

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, May 21st, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:03 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Absent, arrived late

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

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

Mr. Pena read the disclaimer on record at 5:04 PM

III. Approval of Agenda: No changes.

IV. Approval of Minutes: April 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) 824 Elmwood

5:07 PM

Replacement of 17 windows, replacement of rear door. Lead abatement project.

Year Built: 1906

Style: Queen Anne

Historic District: Stuart

Mr. T Collins with KNHS is presenting a project regarding a lead abatement project. Mr. Collins is here for 17 replacement windows and a rear door replacement. Mr. Collins has two options regarding the windows which is to remove and replace and the other option would be to remove paint, sand, strip, and paint. The lead abatement main concern is removing the hazard which would be the removal of the problem which would be the removal of the actual window rather than keeping and stripping and leaving some hazard behind. The federal funding from the government has already been approved by the city and by HUD. If the windows aren't replaced, then they would need to locate a new team to do the restoration project as the original team is no longer an option as the original foreman is not longer with them so the skillset and knowledge base is no longer there so they would need to find someone with the correct training so the cost for the abatement would more than likely increase. The change order would

need to be reassessed and approved again. The replacement door for the property would come the Heritage salvage. The replacement windows would be aluminum clad not wood clad. The funding aspect isn't considered when reviewing the application. The historic standards would prefer wood clad rather than aluminum. The current windows are very deteriorated with drafting and broken. The windows would be the same size and dimensions in the same openings. Mr. Collins is not sure of the cost different between the aluminum windows and wood windows but not matter what the dollar difference and new approval would be needed with Hud, the City and the Federal government. Ms. Underwood does not like the idea of aluminum would prefer the wood windows especially since the current windows are wood and not aluminum. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the replacement of windows with wood clad, the proposed work complies with the Secretary of the Interior standards 2 and 6 with a second by Ms. Underwood with 4 commissioners saying yes and 1 saying no. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the replacement of the door as described in the application, the proposed work complies with the Secretary of the Interior standards 2 and 6 with a second by Ms. Breisach. All commissioners approve.

B)	722 Eleanor Year Built: 1891	5:30 PM	Demo of Carriage barn/garage Style: Queen Anne Historic District: Stuart
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Mr. Roglic is looking to demo his garage. The homeowner has owned the home for 8-10 years and the garage is not currently in use. Mr. Roglic provided documentation from a licensed building stating that they don't feel is salvageable and feels its unsafe. Mr. Pena does feel that the structure was built around the same time as the original home back in the 1890's. The structure has significant slanting and is currently shored up on the inside. The structure is visible from the street depending on the angle. The homeowner has only received one builder's opinion on the structure and did not feel it was repairable. The homeowner does feel that the structure is not safe. Ms. Underwood makes motion to postpone until the HDC meeting on June 18th, 2024, and direct the applicant to provide further evidence of structural integrity of the building to the Historic Preservation Coordinator by noon on June 11th, 2024, with a second by Mr. Johnson. All commissioners approve postponement.

C)	238 E Michigan Year Built: N/A	5:45 PM	Alteration (metal balconies, windows & door) Style: Commercial Historic District: Haymarket
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Mr. Cody Newman is with Driven Design and is presenting at the meeting on behalf of the owners Brian and Carman Harris as well as Lauren Hannah who is an interior designer. The building is contributing historic structure. The 1st floor is remaining and has no changes other than fire suppression being added to the building. The upstairs has been vacant for some time, and they are looking to add 4 new apartments to the building. The front the building would only be touch up of paint no current changes proposed. The alley side of the building is where most of the exterior work will be taking place. The windows are currently boarded up. They will doing aa aluminum clad replacement on the rear façade. They will also be doing doors and metal balconies that will be black. The doors will be in the current window openings. The only other changes on the exterior rear would be new meters at the same locations. 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, 9 and 10 with a second by Ms. Breisach. All commissioners approve.

D) 802 S Park 5:56PM Alteration (aluminum over fascia only)
Year Built: 1933 Style: Craftsman
Historic District: South Street- Vine Area

Mr. Jack is presenting on behalf of the homeowner who is wanting to put an aluminum wrap around the fascia on the home covering the face of the board. Mr. Greer the homeowner will be doing the work themselves. The homeowner is not wanting to get on the roof repeatedly to repaint each time its needed. Ms. Breisach makes motion to approve a Certificate of Appropriateness for the work as described in the application, he proposed work complies with the Secretary of the Interior standards 2 and 5 with a second by Mr. Johnson. All commissioners deny this approval.

VII. Coordinators Report:

- Coordinators report
- Preservation awards May 29th will be held at KNAC (315 W Michigan Ave)

VIII. Adjournment

Motion made to adjourn the meeting by Mr. Johnson with a 2nd by Ms. Underwood. Meeting adjourned at 6:07 PM. All commissioners approve.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date