

# KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda - TUESDAY, January 21, 2020

5:00 pm

## Kalamazoo City Hall - Community Room

241 W. South St.

Kalamazoo, MI 49007

- I. Call to Order:
- II. Approval of Absences:
- III. Approval of Agenda:
- IV. Introduction of Guests:
- V. Public Comment on non-agenda items
- VI. Disclaimer

**Chapter 16, Section 22** of the City of Kalamazoo Code of Ordinance states:

Historical preservation is a public purpose. To serve that purpose, the Historic District Commission is hereby charged with the following responsibilities:

- a) The Kalamazoo Historic District Commission is empowered to regulate Work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in Historic District Commissions pursuant to the Local Historic Districts Act, MCLA § 399.201 et seq. 1970 PA 169, as Amended 1992.
- b) To regulate Work on resources which, by City ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, an historic district.

The following documents are available in the Community Development Department located at 415 East Stockbridge. These documents will help assist property owners in understanding the responsibilities of owning property in a local historic district, MCLA § 399.201 et seq. 1970 PA 169 as Amended 1992 (Michigan Local Historic District Act); Code of Ordinances City of Kalamazoo, Michigan (Chapter 16 - Historic District); Secretary of the Interiors Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings, 1990; Standards and Guidelines for Kalamazoo Historic Districts, and maps of Kalamazoo Local Historic Districts. These documents and maps are also available on the city of Kalamazoo website at

<http://www.kalamazoo.org/local-historic-districts>

## VII. HEARINGS

**OLD BUSINESS:** none

## VIII. NEW BUSINESS:

- a) **725 Academy**                      **5:05pm**                      **Owner: Michael Kiewiet**  
**Style - house on site: Italianate**                      **Built: 1867**  
**Zone: CN-1**    **Owned since: 09/06/2019**  
**HOUSE TO BE MOVED**  
**427 S. Park**    **Owner: 234 WEST CEDAR LLC/PARK@CEDAR LLC**  
**Applicant: Curt Aardema**  
**Style - moved Craftsman**                              **Built: 1923**  
**Zone: CC**    **Owned since: 05/13/2015**  
**House move from 427 S. Park to rear of 725 Academy**  
**(PPZ 20-0001)**    **New Application)**  
**Public Comment then Commission Deliberation**

- IX. Approval of Minutes: November 19, 2019 (Item B)

**X. Administrative approvals - November 13, 2019 to January 14, 2020**

**a) No building permit required**

VineW 213 Roof - small flat section at rear  
 WestS 814 mural on board, mounted on north side of building  
 SouthW 527 Columns on N entry - repair to match  
 Bulkley 148 Handrails on concrete steps at front of house  
 KalW 834-6 Windows - replace NH wdws- N&W rear

**b) Building permit required**

Ferris Ct 813 Roof  
**WalnutW 524 Steps - front - rebuild**

**XI. Other Business**

1. Recruiting a new member to replace Grant Fletcher

**XII. Adjournment** Question and comments regarding this agenda or the Kalamazoo Historic District Commission should be directed to the Historic Preservation Coordinator at 337-8804.

**A note on quorum and Historic District Commission decisions:**

City of Kalamazoo Code of Ordinance – Chapter 16 – Historic District Commission – section 19 states:

“A majority of the members of the Commission shall constitute a quorum. A majority of the appointed members is required to take action on all matters not of an administrative nature, but a majority of a quorum may deal with administrative matters.” All applicants should be aware that the minimum of four of the commissioners must vote for a motion for a decision to be made in all actions. Applicants may choose to postpone their review to the next regularly scheduled meeting of the commission before the commission begins their deliberations if fewer than seven commissioners are present. The postponement form is available from the coordinator and must be filled out and signed before the applicant leaves the meeting.

**GUIDELINES FOR PUBLIC PARTICIPATION AT HISTORIC DISTRICT COMMISSION MEETINGS**

The Historic District Commission recognizes that citizens who make the effort to attend a Commission meeting often feel passionately about an issue. The following guidelines are not meant to discourage individual expression; rather, they exist to facilitate the orderly conduct of business and to ensure that all citizens who wish to address the Historic District Commission are able to do so in an atmosphere of civility and respect.

- Out of respect for business being conducted during the meeting, turn off all cell phones and pagers prior to the meeting.
- Citizens have opportunities to address the Historic District Commission at the following times during a meeting:
- Address Non-agenda items at the beginning of the meeting. If you wish to speak about a specific review, please wait until that review comes to the commission.
- Consideration of Regular Agenda items. Citizens are permitted to speak to the Commission on project reviews after the applicant has made their presentation and prior to the Historic District Commission discussion. The Chair will call for comments from the public.

