

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, June 18, 2024

5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1. 1. Kristi Breisach
2. Andrew Grayson
3. James Johnson
4. Dan Kastner - Chair
5. Eric Stucky
6. Dana Underwood - Vice-Chair

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 21 May 2024

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 1014 Davis - Alteration (in-kind siding replacement, removal of non-historic window, replacement of 2 vinyl windows with wood windows) PPZ24-0017
Year Built: 1917
Style: Prairie
Historic District: South Street - Vine Area
2. 722 Eleanor - Demolition (Carriage barn/garage demolition) PPZ24-0013
(Postponed Application)
Year Built: 1891
Style: Queen Anne
Historic District: Stuart

F. COORDINATOR'S REPORT

1. Coordinator's Report

G. ADJOURNMENT

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 Planning and Economic Development Department located at 245 North Rose Street. 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 www.kalamazoocity.org/historicpreservation.

GUIDELINES FOR PUBLIC PARTICIPATION AT HDC 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.

A Note on Quorum and Historic District Commission Decisions

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.

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 5:03 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Absent, arrived late

Andrew Grayson- Absent

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Present

Dan Kastner- Present

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

Mr. Pena read the disclaimer on record at 5:04 PM

III. Approval of Agenda: No changes.

IV. Approval of Minutes: April 16th, 2024

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 824 Elmwood

5:07 PM

Replacement of 17 windows, replacement of rear door. Lead abatement project.

Year Built: 1906

Style: Queen Anne

Historic District: Stuart

Mr. T Collins with KNHS is presenting a project regarding a lead abatement project. Mr. Collins is here for 17 replacement windows and a rear door replacement. Mr. Collins has two options regarding the windows which is to remove and replace and the other option would be to remove paint, sand, strip, and paint. The lead abatement main concern is removing the hazard which would be the removal of the problem which would be the removal of the actual window rather than keeping and stripping and leaving some hazard behind. The federal funding from the government has already been approved by the city and by HUD. If the windows aren't replaced, then they would need to locate a new team to do the restoration project as the original team is no longer an option as the original foreman is not longer with them so the skillset and knowledge base is no longer there so they would need to find someone with the correct training so the cost for the abatement would more than likely increase. The change order would

need to be reassessed and approved again. The replacement door for the property would come the Heritage salvage. The replacement windows would be aluminum clad not wood clad. The funding aspect isn't considered when reviewing the application. The historic standards would prefer wood clad rather than aluminum. The current windows are very deteriorated with drafting and broken. The windows would be the same size and dimensions in the same openings. Mr. Collins is not sure of the cost different between the aluminum windows and wood windows but not matter what the dollar difference and new approval would be needed with Hud, the City and the Federal government. Ms. Underwood does not like the idea of aluminum would prefer the wood windows especially since the current windows are wood and not aluminum. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the replacement of windows with wood clad, the proposed work complies with the Secretary of the Interior standards 2 and 6 with a second by Ms. Underwood with 4 commissioners saying yes and 1 saying no. Mr. Johnson makes motion to approve a Certificate of Appropriateness for the replacement of the door as described in the application, the proposed work complies with the Secretary of the Interior standards 2 and 6 with a second by Ms. Breisach. All commissioners approve.

B)	722 Eleanor Year Built: 1891	5:30 PM	Demo of Carriage barn/garage Style: Queen Anne Historic District: Stuart
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Mr. Roglic is looking to demo his garage. The homeowner has owned the home for 8-10 years and the garage is not currently in use. Mr. Roglic provided documentation from a licensed building stating that they don't feel is salvageable and feels its unsafe. Mr. Pena does feel that the structure was built around the same time as the original home back in the 1890's. The structure has significant slanting and is currently shored up on the inside. The structure is visible from the street depending on the angle. The homeowner has only received one builder's opinion on the structure and did not feel it was repairable. The homeowner does feel that the structure is not safe. Ms. Underwood makes motion to postpone until the HDC meeting on June 18th, 2024, and direct the applicant to provide further evidence of structural integrity of the building to the Historic Preservation Coordinator by noon on June 11th, 2024, with a second by Mr. Johnson. All commissioners approve postponement.

C)	238 E Michigan Year Built: N/A	5:45 PM	Alteration (metal balconies, windows & door) Style: Commercial Historic District: Haymarket
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Mr. Cody Newman is with Driven Design and is presenting at the meeting on behalf of the owners Brian and Carman Harris as well as Lauren Hannah who is an interior designer. The building is contributing historic structure. The 1st floor is remaining and has no changes other than fire suppression being added to the building. The upstairs has been vacant for some time, and they are looking to add 4 new apartments to the building. The front the building would only be touch up of paint no current changes proposed. The alley side of the building is where most of the exterior work will be taking place. The windows are currently boarded up. They will doing aa aluminum clad replacement on the rear façade. They will also be doing doors and metal balconies that will be black. The doors will be in the current window openings. The only other changes on the exterior rear would be new meters at the same locations. 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 1, 9 and 10 with a second by Ms. Breisach. All commissioners approve.

