

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, June 17th, 2025

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:

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

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

Mr. Pena read the disclaimer on record at 5:13 PM.

III. Approval of Agenda:

Motion made to approve the agenda by Ms. Underwood with a 2nd by Ms. Breisach. All commissioners approve.

IV. Approval of Minutes: May 20th, 2025

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

V. Public Comment on non-agenda items: Yes

Jen is here on behalf of the Vine Neighborhood Association. Jen was at the commission previously for window approval for an Anderson 200 Series window replacement. The windows were approved but the replacement windows would have been \$11,000 for 2 windows. Jen points out that the commission just recently approved an Anderson 100 series window. Jen is wanting to switch from an Anderson 200 to the Anderson 100 series. Jen did supply a letter to the commission regarding the situation. Jen does state that there is a contractor list available but that this list hasn't been updated for people to reference. Jen has also requested a list of windows that have been approved or would be approved. This commission does not have a list like this to follow but would need to come from the Historic Preservation Commission. The applicant was directed to submit a new application.

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 714 W South St

Alteration- Addition of deck at rear of property

Year Built: 1865

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

Mr. Reed Shilts is the owner of the property and is looking to add a deck to the rear of the property and it is not attached to the house. The deck structure will be wood, and the decking will be Trex. The deck is not visible from the street. 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, 9 and 10 with a second by Ms. Underwood. All commissioners approve.

B) 802 S Burdick

New Construction: Multi Use Building

Year Built: N/A

**Style: 21st Century Modern
Historic District: South Street- Vine Area**

Mr. Jamauri Bogen is here on behalf of Bogan Development as well as Jason Novotny with Tower Pinkster. Mr. Novotny is presenting the plans for the development and focusing on the standards 9 and 10 for the Historic District guidelines. The proposed plan will have multiple textures and materials for the elevations with two tones of bricks as well as metal panels. The building will also have balconies as well as a common area with different elevations to the building with murals. The 1st floor does have to meet a zoning requirement regarding windows. Ms. Underwood is concerned about the setback of the building regarding the surrounding properties. The property is close to the property line and so are the surrounding homes. The zoning district states it must be 0-10 feet from the property line. The 1st floor will have a restaurant, market and food store, health care facility/gym as well as a preschool. They will have parallel street parking, and the remainder of parking is at the back half of the building and can be accessed from Vine and Burdick. Ms. Underwoods problem with project is with the mass of the building and that this is 5 stories tall. The area does have buildings this large, but they are blocks away. Ms. Underwood feels this doesn't match the surrounding areas. Ms. Kastner does point out that this property is similar in size to the 400 Rose building. Ms. Breisach agrees with Ms. Underwood that 5 stories does seem massive and the surrounding buildings are only 2-3 stories. Ms. Breisach does appreciate the exterior options and is a nod to the surrounding buildings. Mr. Pena does point out that there are many large buildings in the site lines of where this building would be built. Mr. Novotny did look at making the building in all brick, but different materials did break up the size of the building to look more like separate housing. Mr. Kastner does agree that it does feel large but also feels that the stresses of housing problems might outweigh the size of the building. Ms. Underwood questioned why it couldn't be 4

stories instead of 5? Mr. Bogan states that from a developer's point of view that then they wouldn't have a project, and those 5 stories were approved by zoning and the planning commission. Mr. Bogan states that when this project started many years ago this was a community decision, and many businesses and community members were involved.

Ms. Nadine wanted to comment that from driving from her home on Rose to the hospital campus that she feels the change in height would be a good transition into the campus where the buildings are around the same height size.

Ms. Barb wanted to verify that the ladder trucks can reach the top of the building and that the building will have a fire lane and proper access.

Mr. Johnson does feel that the addition of this building would bring in better traffic to the neighborhood and would be a positive to the area.

Mr. Novotny has proposed to change the plans on the Burdick side of the building to step the corner down to match the other side of the building to closer match the surrounding area and still meet the programs needs. Ms. Underwood does like this option. Mr. Pena does point out that the only portion of the building that is in the Historic District is on Vine Street, not on Burdick. 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 Interior standards 9 and 10 with a second my Ms. Breisach. All commissioners approve.

C) 224 (214) E Michigan

**Alteration- Installation of 1 door
And replacement of 2 windows**

Mr. Rod Nichol is looking to remove and replace the 3 windows on Bates Alley. The door for 224 will remain and they will be adding a door next to that in place of 1 of the windows. The opening will remain the same. The remaining two windows would stay in the same opening but would be shorter and the top half of the window would remain the same as well as the brick feature above would remain the same. They would be adding a deck, and the windows would be an open air set up and would potentially be a service window. The window would have a table that passes through and would possibly infill the brick below the table height. The windows are not original to the building and unsure if the openings are original. The back of the building is not original to the building. The door that was quoted was a standard commercial door like the one that is remaining. The door will probably be aluminum with full glass. The front of the building is painted beige. 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 from Ms. Underwood. All commissioners approve.

VII. Coordinator's Report

- Numbers may seem a little off since Building Blocks permits are no charge.

VIII. Adjournment

Mr. Kastner adjourned at 6:33 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date