

# Agenda

## Historic District Commission

City of Kalamazoo



Tuesday, September 16, 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. 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 July 2025

### D. PUBLIC COMMENTS

### E. APPLICATION REVIEWS

1. 1411 Grand - Alteration (Replacement of Non-historic Window) PHDC25-001  
*Year Built:* 1910  
*Style:* Queen Anne  
*Historic District:* West Main Hill
2. 1006 Osborne- Alteration (Replacement of Non-original Window) PHDC25-002  
*Year Built:* 1905  
*Style:* Mission  
*Historic District:* South Street - Vine Area
3. 1406 S Westnedge (Demolition) PHDC25-003  
*Year Built:* 1905  
*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](http://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, July 15th, 2025**

**5:00 pm**

241 W. South St. Kalamazoo, MI 49007

**I. Call to Order:** Ms. Underwood called the meeting to order at 5:00 PM

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

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

Motion made by Mrs. Breisach to approve the absence of Mr. Kastner with a second by Mr. Johnson.  
All commissioners approve.

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

**III. Approval of Agenda:**

Amend the agenda to not approve previous minutes as the wrong months minutes were put in the agenda.

Amenda agenda to move 422 Stuart to be first application reviewed.

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

**IV. Approval of Minutes:** June 17th, 2025

Unable to approve minutes, May minutes were attached rather than June minutes.

**V. Public Comment on non-agenda items:** None

**VI. OLD BUSINESS:** None

**NEW BUSINESS:**

**A) 422 Stuart**

**5:03 PM**

**Year Built: 1884**

**Alteration- Replacement of 3<sup>rd</sup>  
Story window on west face of the  
building  
Style: Queen Anne  
Historic District: Stuart**

Mr. Arnie Blok is here on behalf of the homeowners, and he is looking to replace the 3rd-story gable window. The window is on the roadside of the house and is currently not a historic window and is an aluminum pocket window and would replace with an aluminum clad window and all other parts of the exterior will be original and replace the cedar trim as needed. They want to replace the window for maintenance long term and the only window in that size that would allow the best path of egress. The bedroom is in a window. The size will remain the same. The window is no longer functioning and is jammed open and doesn't allow much ventilation. The new window will be a single awning pain with one vertical divider in the middle and will match the windows below. The current window is not an original window but would have had a window there originally as well. 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 2, 6, 9 and 10 with a second from Ms. Breisach. All Commissioners approve.

**B) 215 E Michigan 5:10 PM Alteration- Installation of sign**  
**Year Built: 1886 Style: N/A**  
**Historic District: Haymarket**

Mr. Steve Vandersloot on behalf of Sign Art is looking to update a sign for Treystar. Treystar has recently moved into the second floor of this building. They are looking for a form of identification to let the public know where they are located. The sign is internally illuminated but the rest of the sign is opaque. The sign does meet zoning criteria and preferred placement on the building. The sign is a projecting sign and will have wiring concealed and will have no conduit exposed and will be installed in the mortar joints not the brick. The building is not a contributing structure. 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 by Mr. Johnson. All commissioners approve.

**C) 402 E Michigan 5:15 PM Alteration- Installation of freestanding sign**  
**Year Built: 1910 Style: Italianate**  
**Historic District: Haymarket**

Mr. Steve Vandersloot is also looking to install a new sign on behalf of Kalamazoo Community Foundation. The company is currently working on rebranding. The sign that is proposed is a more modern design as well as a contemporary design. The new sign will be a digital design and will be like the current sign in Bronson Park. The new sign does meet the current zoning criteria and is less in height than is allowed. The light will not be overly bright and will have no glare. They will have two signs and the other will be a directional sign. The main sign will run perpendicular to Michigan Ave. 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 from Ms. Breisach. All commissioners approve.

D) 1552 Academy  
Year Built: 1956

Alteration- Addition of solar panels to existing array  
Style: Ranch  
Historic District: West Main Hill

Mr. Chad Baker from Tiger Solar is looking to add 6 panels to the current solar array with a standard rail system with the batteries stored in the basement. The panels will be difficult to see from the road. 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 2, 9 and 10 with a second by Ms. Breisach. All commissioners approve.

**VII. Coordinator’s Report**

- Review coordinators report
- HPC gravestone cleaning events

**VIII. Adjournment**

Ms. Underwood adjourned the meeting at 5:41 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:** September 16, 2025  
**SUBJECT:** 1. 1411 Grand - Alteration (Replacement of Non-historic Window) PHDC25-001

## PROPOSED WORK:

**From the Description of Work Supplied by the Applicant:** Replace entire window (existing window not original to the house).

