

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, January 16th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:00 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 absence of Mr. Grayson with a 2nd by Mr. Stucky; all commissioners approve.

III. Approval of Agenda: No changes. Motion made by Mr. Johnson to approve the agenda with a 2nd by Ms. Underwood; all commissioners approve.

IV. Approval of Minutes: October 17, 2023 & Decem 19, 2023

Motion made by Mr. Johnson to approve the minutes with a second by Ms. Breisach; all commissioners approve.

V. Public Comment on non-agenda items: No comments or guests

VI. OLD BUSINESS: None

NEW BUSINESS:

A) Multiple Potential Addresses 5:02PM

Year Built: New Construction

**Infill Construction- Pre-approval of 9
House styles with three variants
Style: Multiple (vernacular, craftsman
& Traditional/Colonial
Historic District: Multiple**

Ms. Parsons and Ms. Griffin presented a PowerPoint presentation regarding a project for multiple potential addresses to use pre-approved housing plans for infill construction. This project has been in the making for 2 years. Ms. Parson and Ms. Griffin have worked with Public Services, CPED, Fire Marshall, Development Community, LISC and Jim Kumon on the plans being presented. They are presenting 8 different building types with different types of sizes and unit types. Each building type offers 3 different elevation options which include vernacular, colonial and craftsman. The houses can be built on 3 different lot types such as a corner lot, an interior lot with alley access and an interior lot without alley access. Mr. Kastner is curious as to who is selling the plans, and the city will be the ones

selling the plans and will be bundling the permit cost. Ms. Parsons notes that most of the vacant lots in the city are now eligible based on the new zoning codes and the plans do offer a narrower option or a smaller cottage option. Ms. Parsons states that the plans are meant to be followed as submitted and if they are deviated from then they will need new approval. These types of plans do not do away with having inspections done. Ms. Griffin assures the commissioners that the appropriate size for windows is noted in the plans. The plans are meant to follow the standard 9 for historic standards and guidelines. Ms. Parsons note that they are not looking to see these to any large developers and more aimed to neighborhood builders. These plans are not meant to be designed for short term rentals. These plans financially are not only saving in permit costs but are saving in the overhead in developing the plans. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application for the infill construction pre-approved plans as presenters as the proposed work complies with the Secretary of the Interior standards 9 and 10 relevant to new additions and new constructions with a second by Mr. Johnson. All commissioners approve. 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, 2 and 9 with the door being approved administratively with a second by Mr. Stucky. All commissioners approve.

B)	808 W South St	6:23PM	Alteration – Rear porch third story Retroactive Review Style: Greek Revival Historic District: South St Vine Area
	Year Built: 1900		

Applicant is not present, and application has already been postponed once. Mr. Johnson will not be voting on this application as he is a former tenant and knows the applicant personally so this would mean it would need to be a unanimous vote. This application is a retroactive application. The deck is not original to the home and is very visible from the road but does have a door leading to this area. Also wanted to note that the home that was next door burned down and if the home was still standing then this would not be visible from the street. Ms. Underwood 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, 2, 9 and 10 with a second by Mr. Stucky. Roll call has 2 commissioners yes and 2 commissioners no with Mr. Johnson not voting so the application did not pass.

C)	723 Mc Courtie	5:57PM	Alteration- Rear window and front door Style: Vernacular Historic District: South Street-Vine Area
	Year Built: 1885		

Mr. Barnard is looking to replace a front door and 2nd story rear window. The window is rear facing and is not visible from the front of the property. The window does not have appropriate egress and they are looking to replace the window with a wooden window. The current front door is a metal door, and they are looking to replace it with something that is more in character with the house possibly a wood door. The window on the 2nd floor will need to be widened for it to be considered an egress appropriate window. When the door is chosen it can be administratively approved by the historic coordinator. 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, 2 and 9 with the

door being approved administratively with a second by Mr. Stucky. All commissioners approve.

E)	712 Willard Year Built: 1895	6:03PM	Alteration – Porch restoration Style: Queen Anne Historic District: Stuart
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Mr. Clark is the current owner of 712 Willard and is working on the restoration of the porch. The porch currently has some structural and water damage. They are also looking to repair and or replace the columns and spindles. Mr. Clark doesn't believe that the columns can be repaired and is wanting to replace them all to make the porch more structurally sound and to have them all match and the columns would remain wood. Mr. Clark is also looking to replace the railings and are not original to the structure and restore the spindles to the historic standards. They are also looking to widen the staircase to match the width of the columns. Mr. Clark will also be repairing the railing and will be in comparison in height with the height of the window. Mr. Johnson 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, 2 and 10 with a second by Ms. Underwood. All commissioners approve.

F)	151 Prospect Year Built: 1888	6:16PM	Alteration- Rear door replacement Style: Prairie Historic District: West Main Hill
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Mr. Nielsen is looking to change a current door and change the swing direction. The door will remain the same size and same style with the half-light. They are unsure if the door is the original or not or was put in near the original construction of the property. The current door is drafty and not closing correctly and the old hardware is broken. This door is at the rear of the property and is not a character defining feature of the home. Mr. Nielsen will be purchasing from with Lowes or Home Depot. Mr. Johnson notes that he would prefer wood as it is a prominent feature of the home. Mr. Stucky makes motion to approve a Certificate of Appropriateness for the work as described in the application of the install of a wood door, the proposed work complies with the Secretary of the Interior standards 1, 2 and 10 with a second from Mr. Johnson. All commissioners approve.

VII. Coordinators Report:

- Minimal applications so far as year is just beginning.
- Conference in May and has funding for commissioners to attend with an a la carte option.

VIII. Adjournment

Motion made to adjourn the meeting by Ms. Underwood with a 2nd by Mr Stucky. Meeting adjourned at 6:37 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date