

**City of Kalamazoo
HISTORIC DISTRICT COMMISSION
Minutes
November 20, 2018 - FINAL**

2nd Floor, City Hall
241 W. South Street
Kalamazoo, MI 49007

Members Present: Grant Fletcher, John Mitchell, Bob Oudsema, Dana Underwood, B.J Shell and Andrew Grayson

Members Absent: Jeremy Berg

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Kerrie LeClercq, Recording Secretary

Guests: Jon Scott and Daniel Kastner

I. CALL TO ORDER

Mr. Fletcher called the meeting to order at 5:02 p.m.

II. APPROVAL OF ABSENCES

Mr. Berg had not provided advanced notification of his absence, so no motion was made to approve his absence.

III. APPROVAL OF AGENDA

Mr. Oudsema, supported by Mr. Grayson, made a motion for approval of the agenda, as presented, for the November 20, 2018 Historic District Commission meeting. With a unanimous vote, the motion carried.

IV. INTRODUCTION OF GUESTS

Mr. Jon Scott was in attendance, representing the property at 828 West Lovell Street. Mr. Daniel Kastner introduced himself as an applicant for the open Historic District Commission membership position.

V. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

VI. DISCLAIMER

Ms. Ferraro read the disclaimer into the record.

VII. HEARINGS

OLD BUSINESS

None

NEW BUSINESS

None

VIII. CONSULTATION

Mr. Jon Scott was present to discuss potential future plans for the 4-bay concrete block garage located in the north/rear section of the yard at 828 West Lovell Street. It is a cinderblock garage with a low pitched shed roof behind parapets, behind the home to the southwest. Each bay has an independent overhead door. Some of the cinderblocks are out of plumb and cracks have formed. When standing within the garage, it is possible to see daylight through the mortar joints at the west end of the structure. The roof is simply a lean-to, so it is sloped, and one section of one of the garage doors is almost broken out.

Mr. Scott informed the Commission that he believes the garage is unsafe and he would like to demolish the entire structure. He will eventually replace it with a new building, but he does not have any plans in place at this time. He would like feedback from Commission members regarding his options for the building and whether he should apply for a demolition permit or remove the bay doors and repair the structure. Ms. Ferraro presented photos that she had taken of the structure and a general discussion ensued regarding the viability of the garage going forward. Mr. Mitchell volunteered to tour the property with the owner to further discuss the condition of the garage. Mr. Scott will contact Ms. Ferraro to make arrangements to meet with Mr. Mitchell.

IX. APPROVAL OF MINUTES

A motion was made by Ms. Underwood, supported by Mr. Mitchell, to approve the minutes for the October 16, 2018 Historic District Commission meeting. The motion passed unanimously.

X. ADMINISTRATIVE APPROVALS

No building permit required:

- a) 714 Dutton Place – Handrail for front steps
- b) 711 South Park – Handrail for front steps

Building permit required:

- a) 724 South Burdick – Repairs to fire damaged house
- b) 816 Oak - Roof
- c) 424 Pearl - Roof
- d) 418 Elmwood - Roof

There were no questions or comments from Commission members regarding these agenda items.

XI. OTHER BUSINESS

Applicants for Historic District Commission vacancy – Michael Hussar and Daniel Kastner.

Mr. Hussar contacted Ms. Ferraro earlier in the day and explained that he purchased a home in Kalamazoo Township and would no longer be pursuing a position on the Commission.

Mr. Kastner introduced himself to the Commission. He lives on the corner of Rose Place and Rose Street and is very familiar with and interested in the buildings in the Historic District. He has also spent a great deal of time researching the history of Kalamazoo. Commission members asked Mr. Kastner several questions and Mr. Kastner was then informed that the Commission would discuss his candidacy and notify him of their decision. After a brief discussion, **Mr. Shell made a motion, supported by Mr. Mitchell, to recommend to the Mayor that Daniel Kastner be appointed to the Historic District Commission. The motion passed unanimously.**

XII. ADJOURNMENT

Mr. Oudsema moved to adjourn the meeting, supported by Mr. Shell and approved unanimously.

The meeting adjourned at 5:40 p.m.

Submitted by:  Date: 2/21/19
Recording Secretary

Reviewed by:  Date: 5-30-2019
Preservation Coordinator

Approved by:  Date: 2-18-2020
HDC Chair