

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Thursday, June 23rd, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

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

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Absent

Dan Kastner- Present

Motion made by Mr. Stucky to approve the absence with a 2nd by Ms. Breisach; all commissioners approve.

III. Approval of Agenda: Remove 728 W Lovell from agenda.

Motion made to approve the changes to the agenda by Ms. Underwood and a 2nd by Ms. Breisach; all commissioners approve.

IV. Approval of Minutes: May 16, 2023.

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

V. Public Comment on non-agenda items: None

Mr. Pena read disclaimer at 5:06 PM

VI. OLD BUSINESS: None

NEW BUSINESS:

**A) 111 Portage
Year Built: 1924**

5:07 PM

**Alteration – LED Sign
Style: Commercial
Historic District: Haymarket**

Bear Sign Company is looking to install a sign for Michigan Top Producers Real Estate Group. The sign will have an aluminum face with LED lights and back lighting. The sign cabinet will stand off the wall. The sign will be permanent but would change the face if needed in the future. The sign will have concrete anchors with aluminum barrels into the mortar joints. The electrical for the sign will go through the brick. Mr. Stucky 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, 2, 9 and 10 with a second by Ms. Underwood. All commissioners approve.

B)	606 Woodward Year Built: 1885	5:14 PM	New Construction – 20x20 Garage Style: Queen Anne Historic District: Stuart
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The owners of 606 Woodward are looking to add a new pre-manufactured 20x20 garage from Menards. They are looking to find something that compliments the home and neighborhood. The garage will be single garage door with a side door and small window. Ms. Breisach 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 a second by Mr. Stucky. All commissioners approve.

C)	930 W Kalamazoo Year Built: 1888	5:23 PM	Alteration – Vinyl Siding Style: Queen Anne Historic District: Stuart
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Received email from applicant and wants to postpone till next month.

D)	728 Lovell Year Built: 1900	5:24 PM	Demolition- Garage Style: Queen Anne Historic District: South Street
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Application withdrawn.

E)	427 Stone Year Built: 1885	5:25 PM	Alteration/Demolition – Chimney Style: Queen Anne Historic District: West Main Hill
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Ms. Strong is the owner of 427 Stone and is looking to remove the chimney. They believe the chimney is original to the home and has been in recent years strapped to the building and is coming apart from the structure. Ms. Strong has had numerous contractors come to the home and inspect the chimney and they have stated that the chimney is not structurally sound, and they also believe the chimney is damaging the foundation and roof also. The contractor's recommendations are to remove the chimney all together. The contractors feel it is best to install a high efficiency furnace as the way it is vented now is considered a fire hazard. The homeowner did supply documentation from the contractors stating it is unsafe and should be removed. Ms. Strong also states that until this is resolved she will not be able to get her rental certification. The home does not have a fireplace that is associated with the chimney, the chimney is only used to vent the furnace. Ms. Underwood doesn't feel the removal of the chimney doesn't meet with the guidelines, the guidelines states repairing or replacing. The contractors did recommend that if they replace the chimney, they suggest not doing brick they would suggest cement block. Mr. Kastner states that he is aware of contractors that can repair or rebuild the chimney. Ms. Strong states she did have licensed and qualified contractors come to the home. Ms. Underwood makes motion to deny the

application based on Secretary of the Interior Standards 1, 2 and 6 with a second by Mr. Stucky. The motion passes by unanimous roll call vote.

F)	945 Osborne	5:42 PM	Alteration
	Year Built: Unknown		Style: Queen Anne
			Historic District: South Street/Vine

Applicant for this application was not able to be present. Mr. Pena presented what was given to him stating that the homeowner is wanting to replace windows on the south driveway side of the house and a window on the front porch that would fit original opening and to trim them with the original trim, remove one south side window and replace with cedar lap siding to match the original siding. The new windows would be wood and are very similar to the originals. When the home was originally purchased in 2020, the existing rear porch addition had plexiglass windows which were never securing, and the structure was not sided. The homeowner is also hoping to replace windows on the south and east side with vinyl windows and is waiting to complete the rear porch with T-11 siding. Ms. Underwood makes motion to postpone until the HDC meeting on July 18, 2023, and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 July 2023 with a second by Mr. Stucky. All commissioners approve to postpone.

XI. Coordinators Report: Mr. Pena reviewed report and number of applications reviewed.

XII. Adjournment

Meeting adjourned at 5:46 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date