

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, May 20, 2025

5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1. Kristi Breisach
2. Katie Boertman
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 15 April 2025

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 1535 Grand - Alteration (Removal of stucco on dormers, replace with cement board) PPZ25-0014
Year Built: 1910
Style: Prairie
Historic District: West Main Hill
2. 436 Stuart - Demolition (Demolish Carriage Barn) PPZ25-0015
Year Built: 1890
Style: Queen Anne
Historic District: Stuart
3. 1009 Oak - Alteration (Installation of new windows in place of removed windows) PPZ25-016
Year Built: 1895
Style: Queen Anne

Historic District: South Street - Vine Area

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, April 15th, 2025

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:02 PM

II. Roll Call & Approval of Absences:

Eric Stucky-Absent	Katie Boertman- Present
Dana Underwood – Present	Kristi Breisach- Present
James Johnson-Present	
Dan Kastner- Present	

Motion made by Ms. Underwood to approve the absence of Mr. Stucky with a second by Ms. Boertman. All commissioners approved.

Mr. Pena read the disclaimer on record at 5:03 PM.

III. Approval of Agenda:

Amending the agenda to remove 807 W Vine as they have withdrawn the application.

Motion made to approve the amended agenda by Ms. Underwood with a 2nd by Ms. Breisach. All commissioners approve.

IV. Approval of Minutes: March 18th, 2024

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

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 430 Elm	5:06 PM	New construction of detached garage
Year Built: 1860		Style: Italianate
		Historic District: Stuart

Ms. Sharon Carlson is the current owner of the property and is looking to build a new garage that has been in the works since 2009. Mr. Johnson makes a 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 9 and 10 with a second by Ms. Underwood. All commissioners approve.

**B) 107 (107, 109, 111) 115 and 5:08 PM
119 (non-contributing
Year Built: 1912, 1875, 1914 (107),
1885 (115), 1970 (119)**

Demo of 5 buildings

**Style: Colonial Revival, Italianate,
Colonial Revival (107,
Italianate (115),
Contemporary (119)
Historic District: South St – Vine
Area**

Mr. Jamauri Bogan from Bogan Developments is working on a project to build 80 workforce housing units with an early learning center and other amenities. They are looking to remove the liquor store as well as other houses with some being Historic houses and some that are non-contributing. Mr. Bogan will be holding a community meeting on April 29th from 4-6 pm to get neighborhood feedback. Mr. Jason Novotny is with Tower Pinkster and is the architect for this project. Mr. Novotny goes through which houses are in the historic district and which ones are non-contributing.

Mr. Kastner shares his feelings on the project as he used to live in the area for many years. Mr. Kastner did explain they did approve some houses to be removed in past years in this same area. Mr. Kastner does state that the houses in question are wrecked and does feel that this would be for the greater good of the area.

Mr. Pena did share that a commissioner sent an email to him regarding the ownership of some of the properties as well as demolition by neglect as well as the possibility of moving the structures. Mr. Pena did want to share this for transparency.

Ms. Breisach was concerned about who owns the properties currently. Mr. Bogan does have control over most of the properties and will close on the other soon. Bronson Hospital does own some of the properties and has owned some of them for quite some time. Ms. Breisach feels they have been neglected and untouched for years with now the plan to tear them down. Ms. Underwood was wondering why the properties were not touched or possibly renovated 7 years ago. Ms. Underwood feels that this should be done in a non-historic district. Ms. Underwood states that most demos are normally due to fires and is normally only one house not multiple. She feels that they should have submitted drawings, renderings or received zoning approval prior to this meeting. Ms. Underwood feels that this is premature. Ms. Underwood thinks that the better option would have been to redraw the Vine District to remove this block from the district. Mr. Bogan feels that this project will be transformable for the district and do justice to the community. This project would bring affordable housing and jobs. Mr. Pena did direct Mr. Bogan not to bring drawings to meeting until the project is fully finalized and have this be a two step process. Ms. Breisach points out what is going to stop another company or someone else from buying up another block and removing more of the city's historic buildings. Mr. Bogan will need to return to another meeting with the plans for the new building to get approval.

Ms. Boertman drove by the properties that are in question and stated that they are in bad condition. The properties are blighted, which means there are no utilities for a certain amount of time and Ms. Boertman is concerned about how long these buildings have not been in use and Mr. Bogan says most of the properties have been unoccupied for more than a year.

Mr. Bogan goes into detail regarding the plan for this project, stating that the building will mirror the other larger properties around it and will be a 5-story building.

Mr. Novotny has explained that they are going through the process of getting historic approval, zoning approval and then they would return to get the second approval from the historic district as well as going through site plan approval. Mr. Johnson was curious about how this project compares to other projects that have occurred in past years. The commissioners discussed some other projects that were reviewed. Ms. Boertman points out that the properties are blighted and if they don't approve the demo what is the other option? Would the properties just sit empty and remain blighted. Mr. Pena states that it would be up to the owner of the property. Ms. Breisach did suggest possibly relocating some of the houses (2,3,4 or 5) and even if just one of them could be saved. Also to open it up to the community to salvage anything from the buildings before the demo is completed.

Mr. Nelson Nave is very worried that the Historic District is being chipped away for development. These properties have always been landmarks in this area and could always be restored into beautiful apartments and still fit into this development and would save two historic structures. Mr. Nelson is worried about the Historic District depressing in size.

Mr. Mike Fleckenstein is a businessman in Kalamazoo. Mr. Fleckenstein isn't strictly against this project and does see some good and bad points. Mr. Fleckenstein is happy to see some of them go. Mr. Fleckenstein is surprised they can go this long in this condition. He does see two sides to this and does see it benefiting the neighborhood. Mr. Fleckenstein does feel that this will take away tenants from his other properties surrounding this development.

Mr. Johnson does feel that this project will be a benefit to the neighbors but will also take away from the history of this block.

The project will be a multi-phase project according to Mr. Bogan but wants to focus on this phase first and wants to focus on what the community needs and wants. The drawings have not been fully finalized but will come back with a final plan.

Ms. Boertman makes a motion to approve a Notice to Proceed for the work as described in the application, the proposed work complies with the Notice to Proceed Criteria 2 and 4 with a 2nd by Mr. Johnson. All commissioners approve.

C) **807 W Vine**
Year Built: 1915

Alteration- Replacement of windows
Style: Tudor Revival
Historic District: South Street-Vine Area

Application was withdrawn, no longer on the agenda.

VII. Coordinator's Report

- The historic conference is being held in Sault Ste. Marie. Will be looking into if a virtual option is available. Will also look into seeing if the power points could be given to him to review.

VIII. Adjournment

Mr. Kastner adjourned at 6:06 PM.

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: May 20, 2025

SUBJECT: 1. 1535 Grand - Alteration (Removal of stucco on dormers, replace with cement board) PPZ25-0014

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace stucco siding on roof dormers with cement board siding. Roof dormers only.

EVALUATION:

Project Details

Replace stucco on roof dormers with cement board siding.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. *Stucco is a character defining feature of the property. While the stucco is character defining, it should be viewed in the context of the entire property. (The stucco on the dormers is not character defining, necessarily. The stucco siding on the entire property is character defining.) The stucco on the sides of the dormers is failing, and could cause further damage to the property.*

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. *As noted above, the stucco on the property is character defining. The stucco on the dormers, however, is not specifically character defining. The rest of the stucco on the property will not be altered, therefore retaining the character.*

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.

The stucco on the dormers is deteriorated. There are substantial cracks in the stucco which could lead to future water infiltration in the dormer walls. The proposed work would match the existing in design and color. The height of the dorms has presented issues in replacing the stucco with stucco.

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.

