

**KALAMAZOO HISTORIC DISTRICT COMMISSION**

**Agenda – Tuesday, May 20th, 2025**

**5:00 pm**

241 W. South St. Kalamazoo, MI 49007

**I. Call to Order:** Mr. Kastner called the meeting to order at 5:01 PM

**II. Roll Call & Approval of Absences:**

Eric Stucky-Present

Katie Boertman- Present

Dana Underwood – Present

Kristi Breisach- Present

James Johnson-Absent

Dan Kastner- Present

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

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

**III. Approval of Agenda:**

Motion made to approve the agenda by Ms. Underwood with a 2<sup>nd</sup> by Ms. Breisach. All commissioners approve.

**IV. Approval of Minutes:** April 15th, 2025

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

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

**VI. OLD BUSINESS: None**

**NEW BUSINESS:**

**A) 1535 Grand**

**Removal of stucco on dormers,  
Replace with cement board**

**Year Built: 1910**

**Style: Prairie  
Historic District: West Main Hill**

Mr. Chris Heckman on behalf of 1<sup>st</sup> Choice Custom Building is proposing to re-roof the home as well as to remove the dormer stucco and replace with cement board that would remain the same color. Mr. Heckman did bring samples of the product as well as additional photos and letters from the neighbors

supporting the change. They have been unable to find a contractor that is willing to do the work or someone who is qualified. The stucco in this application and this area will break down again due to water. The footprint will remain the same. The stucco in this home does have asbestos in it. Ms. Underwood 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 2, 5, 6, 9 and 10 with a second from Ms. Boertman. All commissions approved.

**B) 436 Stuart**

**Year Built: 1890**

**Demo of Carriage Barn**

**Style: Queen Ann**

**Historic District: Stuart**

Ms. Megan Campanile wants to get approval to demo the carriage barn on her property. The existing barn was built in the 1970's. The home was purchased in 2021, and some work was done on the inside of the barn. The homeowner did have the building inspected and noted that the cross beams had cracks in them. The barn has had additional supports added to the beams to help support the structure. The barn was built from reclaimed wood and none of the wood would be reusable. The homeowner has been unable to get to the 2<sup>nd</sup> floor and has had raccoons in the structure. Ms. Campanile has tried finding a structural engineer to access the building but the cost to access it is \$1,500. Ms. Campanile would like to demolish the building and eventually rebuild something with the same style and charm to have a safer structure. The newspaper article is definite proof of when the building was built. The structure, while not historic, was built while the home was in the historic district. Most of the houses in the area do have carriage barns as well. Ms. Boertman makes a motion to approve a Certificate of Appropriateness for the work as described in the application, the proposed work complies with the Notice to Proceed criteria a and d with a second by Ms. Breisach. All commissioners approve.

**C) 1009 Oak**

**Year Built: 1895**

**Alteration- Installation of new windows in place or removed ones**

**Style: Queen Anne**

**Historic District: South Street-Vine Area**

Mr. Austin Sroczyński is looking to install 2 windows on the home. One window was replaced with a vinyl window and the other was closed in. They would like to return the openings to the original size and trim and to replicate the other windows on the home. They are looking to replace them with an Anderson A100 window which is a composite wood with fibrex. The new windows would not have a grid on them like the vinyl does currently and will be double hung windows. Ms. Breisach is curious if they have approved a 100 series window before. The commissioners have approved a 200 series window before, but this option is better than a vinyl window. Ms. Underwood states that the purpose is to preserve the house. The trim will match as close as possible to the other windows in the house. Ms. Boertman 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 from Ms. Underwood. All commissioners approve.

**VII. Coordinator's Report**

- Increase in administrative reviews.
- Mr. Stucky resigned from the Historic District Commission.

**VIII. Adjournment**

Mr. Kastner adjourned at 5:41 PM.

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Chairperson

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Date

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Historic Preservation Coordinator

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Date

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Recording secretary

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Date