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. Kiewiat 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
Built: 1910
Owned since: 01/24/2019
Style: Craftsman Fourquare
Zone: RM-15

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.

b) 846 Davis Street  
Style: Eastlake Cottage  
Zone: RM-36  
5:30 PM  
Owner: Todd Hendrix  
Built: 1870  
Owned since: 03/30/2013

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

| 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 2nd 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 run 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.