**NEW OWNERS in Historic districts\* Letters sent December 30, 2019:**

**Yellow highlight is owner occupied and NEZ eligible**

Date	Street w #	HD	previous owner	current owner w address
11/20/19	LovellW 720	SV	RODDY, JON 720 W LOVELL ST KALAMAZOO, MI 49007	URECHE, MICHAEL & LEAH 720 W LOVELL ST KALAMAZOO, MI 49007
11/18/19	Elmwood 824	ST	OTTO, JAMES B	CURRY, HEIDI ANNE 824 ELMWOOD ST KALAMAZOO, MI 49008
11/8/19	Stuart 415	ST	MCMANN, KEVIN TRUST 415 STUART AVE	DILLON CHRIS 415 STUART AVE

			KALAMAZOO, MI 49007	KALAMAZOO, MI 49007
11/6/19	Allen 113	ST	POWELLS, DWAYNE JR 113 ALLEN BLVD KALAMAZOO, MI 49007	WARDEN, JAMES 302 FULLER AVE SE GRAND RAPIDS, MI 49505
11/6/19	Stuart 240	ST	GROOTERS, JAMES & BONNIE 10594 WILDWOOD CR RICHLAND, MI 49083	WARDEN, JAMES R 302 FULLER AVE SE GRAND RAPIDS, MI 49506
11/6/19	Prairie 125	WMH	STAAB, ERIC P 125 PRAIRIE AVE KALAMAZOO, MI 49006	GEORGEAU, PHILLIP 125 PRAIRIE AVE KALAMAZOO, MI 49006
10/23/19	WestnedgeS 929	SV	PHILLIPSON, DAVID A & JANET 1728 TIMBERLANE DR PORTAGE, MI 49024	MARUNDE, JOSHUA 929 S WESTNEDGE AVE KALAMAZOO, MI 49008
10/18/19	Eleanor 709	ST	GREEN, JOHN & LEONTINE 709 ELEANOR ST KALAMAZOO, MI 49007	KLINE, KEVIN L 709 ELEANOR ST KALAMAZOO, MI 49007
11/6/19	Allen 117	ST	POWELLS, DWAYNE JR 113 ALLEN BLVD KALAMAZOO, MI 49007	WRENCH, ZACHARY 117 ALLEN BLVD KALAMAZOO, MI 49007
9/27/19	Woodward 606	ST	HATHAWAY, PETER 3221 STATE ST CLAYTON, MI 49235-9211	RAY, TYLER W HERMAN, JAMES T 5206 DEEP PTE DR PORTAGE, MI 49002
9/23/19	Village 519	SV	SQUIBBS, KENNETH	THOMPSON, MARK E 519 VILLAGE ST KALAMAZOO, MI 49008
8/26/19	NorthW 920	ST	KALAMAZOO COUNTY TREASURER	WASHINGTON, ROBERT L 1301 ELKERTON AVE KALAMAZOO, MI 49048
8/19/19	Osborne 944	SV	SLOUP, PETER	LORENZO, CONAN M 944 OSBORNE ST KALAMAZOO, MI 49001
11/26/19	LovellW 816	SV	BADEN MANAGEMENT, LLC 1806 NICHOLS RD KALAMAZOO, MI 49006	MAHALICK, JOSEPH & BRITTANY 10161 WOODLAWN AVE PORTAGE, MI 49002
11/26/19	Davis 1011	SV	ADA COMPANIES LLC 2222 W GRAND RIVE AVE STE A OKEMOS, MI 48864	BELTRAN, MARIO F & MARIA M 1011 DAVIS ST KALAMAZOO, MI 49008
11/22/19	Lee Barton 914	SV	LANE PROPERTY MGMT 1, LLC 25545 PRAIRIE VIEW AVE MATTAWAN, MI 49071	SIEVERS, CHRISTINE & DENNIS 2605 BYRON STATION DR SW BYRON CENTER, MI 49315
11/22/19	Oak 817	SV	ROXY PROPERTY MGMT, LLC 2915 102ND AVE ALLEGAN, MI 49010	Jordan Jabara 817 Oak Kalamazoo MI 49007
11/22/19	Locust 711	SV	EQUITY TRUST COMPANY FBO QIJI ZHU 1 EQUITY WAY WESTLAKE, OH 44145	LIPPENS, MORRIS P & COURTNEY ANN 711 LOCUST ST KALAMAZOO, MI 49007

