SPAULDING, KURT TRUSTEE 3308 PINE BLUFF LN KALAMAZOO, MI 49008	311-315 WOODWARD LLC AMERICAN-REALTY 105 N KENDALL AVE KALAMAZOO, MI 49006

Reviews

Review Type	Number of Reviews	Review Cost	TOTAL
Administrative (No Building Permit)	4	\$0	0
Administrative (Building Permit)	5	\$35	\$175
HDC Hearing	10	\$85	\$850
TOTAL	19	-	\$1,025

Administrative Reviews:

1. 624 McCourtie – Porch repairs
2. 429 W Dutton – Roof
3. 228 Douglas – Porch step repairs
4. 846 Davis – Porch repairs
5. 1207 W Lovell – Storm door replacement
6. 814 Central – Porch rebuild
7. 1105 S Park – Fence