D) 802 S Park 5:56PM Alteration (aluminum over fascia only)
Year Built: 1933 Style: Craftsman
Historic District: South Street- Vine Area

Mr. Jack is presenting on behalf of the homeowner who is wanting to put an aluminum wrap around the fascia on the home covering the face of the board. Mr. Greer the homeowner will be doing the work themselves. The homeowner is not wanting to get on the roof repeatedly to repaint each time its needed. Ms. Breisach makes motion to approve a Certificate of Appropriateness for the work as described in the application, he proposed work complies with the Secretary of the Interior standards 2 and 5 with a second by Mr. Johnson. All commissioners deny this approval.

VII. Coordinators Report:

- Coordinators report
- Preservation awards May 29th will be held at KNAC (315 W Michigan Ave)

VIII. Adjournment

Motion made to adjourn the meeting by Mr. Johnson with a 2nd by Ms. Underwood. Meeting adjourned at 6:07 PM. All commissioners approve.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: June 18, 2024

SUBJECT: 1. 1014 Davis - Alteration (in-kind siding replacement, removal of non-historic window, replacement of 2 vinyl windows with wood windows) PPZ24-0017

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

1. Replace deteriorated and damaged cedar shingle siding as needed to match existing - salvaged 1910 cedar shingles
2. remove N side 1-lite non-historic casement and side over to match
3. Remove 2 deteriorated 1st floor double hung vinyl windows and replace with 2 new wooden single hung windows

EVALUATION:

Project Details

Applicant is proposing siding replacement in areas where the existing siding is damaged, the removal of one non-historic window and replacement of 2 non-historic windows with wood windows.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Windows - The windows that are included in the proposal for replacement and removal have not gained significance in their own right. The retention and preservation of the aforementioned windows is not necessary to maintaining the historic character of the property.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Siding- The siding on the property is a highly character defining feature that will be preserved

through the installation of new shingles in areas where the historic shingles have deteriorated
Windows- The vinyl windows included in the proposal for replacement and removal do not
qualify as features or examples of craftsmanship that characterize the property. Therefore, the
vinyl windows can be removed or replaced without altering the historic quality of the property.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Siding - The proposed shingles will replace damaged shingles that were exposed when a deck was removed. The new shingles can easily match the old in design, color, texture and other visual qualities. The proposed shingles are cedar which will also match the existing material.

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.

Windows - The removal of the single lite first floor window will not destroy any historic materials that characterize the property.

The replacement of vinyl windows with wood windows also will not destroy materials that characterize the property. The new work will be compatible with the massing, size and scale of the property.

Local Historic District Standards and Guidelines

Siding: Any installation of residing materials shall simulate the appearance of the original building material that it is intended to cover. This simulation shall take into account the size, shape or profile, texture, color and linear direction of the original building material.

The proposed siding will be cedar shingles, which matches the existing historic siding.

Windows:

If replacing the entire window becomes necessary, the following conditions shall be applied:

- The dimension of the original window must be retained
 - The original dimensions of the window will be retained.
- Aluminum and vinyl clad windows do not meet the above requirements. Vinyl plastic windows are not acceptable because they are made of non-historic materials and do not comply with the Secretary of the Interior's Standards for Rehabilitation.
 - The new windows will be made of wood, which is a historic material.

Discussion

The proposed work aligns with both the Secretary of the Interior's Standards and Local Historic District Standards and guidelines. The installation of new cedar shingles will match the existing siding of the property. The removal of vinyl windows will address non-historic features on

the building which adversely effect the character. Replacing vinyl windows with wood windows more closely aligns with the historic character of the property.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 4, 5, 6 and 9. **Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 16 July 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 9 July 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 4, 5, 6 and 9.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON 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: 1014 Davis Street

Historic District: ☒ South/Vine ☐ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Sharon Ferraro

Owner: all the same

Mailing Add: 1014 Davis St

Mailing Add: _____

City State & Zip: Kalamazoo MI 49008

City, State Zip: _____

Phone: 269-720-0403

Phone: _____

Email: ferraros999 @ gmail.com

Email: _____ @ _____

Contractor Window Underground - Greg Worosz

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

1 - Replace deteriorated and damaged cedar shingle siding as needed to match existing - salvaged 1910 cedar shingles.