Because the stucco on the sides of the dormers is failing, it needs to be redone. As this is the case, the removal of the stucco would not constitute the destruction of historic materials that characterize the property. The new work would be differentiated from the old through the use of a new material, but would be compatible with the property.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed siding could be removed in the future without impairing the form and integrity of the property.

Local Historic District Standards and Guidelines

Siding

1. All existing deterioration shall be made structurally sound and its causes, as much as possible, shall be corrected prior to the installation of residing materials or trim cladding.

While not specifically addressed by the applicant, by removing the existing stucco, any underlying damage could be addressed

2. 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 different from the existing siding.

3. Any installation of trim cladding shall adhere to the following guidelines for the treatment for architectural trim elements.

(a) Existing cornice or building trim elements shall not be covered or replaced without Commission approval. Commission approval will depend upon how closely the trim cladding or new trim elements duplicate the appearance of the existing building trim elements. The application should be as detailed as possible.

The application states that the new trim pieces will be 6" composite board that will reasonably replicate the existing siding.

(b) The wall siding material shall not extend over the existing trim members such as window casings, sills, fascias, soffits, frieze members, brackets, aprons, comer boards or any other characteristic moldings.

The proposed siding will not cover any character defining features.

(c) If the above-mentioned trim members are to be clad, they shall be covered with custom formed cladding which shall closely approximate the shapes and contours of the existing mouldings or trim. Distinctive or unusual trim elements shall not be clad without prior consideration and Commission approval.

The existing trim is not highly ornamental or decorative. The proposed trim can reasonably replicate the existing trim.

Discussion

The existing siding on the dormers is failing and needs to be replaced. While the proposed composite siding will not replicate the texture and design of the original, it can be painted to match in color.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 5, 6, 9 and 10. **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 17 June 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 10 June 2025.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 5, 6, 9 and 10.**



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.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: 1535 GRAND AVE Kalamazoo
 Historic District: South/Vine Stuart West Main Hill Rose Place Haymarket
 Applicant: 1ST CHOICE CUSTOM BUILDERS Owner: CORNER / PROSLEY
 Mailing Add: 8740 N. 32ND ST. Mailing Add: 1535 GRAND AVE
 City State & Zip: RICHLAND MI 49082 City, State Zip: Kalamazoo, MI
 Phone: 269-568-0354 Phone: 586-246-3958
 Email: _____@_____ Email: AMY.CANTER@1STCHOICEBUILDERS.COM

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

Contractor _____

Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

CHAS. HECKMAN@MY1STCHOICESERVICES.COM
 ALL WORK TO BE DONE BY CONTRACTOR, REPLACE STUCCO SIDING ON ROOF DORMERS WITH CEMENT BOARD SIDING. ~~REPLACE~~
 ROOF DORMERS ONLY

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

Applicant's Signature: _____ Date: 4/30/25
 Owner's Signature: Amy Canter Date: 4/30/25
 (if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 25-0014 Date Received*: 05/07/2025
 Zoning RS-5 Year built 1910 Complete application Yes
 Owned since 11/02/2018

COMMISSION Meeting Date 20 May 2025 Hearing fee paid \$85 _____
 COMMENTS _____ Check # _____

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 _____

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. Incomplete applications will be postponed until the next meeting.

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property where the work will be done

Applicant: Owner or the owner's contractor.

Mailing Address: Applicant's address

City, State & Zip:

Phone: Specify home or work

Email

Historic district: Stuart, South Street/Vine Area, Haymarket, West Main Hill or Rose Place

Owner: Legal owner of property

Mailing Address: Owner's address

City, State & Zip:

Phone: Specify home or work

Email

Name of the contractor if this project requires a building permit Or indicate work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"

Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear."

Example #2: Instead of "New front door"

Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

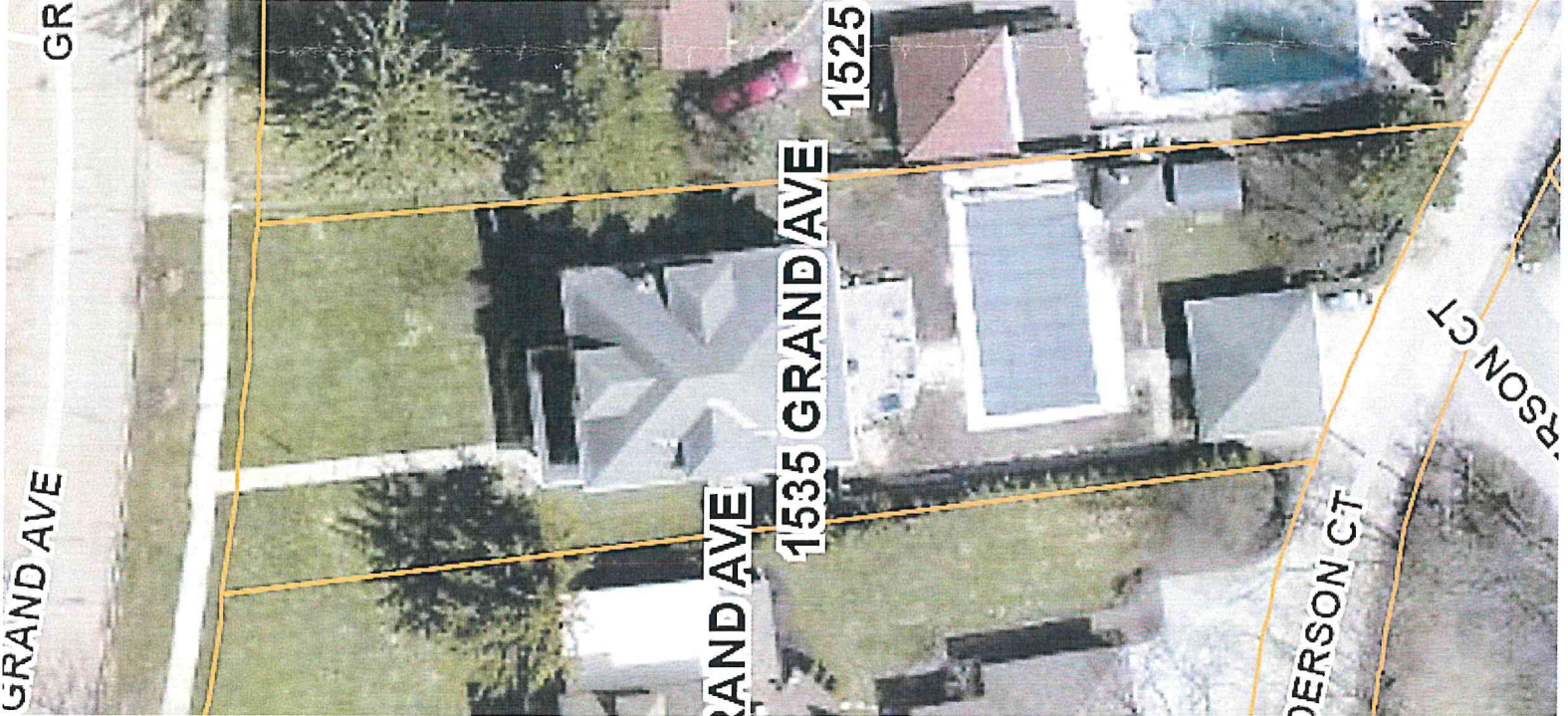
- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

