

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, November 19th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:01 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Katie Boertman- Present

Dana Underwood – Absent

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

Motion made by Mr. Johnson to approve the absence of Ms. Underwood with a second by Ms. Breisach. All commissioners approved.

Mr. Pena read the disclaimer on record at 5:02 PM

III. Approval of Agenda: Removal of 807 W Vine, being moved to January 21st, 2025, meeting. Motion made to approve the agenda by Ms. Breisach with a 2nd by Ms. Boertman. All commissioners approve.

IV. Approval of Minutes: October 15th, 2024

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 617 Stuart

5:05 PM

**Alteration-Window replacement
and demolition of side porch**

Year Built: 1923

Style: Craftsman

Historic District: Stuart

Mr. Travis Meier from Kalamazoo Valley Habitat for Humanity and is looking to replace windows at one of there homes. Would be replacing a set of windows and other windows could be scrapped and painted and storms could be put on them other than two kitchen windows. They will be replacing with Pella windows with the 6 panes on top and the single pane on the bottom. The windows would be wood windows.

The side light window next to the door would only be replacing the rotted components and keeping the windowpane and would be replacing and painting the bottom sill of the window. They are not planning to replace the decking under the window as its not currently in the scope of work but can get back with him on it.

They are also looking to remove the finished porch as it is rotted and not well built. Mr. Kastner is curious about what is internal such as an exterior door. The inside does have a triple window that was replaced with a vinyl window but will work with trimming out the window to make it look appropriate.

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 2, 6 and 9 with a second by Ms. Boertman. All commissioners approve.

B)	739 Mc Courtie	5:15 PM	Alteration- Replace 6 windows
	Year Built: 1876		Style: Greek Revival
			Historic District: South Street-Vine Area

Mr. Peter Barnard was trying to restore many windows on the property but realized many of them were not salvageable. Mr. Barnard is now looking to put in new wood windows. Looking to do 2 front windows and 3 side windows as well as a rear window in the kitchen but making that one shorter. On the 2nd floor there are currently 2 vinyl windows with a single wooden window but realized they didn't have enough egress. They are now wanting to put in two casement windows rather than double hung windows. Mr. Stucky suggested on the rear windows to move them up a little rather than sitting on the edge to prevent failing.

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 2, 6 and 9 with a second by Mr. Johnson. All commissioners approve.

C)	161 E Michigan	5:21 PM	Alteration-Install 3 Sign
	Year Built: 1901		Style: Commercial
			Historic District: South Street-Vine Area

Mr. Vandersloot and Carrie on behalf of Sign Art and Treystar who is looking to add multiple signs to the building. One sign would be for Raymond James as well as a 2nd sign on the side of the building for The Haymarket Building and 3rd projecting sign for The Haymarket Building. The signs will be internally illuminated. The signs will be installed mostly in the motor breaks which is the best option or with a through bolt in the motor joints. They will try not to install in the bricks as those are most likely to break.

Mr. Nave pointed out that a previous application like this was disapproved on a different building downtown. Mr. Nave also pointed out that the applicant should point what the conduit is going to look like and how it will be finished. The conduit should be inside not outside and should be painted to match the building.

Sign Art does explain that the signs will not be exposing the conduit and will be fed through the wall and that they will observe what is already done on the building and will make like that and if they do have a small bit of conduit showing that they will paint it to match the building.

Mr. Johnson states that the signs are not distracting on the building and that they could be easily removed in the future that that the signs will help bring business to downtown. Ms. Breisach sides with Mr. Johnson and states that the signs will be added to the building in the least destructive way.

Ms. Boertman 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 9 and 10 with a second by Ms. Breisach. All commissioners approve.

**D) 923 W Vine
Year Built: 1931**

5:33 PM

**Alteration- Remove 2nd story door
installation of window
Style: Colonial Revival (Gambrel)
Historic District: South St-Vine
Area**

Mr. Scott is the current owner of property, and they are looking to remove the door on the second floor that leads to a bathroom. The home also had a staircase removed that originally led to this door. They are wanting to replace the door with a vinyl window with tempered glass and keep the window the same size as the opening and the window would need a safety lock due to its size. The window would be painted to match the home. Mr. Kastner did state that they prefer to have wood or aluminum clad rather than vinyl and to consider making the window match the other on the rear of the home. Ms. Breisach also agrees with Mr. Kastner that the window should be wood and does feel it would better suit the rest of the home to have the window sizes match. The window below the door is also a vinyl window but was there when the home was purchased.

Mr. Nave wanted to comment that he suggested not doing the door size window and suggests matching the window size with the same grid style and use aluminum clad wood and would be minor to change the size and add the shingles to match the remainder of the home.

The door that is currently on the home is not an original opening and is not a historic character defining feature of the home.

The homeowner is open to making the window smaller and using wood or aluminum clad and match the other windows size.

Mr. Johnson makes motion to approve a certificate of appropriateness for the work at 923 W Vine provided that the application use a wood or aluminum clad wood window that matches the window to

east using the same dimensions and design as the work complies with Secretary of Interior standards 9 and 10 with a second from Ms. Breisach. All commissioners approve.

E) **807 W Vine**
 Year Built: 1915

Alteration- Replace windows
Style: Tudor Revival
Historic District: South Street-
Vine Area

Removed from agenda. Postponed till January 21st, 2025, meeting

VII. Coordinator's Report

- Coordinator's Report review

VIII. Adjournment

Mr. Kastner adjourned at 5:50 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date