2 - ~~1~~ remove N side 1-lite non-historic casement and side over to match

3 - remove 2 deteriorated 1st floor double hung vinyl windows and replace with 2 new wooden single hung windows

(X) This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: Sharon Ferraro Date: 6-10-24

Owner's Signature: same Date: _____
(if different)

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

☐ Drawings 11x17 or smaller with dimensions

☐ Materials list

☐ Site plan including north arrow

☐ Other:

☒ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0017

Date Received*: 06/10/2024

Zoning RS-5 Year built 1917

Complete application Yes

Owned since 07/31/2000

COMMISSION

Meeting Date 06/18/2024

Hearing fee paid \$85

Check #

COMMENTS

Approve in Concept Date Letter mailed

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 November 22, 2019



1014 Davis – 4/22/2024 SE corner

North side dining room windows – currently failing vinyl – to be replaced with wooden single hung



North side – NW corner.- single lite 1st floor window to be removed

Removal of North side deck revealed two courses of severely damaged cedar shingles. Use salvaged 1910 Cedar shingles to replace.





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: June 18, 2024

SUBJECT: 2. 722 Eleanor (demolition of carriage house/garage) PPZ24-0013

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Garage is unstable and needs to be torn down.

EVALUATION:

Project Details

Demolition of the carriage barn/ garage behind their property.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

Demolition does not comply with any of the Secretary of the Interior's Standards for Rehabilitation.

Local Historic District Standards and Guidelines:

Work within an historic district shall be permitted through the issuance of a notice to proceed by the Historic District Commission if any of the following conditions prevail and if the proposed work can be demonstrated by a finding of the Historic District Commission to be necessary to substantially improve or correct any of the following conditions:

(1)

The resource constitutes a hazard to the safety of the public or to the occupants.

N/A

(2)

The resource is a deterrent to a major improvement program which will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing and environmental clearances.

N/A

(3)

Retention of the resource would cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner.

N/A

(4)

Retaining the resource is not in the interest of the majority of the community.

As the carriage house/garage is located in the rear of the property behind the main property, and is not highly visible from the street, a majority of the community may not be interested in retaining the resource.

Discussion

As noted above, the garage is located behind the main structure and may not be known to many in the community. While the garage is beginning to lean, there has not been permitted work to address the structure since 2012 when an addition on the garage was removed and some sister joints were added to structural members.

Further Comments

After reviewing the additional Structural Evaluation provided, it seems that another party agrees that the garage should be demolished because of the severe deterioration. The new report states 'As this neighborhood is quite dense the direction of lean poses a risk of damage to neighboring structures' and 'With the conditions in which repairs must be made under, it will be difficult to maintain a constant level of safety for a crew and the surrounding structures. it is our determination that for the safety of the neighboring structures and any workers that an attempt is not made to repair this structure'.

POTENTIAL ACTIONS:

1. The proposed work meets Notice To Proceed Criteria 4. **Action: Motion to approve a Notice to Proceed for the work as described in the application.**
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 16 July 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 9 July 2024.**
3. Denial of the application. **Action: Motion to deny the application based Failure to meet Notice to proceed criteria 4.**



Community Planning and Economic Development
Historic District Commission
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Telephone: (269) 337-8804; FAX (269) 337-8513
PenaL@kalamazoocity.org

APPLICATION FOR PROJECT REVIEW – Historic District Commission Hearing

COMPLETE Applications for review at the Historic District Commission meeting including payment of the \$85 hearing fee must be received by NOON 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: 722 Eleanor St

Historic District: ☐ South/Vine ☒ Stuart ☐ West Main Hill ☐ Rose Place ☐ Haymarket

Applicant: Robert Roglic

Owner: Robert Roglic

Mailing Add: PO Box 19304

Mailing Add: PO Box 19304

City State & Zip: Kalamazoo MI 49019

City, State Zip: Kalamazoo MI 49019

Phone: 269 271-5296

Phone: 269 271-5296

Email: propertycase@live.com

Email: propertycase@live.com

Contractor Not Yet

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Garage is unstable needs to be torn Down.

(RL) This property has at least one working smoke detector for each dwelling unit.
(Owner or applicant's initials) (Required) * see back

Applicant's Signature: Robert Roglic

Date: 4/30/24

Owner's Signature: Robert Roglic

Date: 4/30/24

(if different)

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24 -0013

Date Received*: 04-30-2024

Zoning RS-19 Year built 1891

Complete application yes

Owned since 09/21/2016

COMMISSION

Meeting Date 05/21/2024

Hearing fee paid \$85 _____

Check # _____

COMMENTS

Approve in Concept Date _____

Letter mailed _____

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 November 22, 2019











Presented To:

Rob Roglic
722 Eleanor St.
Kalamazoo, MI 49007
propertycare@live.com

**Rob Roglic
Evaluation of Garage Structure at
722 Eleanor St.**



Presented By:

Myron Sparrow, Estimator
Building Restoration, Inc.

