

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, July 18th, 2023

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 4:59 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Andrew Grayson- Present

Dana Underwood – Absent

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

Grayson motions to approve the absence with all commissioners approving in a voice vote.

III. Approval of Agenda: Pena stated that applicant for 930 W Kalamazoo Ave. wished to postpone. Motion made to approve the changes to the agenda by Breisach and a 2nd by Stucky; all commissioners approve.

IV. Approval of Minutes: May 16, 2023.

No changes to the minutes. Motion made by Johnson to approve the minutes with a second by Stucky; All commissioners approve the minutes.

V. Public Comment on non-agenda items: None

Pena read disclaimer at 5:00 PM

VI. OLD BUSINESS: None

NEW BUSINESS:

**A) 422 Stanwood
Year Built: 1926**

5:07 PM

**Alteration – Replacement of window
Style: Colonial Revival
Historic District: West Main Hill**

Wendy Denning is looking to replace a three-part window on the East side of 422 Stanwood Street, a mother-in-law home behind 424 Stanwood Street, with low visibility from the street. All three parts of the window have deteriorated. Pena does not believe the window is original to the property. Denning would like to use windows of the same size in the replacement and replace casement windows with double-hung windows. Denning would prefer to use wood windows in the replacement, but if wood replacement is not attainable by October 2023, she would like permission to use vinyl replacement windows instead. Stucky makes motion to approve the replacement of the three-part window with another wood window, while rejecting the use of vinyl windows based on Secretary of Interior Standards 1,2 and 6 with a second by Breisach. All commissioners approve.

B) 706 W Kalamazoo 5:09 PM Alteration: Porch Roofing
Year Built: 1860 Style: Italianate
Historic District: Stuart

Tazee Vickery is looking to replace the asphalt roofing of his rear roof porch with metal. Other buildings in the area have similar metal roofs. The cladding on the existing roof on the porch is not original to the property. The roof is on the rear façade of the property and would not negatively impact the historic character of the building. Johnson makes motion to approve the work as described based on Secretary of Interior Standards 1, 2 and 5 with a second from Stucky. All commissioners approve.

C) 1101 S Park 5:13 PM Alteration – Window Replacement
Year Built: 1913 Style: Queen Anne
Historic District: Vine

The owner of 1101 S Park St. is looking to replace two windows, one on the west face and one on the east face. The replacement windows will be wood, will fit the existing openings, and the style and trim will match the existing windows. Johnson makes motion to approve the work as described in the application based on Secretary of Interior Standards 1 and 6 with a second from Breisach. All commissioners approve.

D) 930 W Kalamazoo 5:16 PM Alteration – Vinyl Siding
Year Built: 1888 Style: Queen Anne
Historic District: Stuart

Postponed per applicant's request.

E) 728 W Lovell 5:16 PM Demolition – Garage demolition
Year Built: 1900 Style: Queen Anne
Historic District: Vine

The owners of 728 W Lovell St are looking to tear down an unattached four-car garage on the north side of the property line. The current owners are in assisted living and no longer live on the premises. A real estate agent has been contacted to put the property up for sale. The garage is not a character defining feature and may not be original to the building. After the building inspector from the City of Kalamazoo visited the property, it was determined that the garage could be salvaged and was not in imminent danger of collapsing. Johnson makes a motion to approve the work as described based on notice to proceed criteria d with a second by Stucky. All commissioners approve.

F) 945 Osborne 5:22 PM Alteration—Window alterations

Year Built: Unknown

Style: Queen Anne

Historic District: South Street/Vine

Richard Sterken is looking for retroactive approval for the replacement of windows on the south driveway side of the house and a window on the front porch that would fit original opening with trim to match existing trim in design, dimension, color and lite pattern, remove one south side window and cover the opening with cedar lap siding to match the original siding and install vinyl windows on a rear non-historic addition. The new windows proposed for the primary historic portion of the building would be wood and would be 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. Breisach moved to deny the window removal based on Secretary of Interior Standards 1, 2, 6 and 9 with a second from Johnson. All commissioners approve except for Stucky. Grayson makes a motion to approve the window replacement based on Secretary of Interior Standards 1, 2, 6 and 9 with a second from Stucky. All commissioners approve. Johnson makes a motion to approve the porch work as specified in the application based on Secretary of the Interior standards 1, 2, 6 and 9, with a second from Grayson. All commissioners approve.

XI. Coordinators Report: Pena reviewed report and number of applications reviewed and announced gravestone cleaning at Mountain Home Cemetery on July 22nd.

XII. Adjournment

Meeting adjourned at 5:47 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date