**(_____) This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.*

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

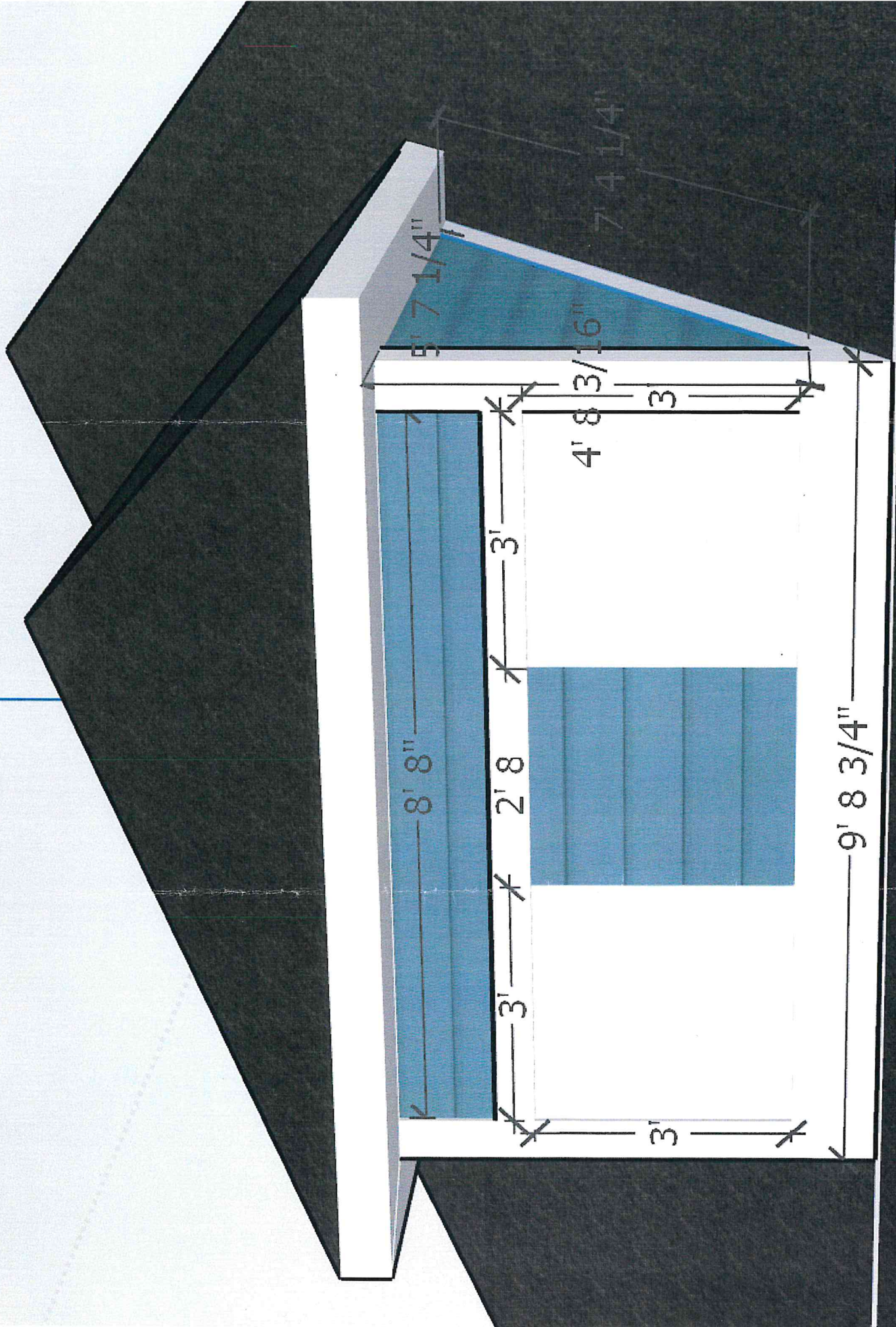
Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at Penal@kalamazoo.org



↑ NORTH

- COMPLETE NEW ROOF ON HOUSE WITH WATER DAMAGE REPAIR
- NO CHANGE TO BUILDING FOOT PRINT
- ROOF DORMERS RESIDE WITH NEW ROOF
- NEW SIDING TO BE CEMENT BOARD 8" CAP SIDING WITH 6" COMPOSITE FREEZE BARRIERS + CORNERS.
- A TOTAL 3 DORMERS TO BE WORKED ON









May 12, 2025

To Whom It May Concern:

In support of Dormer Repair, 1535 Grand Avenue, Kalamazoo

We live to the east side of 1535 Grand Avenue, and are writing in support of the request of Amy S Courter and Lisa Presley to repair their third floor dormers with a quality and appropriate alternative that will look good for decades to come. We understand that the dormers need to be repaired to minimize any damage from water intrusion.

With the distance that the dormers are from the ground, it is not noticeable what material is used to repair them, and we believe that the board being proposed will not detract from the appearance of their house, nor detract from the value of ours. It will be such a minor part of the exterior as to not be readily noticeable.

Thank you for your consideration of their proposal.

James Redwine

Nicole Redwine



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission
FROM: Luis Pena, Historic Preservation Coordinator
DATE: May 20, 2025
SUBJECT: 2. 436 Stuart - Demolition (Demolish Carriage Barn) PPZ25-0015

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: To demolish existing barn for safety reasons.

EVALUATION:

Project Details

Demolish the existing, non-historic, carriage house at the rear of the property.

Applicable Criteria

Notice to Proceed Criteria

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

(a) The resource constitutes a hazard to the safety of the public or the structure's occupants.

The roof assembly of the carriage barn is in poor condition. As outlined in the inspection submitted with the addition, the southern most portion of the carriage barn's roof is wavy and poorly constructed. The additional images submitted by the applicant show cracking in some of the support beams of the second story.

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

N/A

(c) Retaining the resource will cause undue financial hardship to the owner when a government 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

(d) Retaining the resource is not in the best interest of the majority of the community.

There has not been an indication from a majority of the community has an interest in retaining the carriage barn.

Discussion

The carriage barn in question is not original (it was likely constructed in the 1970s, according to the newspaper clipping submitted by the applicant). The fact that the barn is not original to the property, and that it was built around the time that the local historic was created, lends to the fact that there would no be a loss of character to the property if the carriage barn was demolished.

POTENTIAL ACTIONS:

1. The proposed work complies with the Notice to Proceed criteria a and d. **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 17 June 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 10 June 2025.**
3. Denial of the application. **Action: Motion to deny the application based on Notice to Proceed criteria a and d.**



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(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 436 Stuart Ave

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

Applicant: Megan Campanile

Owner: Megan and Nick Campanile

Mailing Add: 436 Stuart Ave

Mailing Add: _____

City State & Zip: Kalamazoo, MI 49007

City, State Zip: _____

Phone: 773 960 6173

Phone: _____

Email: meganfcampanile@gmail.com

Email: _____@_____

Contractor TBD

Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

To demolish the existing carriage barn for safety reasons.

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

Applicant's Signature: [Signature] Date: 5/12/25

Owner's Signature: _____ 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 Photos smaller with dimensions

Materials list Inspect - Kalamazoo

Site plan including north arrow NA

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- 25-0015
 Zoning RM-15 Year built 1890
 Owned since 07/16/2021

Date Received*: 05/12/2025
 Complete application Yes

COMMISSION
 Meeting Date 05/20/2025
 COMMENTS _____

Hearing fee paid \$85 _____
 Check # _____

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 _____

The Demolition of the Carriage Barn at 436 Stuart Ave



The existing carriage barn at 436 Stuart Ave was built in the 1970s by the homeowner at the time (see enclosed Kalamazoo Gazette article). This article verifies that the carriage house is not original to the property.

The carriage house was inspected in 2021, for the purpose of replacing the plank floors with cement, and numerous issues were identified (see enclosed inspection report). The issues range from structural, electrical, foundational, the walls, and the roof. In addition, the barn has been inspected by pest control services. Due to openings and gaps in the siding of the barn, the second floor of the barn has been occupied by racoons, bats, and red squirrels for decades.

Since 2021, the structural integrity of the barn has continued to deteriorate and fall into disrepair. The two main cross beams that hold up the second floor of the barn are both cracked and sagging (see photos below). To remedy the structural damage to the beams, one of the cross beams was sistered and angled beams were installed. However, the cracks continue to increase in size as well as the sagging continues to worsen with the cross beams.