11/22/19	Douglas 507	ST	WILLHITE, BRITNEY L PO BOX 3363 KALAMAZOO, MI 49003-3363	DUVERNAY, RACHEL 507 DOUGLAS AVE KALAMAZOO, MI 49007
11/21/19	Oakland 315	SV	WHITAKER, MARK & JODI 246 OAK PARK BLVD ARROYO GRANDE, CA 93420	CORWIN, NOEL A 305 OAKLAND DR KALAMAZOO, MI 49007

Historic District Commission FYI - November 19, 2019

REVIEWS: Historic District Commission:

Through January 14, 2020

	2019	2020
o 62 no fee (2019) 2020 (0)	\$ 0	\$0
o 42 bldg permit-\$35* (2019)	\$ 1470	
• 2020 (1)		\$35
o <u>14 HDC hearing - \$85 (2019)</u>	<u>\$ 1190</u>	
• 2020 (1)		\$85
118 TOTAL	\$ 2660	\$110

Through January 14, 2019

2019	2019 fees
1 no fee	\$ 0
1	\$ 35
<u>0</u>	<u>\$ 0</u>
2	\$ 35

**Report on Michigan Tax Credit**

Senate Bill 54: Google "Michigan senate bill 54 2019"

House Bill 4100: Google "Michigan house bill 4100 2019"



Department of Community Planning and Development  
**Kalamazoo Historic District Commission**  
 415 E. Stockbridge - Kalamazoo, Michigan 49001  
 Telephone (269) 337-8804 - FAX (269) 337-8429  
[ferraros@kalamazoo-city.org](mailto:ferraros@kalamazoo-city.org)

**APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing**

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$83 hearing fee must be received by 4:30 pm on the 2nd Tuesday of the month- the meeting is on the 3rd Tuesday of the month.

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 725 ACADEMY STREET  
 Historic District:  South/Vine  Stuart  West Main Hill  Rose Place  Haymarket  
 Applicant: CURT AARDEMA Owner: ACADEMY 717 PROPERTIES, LLC  
 Mailing Add. 4200 W. LENTIRE AVE. Mailing add 711 S. ROSE ST.  
 City State & Zip: PORTAGE, MI 49024 City, State Zip KALAMAZOO, MI 49007  
 Phone: 269-329-3656 Phone: \_\_\_\_\_  
 Email caardema @ aubinc.com Email kicviet @ aol.com  
 Contractor: \_\_\_\_\_  
 Email groupinc

Application Checklist:  
 (Incomplete applications will be held until the next review hearing.)

- Drawings 11x17 or smaller with dimensions
- Materials list
- Site plan including north arrow
- Other

Work to be done by owner

Contractor \_\_\_\_\_

Proposed Work: Use additional sheets to describe work if necessary \_\_\_\_\_

See attached sheets MOVE EXISTING HOUSE FROM 427 S. PARK ST. TO 725 ACADEMY ST. HOUSE WILL SIT BEHIND CURRENT STRUCTURE AT 725 ACADEMY ST.

( ) This property has at least one working smoke detector for each dwelling unit.  
 (Owner or applicant's initials) (Required) \* see back → YES, WHEN CONSTRUCTION IS DONE.

Applicant's Signature: CURT AARDEMA Date: 1/14/20  
 Owner's Signature: Mike Kiewit Date: 1/14/20  
 (if different)

- \$83 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application

**-For Historic Preservation Coordinator's Use Only-**

Case Number: ~~XXXX~~ PPZ 20-0001 Date Received\*: 01/14/2020  
 Zoning CN-1 Year built 1867 Complete application 01/14/2020  
 Owned since 09/06/2019

