

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, August 20th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:04 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Absent

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

Motion made by Mr. Johnson 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.

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

IV. Approval of Minutes: July 16th, 2024

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 911 S Park

Year Built: 1875

Alteration-Remove & replace front porch

Style: Stick

Historic District: South Street-Vine Area

Mr. Tom Hackley is here on behalf of stepson Aaron Davies who is the current owner. They are looking to remove the front porch that is currently in a deteriorating condition. The porch does wrap around the front of the house and does cover up a window that is in the stairwell inside. They are wanting to replace it with a smaller structure more appropriate to the home. New porch would be more of an entrance porch. They would be using turned posts to match the other porches on the home. The current porch did come up on a nomination report. Removing the porch would prevent future damage to the house itself and opening the window would help. Mr. Johnson says going down to just a stoop if a large change to the home. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as

described in the application of a removal of the front porch, the proposed work complies with the Secretary of the Interior standards 2, 4, 6 and 9, with a second from Ms. Breisach. All commissioners disapprove.

**B) 703 S Park
Year Built: 1900**

**Alteration- Remove & replace rear porch
Style: Colonial Revival (Gambrel
Historic District: South Street- Vine Area**

Mr. Mike Purwin is the current property owner. The rear of the home does have a screened in porch that the homeowner is looking to replace with a new deck. Mr Purwin is looking to have an open outdoor area for his tenants to be able to use. Mr. Kastner states that he does feel like a lot of the parts are missing on the current porch. The exterior door would remain, and the rear does have another exterior door that is at ground level. The roof of the current porch would be removed, and that area would be patched in. The current porch they are guessing was built between 1900 to 1908. The current porch is at the rear of the house but can be visible from the side. Ms. Underwood states that it is a character defining feature but is deteriorated. Mr. Johnson makes Motion to postpone until the HDC meeting on 15th of October 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on the 8th of October 2024, with a second by Ms. Breisach. All commissioners approve.

**C) 739 McCourtie
Year Built: 1876
Style: Greek Revival
Historic District: South St-Vine Area**

**Alteration-Replace siding with LP siding
product and new sheathing, replace
deteriorated non-original windows,
refresh/rebuild font porch, remove/
replace non-original rear porch, door
replacements**

Mr. Barnard is the current owner of the home which has been vacant for some time. The exterior home is very deteriorated with cedar missing and windows missing and when inside the home you can see outside. They are looking to remove the cedar and replace with sheathing and then replace with LP smart side. On the rear of the house, it has cement stairs, and they are wanting to add a 5x5 platform. They are wanting to remove the slider door and replace with a single panel door. The front porch has been partially redone but has been deteriorated and is not very structural. They are wanting to redo it to the same look and feel but more structurally sound. Matt Hazel will be the General Contractor on the project. Mr. Barnard is looking to make changes to the interior of the home which would affect the exterior windows on the home. They are wanting to change the sizes of the windows and repurpose some of them. Mr. Barnard will be restoring and replicating the “eyebrows” around the home that are damaged or missing. The LP smart side is a wood-based product that holds paint and caulk much longer than cedar but will look like cedar siding and they will be using the smooth option that is available. At the rear of the home, they have two windows that are not appropriate egress and are currently vinyl with one wood window to mirror the front the house with appropriate egress. Mr. Johnson appreciates all of Mr. Barnards efforts he is making for this house and the neighborhood. Ms. Underwood does feel that replacing the siding is actually a good idea.

Mr. Barnard will be repurposing windows and putting in new wooden windows in the house with some being the smaller bathroom windows. On the 2nd story the windows will be replaced with wood windows and will have the appropriate egress.

Mr. Barnard is wanting to make the front porch more structurally sound and would replicate what is there currently. They will be removing and replacing what is not up to code.

The commission does not have any concerns about the rear porch.

Mr. Johnson makes motion to approve a Certificate of Appropriateness for the work as described in the application for the windows, siding, front porch and back porch, the proposed work complies with the Secretary of the Interior standards 2, 6 and 9 with a second by Ms. Breisach. All commissioners approve.

**D) 207 W Vine St
Year Built: 1907**

**Alteration- Remove door from rear of property, install on east porch.
Style: Queen Anne
Historic District: South St-Vine Area**

The owner is looking to undo what was done by previous owners. They are wanting to move a door to a different location. They are wanting to put the door on the side of the house rather than currently on the rear. The owner did state that he is hoping to save the windows on the home. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application to remove a door from the rear of the property and move it to the side porch, The proposed work complies with the Secretary of the Interior standards 2 and 9, with a second by Ms. Breisach. All commissioners approve.

VII. Commissioner Application

1. Katie Boertman- new applicant presented information about herself to the commission.

Ms. Underwood makes motion to make a recommendation of appointment of Katie Boertman to the Historic District Commission to the City Commission and Mayor, with a second from Ms. Breisach. All commissioners approve.

VIII. Coordinator's Report

- Gravestone cleaning with a gravestone being found.
- Coordinator's Report- many roofs are being done.

IX. Adjournment

Motion made to adjourn the meeting by Ms. Underwood with a 2nd by Mr. Johnson. Meeting adjourned at 6:45 PM. All commissioners approve.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date