

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, February 20th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:05 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.

Mr. Pena read the disclaimer on record.

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

IV. Approval of Minutes: January 16th, 2024

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) 530 W South St
Year Built: 1878**

5:08 PM

**Barrier free ramp, sign & repair pillars
Style: Italianate
Historic District: South Street- Vine Area**

The owner Mr. Moyet is looking to repair pillars, install a handicap ramp and get a current installed sign approved. Mr. Diamond is the contractor for the project and has encased the current pillars with cement to prevent further damage to the pillars from getting hit by vehicles. The cement pillars will be wrapped with decorative trim and will match the design of the others but will just be slightly wider at the bottom. Mr. Stucky makes motion to approve a Certificate of Appropriateness for the work as described in the application for the column replacement. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10 with a second by Mr. Johnson. All commissioners approve.

The handicap ramp will be made of composite decking and will not be permanent. Mr. Kastner is concerned about removing 36 inches of the current railing. If possible if the railing could be removed

and saved so that if it needs to be put back into place that it can. The spindles are still able to be purchased even though they are rather old. Mr. Stucky suggested using the portion that is being removed as part of the railing. Mr. Diamond states that they will be using a grip tape on the ramp to prevent the ramp being slippery which is what is currently used on the Henderson Castle. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application for the handicap ramp. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10 with a second by Mr. Stucky. All commissioners approve.

Mr. Diamond is looking for approval for Mr. Moyet for the installation of the current sign for The Upjohn House Inn. The sign was recently replaced and was able to use the existing wholes in the brick. Mr. Pena does want to state the zoning regulations states this is too close to the set back so if a variance is not issued for the sign, then the sign may need to come back to the board. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application for the installation of the sign. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10 with a second by Mr. Johnson. All commissioners approve.

B)	229 E Michigan	5:29 PM	Wall Sign
	Year Built: 1891		Style: Queen Anne
			Historic District: Haymarket

Carie with Sign Art is here on behalf of Craft Copper and Treystar and they are looking at installing an internally illuminated sign. 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, 9 and 10 with a second by Ms. Breisach. All commissioners approve.

C)	229 E Michigan	5:31 PM	ADA automatic door openers and
	Year Built: 1891		service window on west side
			Style: Queen Anne
			Historic District: Haymarket

Rachel with Treystar and Joey with JLW Construction are looking to install an ADA push button on the outside of the building and a commercial service window for the patio area on the west side of the building. The current window is wood construction and will be replaced with commercial aluminum. The frame will remain the same and only the pane of glass is being removed with panels below it. 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.

E)	409 W Dutton St	5:35 PM	Removal of rear porch & install new
	Year Built: 1903		basement door
			Style: Vernacular
			Historic District: South St – Vine Area

Mr. Falconer is the owner of 409 W Dutton and has owned the home for 5 to 6 years now. Mr. Falconer is looking to replace the front basement door due to being vandals breaking the door. He is looking to

put in a steel door rather than a wood door and would be painted black to match the other front entry doors. Mr. Falconer is also looking to remove a rear enclosed porch used for storage that is no longer structurally sound or safe and would like to replace it with a deck with access from the rear of the home. The deck would be a raised wooden deck. The deck would have a railing around it with stairs. Commissioners would like more information regarding what the future deck would look like. Mr. John make motion to postpone the construction of a new deck until the HDC meeting on 19 March 2024 and direct the applicant to provide the requested materials and information such as materials and dimensions to the Historic Preservation Coordinator by noon on March 12th, 2024, with a second by Ms. Underwood. All commissioners approve.

Ms. Underwood makes motion to approve a Certificate of Appropriateness for the replacement of the front basement door with a steel door and the removal of the rear structure. The proposed work complies with the Secretary of the Interior standards 1, 2, 6, 9 and 10 with a second by Mr. Stucky. All commissioners approve.

F)	266 E Michigan Year Built: 1900	5:45 PM	Alteration- Rear door replacement Style: Commercial Historic District: Haymarket
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Mr. Matt O' Connor the homeowner is looking to replace the current windows and changing the height of the elevator shaft to go above the roof for roof access. Mr. O' Connor is unsure of what exact window will be used currently. Mr. O' Connor just wanted to note that the FDC will be on the front the building and will be moved from the wood feature on the front of the building to the brick to not disturb the wood features. Mr. O' Connor doesn't believe any of the windows can be restored as the building has been vacant on the upper floors for some time. Ms. Underwood states that normally the windows are a defining feature and don't normally get approved for full removal. Mr. Pena did note that the minutes from 2021 did not note the approval of the windows only the façade changes and elevator shaft. The commission is only reviewing the windows and height change of the elevator shaft. Mr. Johnson notes regarding the windows if Mr. O' Connor would consider newer wood windows rather than vinyl. Mr. O' Connor wants to keep the same historic look for the building. The windows will be double hung windows. The glass black on the 4th story will remain but will need some repair. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the change in elevator shaft height 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. Breisach. All Commissioners approve.

Mr. O' Connor is wanting to start with the interior demolition of the building and proceed with the approval of the building permit and site plan approval. The demo contractor and Mr. O' Connor are wanting to do the demo of the interior at the same time of the demo and removal of the windows. They do also have asbestos removal and lead removal to do as well. Mr. Stucky makes motion to approve a Certificate of Appropriateness for the removal of the windows. The proposed work complies with the Secretary of the Interior standards 1, 2, 9 and 10 with a second by Mr. Johnson. All Commissioners approve.

Mr. Johnson makes motion to postpone the replacement windows until the HDC meeting on March 19, 2024, and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 March 2024 with a second by Mr. Stucky. All Commissioners approve.

VII. Coordinators Report:

- Coordinators report
- Michigan Historic Preservation Network Annual Conference in Kalamazoo in May

VIII. Adjournment

Motion made to adjourn the meeting by Ms. Breisach with a 2nd by Mr Johnson. Meeting adjourned at 6:42 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date