

KALAMAZOO HISTORIC DISTRICT COMMISSION

Minutes – Tuesday, October 15th, 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

Katie Boertman- Present

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

No absences.

Mr. Pena read the disclaimer on record at 5:01 PM

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

IV. Approval of Minutes: August 20th, 2024

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 151 E Michigan

5:03 PM

Alteration-Install 4 signs

Year Built: 1909

Style: Beaux Arts

Historic District: Haymarket

Mr. Jack Voss is here on behalf of Universal Sign as well as John Crandall who works for Horizon Bank. Horizon Bank is wanting to put up signs for the bank as well as to prevent any confusion they are wanting to cover the Kalamazoo Savings Bank name that is engraved on the building with a green band with the Horizon Bank name. They will also be putting a sign above the door as well as a small panel showing the hours of the bank. They are also wanting to put a sign on the back of the building above the mural. They are going to try and use the motor joints as much as possible but will also be using a bracket for the green band and will be used on the sides rather than the front. They are wanting to do all four signs if the code allows. They will make sure that all signs are tastefully done with minimal holes and will make sure the banner does not cover any other of features on the building. Mr. Johnson makes

motion to approve a Certificate of Appropriateness for the work as described in the application to install 4 signs, the proposed work complies with the Secretary of the Interior standards 5, 9 and 10 with a second by Ms. Underwood. All commissioners approve.

B)	911 S Park	5:19 PM	Alteration- Remove & replace front porch
	Year Built: 1875		Style: Stick Historic District: South Street-Vine Area

Mr. Aaron Davies is the current owner as is looking to remove and replace the front porch. Mr. Davies has submitted two different options for approvals. Mr. Davies has a stick option and a more colonial option, and both would open a window in the stairwell. Mr. Davies would do his best to rebuild with as much of the character as possible. Option 1 would be a smaller footprint and option 2 would be a larger footprint. Mr. Pena believes this porch is past the point of repair and needs to be replaced. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application as a colonial revival style using option #2, the proposed work complies with the Secretary of the Interior standards 2, 4, 5, 6 and 9 with a second from Ms. Breisach. All commissioners approve.

C)	419 S Westnedge	5:25 PM	Alteration-Remove & replace Bathroom window
	Year Built: Unknown		Style: Queen Anne Historic District: South Street-Vine Area

Mr. Steve Palmer is the property manager for Hunters Ridge and Lovell Square apartments. They are hoping to replace a window that is clearly rotted out. They are hoping to replace with a fiberglass version with wood on the outside. This is a bathroom windows and has deteriorated. 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 2, 6, 9 and 10 with a second by Mr. Stucky, 5 commissioners pass the motion and 1 deny.

D)	923 W Vine	6:08 PM	Alteration- Remove 2nd story door installation of window
	Year Built: 1931		Style: Colonial Revival (Gambrel) Historic District: South St-Vine Area

Ms. Underwood makes motion to move to the end of the meeting as applicant is not present with a second from Mr. Stucky. All commissioners approve.

Ms. Underwood made motion to postpone as the applicant has not made it to the meeting, with a second by Mr. Johnson. All commissioners approve.

E)	807 W Vine	5:34 PM	Alteration- Replace windows
	Year Built: 1915		Style: Tudor Revival
			Historic District: South Street-Vine Area

Ms. Viccarly Castellano is the current owner of the property and is used as a rental property. The current windows are deteriorating and are wanting to replace the windows. Most of the windows are very hard to open or aren't functioning correctly. Ms. Castellano is currently seeking vinyl windows and Ms. Breisach states that the commissions like to see windows replaced with what is currently in place. Ms. Castellano cannot afford to replace windows with wood. Mr. Kastner states that they see a lot of aluminum windows with wood clad rather than vinyl or actual wood windows. Mr. Pena states that some of the windows have a piece of wood that can be replaced and can help with window movement. Mr. Pena states that it would be good to set a time and walk through the home with her and see what parts could have fixes rather than full replacement. Mr. Johnson would like to see information on what possible replacements would be used. Mr. Stucky states that she could contact the Vine Neighborhood Association for possible window contractors to use once the walkthrough takes place. Mr. Johnson makes motion to postpone till the 19th of November and have the applicant bring in more materials, drawings and further documentation of the condition of each window with a send by Ms. Underwood. All commissioners approve.

F)	826 Vine Pl	5:52 PM	Alteration- Demolition
	Year Built: 1881		Style: Queen Anne
			Historic District: South Street-Vine Area

The applicants for 826 Vine Pl are not present at the meeting but Mr. Pena suggested to still discuss the application. Mr. Kastner asked Mr. Pena about his opinion on salvaging the property. Mr. Pena did visit the property after the fire happened and the property doesn't have a roof at all, and the fire did spread to the property next door and the home is currently only four walls standing and has been open to the elements and has been open for two months or so. Ms. Underwood states that other properties were in bad condition and were rebuilt. Mr. Pena does state when dealing with salvage they do have to look at how bad the char on the building is regarding the wood itself. Mr. Johnson was unsure if they were going to demo and leave an open lot or have for parking or going to rebuild. Ms. Underwood makes motion to approve a Certificate of Appropriateness for the work as described in the application to demo 826 Vine Pl which was damaged by fire, the proposed work complies with the Notice to Proceed Criteria A with a second by Mr. Johnson. All commissioners approve.

VII. Coordinator’s Report

- Coordinator's Report-more application with Mr. Pena being out of the office.
- Retreat being planned for training for HPC and Mr. Pena would like it to overlap and be available to HDC as well. The training will take place on a weekend and will notify board members once scheduled. Will take place on a weekend.
- Elections next month.

VIII. Adjournment

Motion made to adjourn the meeting by Ms. Underwood with a 2nd by Ms. Breisach. Meeting adjourned at 6:13 PM. All commissioners approve.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date