## EVALUATION:

### Project Details

Replacement of one non-historic window on first floor of the west side of the house.

### 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.

*The window slated for removal and replacement is non-historic and non-original to the house. This is evident through the fact that the window has double panes. Removal of the window will not alter features or spaces that characterize 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.

*As noted above, the window in question is not a historic, character-defining feature of the property. The proposed replacement does not need to match the old in design, color, texture and other visual qualities since the existing window is not a historic feature.*

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 existing window is non-historic, removal and replacement will not destroy historic materials that characterize the property. The new window will be differentiated from the old through the use of modern materials (aluminum clad wood) and shall be compatible with the design of the property (since the proposed window will fit into the existing opening).*

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.

*Because the proposed widow will fit into the existing window opening, if the proposed window was removed in the future, the essential form and integrity of the property would be unimpaired.*

### **Local Historic District Standards and Guidelines Guidelines for Replacement**

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

- The dimension of the original window must be retained.
  - *The application states that the new window will fit the existing opening.*
- 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 window slated for replacement is non-historic. While aluminum clad, the window could match all visual characteristics of the existing window*

### Discussion

The proposed replacement of the non-historic kitchen window in question would not have an adverse effect on the property.

### **POTENTIAL ACTIONS:**

1. The proposed work complies with the Secretary of the Interior standards 2, 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 21 October 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 October 2025.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 6, 9 and 10.**



# Historic District Commission - APPLICATION FOR PROJECT REVIEW

## Administrative review - *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**

**Contractor – Name of contractor if this project requires a building permit or check  work to be 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.

**(Remember: Always apply for and obtain your "Certificate of Appropriateness" BEFORE you purchase materials for your project.)**

**Example #1:** Rather than "Replace window."

Say "Replace lower sash of the left window in the front of the house on the first floor with a wooden sash to match the original." Also state the reason you need to replace rather than repair the sash. ("Sash severely damaged by football.")

**Example #2:** Instead of "New storm door"

Say "Install new white aluminum storm door on back of house to fit original opening in width and height." And include a drawing or photo of the proposed door – perhaps from a sales flyer or an order sheet. Specify the measurements of the width and height of the original opening.

**Example #3:** Rather than: "Fence front yard."

Say "Fence front yard with 3' tall Gothic top wooden pickets. Two gates to be installed with the same materials, at the front and north side sidewalks. Fence attached to front house corners."

These are relatively simple examples.

- Measurements are very important and may be part of the drawing
- Drawings should be black or dark blue ink on white paper
- Electronic submissions are encouraged.

A COMPLETE APPLICATION includes:

This application

Drawings as needed

Specifications of materials

Payment of a \$35 administrative review fee in addition to the building permit fee

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

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

**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](mailto:Penal@kalamazoo.org)*

## MEMORANDUM

**To:** Kalamazoo Historic District Commission

**From:** Santiago Salinas

**Date:** 02 September 2025

**Subject:** Proposed Window Replacement at 1411 Grand Ave.

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### Proposed Work

I am requesting approval to replace one window at my house located at 1411 Grand Ave.

- The replacement window will match the original in dimensions and will fit the existing opening. The replacement will be an Andersen A-series casement window (see factsheet attached for more information).
- The sash, frame, muntins, and casing will be of the same proportions and style as the other windows on the house.
- The sill will be extended as needed to receive the required 4” vertical casing.
- The aluminum clad window (wood interior) will be painted to match the existing windows.
- The proposed work will preserve the historic character of the house and comply with the Commission’s guidelines.



Interior view of the window



Exterior view of the window



**CREATE DISTINCTION**

A-Series products combine innovative engineering with traditional craftsmanship to make any architectural style easily achieved. They're also the best-performing, most energy-efficient products Andersen has ever offered.



- Virtually maintenance-free exterior finish that never needs painting and won't peel, blister, flake or corrode\*
- Frame exterior is protected by a Fibrex® composite material and fiberglass that provides long-lasting\* performance
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate, including triple-pane glass
- Many A-Series windows have options that make them ENERGY STAR® certified throughout the U.S.
- Exterior trim, made of composite Fibrex material adds curb appeal
- Variety of grille styles and patterns and between-the-glass art glass create a unique look
- Stormwatch® Protection available for coastal areas
- Performance Grade (PG) upgrade option to meet PG70 ratings



**PRODUCT TYPES**

- Casement windows
- Awning windows
- Double-hung windows
- Picture windows
- Transom windows
- Specialty windows



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.  
"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# A-SERIES Windows

## FINISH OPTIONS

**EXTERIOR COLORS** Select any combination of colors, shown here, for your exterior frame, sash and trim.

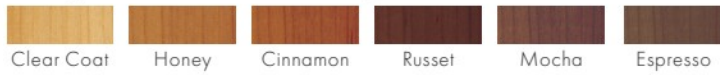


### INTERIOR OPTIONS

**Wood Species** All wood interiors are unfinished unless an interior finish is specified.



**Factory-Finished Interiors** Shown on pine. Clear coat available on all interior wood species. Other finishes are available on pine, maple and oak only.



Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

**Painted Interiors** Available on pine and maple. Select any combination of colors, shown here, for your interior frame, sash and grilles.



Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.

## HARDWARE OPTIONS\*\*

### CASEMENT & AWNING

#### Contemporary Folding



**Black** | Bright Brass | Oil Rubbed Bronze  
Satin Nickel | Stone | White

#### Traditional Folding



Antique Brass | **Black** | Bright Brass | Distressed Bronze | Distressed Nickel  
Oil Rubbed Bronze | **Satin Nickel** | Stone | White

### DOUBLE-HUNG

#### Standard



Lock & Keeper

#### Traditional



Hand Lift



Bar Lift



Finger Lift

Antique Brass | **Black** | Bright Brass | Distressed Bronze | Distressed Nickel  
Oil Rubbed Bronze | **Satin Nickel** | Stone | White

Bold name denotes finish shown.



For more information, visit [andersenwindows.com/a-series](http://andersenwindows.com/a-series)

\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

\*\*Hardware is sold separately, except standard hardware.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Residential Builders Section  
P.O. Box 30254  
Lansing, MI 48909

Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Individual Builder License

DANIEL WAYNE CASSADA  
35924 S. 23RD STREET  
KALAMAZOO, MI 49009

License No:  
2101216825

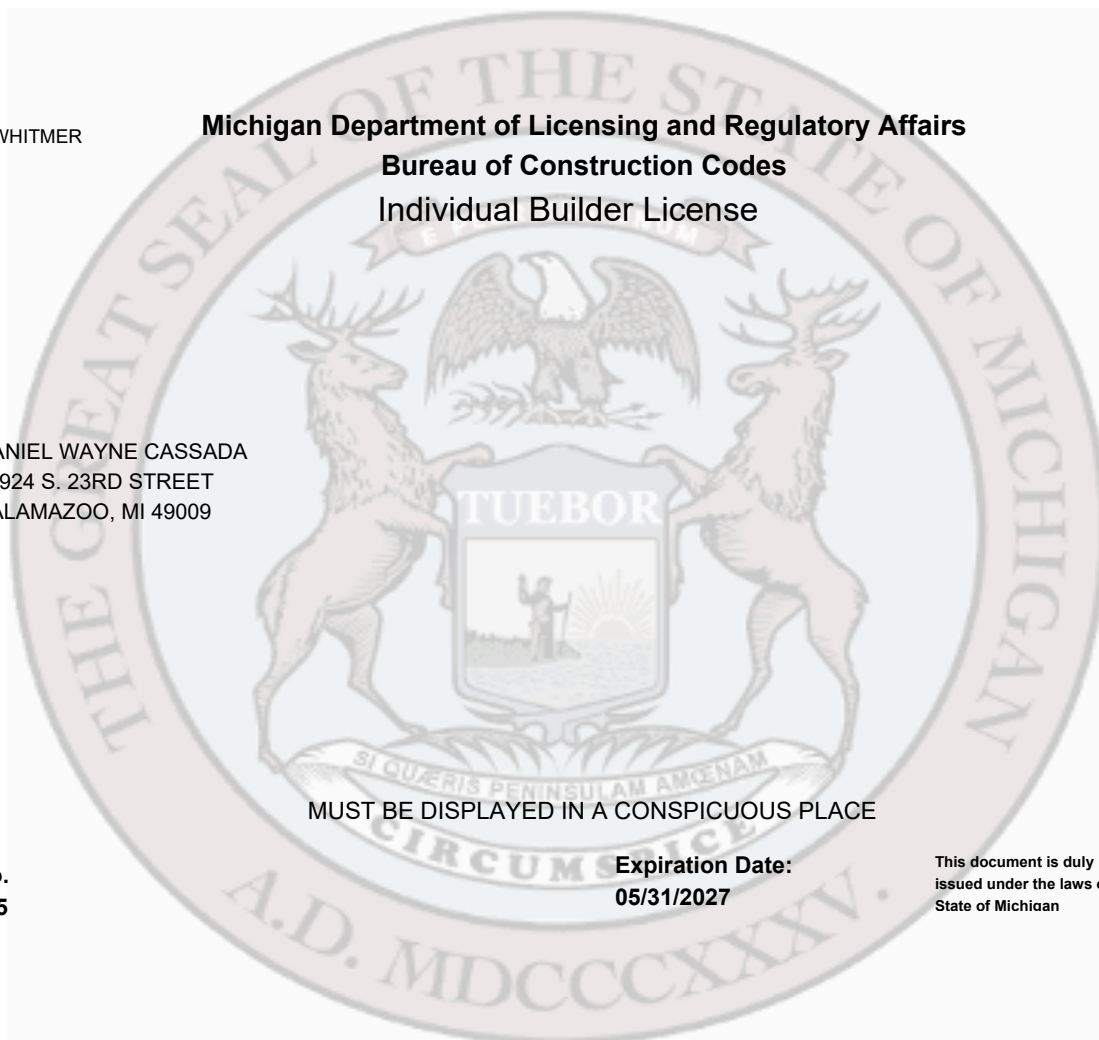
Expiration Date:  
05/31/2027

DANIEL WAYNE CASSADA  
35924 S. 23RD STREET  
KALAMAZOO, MI 49009

GRETCHEN WHITMER  
Governor

**Michigan Department of Licensing and Regulatory Affairs  
Bureau of Construction Codes  
Individual Builder License**

DANIEL WAYNE CASSADA  
35924 S. 23RD STREET  
KALAMAZOO, MI 49009



MUST BE DISPLAYED IN A CONSPICUOUS PLACE

**License No.**  
**2101216825**

**Expiration Date:**  
**05/31/2027**

This document is duly  
issued under the laws of the  
State of Michigan





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# Historic District Commission Staff Report

City of Kalamazoo

**TO:** The Kalamazoo Historic District Commission

**FROM:** Luis Pena, Historic Preservation Coordinator

**DATE:** September 16, 2025

**SUBJECT:** 2. 1006 Osborne - Alteration (Replacement of non-original window) PHDC25-002

## PROPOSED WORK:

**From the Description of Work Supplied by the Applicant:** New Window, see attachment

## EVALUATION:

### Project Details

Proposed replacement of non-original window at the rear of the property. The existing window is severely deteriorated. the proposed window will fit into the existing opening.

### 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.

*The window slated for removal and replacement is non-historic and non-original to the house. This is evident through the fact that the window has double panes. Removal of the window will not alter features or spaces that characterize 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.