**COMMISSION** Hearing fee paid \$83     /    /    

Meeting Date: 01/21/2020

COMMENTS: \_\_\_\_\_

Approve in Concept Date:     /    /     Letter mailed     /    /    

**FINAL ACTION**

Approve  Site Visit  Approve w/Conditions  Deny  Postpone  Withdrawn

ACTION DATE     /    /    

Certificate of Appropriateness Issued     /    /    

Notice of Denial with appeals information     /    /    

Notice to Proceed     /    /     Comments \_\_\_\_\_



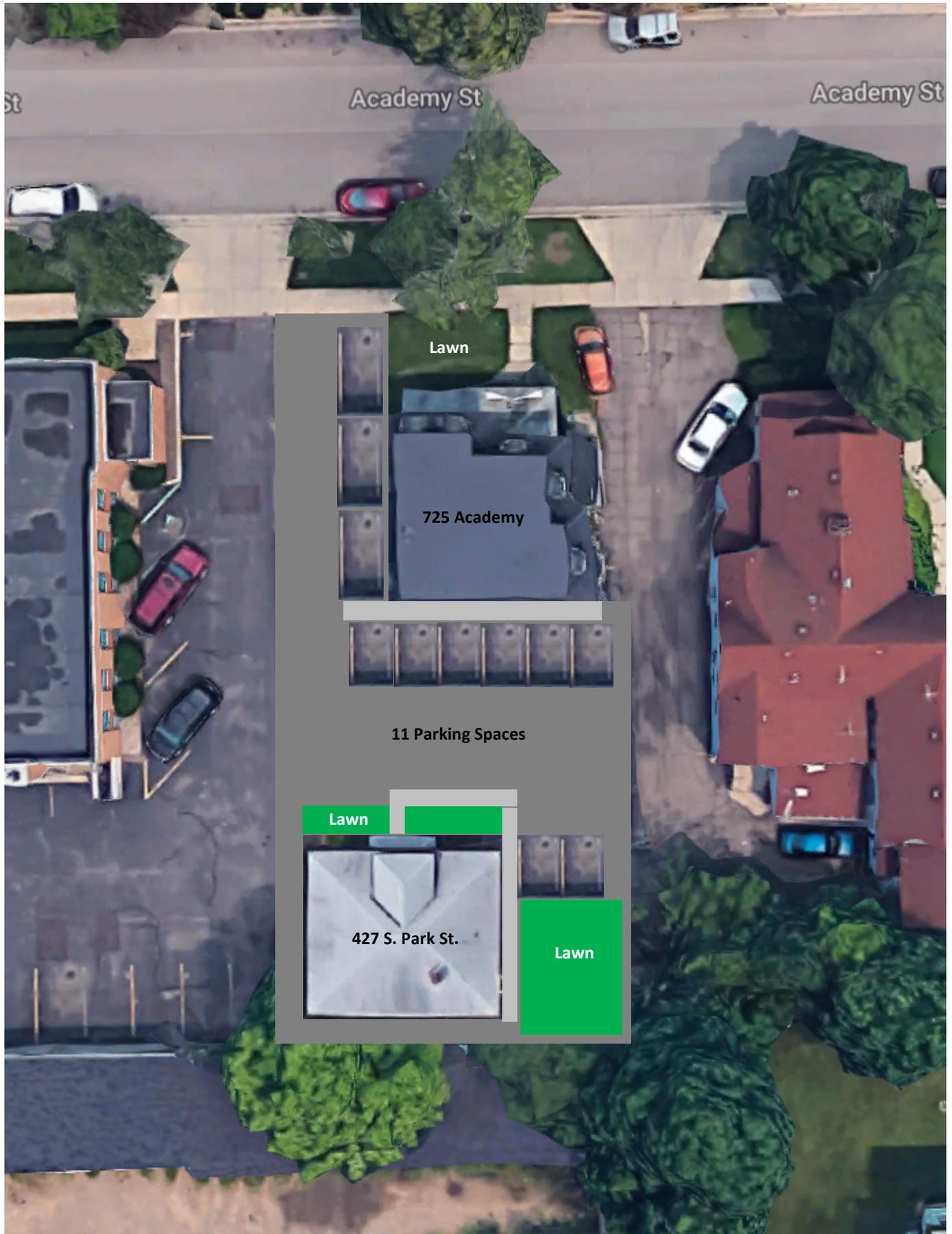
(1) 725 Academy (photo May 2019) NW corner  
(3) 427 South Park – West front



(2) South-rear  
(4) Southwest corner



# 725 Academy Street—Site Redevelopment Concept





**Historic Preservation Coordinator  
KALAMAZOO HISTORIC DISTRICT COMMISSION**

**APPLICATION FOR PROJECT REVIEW – MOVE A BUILDING  
STAFF COMMENTS**

**NEW SITE**

**Property address** 725 Academy  
**Applicant** Michael Kiewiet  
**Owner** Michael Kiewiet

**CASE #** PPZ 20-0001  
**Year built:** 1867  
**Owned since** September 6, 2019

**BUILDING MOVED FROM**

**Property address** 427 South Park  
**Applicant** Curt Aardema - AVB  
**Owner** 234 WEST CEDAR LLC/PARK@CEDAR LLC

**Year built:** 1923  
**Owned since** May 13, 2015

**APPLICATION**

**Received** January 14, 2020

**Meeting date:** January 21, 2020

**Previous reviews** (HDC = commission meeting; Admin = administrative approval):

- 2000-2002 – Repair to roof and dormers (Admin)
- 2008 – Rail waiver - interior spiral stair (Admin)
- 2008 – Handrails for front porch (Admin)
- 2008 – Rail above E bay window – DENIED (HDC)
- 2012 – Roof – rear wing (Admin)
- 2019 – New roof change from Mansard to hip (Admin)
- 2019 – Repairs to south wall to stabilize (Admin)

