

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, January 31st, 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

Andrew Grayson- Present

Dana Underwood – Absent

Jeremy Berg- Present

James Johnson- Present

Kristi Breisach- Present

Dan Kastner- Absent

Motion made by Mr. Stucky to approve the absences with a second by Mr. Grayson and all commissioners approve.

III. Approval of Agenda: No changes to the agenda just a note that the normal microphone is not working so brought down the wireless microphone.

IV. Approval of Minutes: December 20, 2022.

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

V. Disclaimer: Mr. Pena read the disclaimer into record. 5:07 PM

VI. Public Comment on non-agenda items: None

VII. OLD BUSINESS: None

NEW BUSINESS:

A) 1406 S Westnedge

5:05 PM

Addition/Alteration

Art Dailey is the new owner of this property. The owner is looking to add another story to the property with the same window alignment with the same trim and same fish scale under the roof. The property would have wood windows. The area that looks like a garage but is no longer a garage is not currently visible from Westnedge. Mr. Grayson is concerned that the bay window would be removed and the owner states that no it would not as stated in the drawings provided. Wood windows are normally preferred rather than vinyl. Mr. Grayson is concerned about what the historic standards are with adding another story rather than adding an addition to the side of the home. Ms. Breisach made a suggestion to possibly looking into having the addition be offset to add more visual interest. Mr. Berg suggested trying to do the 3rd story with dormers rather than a full new story. Mr. Dailey doesn't feel that it would add enough square footage. Mr. Berg doesn't feel that this type of addition is appropriate. Ms. Breisach suggested doing an addition out the back or possible above the garage structure. Mr. Dailey is looking at return on investment since this is considered a commercial property. Mr. Grayson is concerned about

what type of materials would be used for shingles and it would be a standard asphalt shingle but not the lowest grade with a nice color that compliments the paint and structure of the house. MR. Grayson does feel like they would need more specific details and better elevation details. Mr. Grayson does agree with the other commissioners that looking into another option rather than adding more height would be the better option. Mr. Johnson was curious about the chimney that was on the original structure and per Mr. Dailey the chimney is currently gone and was not in working condition but if needed he can add a fake chimney if needed.

Mr. Grayson makes motion to postpone until the HDC meeting on February 21, 2023 and direct the applicant to provide the requested materials such as 4 elevations, trim and visual aspects and any additional information to the Historic Preservation Coordinator by noon on February 14, 2023 with a second by Ms. Breisach. No public comments. Roll call with all commissioners approve.

B) 215 E Michigan

5:30 PM

**Addition/Alteration
(Non-Contributing Building)**

Mr. Fritz Brown with Treystar is the developer of this property. They are looking to put in a chain restaurant call Barrio's on the main floor. They will be making the building handicap accessible. This building is considered a non-contributing structure. The building will have an elevator tower on the back side of the building to service the 2nd floor. The front of the building currently has a garage door that will be changed to a glass façade and will also have a dark stripe across the building to add a little interest to the building as well as the signage to the front of the building. The balcony on the back of the building is new and will be a part of the Haymarket Plaza. The current store front will remain as is. The brick strip Mr. Brown believes will be painted brick. Mr. Brown is looking to add windows in the alley as well with a couple different options depending on price. The interior of the building does have original brick and will remain. Mr. Stucky would like to see more of an architectural feature like an awning is possible but Mr. Brown went with the minimalist option. Mr. Brown has considered doing a possible mural on the blank brick area on the lower level to the left. Mr. Johnson is concerned that only the strip is being painted and not the entire building. MR. Fritz believes its only the strip but the elevator shaft could be a darker feature but would be an addition so that would make sense.

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, 9 and 10. Any additional items will be delegated to the Historic Preservation Coordinator with a second by Mr. Johnson.

Mr. Nave makes a comment that this building used to have midcentury modern façade.

Roll call of commissions with approvals with a no from Mr. Stucky.

Mr. Nelson Nave is representing the homeowners. The homeowners are looking to add a door to the newest addition and remove a current window as well as some raised patio for wheelchair accessibility. They will be using removable ramps for visitors this summer. The new door will have a storm door also. The homeowner would also like to add a picture window to the front that will match the picture window in the back. Mr. Johnson feels that adding the picture window would help with historic features rather than the two smaller windows so far apart.

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, 9 and 10 with any additional details to be delegated to the Historic Preservation coordinator including the addition of the picture window with a second from Mr. Stucky.

No further comments or discussion.

Roll call vote with all commissioner's approval.

IX. Adjournment

Motion made to adjourn meeting by Mr. Johnson with a second by Mrs. Breisach with all commissioners approve. Meeting adjourned at 6:07 pm.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date