*As noted above, the window in question is not a historic, character-defining feature of the property. The proposed replacement does not need to match the old in design, color, texture and other visual qualities since the existing window is not a historic feature.*

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 existing window is non-historic, removal and replacement will not destroy historic materials that characterize the property. The new window will be differentiated from the old through the use of modern materials and shall be compatible with the design of the property (since the proposed window will fit into the existing opening).*

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.

*Because the proposed window will fit into the existing window opening, if the proposed window was removed in the future, the essential form and integrity of the property would be unimpaired.*

### **Local Historic District Standards and Guidelines Guidelines for Replacement**

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

- The dimension of the original window must be retained.
  - *The application states that the new window will fit the existing opening.*
- 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 proposed window will be wood*

### Discussion

The proposed replacement of the non-historic kitchen window in question would not have an adverse effect on the property.

### **POTENTIAL ACTIONS:**

1. The proposed work complies with the Secretary of the Interior standards 2, 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 21 September 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 September 2025.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 6, 9 and 10.**

✓ 7858 for 485  
Jim Sale



Community Planning and Economic Development  
Historic District Commission  
245 N. Rose Street  
Kalamazoo, MI 49007  
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: 1006 Osborne

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

Applicant: Donald Nitz

Owner: Donald Nitz

Mailing Add: 2621 Applelane

Mailing Add: 2621 Applelane

City State & Zip: Kalamazoo 49008

City, State Zip: Kalamazoo 49008

Phone: 269-330-9720

Phone: 269-330-9720

Email: dcnitz @ sbcglobal.net

Email: dcnitz @ sbcglobal.net

Contractor Pella Windows

Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

The existing window is approximately 30 years old and rotted out on the exterior from water/air and weather. I am seeking to replace this window with a Pella Reserve wooden frame double hung 11 Local contractors will install the new window and haul away the old.

New window - See Attached

( yes ) This property has at least one working smoke detector for each dwelling unit.