A significant amount of time and effort has been put into meeting with contractors to see what can be done to salvage this structure, including trying to find a structural engineer to assess the structure, replacing the cross beams (the main priority so the structure does not collapse) as well as cleaning the piles of animal feces and removing them from the barn . To do the cross beam and animal control work alone would cost approximately \$10,000 - \$15,000 (see enclosed quotes) and this is not even a guarantee that additional structural issues would be uncovered or created as well as addressing all the other existing issues, including electrical, foundational, the roof, the flooding in the lean to, the termite damage, the siding and foundational repairs, etc.

The structure has much character and charm however it lacks the structural integrity and safety features for a residence. As we continue to see the cross beams crack and sag the more and more unsafe we feel about using the structure.

Due to the extensive amount of structural issues and how much time and effort it would take to address them in order to make it a safe and sound structure, we feel strongly that the best solution is to demolish the carriage house with plans of replacing it with a new structure.



Bright: Enjoying his second career

KATHY JENNINGS
GAZETTE STAFF WRITER

AUG 18 1985

Seven television camera's lined the back wall of the conference room in the Kalamazoo Center and about 25 reporters sat with notebooks on their laps.

They were attending a press conference called recently to announce Kalamazoo's official reaction to being named runner-up in General Motors Corp.'s Saturn plant sweepstakes.

The gathering was a culmination of months of media attention which focused on the Kalamazoo area and the local organization — the Kalamazoo County Economic Expansion Corp. (KCEEC) — that helped the state develop the local Saturn site proposals submitted to GM.

On that day, reporters came from all over the state to hear John Bright, KCEEC executive director and coordinator of the local effort to attract the Saturn plant, graciously accept the second place standing.

Although Spring Hill, Tenn., won the \$5 billion small-car manufacturing project, the Kalamazoo area benefited from a great deal of positive publicity that will enable it to easily attract other manufacturers, Bright told reporters on that day.

The Saturn furor is not the first time he has been in the right place at the right time, Bright, age 58, said recently.

"I am drawn to things that are about to happen good," Bright said.

Bright's involvement in the KCEEC is just the latest in his long list of community services.

"The community is a place that is a product of a lot of different people's desire



to see it be something more than mediocre," Bright said. "It's a summation of that previous and current commitment. I think it's a good place and I am willing to tithe some of my time to keep it that way.

"The job I have means I don't have to tithe as much of my time. Here, I can practice what I preach about Kalamazoo and get paid for it."

Bright's wife, Jean, says service to the community is a habit Bright learned from his mother, Sylvia Bright. In fact, his mother was returning from hospital volunteer work when she was killed in a traffic accident last August.

Bright's outgoing nature, personality and ever-present sense of humor also were his mother's influence, Jean Bright said.

"He always called her 'Crazy Sylvia,'" she said. "She was a tall and striking woman and she liked gaiety and sparkle."

John Bright, his wife said, is someone who "likes to be a little different than everyone else.

"But, that is what makes him interesting," she said.

John Bright enjoys undertaking a project for the challenge it will provide. And he faces those challenges with optimism and a commitment to meet them.

Humor is almost a reflex with Bright. Any conversation with him is interspersed with it.

Yet, it is the kind of humor that doesn't translate well to the written word — humor that comes from twisting a phrase, a particular tone of voice, or a simply outrageous comment.

Bright spent most of his childhood in South Bend, Ind., where he lived from age three until he turned 18.

"I grew up in a good middle-class family," he said. "But, I was severely asthmatic, an only child and very sickly.

"I had eczema, I cried all the time and my mother said she didn't know what to do with me."

His high expectations for himself, and all those around him, is his father's influence. His father, Nile Bright, always demanded a great deal of structure.

"I never seemed to measure up in his eyes," Bright said. "He was always pushing and demanding. But he taught me many good things."

Because he was bedridden most of his childhood, Bright had a hard time relating to other students in high school.

"I was very confused," he said. "I spent a lot of time analyzing why some people were popular and others were not. It got to the point where if a girl I thought was particularly attractive smiled at me I thought my mother had paid her to do it."

Attending Western Michigan University was a more enjoyable experience for Bright.

He selected WMU because he had friends in Kalamazoo who he could live

WMU for two years and then transfer to Harvard. "Then I met this girl in the library and that messed that up."

During college he became involved in campus activities, and served as Interfraternity Council president and Student Council president.

In keeping with his father's philosophy that "you can't get into trouble if you have a job," Bright worked all through his college years.

In the summer after his junior year, Bright married Jean Schutt, a native of Grand Rapids, and the two of them managed a rooming house in Charlevoix owned by her parents.

John and Jean Bright have been married for 36 years and have three sons.

Jean Bright graduated from WMU a year before her husband and worked supporting the couple during John Bright's senior year in college.

"During the last semester I got very concerned," he said. "Here I was, this macho American male whose wife was paying the rent. I decided I had to get a job."

He had decided to enter the field of personnel, and after graduation in 1950 he got an offer from a local firm.

"Thank God I didn't get it," he says now. When he was offered the position Bright asked the company's owner what he expected from a personnel director.

"I want someone who can pass out the paychecks and I want a winning softball team," the owner told me."

Bright ended up working as a salesman for a local printing firm at a salary of \$40 a week.

He made 20 sales calls a day and also was production manager. When he found his expenses taking his entire paycheck, Bright asked for a raise.

"The owner told me he would give me a raise if I could prove I was worth it. I said, 'you're right, I can't prove it.' And I left."

However, a few month later two men he had worked with at the printing firm, purchased another local printing company called Wolverine Press. The two then hired Bright, offering him commission on his sales to go with a weekly salary.

Within two years, the team that had hired Bright was not getting along and Bright often found himself the mediator between the two. Eventually one of the partners sold his portion of the business, which Bright eventually acquired.

Bright presided over the company from 1954 to 1982.

Despite a work load that demanded 50 to 60 hours of his time each week, over the years Bright has been involved in the Jaycees, the Kalamazoo County Chamber of Commerce, the Small Business Association of Michigan, the Friends of the Kalamazoo Public Library and Museum and the Rotary. He was a director of the Douglass Community Association and a co-



John and Jean Bright at home.

GAZETTE PHOTOS / RICK CAMPBELL

son, Bright always has a project going at home. Starting with the time he built a one-cylinder, one-horsepower car at age 12, Bright has loved to tinker. He has gone through various phases, from boats, to planes, to cars and back to boats again.

The 18th Century barn, which Bright built using techniques and materials that make it authentic, is full of projects. On one side of the barn are two cars — a Morris Mini Cooper and a Citroen, as well as a kit to make a Kelmark automobile. On the other side of the barn is a boat he is restoring. Two more boats sit in the yard.

The death of Bright's then 19-year-old son Steve in 1973 was a turning point in his life. Steve Bright was shot and killed while in Mexico.

Jean Bright said her husband withdrew after their son's death. He built the barn in the couple's back yard as therapy.

"It was such a traumatic thing that it made me re-evaluate my relationship with my wife — re-evaluate everything I did," Bright said. "Everything that I thought was important was mixed up."

"Our lives changed greatly" when Steve died, Jean said. "It seemed we both felt we wanted to do something more in the community although it was never verbal-

demonstration of his appreciation for the community.

Feeling "tired and a bit burned out," at age 56, Bright retired from Wolverine Press.

But, retirement didn't agree with Bright.

"When I was retired I found I was falling out of life, instead of getting into it," he said. "I had all this time, but there was no compulsion to move on.

"I was languishing. I needed direction. I knew this about myself, and I was troubled by it, but there was no particular cure for it that I could see."

But, a cure did come in 1984. At the urging of members of the KCEEC board of directors, Bright accepted a temporary position — which in April 1984 became a full time job — as top administrator of the economic development agency.