Date: June 10, 2024

June 10, 2024

Rob Roglic
722 Eleanor St.
Kalamazoo, MI 49007

RE: Evaluation of Garage Structure at 722 Eleanor St.

Dear Mr. Roglic,

In accordance with your request and our site review on Monday, June 3, 2024, Building Restoration, Inc. is pleased to provide you with this report.

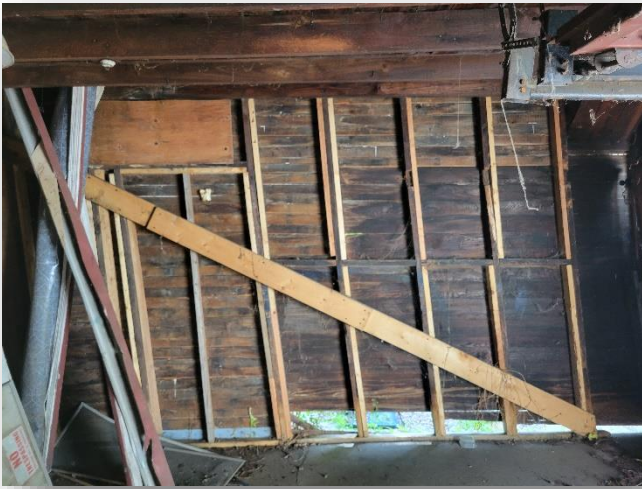
OBSERVATIONS

As the home is in the historic district a proper evaluation for repair and salvage for the garage structure was conducted. The existing structure is a story and a half garage in the rear of the home with two lower parking spaces and a hay loft style second floor. The structure's lower support walls have been compromised to a point where the structure is listing to the north approximately 10 in. from its original position. Along with the northern tilt it is also listing to the west approximately 5 in. from its original position top to bottom. As this neighborhood is quite dense the direction of lean poses a risk of damage to neighboring structures.

INTERIOR ASSESSMENT

The original structural wall forms are non-existent. Many braces have been installed to halt the overturning of the structure. The west wall supporting studs have been completely replaced with a spliced connection detail of 2 x 4's and OSB sheeting. It is unknown the level of lean when these were installed but as they are significantly out of plumb it is assumed that no diagonal bracing or blocking was installed to arrest movement. The sheeting was solely relied on. The east wall framing also significantly tilted to the north has one large diagonal brace installed. All the framing members in this wall have a supplemental 2 x 4 sistered to the side of them to create a stiffener. It is also unknown when this was installed but the garage was already in its current position. The original north wall sheeting is almost non-existent. There is heavy plant growth on many sides of the garage creating weight and holding moisture against the surface of the wood structure. This plant growth is aiding in the deterioration of the garage. The neighboring structure to the north sheds water directly onto the north wall and through the garage as the north wall no longer has siding in this area. A 4 x 4 heavy framed wall on 4 ft. centers was installed on the north side of the structure to support the second-floor joists. It has a single top plate and diagonal bracing. The design of this shoring is inadequate for support as the spacing of the 4 x 4's are too wide for a single top plate. Due to the heavy lean and close proximity to neighboring buildings and the general constructability of a repair to this structure, it is the determination of Building Restoration, Inc. that we will not offer a proposal to repair. The value of the garage is less than the cost of repair. With the conditions in which repairs must be made under it will be difficult to maintain a constant level of safety for a crew and the surrounding structures. It is our determination that for the safety of the neighboring structures and any workers that an attempt is not made to repair this structure. We have determined that it is no longer of value to warrant repair and we recommend it be torn down.

The structure is in such condition that a highly trained demolition contractor should be contacted for the safe removal without damage to neighboring buildings or crewmen.



Interior East.



Interior North.



Interior West.



Plumb line to the North.



Plumb line to the West.

Building Restoration, Inc. would like to thank you for giving us this opportunity to be of service to you. If you have any questions, concerns, or if we can be of any further assistance, please feel free to contact us.

Respectfully submitted,



Myron Sparrow
Estimator
Building Restoration, Inc



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: 18 June 2024

SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative, no permit	\$35	3	\$0
Administrative, permit	\$35	16	\$560
Hearing	\$85	17	\$1,445
		35	\$2,005

Administrative Review

1. 530 W South St – Replacement of porte cochere columns.