(Owner or applicant's initials) (Required) \* see back

Applicant's Signature: Donald Nitz

Date: 9/8/25

Owner's Signature:

Date:

(if different)

**APPLICATION CHECKLIST:**  
Include all these items 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: PHDC25-002  
Zoning RM35 Year built 1905  
Owned since 04/25/2003

Date Received\*: 9/8/25  
Complete application

COMMISSION Meeting Date 09/16/2025  
COMMENTS

Hearing fee paid \$85  
Check #

Approve in Concept Date Letter mailed

**FINAL ACTION**

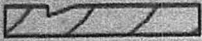
Approve  Site Visit  Approve w/Conditions  Deny  Postpone  Withdrawn

ACTION DATE  
Certificate of Appropriateness Issued  
Notice of Denial with appeals information  
Notice to Proceed Comments

From: Nitz Donald C donitz@sbcglobal.net  
Subject:   
Date: September 7, 2025 at 10:03 AM  
To: donitz donitz@sbcglobal.net

Customer: Don NITZ Project Name: Don Nitz - 1006 Osborne St, Kalamazoo, MI, US Order Number: 743KP5783

| Line # | Location:     | Attributes  |
|--------|---------------|---|
| 20     | None Assigned | <b>3 1/2" w/kerf Solid Jamb Extension, Length: 144, Prefinished White Paint. Wood Type: Pine</b><br><b>1: Accessory</b><br><b>General Information:</b> Pine, 3 1/2" w/kerf Solid Jamb Extension<br><b>Interior Color / Finish:</b> Prefinished White Paint Interior |

 PK # 2211

Viewed From Exterior

Thank You For Purchasing Pella® Products

From: Nitz Donald C dcnitz@sbcglobal.net  
 Subject: September 7, 2025 at 10:02 AM  
 To: dcnitz@sbcglobal.net

apps.docusign.com

Apple Google Yahoo Apple Bing Google Facebook LinkedIn

Docusign Ramada Pla... Login - Ente... Email Link E... Email Link E... Review

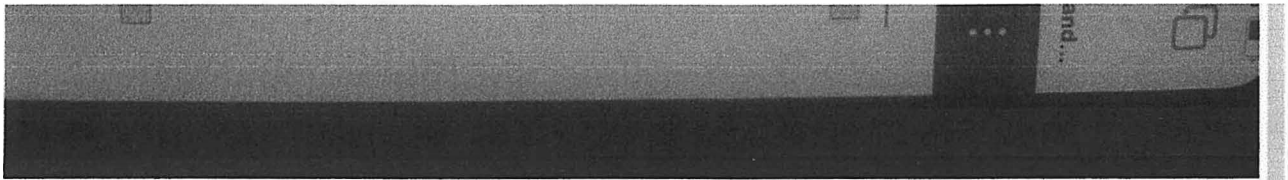
Close

CUSTOMER: DON NITZ Project Name: Don Nitz - 1006 Osborne St, Kalamazoo, MI, US 4900 Order Number: 743KP5783 Quote Number: 19848312

| Line # | Location:     | Attributes  | Qty |
|--------|---------------|---|-----|
| 11     | None Assigned | <p><b>Pella Reserve, Traditional 2-Wide Double Hung</b></p> <p><b>1: Double Hung, Equal</b><br/>           General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"<br/>           Exterior Color / Finish: Primed, Primed Wood<br/>           Interior Color / Finish: Prefinished White Paint Interior<br/>           Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs<br/>           Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude<br/>           Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor<br/>           Screen: Full Screen, Standard EnduraClad, White, Standard, InView™<br/>           Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-234-01145-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 29, OITC 24, Egress Meets minimum clear opening and 5.0 sq.ft.<br/>           Grille: No Grille.</p> <p><b>2: Double Hung, Equal</b><br/>           General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16"<br/>           Exterior Color / Finish: Primed, Primed Wood<br/>           Interior Color / Finish: Prefinished White Paint Interior<br/>           Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs<br/>           Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude<br/>           Hardware Options: Spoon-Style Lock, White, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor<br/>           Screen: Full Screen, Standard EnduraClad, White, Standard, InView™<br/>           Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-234-01145-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 29, OITC 24, Egress Meets minimum clear opening and 5.0 sq.ft.<br/>           Grille: No Grille,<br/>           Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20</p> <p>Labor2 - Up to 72 inch Wood/FG Qty 1<br/>           Labor994 - &gt;73 inch Height Adder Qty 1<br/>           Labor996 - Rot Repair Qty 1</p> | 1   |
| 15     | white         | CSU - Coil Stock per unit (Retail)  | 1   |

Viewed From Exterior

Initial DN



Sent from my iPad

**From:** Don Nitz dondisney0405@icloud.com  
**Subject:**  
**Date:** September 8, 2025 at 2:23 PM  
**To:** dcnitz dcnitz@sbcglobal.net







# Historic District Commission Staff Report

City of Kalamazoo

**TO:** The Kalamazoo Historic District Commission  
**FROM:** Luis Pena, Historic Preservation Coordinator  
**DATE:** September 16, 2025  
**SUBJECT:** 3. 1406 S Westnedge (Demolition) PHDC25-003

## PROPOSED WORK:

**From the Description of Work Supplied by the Applicant:** Demolition of a fire condemned structure.

## EVALUATION:

### Project Details

Demolition of a structure damaged by a fire. The property was officially condemned on 30 January 2021.

