

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, May 21st, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:00 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Present

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

Motion made by Mr. Johnson to approve the absence of Mr. Grayson with a 2nd by Ms. Breisach; all commissioners approve.

Mr. Pena read the disclaimer on record at 5:01 PM

III. Approval of Agenda: No changes.

IV. Approval of Minutes: May 21st, 2024

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

V. Public Comment on non-agenda items: No comments or guests

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 1014 Davis

5:05 PM

**Replacement of 2 vinyl windows, with
Wood windows**

Year Built: 1917

Style: Prairie

Historic District: South Street-Vine Area

Mrs. Ferraro purchased this home in August of 2000 and is now looking to replace vinyl windows with wood windows and remove a window and side over. The window they are removing is on the rear of the home. Mrs. Ferraro has plenty of 1910 cedar shingles to use. They are also using the cedar shingles to fill in where a deck was removed. The new wood windows are being made by Weather Underground. Mr. Johnson makes 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 4, 5, 6 and 9 with a second by Mr. Stucky. All commissioners approve.

**B) 722 Eleanor
Year Built: 1891**

5:15PM

**Demo of Carriage barn/garage
Style: Queen Anne
Historic District: Stuart**

Mr. Roglic has returned with supporting documents from another contractor to demo the building with additional pictures provided. The value of the garage is less than the repair. Mr. Stucky does disagree that the building can't be repaired. Mr. Stucky doesn't believe that people aren't around that can't do the work to repair the building as he himself is able to do the work. Mr. Roglic states that the foundation is cracked in the interior but per Mr. Stucky he believes the foundation only has minor cracks and could be repaired. Ms. Underwood was concerned when does demo by neglect apply. Mr. Pena does pull up and reference the exact code regarding demo by neglect. Mr. Kastner feels they are years away from demo by neglect.

Mrs. Ferraro the previous applicant and former Historic Preservation Coordinator stated that the previous owner which was the land bank did come to the commission and wanted to demo but was instructed to repair it and shore it up. The commission did allow a carport to be removed at that time. Mrs. Ferraro did state the current owner could use the Historic Tax credit or that even grants could possibly be available as well as possible federal tax credit.

Mr. Mark Dunham lives at 717 Eleanor and has lived in this area for 39 years and has some rental properties in the area. Mr. Dunham does want to oppose the demo of the property on the grounds that is a valuable historic building but has been neglected but does feel the property is safe and restorable. Mr. Dunham states that people believe the carriage house does predate the house itself.

Ms. Breisach makes motion to approve a Notice to Proceed for the work as described in the application. The proposed work meets Notice to Proceed Criteria 4 with a second by Ms. Underwood. All commissioners deny the application.

VII. Coordinators Report:

- Coordinators report
- Multiple fires in the Historic District with 3 on Allen Blvd that were demolished per the Fire Marshall as well on Vine Place with severe damage and another on Walnut that was caught quickly but does have significant damage.

VIII. Adjournment

Motion made to adjourn the meeting by Mr. Johnson with a 2nd by Ms. Underwood. Meeting adjourned at 5:33 PM. All commissioners approve.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date