He oversees the nonprofit corporation charged with luring new businesses to the area and working to retain businesses already here.

It is a job Bright is thoroughly enjoying.

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And, if that were not enough for one per-



GAZETTE PHOTOS / RICK CAMPBELL

John and Jean Bright at home.

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Bright now views that involvement as a

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It is a job Bright is thoroughly enjoying.

Members of the KCEEC board of directors freely offer time and advice and the KCEEC staff is anxious to meet the challenges he presents them, Bright said. He has found his second career fulfilling.

Galler Construction, LLC

2737 E U Ave, Vicksburg, MI 49097

email - galler.bob@gmail.com

phone - 269 207 2101

Estimate

Date

Estimate #

1/20/2023

3357

Prepared for:

Megan Campanile
436 Stuart Ave
Kalamazoo, MI 49007

Project

Barn Beams

Description	Qty	Units	Rate	Total
ESTIMATE TO PROVIDE MATERIALS AND LABOR TO REPLACE EXISTING BEAMS SUPPORTING BARN STORAGE LOFT AS FOLLOWS:				
MATERIALS				
1-3/4' x 18" x 23' LVL	8	ea	460.00	3,680.00
Joist hangers	24	ea	10.00	240.00
Angle ties	4	ea	10.00	40.00
Fasteners	1	ea	100.00	100.00
2x6x12 temporary supports	12	ea	12.00	144.00
LABOR				
Set up, remove existing beams, install LVL beams, install joist hangers and angle ties	2	ea	1,440.00	2,880.00
			Total	\$7,084.00

Prepared by: Bob Galler



Kal Kleen Inc
DBA: ServiceMaster of Kalamazoo
3344 Ravine Road
269.344.3600
Fax: 269-342-1401

Residential/Commercial
Cleaning Services
Federal I.D. #38-2356368
www.smkazoo.com

Date: 4-2-25

To: Megan Campanile

From: Kevin Couk

Re: Barn Attic Cleaning @ 436 Stuart ave

\$1,150.00 Remove and scoop piles of animal feces and detail Hepa Vacuum attic floor, covering attic opening with plastic during work to minimize dust falling below.

\$345.00 Treat attic floor with antimicrobial

\$150.00 Run Air scrubber in barn to capture any loose particles and dust during work

**Please Note: Personal Protective equipment for the crew to wear during the work is included in the charges.

Estimate: \$1,645.00

Please sign and date below to authorize the work as stated above. Please fax or e-mail back.

Signed: _____ Date: _____

Print: Name: _____



Boone Wildlife and Pest Solutions

3414 Lovers Lane | Kalamazoo, Michigan 49001
269-569-0040 | ordersboonewildlifeandpest@gmail.com |
<http://Boonewildlifeandpest.com/>

RECIPIENT:

Megan Campanile
436 Stuart Avenue
Kalamazoo, Michigan 49007
Phone: (773) 960-6173

Quote #212	
Sent on	Apr 27, 2025
Total	\$1,064.50

Squirrel Removal and Exclusion Estimate

This would need to be combined with the raccoon repairs to be fully effective. SOME of the repairs on the back of the barn will be done with black PVC dipped half inch mesh as there are so MANY different areas a new squirrel could chew out. This technique would be for certain key areas and will help confuse new squirrels of where to chew at and vastly reduce the chances of squirrels getting back into the structure.

Description:

This estimate covers the removal and exclusion of squirrels from your property. Squirrels are highly persistent and will continuously attempt to re-enter a structure once they've found access. It is essential to seal all potential entry points during the repair service, as these animals will exploit even the smallest remaining gaps.

Our quotes are designed to provide a permanent, aesthetically pleasing solution, ensuring your property is secure without compromising its appearance.

Payment Options:

Payment is due in full upon completion of service unless otherwise arranged. In certain circumstances, alternative payment options may be available.

Next Steps:

To secure your spot on our schedule, please review and sign the agreement in the e-signature section. I'll be here to guide you through each step, ensuring a smooth process.

If you have any questions or concerns, please don't hesitate to reach out. We're here to help!

Product/Service	Description	Qty.	Unit Price	Total
Wildlife Management: Trapping Services - Lethal Trap Setup	\$75 per animal for removal	1	\$85.00	\$85.00
Wildlife Management: Roof Level Repairs - Linear Seal	Price per ft for back of barn soffit junctions	30	\$19.85	\$595.50
Wildlife Management: Roof Level Repairs - Entry Point Repair	Price per section	1	\$85.00	\$85.00
Wildlife Management: Roof Level Repairs - General Seal	Full repair of problem areas ranging from vinyl discrepancies, roof flashing, various gaps, and other misc.	1	\$299.00	\$299.00



Boone Wildlife and Pest Solutions

3414 Lovers Lane | Kalamazoo, Michigan 49001
269-569-0040 | ordersboonewildlifeandpest@gmail.com |
<http://Boonewildlifeandpest.com/>

Total

\$1,064.50

Images

View online <https://jbbr.io/sEc6MxHGqZPP6ZaQ8>



Reviews

Michelle Petrichor



Hands down, the most ethical and efficient removal service around. He will get the job done kindly, cost effectively and quickly.

Nina B



After trying other services, Boone was immediately more competent as they inspected, made plans and blocked entry points. The critters were persistent, but so was Boone. They (Josh & Kendel) responded quickly to my concerns, they planned and blocked and now the problems are resolved! No more bat wings in the house or squirrels scratching in the walls.
I live on the edge of woods so I expect more critters to attempt entry. I know who to call. They really know the animals' habits and particulars. There is nothing like a sense of security. I am...

Joe Belka



We had red squirrels in our attic and we were able to get help quickly to remove them and seal off all the entry points so they couldn't return. Josh and Kendel were both very friendly, helpful, and knowledgeable about what they were doing. They explained their process and answered any questions we had. They arrived promptly and got the situation under control very soon after our inquiry. The price was very reasonable and much lower than expected for all the work they did. I recommend this place to anyone in need of pest control services and wi...



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Animal Trapping:

It is imperative that customers promptly notify us upon capturing any animals. Please contact our office or email before 8 am; otherwise, pickups may be scheduled for the following day due to legal requirements mandating animal removal within 24 hours. Failure to notify us promptly may result in contract termination for improper treatment of animals. Traps may be removed at our discretion once we determine that the problem wildlife has relocated, even if not captured. Set-up fees will not be refunded for self-relocated animals. For raccoon relocation, eviction fluids or other deterrents may be utilized. We are not liable for any damages caused by animals during removal, and wildlife damage repairs are not included in relocation costs; a separate estimate will be provided for wildlife-proofing. Only BWPS employees are authorized to handle traps, and tampering with traps may result in contract termination. We will not be held responsible for human or animal contact such as being bitten or scratched. In case of animal bites or scratches, immediate contact with emergency services is advised.

Customers agree to make trapping and/ or service areas available during normal business hours, 8:30 am - 5:30 pm Monday-Friday, and 9:00 am - 3:00 pm Saturday and Sunday, unless otherwise noted by the technician on the invoice.

Customer agrees to release BWPS of any liability in regards to damages, losses or injuries incurred due to the customer handling any traps and/or animals after they have been properly placed and set by BWPS. Customer agrees to not to handle or touch any traps at any time and shall not interact in any way with animals that are caught in the traps. Customer further agrees to release BWPS from all liability related to any domesticated pet(s), stray or otherwise, caught in traps set by BWPS.

BWPS only warranties work we have performed. We do not warranty areas we have not repaired or work performed by other companies.