### Applicable Criteria

#### **Notice to Proceed Criteria from the Kalamazoo Code of Ordinances (§ 16-23G)**

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 City of Kalamazoo Building Board of Appeals (BBA) determined the building to be a "dangerous building" at their 21 March 2024 meeting.*

(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.

*As noted above, the BBA determined the building to be dangerous at its 21 March 2024 meeting. The decision letter from the board (included in the attached materials) states that "The structure has been determined by the Board to be a "dangerous building," which is defined by 9-326(c) as being: any building or structure which, because of one or more violations of Chapter 9 Building Regulations and /or Chapter 17 Housing code of the City of Kalamazoo code of Ordinances, is unsafe for occupancy or to the general public; or is a visual blight adversely affecting the general welfare of the area." The BBA is made up of members of the Kalamazoo community.*

#### Discussion

The property in question has been condemned and vacant since being damaged by a fire in early 2021. No substantial work has been done on the property since the condemnation, leading to severe degradation that has had an adverse effect on the historic character of the building.

#### **POTENTIAL ACTIONS:**

1. The proposed work complies with notice to proceed criteria A and D.
2. More information is needed. **Action: Motion to postpone until the HDC meeting on 21 October 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 October 2025.**
3. Denial of the application. **Action: Motion to deny the application based on notice to proceed criteria A and D.**



### 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: 1406 S. Westnedge Ave.

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

Applicant: Marvella Vincent Owner: Portage Property Mgmt Co

Mailing Add: 245 N. Rose St 100 Mailing Add: 11015 Friendly Ave.

City State & Zip: Kal MI 49007 City, State Zip: Portage, MI 49004

Phone: 269-337-8154 Phone: 269.762.1047

Email: Vincentm@kalamazoo-city.org Email: homesbyart@gmail.com

Contractor TBD DVG INTD

Work to be done by owner

**Proposed Work:** Use additional sheets to describe work if necessary

Demolition of fire condemned structure

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

Applicant's Signature: Marvella Vincent Date: 9/10/25

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 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 ~~RRZ~~ PHDC25-003 Date Received\*: 09/10/2025  
 Zoning LW1 Year built 1905 Complete application \_\_\_\_\_  
 Owned since 11/03/2022

**COMMISSION** Hearing fee paid \$85 \_\_\_\_\_  
 Meeting Date 09/16/2025 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 \_\_\_\_\_

**From:** Art Dailey <[REDACTED]>  
**Sent:** Saturday, April 22, 2023 11:21 AM  
**To:** Haba, Carmela <[hostiguinc@kalamazoo.org](mailto:hostiguinc@kalamazoo.org)>  
**Subject:** [External Email] Case# EN21-3123

Hi Carmela,

We acquired this property late last year and are the new owners of 1406 Westnedge. We would need your help to make sure we aren't getting enforcement letter fees, and here's why:

We are starting construction, removing the items that have put the building under condemned status, have a building permit on file, and have received approval from the Historical commission of Kalamazoo. Due to this progress, although slower than expected, is progress and is a property improvement plan on file with city of Kalamazoo.

Call me if you have any questions or concerns, or if there is anything I need to do for you, happy to comply and beautify this corner of westnedge that gets so many eyeballs driving by!

Thank you,

Art

Portage Property Management Company

[REDACTED]

CCN: 06-21-479-007

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## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Tuesday, October 3, 2023 7:21 PM  
**To:** Haba, Carmela  
**Subject:** [External Email] Case# EN21-3123

Hi Carmela!

Called and left a message on your voicemail today. Received your correction notice and had a couple of questions. There are a lot of conditions to be corrected on the property located at 1406 S Westnedge. The reinspection on the letter says no later than 10/14, is that necessary if it is currently under condemned status and not fit for habitation? Another reason a rental inspection may not be necessary right now, is that we are getting ready to rehab the property soon and submit all proper paperwork and permits to get underway. Can we connect at some point this week to discuss your letter?

