

**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: Casey Boekhoven  
Recording Secretary – Casey Boekhoven

Date: 1/24/2020

Reviewed by: Sharon Ferraro  
Preservation Coordinator – Sharon Ferraro

Date: 1-24-20

Approved by: Grant Fletcher  
HDC Chair – Grant Fletcher

Date: 1-21-2020