

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, February 21st, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:04 PM

II. Roll Call & Approval of Absences:

Eric Stucky- Present

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson- Present

Dan Kastner- Present

Motion made by Ms. Underwood to approve the absences with a second by Ms. Breisach and all commissioners approve.

III. Approval of Agenda: Amend the agenda to add the re-appointment of Mr. Stucky as a commissioner to the board during the election process. Motion made to approve the agenda as modified by Ms. Underwood with a second by Mr. Johnson. All commissioners approve.

IV. Approval of Minutes: January 31, 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. 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) 1509 Academy

5:10 PM

Alteration/ Mr. Tom Meyer

Mr. Meyer has an addition on the rear of his that they are looking to make changes to such as fewer windows. The room is very inefficient and has water damage. They are looking to create wall space on the outside to add cedar shakes to match the remainder of the home. The windows will be standard size. They are also looking to change the west side of the addition to remove the French doors and change it to double hung windows but will retain the French doors if they ever wanted to be put back. Ms. Underwood doesn't have any objections as you can't see this from the front of the property. The new windows would be wood windows. They will be doing the entire house over time. Ms. Underwood makes motion to approve the proposed work that complies with the Secretary of the Interior standards 1, 2 and 4, a Certificate of Appropriateness will be issued for the work as described in the agenda with a second by Mr. Johnson. All commissioners approve.

B) 119 Prairie 6:30 PM Alteration

Applicant was not present at the meeting. Applicant was wanting to change the fascia from wood to aluminum. Mr. Johnson did state that this would be a pretty major change. Mr. Stucky makes motion to postpone the application till the applicant can be here in person with a second from Ms. Underwood. All commissioners agree to postpone the application.

C) 1403 Henderson 5:16 PM Alteration

Mr. Brian Pennings is here representing the homeowners. They are looking to finish the basement and install an egress window where there isn't a window currently and replace a window on the side of the house. The windows would be aluminum clad wood windows. The egress window isn't installed currently and will not be visible from the street. This was the only location that made sense to add the bedroom in the basement. Ms. Underwood makes motion to approve the installation of the egress window as specified in the application as it complies with the secretary of interior standards 1, 2 and 9 with second by Ms. Breisach will all commissioner's approval. Mr. Johnson makes motion to approve the second basement window as specified in the application as it complies with the secretary of interior standards 1, 2 and 9 with a second by Ms. Underwood. All commissioners approve.

D) 251 E Michigan 5:21 PM Alteration

Rachel is at the meeting representing Treystar. The project would include needing to add outside air. One option was adding an HVAC unit which doesn't match the financial option or the timeline. The second option is adding louvers to help bring in air. These would be located on the north façade on the rear of the building. The window frame would remain so the option to reverse this would remain. The windows being replaced are above the door and to the side. Mr. Johnson makes motion to approve the proposed work that complies with the Secretary of the Interior standards 1, 2 and 4, a Certificate of Appropriateness will be issued for the work as described in the agenda with a second by Ms. Johnson. All commissioners approve.

E) 823 Lucas Ct 5:27 PM Alteration

Mr. Stucky is here representing KPEP. The home has multiple things that are being updated and repaired such as a light added to the exterior. They will also be repairing some fencing. The main concern is the removal of a chimney while they are redoing the roof. Mr. Stucky believes that the chimney is in reasonable condition inside but is in bad shape in other areas. He has not been on the roof so isn't sure about the condition on the exterior. Mr. Stucky believes that its wanted to be removed to make it easier for roofing. Mr. Stucky does not see a need to postpone the meeting as he doesn't see any different outcome. Mr. Breisach makes motion to deny the application for the removal of chimney based on Secretary of the Interior Standards 1, 2, 6, 9 and 10 with a second by Ms. Underwood. All commissioners vote to deny.

F) 1406 S Westnedge 6:34 PM Alteration (Postponed Application)

Mr. Dailey has now returned with changes to his plans. He is now looking to add a gable wall instead of a full new story. He will also be raising the 2nd story of the flat roof commercial addition which will still have a flat roof and adding a deck on top of this and will be tiled with side mounted railing. The trim and roof line will remain the same on the front of the house. They will also be adding windows on the new gable ends with fish scale siding. Mr. Dailey will also be adding a door to give access to the second story deck. All windows that will be on the property will be wood windows and also wood siding would be painted. Mr. Dailey will be leaving the decorative aspects of the house on the front exterior. The new addition would take the height of the to 35 foot with the original being close to 30. Ms. Underwood does feel that the rear of the house is still visible when coming down Westnedge and feels the rear of the house does look out of proportion. Mr. Pena does point out that the rear of the house isn't considered a contributing resource of the house because this is an addition. The change in structure will only be four feet taller and the drawings do not depict that very well. Ms. Breisach would like to see windows added to the area on the 2nd addition where it shows the full block of siding, maybe adding windows to the rear of the addition and or add them to the side as well. Mr. Kastner does feel consulting an architect would be in Mr. Dailey's favor. Mr. Stucky would like to see a rendering of the rear 2nd floor showing the deck before approving as well as Ms. Underwood. The railings can be approved administratively approved. Ms. Underwood makes motion to approve the core structure of the property based on Secretary of the Interior Standards 1, 2, 6 and 9 with a second by Mr. Johnson. All commissioners approve. Ms. Breisach makes motion to postpone the rear portion of the application until the HDC meeting on March 21, and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on March 14 and ask they Mr. Pena to provide an extension agreement with the applicant with a second by Ms. Underwood. All commissioners approve.

VIII. Election of Officers

1. Reappointment of Eric Stucky.

Ms. Underwood makes motion to recommend that Mr. Stucky be reappointment to the Historic District Commission with a second by Ms. Breisach. All commissioners approve.

2. Chair

Ms. Underwood nominates Mr. Kastner to be chair with a second by Mr. Stucky. Voice votes all pass. No other nominations. Roll call vote and all approve.

3. Vice Chair

Mr. Stucky nominates Ms. Underwood to be the Vice Chair with a second by Ms. Breisach. Voice votes all pass. No other nominations. Roll call vote and all approve.

XI. Coordinators Report: Luis shows report 6:41pm, no administrative approvals.

XII. Adjournment

Motion made to adjourn meeting by Mr. Johnson with a second by Ms. Stucky with all commissioners approve. Meeting adjourned at 6:46 pm.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date