Pest Warranty:

If the Customer finds any pest control service unsatisfactory, BWPS will, within the warranty period specified in the "Warranty" section, re-treat the area at no additional cost. If the issue persists, BWPS will work diligently to resolve it to the customer's reasonable satisfaction. If satisfaction cannot be achieved, BWPS may refund the Customer's last periodic service fee. Cancellation of such service terminates all warranties. Warranty is contingent upon timely payment for services, and BWPS's liability is limited to re-treatment or refund of the last periodic payment for pest control services.

Customer Responsibilities:

Customer cooperation is crucial for the success of our pest and wildlife control program. The Customer agrees to diligently follow all recommendations outlined in the annual outside inspection report and/or periodic work orders. Additionally, the Customer accepts responsibility for promptly addressing and repairing any conditions that may promote pest infestation.

Regarding rodent control, it's important to note that BWPS is not liable for pets, animals, or non-BWPS interference with bait stations containing rodenticide. Customers are aware of the associated risks and release BWPS from any liability. Prompt notification is crucial if rodent stations are found damaged or tampered with.

Treatment Limitations:

The effectiveness of pest control treatments are limited by site, structural, and environmental conditions which are beyond the control of BWPS. Such conditions include, but are not limited to, inaccessible structural cavities, leaking roofs, faulty grade levels, inadequate clearance, earth to wood contact, structure- vegetation contact, cellulose debris, insufficient ventilation, faulty gutters or down-spouts, and other conditions conducive to re-infestation or recurring infestation. Unless BWPS has specifically included the repair or correction of such condition(s) on the face of this Agreement, the Customer accepts sole responsibility for such repair, correction, or mitigation, and holds BWPS harmless from any liability for the same, including any responsibility for re-treatment. BWPS is not responsible for insect or rodent damage to products or contents at the premises. This Agreement does not provide for control of pests not specified. If, in BWPS's opinion, a service requested is unsafe for the Technician and/or the Customer, or is impractical or unnecessary, BWPS reserves the right to refuse requested service without incurring any liability.

The Customer agrees to hold BWPS harmless from any and all liability for damage not caused by BWPS's negligence, and from any and all liability for structural damage regardless of cause. BWPS disclaims any liability for special, incidental or consequential damages. The warranties stated in this Agreement are given in lieu of any other warranty, expressed or implied, including any warranty of merchantability or fitness for a particular purpose. BWPS will incur no liability should it be prevented from fulfilling its responsibilities per this Agreement by reasons of an act of God, fire, flood, storms, or any other



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circumstances or causes beyond the control of BWPS. Should structural changes or additions be made to the job-site which would add to or delete from the area treated at each service, the periodic service charge will be reviewed and adjusted accordingly by BWPS.

Payment:

Payment is due upon completion of included services unless prior arrangements have been made with BWPS. All payments are due within 10 (ten) working days of service or billing; balances must be paid in full without fail by 30 days of the invoice. In the event of non-payment or default by Customer, BWPS may suspend or terminate the services as described in this Agreement, and costs of collection, including administrative and attorney’s fees and costs, shall be paid by customer, whether suit is filed or not.

Cancellation does not negate the Customer's obligation to pay for services rendered prior to cancellation.

Severability:

If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining terms and conditions of this Agreement shall remain in full force and effect. This document constitutes the entire agreement between the parties and no other representations or statements will be binding upon the parties.

This Contract will be governed by the laws of the state of Michigan. Any and all claims, demands, disagreements, controversies or disputes arising out of or relating to this Contract (collectively “Claims”) shall be adjudicated exclusively in the federal or state courts sitting in the County of Kalamazoo and State of Michigan, which courts shall have the sole and exclusive jurisdiction and venue for the adjudication of all Claims.

This Contract and related Contract Documents are the entire agreement between the parties. No oral or written communication or negotiations that occurred before the execution of this Contract will be considered to be part of this agreement. This Contract may be modified only by a written document signed by both parties or by a written change order as provided in this Contract.

Signature: _____ **Date:** _____



Stuart
HISTORIC NEIGHBORHOOD







Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: May 20, 2025

SUBJECT: 3. 1009 Oak - Alteration (Installation of new windows in place of removed windows) PPZ25-016

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Installation of Andersen A100 wood composite (Fibrex) windows.

EVALUATION:

Project Details

Install 2 Andersen A100 windows into the property. The proposed windows will replace two windows (one window replaced on the north face, one window removed on the west face) that were removed. The proposed windows will match existing windows in the second story.

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.

The proposed windows will not destroy historic materials that characterize the property because they will be installed where historic materials have already been removed and sided over (on the west face) and where a non-compatible window was installed (on the north face). The new work will be differentiated from the old because they are made of modern materials. The windows will, however, be compatible with the massing, size, scale and architectural features of the property.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its

environment would be unimpaired.

The propose windows can be installed in a manner that if removed in the future, the essential form and integrity of the property would be unimpaired. New windows could be installed in the openings if the proposed windows were removed.

Discussion

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards [enter #'s]. **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 [date] and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on [enter due date].**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards [enter #'s].**



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.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: _____

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

Applicant: _____ Owner: _____

Mailing Add: _____ Mailing Add: _____

City State & Zip: _____ City, State Zip: _____

Phone: _____ Phone: _____

Email: _____@_____ Email: _____@_____

Contractor _____

Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

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

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ 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- 25-0016
 Zoning RM-15 Year built 1895
 Owned since 09/27/2017

Date Received*: 05/13/2025
 Complete application _____

COMMISSION
 Meeting Date 05/20/2025
 COMMENTS _____

Hearing fee paid \$85 _____
 Check # _____

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

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. Incomplete applications will be postponed until the next meeting.

Filling out the application – instructions and tips – PLEASE PRINT.

Property address: street address of the property where the work will be done

Historic district: Stuart, South Street/Vine Area, Haymarket, West Main Hill or Rose Place

Applicant: Owner or the owner's contractor.

Owner: Legal owner of property

Mailing Address: Applicant's address

Mailing Address: Owner's address

City, State & Zip:

City, State & Zip:

Phone: Specify home or work

Phone: Specify home or work

Email

Email

Name of the contractor if this project requires a building permit Or indicate work done by owner

Proposed Work: What work do you plan to do? Please be as specific as possible including a complete description of the part of the structure where work will be done.

Example #1: Rather than "Build new garage"

Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear. "

Example #2: Instead of "New front door"

Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

*(_____) This property has at least one working smoke detector for each dwelling unit. Please initial to verify at least one working smoke detector in each dwelling unit. This is REQUIRED by state law or the application will be considered incomplete.

PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at Penal@kalamazocity.org

Explanation of Work

In response to the denial for case number PPZ25-0003, I propose the installation of Andersen A100 wood composite (Fibrex) windows. Please refer to the attached brochure for details.

The frame color would be white, matching exactly the upstairs windows on both replacements.

Below is a photo showing the locations where the A100 windows would be installed. They will match the exact size and style of the existing upstairs windows.



THE SMART ALTERNATIVE TO VINYL



A BETTER CHOICE FOR YOUR HOME.

Whether you're replacing, remodeling or building, now you can bring Andersen beauty, craftsmanship and time-tested performance into your home for less than you may expect. Andersen® 100 Series windows and patio doors are made with our revolutionary Fibrex® composite material, which allows us to offer an uncommon value others can't. It's environmentally responsible and energy efficient, and it comes in durable colors that are darker and richer than most vinyl windows.

FIBREX®
MATERIAL IS
2X
STRONGER
THAN VINYL

LONG-LASTING* STRENGTH



Durable 100 Series products come with factory-finished interiors and exteriors that never need painting and won't fade, flake, blister or peel.*



**COLORS THAT
LAST***

Andersen® 100 Series windows come in beautiful, dark colors that will set your home apart.



Deep, rich colors, including Cocoa Bean, Dark Bronze and Black, complement virtually any architectural style.

