

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, December 17th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:02 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Absent	Katie Boertman- Present
Dana Underwood – Present	Kristi Breisach- Present
James Johnson-Present	
Dan Kastner- Present	

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

Mr. Pena read the disclaimer on record at 5:05 PM

III. Approval of Agenda: Motion made to approve the agenda by Ms. Underwood with a 2nd by Mr. Johnson. All commissioners approve.

IV. Approval of Minutes: November 19th, 2024

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 530 W Kalamazoo	5:06 PM	Alteration-Front Door Replacement
Year Built: N/A		Style: Mission
		Historic District: Stuart

Mr. Andrew Gyorkos is the current owner and is wanting to renovate the property for office use that will support the arena. The front door that was installed is corroded and in rough shape. They are needing to add a vestibule and is looking to move the door to where it was originally and put in a newer version with double doors with aluminum and glass. Mr. Johnson makes a 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, 5, 9 and 10 with a second by Ms. Underwood. All commissioners approve.

B)	810 Grant	5:09 PM	Alteration- Windows after fire
	Year Built: 1875		Style: Vernacular
			Historic District: South Street-Vine Area

Mr. Scott Shepard was hired to do drywall, insulation and window replacement after a fire. During the demolition the vinyl replacement windows were removed after being broken by the fire department or burned by the fire. The glass had been broken and the frame had melted. The bottom unit has the same type of windows. A permit was pulled many years for the windows, but the permit was never finalized. They are looking to put in the same style Pella windows. Currently there is only a rough opening and is looking to match as closely as possible to the lower unit. Mr. Johnson wants to comment that this is a unique case as normally vinyl windows are not part of the historic standards but since they are replacing what was there previously and not historic materials. Ms. Boertman makes a 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 from Ms. Breisach. All commissioners approve

C)	516 Douglas	5:16 PM	Alteration-Removal of Chimney
	Year Built: 1895		Style: Queen Anne
			Historic District: Stuart

Ms. Elizabeth Houtrow is the homeowner and her partner the builder is looking to demolish the chimney in the home. It is not a wood burning fireplace, it is used for the water heater in the basement. The chimney is currently falling apart and has bad water damage, and the bricks are falling apart. The chimney is at the top of the ridge and currently has 2x4's bracing it. They are looking to remove and patch the roof. The water heater would be changed to an electric water heater. Mr. Kastner believes that when the water heater was installed that a liner was never put in. The home was just purchased by the homeowner and wants to make the upstairs be a rental but is currently not safe to be upstairs. The chimney is not visible from the road and is more towards the back of the property. The homeowner did reach out to a chimney company to have the chimney assessed. 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 and 5 with a second by Mr. Johnson. All commissioners approve.

**D) 432 S Westnedge
Year Built: 1865**

5:23 PM

Demolition

**Style: Vernacular
Historic District: South St-Vine
Area**

The homeowner purchased the home 20 years ago. They had been working on renovating the home with new flooring to get it ready for renters to move back in. They were working on selling the home on land contract, but the home was burned by the serial arsonist. The front of the house doesn't show much damage. Most of the back of the house was damaged and all windows were either broken from the fire or from the fire department. The homeowner was able to enter the home and was able to see outside the side of the home and the beams in the home were destroyed. They were also able to see through the stairs and ceilings and the roof had collapsed. The homeowner was looking into federal or state grants for funding to repair and has had the insurance claim be denied and has no funds to rebuild or repair. She has contacted a lawyer and a housing agency regarding the claim being denied. Mr. Johnson makes a motion to approve a Notice to Proceed for the work as described in the application, the proposed work complies with the Notice to Proceed Criteria A and C with a second by Ms. Underwood. All commissioners approve.

If property is sold will need to come back to the commission to review.

**E) 814 S Westnedge
Year Built: 1930**

**Alteration- Replace windows
Style: Commercial
Historic District: South Street-
Vine Area**

No applicant is present. Unsure if applicant wanted to withdraw application so the commission will still review the application. The applicant is looking to replace two windows. The commission would like more information regarding the project. Ms. Boertman makes motion to postpone until the HDC meeting on January 21, 2025, and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 January 2025. The information that is being requested is the size of the existing openings, current condition, dimensions, wood windows, to match the other windows in the home, and where the windows are located with a second by Ms. Underwood. All commissioners approve to postpone.

VII. Action Items

- Approval of 2025 HDC Meeting Schedule- Formality for clerk's office. All commissioners approve.

VIII. Coordinator's Report

- Coordinator's Report review. 99 total applications so far this year.

IX. Adjournment

Mr. Kastner adjourned at 5:53 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date