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.kalamazoocity.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
Bulkey 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:
The 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

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Historic District Commission FYI – November 19, 2019

REVIEWS: Historic District Commission:
Through January 14, 2020

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Through January 14, 2019

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Report on Michigan Tax Credit
Senate Bill 54: Google “Michigan senate bill 54 2019”
House Bill 4100: Google “Michigan house bill 4100 2019”
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: 275 ACADEMY STREET

Historic District: [☑] South/Vine [ ] Stuart [ ] West Main Hill [ ] Rose Place [ ] Haymarket

Applicant: CULT ACADEMY

Mailing Add: 1420 W. CENTRE AVE.

City State & Zip: PORTAGE, MI 49024

Phone: 269-329-3656

Email: caademya@auvsinc.com

Contractor:

(☑) Work to be done by owner

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.

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

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

Applicant’s Signature: CULT ACADEMY

Owner’s Signature: PIERRE RICARD

Date: 1/14/20

Date: 1/14/20

For Historic Preservation Coordinator’s Use Only

Case Number: PPZ 20-0001

Date Received: 01/14/2020

Complete application: 01/14/2020

Zoning: CN-T

Year built: 1867

Commission Meeting Date: 01/21/2020

Hearing fee paid $83

COMMENTS:

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: ______________________

Revised 2/2016
(1) 725 Academy (photo May 2019) NW corner
(3) 427 South Park – West front

(2) South-rear
(4) Southwest corner
APPLICATION FOR PROJECT REVIEW – MOVE A BUILDING

STAFF COMMENTS

NEW SITE

Property address 725 Academy
Applicant Michael Kiewiet
Owner Michael Kiewiet

BUILDING MOVED FROM

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

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.
This page left blank for packets.
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...
stated during the project review meeting. Would suggest starting this process soon since the best time to move would be winter before the ground gets mushy or would need to wait till June since that is state law. The goal per Mr. Aardema is to move this winter and start up informal project review.

Mr. Kastner wanted to address the open lot on Oakland drive and moving the 7 unit building to that location, but Mr. Kieweit stated that was a commercial lot and they were concerns about the clearance on the road and clearing all the trees, lights, power lines and setting up everything with Consumers and the City.

V. Public Comment on non-agenda items: None. Mr. Ferraro stated that all other people in the room were for meetings.

VI. Disclaimer: Ms. Ferraro read the disclaimer into the record.

VII. HEARINGS

OLD BUSINESS: none

VIII. NEW BUSINESS:

a) 821 West Kalamazoo Ave 5:19pm Owner: David and Dennis Engerer
Applicant: same
Style: Craftsman Fourquare
Built: 1910
Zone: RM-15
Owned since: 01/24/2019

Retroactive approval for removal of plat penal historic front door with no windows and replacement with simulated wood door.

(PPZ 19-0014 – EN 19-3515) Retroactive Application)

Dave wanted to first let everyone know that he respects our ordinances and respects the district and has been putting time and money into his sons’ new home and failed to get approval before changing the door. Dave is currently funding the project from out of town. Dave stated the old door was very bad and passed out pictures of the previous door and the shape it was in. Also stated the contractor had a very narrow window available. Advised son to go ahead with it and realized that it was not the correct way to proceed and wanted to plead everyone’s mercy and is trying to do his best. Dave also noted the house didn’t have gutters and that they had water in the basement.

Dave noted that it was an aftermarket door that was previously on the house and was in very bad shape and has had numerous locks that were put on and tenants still could not properly lock it previously and that the door was very drafty. House was built in 1910 and they guess the door was 30’s or 40’s but Ms. Ferraro guessed it was later then that since it had a zip code and those started around the 70’s.

Dennis stated that the new door is now black, and they have also done tones of stucco repair and added gutters and saved lamps on the front of the house. Majority of the outside of the house has been repaired and completed.
Mr. Grant felt that both Dave and Dennis were doing a lot of apologizing and wanted to remind them that they are not speaking with the inspectors or code enforcement.

Dennis is very proud of how things have come together. Mr. Grant also thinks that the house is beautiful.

Mr. Fletcher addressed if any additional questions and Mr. Berg wanted to let everyone know that he would have preferred a wood door but is ok with what was done. Dave was unable to find a wood door that size due to be an oddball size. Ms. Ferraro curious to see how it performs over time. Mr. Berg says his experience is that fiber glass door holds more over time compared to modern day wood doors.

Mr. Fletcher asks for motion and Mr. Grayson made the motion to approve with a second from Ms. Underwood.

Mr. Fletcher asked Ms. Ferraro for roll call to approve and all state yes for door to be approved.

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<td>Style: Eastlake Cottage</td>
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Remove dormers and replace with low profile skylights

Mr. Hendrix stated he would like to remove the dormers and replace with 7 total skylights.

Northern exposure would get 3 and Southern exposure would get 4. Ms. Ferraro is confident this house did not come originally with dormers on them.

Mr. Berg was curious on how old the dormers are, and Mr. Ferraro is guessing around the 50’s based on seeing the interior of the home before Mr. Hendrix was the owner. Ms. Ferraro also believes the overhang is wrong along with the materials that were used. Believes the addition on the back of the house was done at the same time as the dormers.

Mr. Kastner addresses Mr. Hendrix asking why he wants to replace the dormers. Mr. Hendrix would either like to repair or remove them and thinks it would be more fitting to replace them then to repair with the roof line.

Ms. Ferraro says that skylights are allowed in the historic district and are preferred on the rear half of the building and in this case they are. Does specify it needs to be the low type not the bubble type which is what Mr. Hendrix is going with.

Mr. Grayson would like to know the finish and Mr. Hendrix states it would be a brown finish so it would be like the roof.
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

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

b) Building Permit Required

<table>
<thead>
<tr>
<th>Street</th>
<th>Number</th>
<th>Work Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Davis</td>
<td>846</td>
<td>Remove NH chimney at rear</td>
</tr>
<tr>
<td>Vine W</td>
<td>207</td>
<td>Roof</td>
</tr>
<tr>
<td>Vine W</td>
<td>603</td>
<td>Roof</td>
</tr>
<tr>
<td>Oak</td>
<td>809</td>
<td>Rebuild rear, exterior 2nd Floor, stairs</td>
</tr>
<tr>
<td>Kal W</td>
<td>821</td>
<td>Roof</td>
</tr>
<tr>
<td>Stuart</td>
<td>324</td>
<td>Roof</td>
</tr>
<tr>
<td>Douglas</td>
<td>425</td>
<td>Deck over front entry-rebuild</td>
</tr>
<tr>
<td>Walnut W</td>
<td>515</td>
<td>Roof</td>
</tr>
<tr>
<td>Vine W 224</td>
<td>228</td>
<td>Roof</td>
</tr>
</tbody>
</table>
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
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

**APPLICATION DEADLINE at noon**
- January 14
- February 11
- March 10
- April 14
- May 12
- June 9
- July 14
- August 11
- September 8
- October 13
- November 10
- December 8

* Applications must be received and $85 hearing fee paid by NOON on this date to be placed the agenda for the meeting on the following Tuesday.

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