MADE POSSIBLE BY OUR EXCLUSIVE FIBREX® MATERIAL

Fibrex® material is more than just environmentally responsible. It's also durable and beautiful. Here's what helps make Fibrex material so revolutionary:

- Fibrex material is **twice as strong as vinyl**, so weathertight seals stay weathertight.
- Our unique fabrication process **blends the color with the Fibrex material** for long-lasting beauty.
- It blocks thermal transfer nearly 700 times better than aluminum to help **reduce heating and cooling bills**.
- For **exceptional durability**, Fibrex material retains its stability and rigidity in all climates.



**ENVIRONMENTALLY
SMART**

100 Series products are made with our Fibrex composite material. It's composed of 40% reclaimed wood fiber by weight, most of which is created during the manufacture of Andersen wood windows.



40%
reclaimed wood fiber
by weight.



Learn more about Fibrex material by watching our video at andersenwindows.com/fibrex

WHY ANDERSEN® 100 SERIES WINDOWS & DOORS ARE AN EASY CHOICE.

All 100 Series windows and patio doors feature the performance, durability and ease of use you've come to expect from Andersen. Which means they not only provide energy efficiency, beauty and reliability today, but they'll also continue to add value to your home tomorrow and for years* to come. **Plus, they're virtually maintenance free.**



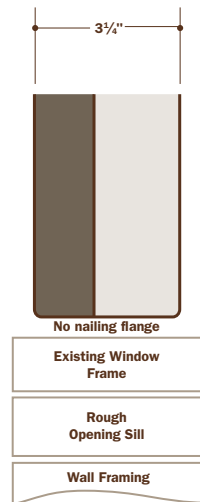
REPLACEMENT

If you're thinking of replacement, think of 100 Series windows and patio doors. You'll find choices for virtually any project, and all feature energy-efficient designs that help keep energy bills to a minimum.



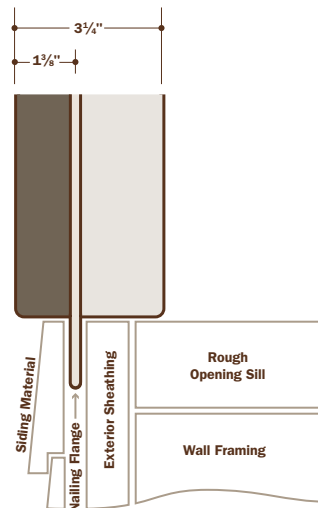
Custom sizes for a weathertight fit.

100 Series windows and patio doors are available in custom sizes, which helps provide a more weathertight fit for any replacement project.



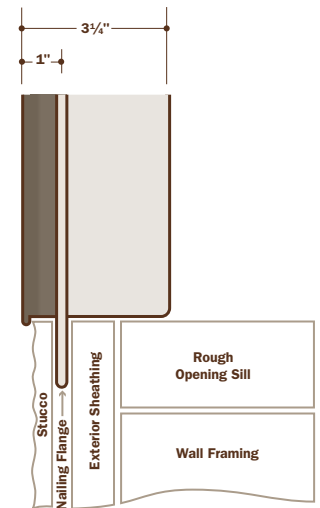
Replacement Configuration

This frame allows for fast and easy window replacement. Install the window into your existing window frame without disturbing interior or exterior trim, which saves you time and money.



1 3/8" Flange Setback

The integral nailing flange makes it easy to install windows into a new opening and helps make sure the windows and doors are weathertight.



1" Flange Setback with Stucco Key

The integral nailing flange makes it easy to install windows into a new opening and helps make sure the windows and doors are weathertight. The stucco key eliminates gaps that can result from the natural contraction of exterior stucco.

ENVIRONMENTALLY SMART



Save money by saving energy.

Andersen® 100 Series products are available with glass options* that make them ENERGY STAR® certified, helping to **lower your heating and cooling bills**. What's more, the Fibrex® material used for 100 Series frames and sash blocks thermal transfer nearly 700 times better than aluminum.

It pays to understand performance.

Look for the National Fenestration Rating Council® (NFRC) performance information. It's your assurance you're getting accurate energy performance ratings from a nonpartisan, nonprofit organization. Here's what the numbers mean:

U-Factor measures the window's insulating capability. The lower the value, the less heat is lost through the entire product.

Visible Transmittance refers to how much visible light comes through a product. The higher the number, the better the visibility.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. The lower the number, the more it helps reduce air conditioning bills.

Visit andersenwindows.com/100series for details.

STRENGTH

Easy operation for years to come.**

All 100 Series products are **tested to the extreme** to deliver years of smooth, reliable operation.**

Take comfort in superior weather resistance.

Our weather-resistant construction **seals out drafts, wind and water** so well, you can relax in comfort whatever the weather. We carefully select weatherstripping to match each style of window and door to make sure you enjoy superior comfort and reliability.

OWNER2OWNER[®] LIMITED WARRANTY

Quality so solid, the warranty is transferable.**

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner**. So it can add real value when you decide to sell your home.

Never needs painting.

100 Series windows and doors **won't fade, flake, blister or peel,**** no matter what the climate.

BEAUTY

Virtually seamless corners.

To give your windows, patio doors and your home a beautiful, clean look, Andersen 100 Series products feature virtually seamless corners.



100 Series corner seam



Welded vinyl corner seam



Six colors for beautiful curb appeal.

From White and Sandtone to deep, rich Terratone, Cocoa Bean, Dark Bronze and Black colors, 100 Series windows and doors complement any home and any replacement project.

Improve your view with TruScene[®] insect screens.

With **over 50% more clarity** than conventional insect screens, optional TruScene[®] insect screens give you beautifully unobstructed views. They let more sunlight and fresh air into your home while keeping some of the smallest insects out.†

*Excludes units with capillary breather tubes. See your dealer for details.

**Visit andersenwindows.com/warranty for details.

†All comparisons made to conventional Andersen[®] insect screens.

CHOOSE THE WINDOWS, DOORS & OPTIONS THAT ARE RIGHT FOR YOU.

WINDOW & DOOR TYPES

Building an energy-efficient home doesn't mean you have to restrict your dreaming. Andersen® 100 Series windows and doors come in styles, shapes and even custom sizes to create the look you want.



SINGLE-HUNG WINDOWS

This style features a stationary upper sash that is also available with an arched top to enhance the look of your home.



CASEMENT & AWNING WINDOWS

Both styles open with a simple turn of a handle and can also be ordered as stationary windows.



GLIDING WINDOWS

These windows have one stationary sash and one that opens. A three-sash configuration, where two sash glide past a fixed center sash, is also available.



GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. They feature a multi-point locking system for enhanced security, and an optional exterior keyed lock for convenience. For more character, consider adding 100 Series sidelight windows on each side of your door and a transom window on top.



PICTURE & SPECIALTY WINDOWS

Arch, Springline™, half circle, quarter circle, full circle, and rectangle shapes are available to complement your home's architecture. New additional shapes include: angled pentagon, peak pentagon, right triangle, isosceles triangle, octagon, trapezoid and unequal leg arch.



Available in custom sizes to fit all projects, including replacement.

GLASS

Choose the right glass to maximize performance.

SMARTSUN™ GLASS

Low-E SmartSun™ glass is the most energy-efficient glass we have ever offered. It rejects unwanted solar heat to help reduce cooling costs and blocks 95% of UV rays that can cause your home furnishings to fade — all while providing a clear view.

LOW-E GLASS

Energy-efficient Low-E glass is available on all 100 Series products, and can help reduce energy bills in any climate.

HEATLOCK™ TECHNOLOGY

Our HeatLock™ coating can increase the energy efficiency of any 100 Series window or patio door with Low-E or SmartSun glass. Applied to the room-side glass surface, it reflects heat back into the home and improves U-Factors, which can help the window or door meet ENERGY STAR® requirements.