Thanks,  
Art

Portage Property Management Company

## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Wednesday, October 4, 2023 8:22 AM  
**To:** Haba, Carmela  
**Subject:** [External Email] Re: [External Email] Case# EN21-3123

Current project finishes beginning of Nov and then we are starting on 1406

On Wed, Oct 4, 2023, 08:20 Haba, Carmela <[hostiguinc@kalamazoo-city.org](mailto:hostiguinc@kalamazoo-city.org)> wrote:

Good morning,

We can allow more time seeing how it's a fire condemned property. The letter is basically a reminder to get a hold of the city and let us know what the plan is for the property. The last contact was back in April via email stating you were getting ready for construction. We need a timeline for repairs so we can have on file please.

Thank you,

Carmela Haba

Code Compliance Inspector III

City of Kalamazoo

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**Subject:** [External Email] Case# EN21-3123

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Portage Property Management Company

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## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Wednesday, October 4, 2023 10:28 AM  
**To:** Haba, Carmela  
**Subject:** [External Email] Re: [External Email] Case# EN21-3123

Carmela,

Are we able to push out the reinspection to next spring or far out can we push it? Expect some progress in Nov on the plan of action, etc.

On Wed, Oct 4, 2023, 08:22 Art Dailey <[REDACTED]> wrote:  
Current project finishes beginning of Nov and then we are starting on 1406

On Wed, Oct 4, 2023, 08:20 Haba, Carmela <[hostiguinc@kalamazoocity.org](mailto:hostiguinc@kalamazoocity.org)> wrote:

Good morning,

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Thank you,

Carmela Haba

Code Compliance Inspector III

City of Kalamazoo

**From:** Art Dailey <[REDACTED]>  
**Sent:** Tuesday, October 3, 2023 7:21 PM  
**To:** Haba, Carmela <[hostiguinc@kalamazoocity.org](mailto:hostiguinc@kalamazoocity.org)>  
**Subject:** [External Email] Case# EN21-3123

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Portage Property Management Company

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## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Wednesday, December 20, 2023 12:59 PM  
**To:** Haba, Carmela  
**Subject:** [External Email] Written Plan 1406 S Westnedge

Hi Carmela!

Last we spoke, we were going to get started on this project in November. We've been delayed on a project until the manufacturers send us the proper materials to finish the current project. We expect to be done first week of January. From there, we will rework the architectural plans, and the MEP layout, along with the structural so we can satisfy our appropriations w Historical commission and also submit the permits and get started on rehabilitation of this beautiful historic building!

We received your letter yesterday. What do you need to avoid the extra work of getting city attorney involved? Do you do face to face meetings? Would be great to talk over the project in-person or email is also acceptable. I look forward to hearing from you!

Thanks,  
Art

## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Friday, November 1, 2024 3:54 PM  
**To:** Haba, Carmela  
**Subject:** 1406

**Categories:** Red Category

**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.

Good afternoon!

Received your letter. Wanted to give you an update, we are waiting for stamp from structural engineer and then we are submitting permits to get started. The delay was caused by personal injury over the summer which caused serious lack of funding. I'm halfway to recovery with my shoulder, wrist and arm in physical therapy and really looking forward to get started on 1406 Westnedge-finally! Please wait on giving me fees and let me know any other next steps, besides submitting permits, to avoid further action.

Thank you,  
Art

## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Thursday, January 4, 2024 8:08 AM  
**To:** Haba, Carmela  
**Subject:** [External Email] Re: [External Email] Written Plan 1406 S Westnedge

Thank you, Carmela! A pleasure working with you this last year, I appreciate the straightforward replies that seem to have a soft human touch. Hope you will be able to see the plan we have for the property and that we have actually started to execute on that plan by then! Looking forward to reconnecting in March, and wish your 1st quarter of 24 to be a triumphant one! My triumph would be to get these projects done and plug in enough vitamin D to stay out of the winter blues!

~Art

On Thu, Jan 4, 2024, 07:32 Haba, Carmela <[hostiguinc@kalamazoo-city.org](mailto:hostiguinc@kalamazoo-city.org)> wrote:

Thank you for you email. I will add these notes to my file and extend my follow up date to mid-march to see where the process is at that time. This email was enough to avoid a city attorney referral.

Have a great day!

Carmela Haba

Code Compliance Inspector III

City of Kalamazoo

**From:** Art Dailey <[REDACTED]>  
**Sent:** Wednesday, December 20, 2023 12:59 PM  
**To:** Haba, Carmela <[hostiguinc@kalamazoo-city.org](mailto:hostiguinc@kalamazoo-city.org)>  
**Subject:** [External Email] Written Plan 1406 S Westnedge

Hi Carmela!