**Historic District** South Street – Vine Area  
**Zoning** CN-1 (Commercial, (Local) Neighborhood)  
**Additional Permits required** – Moving  
**Rental History:** Removed from Rental Housing 10/23/2019

**Proposed Work:**

1. Move house from 427 South Park to be located behind 725 Academy

**OBSERVATIONS**

**1) Secretary of the Interior Standards for Rehabilitation:**

(Standards 1-8 do not apply to new construction)

#9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

#10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

- *The house to be moved to the rear of the property is differentiated from the nearby historic houses by materials and design. It would be located in a secondary position at the south end of the parcel.*
- *The house to be moved does not abut or join the existing historic house or any other historic resource in the area.*

**COMMISSION ACTIONS (Options):**

1. Approve as complying with Secretary of the Interior Standards 9 & 10. The commission approves a Certificate of Appropriateness for this project. Approval of any final details to be delegated to the historic preservation coordinator.
2. Approve the house move in concept as complying with Secretary of the Interior Standards 9 & 10. Applicant will need to return to the commission with the following details details or prepare a revised plan:
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_

If the applicant does not consent to a postponement, the commission must make a decision at the February 18 HDC meeting to comply with the 60 day rule.

3. The commission could deny, based on Secretary of the Interior Standards #9 & #10.

++++  
**Secretary of the Interior's Standards for Rehabilitation**

*The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.*

9. .New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(Chapter 16) (d) When reviewing plans, the Historic District Commission shall consider: 1)The Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings"; (2) Local design guidelines; (3) The historical or architectural value and significance of the structure resource and its relationship to the historical value of the surrounding area; (4) The relationship of the exterior architectural features of such structure resource to the rest of the structure resource and to the surrounding area; and (5) The general compatibility of exterior design, arrangement, texture and materials proposed to be used; (6) Any other factor, including aesthetic, which it deems to be pertinent.

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**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**Agenda – TUESDAY, November 19, 2019**

**5:00 pm**

**Kalamazoo City Hall – Community Room**

241 W. South St. Kalamazoo, MI 49007

- I. Call to Order:** Mr. Fletcher called the meeting to order at 5:00 p.m.
- II. Approval of Absences:** John Mitchell
- III. Approval of Agenda:** Motion approved by Ms. Underwood and second by Mr. Kastner
- IV. Introduction of Guests:**
- a. Consultation about a potential house move from 427 S. Park to rear of 725 Academy (C Aardema)

Mr. Aardema with AVB and Mr. Kiewiet the owner of 427 S. Park and 725 Academy. The owner Mr. Kiewiet looking to move 427 S. Park Street to 725 Academy. Mr. Aardema is looking into options for three homes on Park Street. Mr. Kiewiet is the current owner of 427 S. Park Street. The home was built in 1923 and is 3-bedroom classic single-family home. Mr. Kiewiet is looking to move the house to the rear of 725 Academy which had a fire back in April and it damaged the rear portion of the house which had been an addition and was damaged to the extent that it had to be demolished. Mr., Kiewiet is currently working on restoring the front of the home. Mr. Aardema stated that they are working on the process, but he is aware that the 427 S. Park Street is not currently in the Historic District but when moved will be in the Historic District. Mr. Aardema thinks it would qualify to work within the district. The other two houses 423 and 429 S. Park Street he is working with other people to see about moving those if possible. The 423 is a 7 unit building and is rather large to move. Current plan is the 423 S Park would be demolished and has had some salvage work done on the inside such as salvage windows and anything else they can take out and 429 S. Park might end up being the same situation. Long term plan would be to put new buildings on the two lots that the homes will be demolished on. Mr. Aardema is concerned about the times lines due to weather coming and having problems with break-ins and possibility of fires. Ms. Ferraro states this isn't an application that this meeting is just to bring to our attention.

