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## Apartment projects bring life to tired historic GR buildings

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GRAND RAPIDS – Crews from **Wolverine Building Group** and their subcontractors are hard at work gutting the interiors of three historic structures just south of downtown Grand Rapids in the Division Avenue corridor, part of a \$6.1 million construction project for **Brookstone Capital**, a Midland-based developer with several previous successful redevelopment projects in or near downtown.

The two adjoined buildings at 209 and 217 South Division, built in 1911 and 1888, respectively, will be combined to form **Division Park Avenue**, a 30-unit apartment facility featuring 1- to 3-bedroom units, said architect Gary Breen of **Concept Design Studio Inc.** of Norton Shores. While the levels of the two structures are off by about 6 inches in places, the crews planned to connect them.

Breen said a secure, fenced parking structure for tenants will be created in the lower level of the building, which is at ground level on the side opposite Division Avenue. The sidewalk level will feature 2-story, 3-bedroom townhouse live-work units, ideal for artists to have a gallery storefront and live upstairs.

The brick building at 209 had been originally built as an overnight stay hotel and features a central

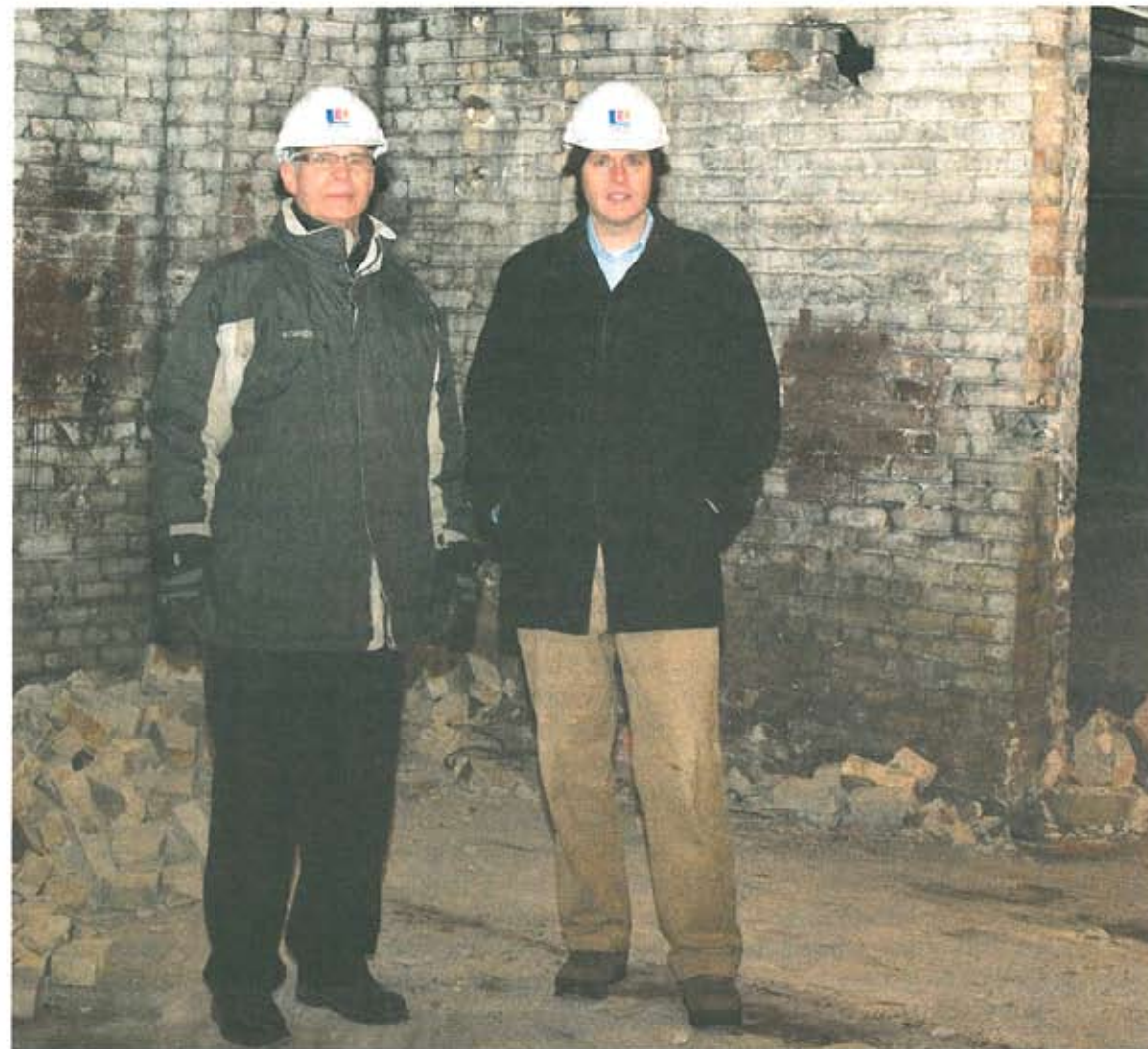
### FYI

#### Division Park/ Serrano Lofts

- **Architect:** Concept Design Studio Inc.
- **Construction:** Wolverine Building Group
- **Investor:** Brookstone Capital
- **Division Park:** 2 adjoined buildings, 47,000 square feet, built in 1888 and 1911 as short-stay hotel; will be transformed into live-work units and 1- and 3-bedroom apartments; \$4.8 million
- **Serrano Lofts:** Former tire garage, 16,000 square feet, built in 1917; will be converted to 1- and 2-bedroom apartments; \$1.3 million
- Total 45 units of apartment space upon completion

light well for the second and third floors, which will be "returned to its original state to bring in natural light" to the units on those floors. The former design had small studios connected with common bathrooms, but the renovation calls for converting the floor into more modern 1- or 2-bedroom apartments, complete with individual amenities.

Wooden staircases and some metal ceilings will be retained where possible, Breen said, but some modification will be needed to bring the buildings up to code for barrier-free access.



Gary Breen, left, of Concept Design Studio, and Aaron Jonker, right, of Wolverine Building Group, stand in the lower level of Division Park Avenue where the project design calls for a secure, underground parking area opposite the Division Street side, shown in the rendering. The former overnight stay hotel is being converted to apartment units. PHOTOS: JOE BOOMGAARD RENDERING: CONCEPT DESIGN STUDIO



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