DUAL-PANE GLASS

Dual-pane glass is available for projects where codes allow its use.*

SOUND-REDUCING GLASS

This glass option helps reduce the volume of outside noise. Available with Low-E, SmartSun and HeatLock coatings.

PATTERNED GLASS

Our patterned glass is ideal in bathrooms, entryways, offices and other areas where you want to let light into your home while obscuring the vision of people outside. It delivers all the benefits of Low-E glass and can also be ordered with Low-E SmartSun glass.



Obscure



Cascade



Reed

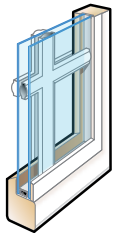


Fern

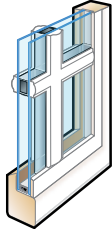
GRILLES

Customize the look of your windows and doors with these grille options.

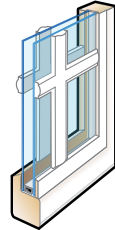
Finelight™ grilles-between-the-glass make glass easy to clean. They have an elegant, sculpted profile, plus they offer a two-sided color scheme, allowing you to have grilles that match not only the interior but also your exterior color choice.



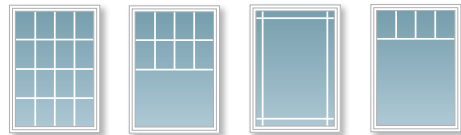
Finelight with Exterior Grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



For an authentic look, **Full Divided Lights** feature permanently applied grilles to the interior and exterior of the window with a spacer between the glass.



Simulated Divided Lights offer permanent grilles on the exterior and interior with no spacer between the glass.



Colonial Modified Colonial Prairie A Short Fractional



Tall Fractional Victorian Renaissance* Sunburst*

SPECIFIED EQUAL LIGHT

Any number of same-size rectangles across or down. Some limitations apply.



(2 x 1) (1 x 3) (2 x 2) (2 x 4)

COLOR

Choose the right color to enhance the beauty of your home, inside and out.

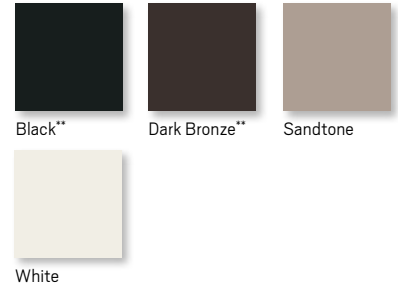
EXTERIOR COLORS

Andersen® 100 Series products come in six exterior colors, including Black, Dark Bronze and Cocoa Bean — colors that are darker and richer than most vinyl windows.



INTERIOR COLORS

100 Series products feature an attractive matte finish inside. This gives you the ability to select your favorite exterior color without compromising options for interior decoration.



HARDWARE

You get attractive hardware that performs reliably for years!†

WINDOW HARDWARE



Single-hung and gliding windows feature hardware that automatically locks when windows are closed. Hardware color matches the window's interior.



Optional single-hung lift/pull handle matches the window's interior.



Optional metal Slim Line hardware is available in White, Sandtone, Dark Bronze, Black, Satin Nickel and Antique Brass.

Casement and awning hardware folds down so it doesn't interfere with window treatments and is available in White, Sandtone, Dark Bronze, Black, Satin Nickel and Antique Brass.



GLIDING PATIO DOOR HARDWARE

Tulsa hardware exterior handles match the door's exterior color, while interior handles match the interior. Afton hardware has the same finish inside and out. Also available, an optional auxiliary foot lock that secures the gliding panel in the track. It provides an extra measure of security when the door is in a locked position.

TULSA HARDWARE (Standard)

Exterior Handle

Interior Handle



Black
Cocoa Bean
Dark Bronze
Sandtone
Terratone
White

Black
Dark Bronze
Sandtone
White

AFTON HARDWARE (Optional)

Exterior Handle

Interior Handle



Antique Brass
Black
Bright Brass
Satin Nickel

Bold name indicates finish shown.

*Renaissance and Sunburst patterns are only available with Finelight grilles. **Black and Dark Bronze interiors are only available with Black and Dark Bronze exteriors respectively. †Visit andersenwindows.com/warranty for details. Printing limitations prevent exact color duplication. See your Andersen dealer for actual color samples.



IMPROVING THE VIEW OUTSIDE.

Respect for the environment is nothing new at Andersen.

For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our commitment to sustainability and responsible stewardship of all our resources. Andersen Corporation is committed to providing you with long-lasting, energy-efficient windows and doors.



Andersen makes windows and doors with options that achieve **ENERGY STAR® 6.0** certification throughout the United States.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) Green Building Rating System.



Andersen was the first window and door manufacturer with **Green Seal™** certified products. Please visit our web site at www.andersenwindows.com for a list of certified products.

DON'T JUST TAKE OUR WORD FOR IT



Check out these customer testimonials at myAWstory.com



Come home to Andersen.®

andersenwindows.com/100series



10% POST CONSUMER RECYCLED FIBER

Printed on FSC® certified paper, produced using Green-e certified renewable energy, with 10% post consumer recovered fiber.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency. All trademarks where denoted are marks of their respective owners. ©2016 Andersen Corporation. All rights reserved. 12/16 Part #9122169

From: [Michael and Shaina Braun](#)
To: [Pena, Luis](#)
Subject: Re: 1009 Oak St Historic Commission Hearing
Date: Friday, May 16, 2025 12:47:07 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes there are working smoke detectors. I'm away from the computer would you be able to indicate that for me Luis?

On Thu, May 15, 2025 at 9:45 AM Pena, Luis <penal@kalamazoocity.org> wrote:

Michael,

Please indicate that there are working smoke detectors in the property. There is a spot for initials on the application. You can just send the application back to me once this is done.

Best,

Luis Peña

Historic Preservation Coordinator

Community Planning and Economic Development

[245 North Rose Street](#)

[Kalamazoo MI 49007](#)

(I may occasionally be working from home with work calls forwarded to a cell phone.)

269-337-8804 desk phone

269-330-5557 cell phone

PenaL@kalamazoocity.org

From: Michael and Shaina Braun <kalamazoorentalproperties@gmail.com>

Sent: Tuesday, May 13, 2025 3:44 PM

To: Pena, Luis <penal@kalamazoocity.org>

Cc: austin@edgestonepm.net

Subject: 1009 Oak St Historic Commission Hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Luis,

Thank you for taking my call yesterday. Attached is the application, explanation of work and a brochure with the window specifications. Please let me know if anything else is needed. I added Austin to this email who will be completing the work and attend the meeting.

Best,

Michael

Confidentiality: Think before you Print. The information contained in this electronic mail message and any attachments is intended only for the use of the individual or entity to which it is addressed and may contain legally privileged, confidential information or work product. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution, or forwarding of the Email message is strictly prohibited. If you have received this message in error, please notify me by Email reply, and delete the original message from your system.



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission
FROM: Luis Pena, Historic Preservation Coordinator
DATE: 20 May 2025
SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative	\$35	27	\$945
Hearing	\$85	9	\$765
		36	\$1,710

Administrative Reviews:

517 Forest Roof
 151 E Michigan Sign Renewal
 414 Park Pl Roof
 910 Davis Garage door replacement, rear balcony rails
 411 Locust Roof
 115 Monroe Install wood shutters, replace porch rails
 115 Bulkley Roof
 728 W Lovell Rear egress stair rebuild
 1119 S Park Fence
 707 S Rose Roof
 603 Stuart New shed
 421 Douglas Roof
 124 W Vine Rear porch rebuild
 517 Elmwood Roof
 131 Prairie Roof
 519 Davis Side porch rebuild

Community Planning and Economic Development Department | 245 N. Rose Street, Ste 100, Kalamazoo, MI 49007
Voice: (269) 337-8744 | Fax: (269) 337-8513 | www.kalamazoocity.org