Mr. Kiewiet stated that he had purchased the 725 Academy and has working on cleaning up the lot and removing the rubble. He has also taken care of framing up the back of the current home. Next task would be trying to determine what to do with the back of the lot. Option one is to move the 427 S. Park Street to the rear of the house rather than building a brand new one. Mr. Kastner was concerned if it would be attached or separate. Mr. Kiewiet is thinking it would not be attached as of right now. The lot has a huge area so would probably put some space in the middle between the two houses. Ms. Ferraro states this is very common to have two houses on the same lot and is appropriate for the Historic District especially around the Western area. Mr. Aardema states that the way the home would sit would be visual from the street.

Ms. Ferraro addressed Mr. Aardema about her concerns around setting up a project review and advised him to either contact Mr. Iveson or Mr. Durkee and to include her in any correspondence. Things to consider would be set backs for the property. May need to apply for a variance depending on what is





Mr. Kastner was concerned if they were asking to put dormers on would we approve? Ms. Ferraro says it would be specific to the house and what's on the nearby houses.

Mr. Berg wanted to clarify on what the current dormers are, and they are currently bedroom and bathrooms upstairs and he plans to keep the rooms similar.

Mr. Fletchers asks if any further questions or concerns and if anyone wants to make a motion.

Ms. Underwood makes motion to approve to remove dormers and replace with skylights and is second my Mr. Kastner.

Mr. Berg just wants to state his preference would be to repair the dormers as he feels they are part of the history since they were built in the 50's.

All vote to approve except for Mr. Berg he states no.

Ms. Ferraro states letter will go out tomorrow but that he will need a building permit.

#### IX. Approval of Minutes: August 20,2019

Approved by Mr. Berg and second by Ms. Underwood.

#### X. Administrative Approvals- August 13 to November 12, 2019

##### a) No Building Permit Required

Main W	1315	Fence
Michigan E	246	Re-replace rear windows
Westnedge S	814	Lights on West Side
Wheaton	808	Rail height waiver
Dutton Place	710	Replace porch deck w vert grain Doug Fir- T&G
Kalamazoo W	725	Soffit
South W	523	Remove secondary chimney, save brick
Newell Pl	1115	Storm Windows
Academy	707	Lattice under porch
Wheaton	808	Guardrails
Mc Courtie	742	Roof-front and rear porch

##### b) Building Permit Required

Davis	846	Remove NH chimney at rear
Vine W	207	Roof
Vine W	603	Roof
Oak	809	Rebuild rear, exterior 2 <sup>nd</sup> Floor, stairs
Kal W	821	Roof
Stuart	324	Roof
Douglas	425	Deck over front entry-rebuild
Walnut W	515	Roof
Vine W 224	228	Roof

Woodward	214	Roof – garage
Oak	716	Roof

Nothing to share by Ms. Ferraro

XI. Other Business

1. Approve a letter supporting the grant application to the State Historic Preservation Office to fund an Intensive Level Historic Resources Survey
2. Recruiting a new member to replace BJ Shell.

XII. Adjournment: Question and comments regarding this agenda or the Kalamazoo Historic District Commissions should be directed to the Historic Preservation Coordinator at 337-8804.

Motioned by Mr. Grayson and second by Ms. Underwood.

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Recording Secretary – Casey Boekhoven

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Preservation Coordinator – Sharon Ferraro

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
HDC Chair – Grant Fletcher

**Kalamazoo Historic District Commission  
Meeting dates 2020**

Meetings are held the third Tuesday of each month at 5:00 in the community room on the second floor of City Hall – 241 West South Street.

<b>MEETING DATE</b>	<b>APPLICATION DEADLINE at noon*</b>	
January 21	January 14	* Applications must be received and \$85 hearing fee paid by <b><u>NOON</u></b> on this date to be placed the agenda for the meeting on the following Tuesday.
February 18	February 11	
March 17	March 10	
April 21	April 14	
May 19	May 12	
June 16	June 9	
July 21	July 14	
August 18	August 11	
September 15	September 8	
October 20	October 13	
November 17	November 10	
December 15	December 8	

**Kalamazoo Historic District Commission  
Meeting dates 2020**

Kalamazoo Historic District Commission - meetings are held the third Tuesday of each month at 5:00 in the community room on the second floor of City Hall – 241 West South Street.

**MEETING DATE**  
 January 21  
 February 18  
 March 17  
 April 21  
 May 19  
 June 16  
 July 21  
 August 18  
 September 15  
 October 20  
 November 17  
 December 15