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week of January. From there, we will rework the architectural plans, and the MEP layout, along with the structural so we can satisfy our appropriations w Historical commission and also submit the permits and get started on rehabilitation of this beautiful historic building!

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Thanks,

Art

---

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## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Thursday, March 28, 2024 12:33 PM  
**To:** Haba, Carmela  
**Subject:** [External Email] Re: [External Email] Written Plan 1406 S Westnedge  
**Categories:** Red Category

Hi Carmela!

Got a letter dated mid March, that came in the box today. It talks of criminal prosecution, would like to avoid that and stay in touch with you on the plan moving forward. The investor we initially had for the project backed out, that's why it wasn't completed last spring. I'm closing on a home equity soon and we will begin construction soon after. Will have a detailed written plan that is corresponding with the historical commissions approval of design. For anything else you want, let me know and will produce for you. Thank you, Carmela!

Art

On Thu, Jan 4, 2024, 08:08 Art Dailey <[REDACTED]> wrote:

Thank you, Carmela! A pleasure working with you this last year, I appreciate the straightforward replies that seem to have a soft human touch. Hope you will be able to see the plan we have for the property and that we have actually started to execute on that plan by then! Looking forward to reconnecting in March, and wish your 1st quarter of 24 to be a triumphant one! My triumph would be to get these projects done and plug in enough vitamin D to stay out of the winter blues!

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Have a great day!

Carmela Haba

Code Compliance Inspector III

City of Kalamazoo

## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Tuesday, April 2, 2024 12:11 PM  
**To:** Haba, Carmela  
**Subject:** [External Email] Re: [External Email] Re: [External Email] Written Plan 1406 S Westnedge

Honestly, I would wait to proceed w legal because it would waste your time when we are submitting everything before May and starting construction, but I get it those pesky complainers. It's been a pleasure working with you, and hope we can meet sometime so you can see the some of the architectural features we are putting into the place, it will be a fine home for someone and doing closed cell spray foam so they don't pay too much in heating bills either and stay cozy w family. I personally went out too a few times and pick up trash beyond the property, sidewalks etc. It will be nice to have that corner finally revitalized!

On Tue, Apr 2, 2024, 12:02 Art Dailey <[REDACTED]> wrote:

Historic process was completed March last year. We are working on the plans now to get them submitted

On Tue, Apr 2, 2024, 11:53 Haba, Carmela <[hostiguinc@kalamazoo.org](mailto:hostiguinc@kalamazoo.org)> wrote:

Hello, Art.

Unfortunately, we will have to move forward with the legal process. Until we see permits pulled, site plan review, or the historic review; we cannot give additional time. The property continues to be a nuisance and we receive complaints almost weekly on this. Please email or call Luis, the Historic Preservation Coordinator for your plan so you may start the historic process.

Thank you,

Carmela Haba

Code Compliance Inspector III

City of Kalamazoo

**From:** Art Dailey <[REDACTED]>  
**Sent:** Thursday, March 28, 2024 12:33 PM  
**To:** Haba, Carmela <[hostiguinc@kalamazoo.org](mailto:hostiguinc@kalamazoo.org)>  
**Subject:** [External Email] Re: [External Email] Written Plan 1406 S Westnedge

**From:** Art Dailey <[REDACTED]>  
**Sent:** Wednesday, December 20, 2023 12:59 PM  
**To:** Haba, Carmela <[hostiguinc@kalamazocity.org](mailto:hostiguinc@kalamazocity.org)>  
**Subject:** [External Email] Written Plan 1406 S Westnedge

Hi Carmela!

Last we spoke, we were going to get started on this project in November. We've been delayed on a project until the manufacturers send us the proper materials to finish the current project. We expect to be done first week of January. From there, we will rework the architectural plans, and the MEP layout, along with the structural so we can satisfy our appropriations w Historical commission and also submit the permits and get started on rehabilitation of this beautiful historic building!

We received your letter yesterday. What do you need to avoid the extra work of getting city attorney involved? Do you do face to face meetings? Would be great to talk over the project in-person or email is also acceptable. I look forward to hearing from you!

Thanks,

Art

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## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Tuesday, July 9, 2024 6:20 PM  
**To:** Haba, Carmela  
**Subject:** [External Email] Re: [External Email] Re: [External Email] Re: [External Email] Written Plan 1406 S Westnedge

Hi Carmela! I received the court notice in the mail last Friday. I'm out of town, could you please send me date and time for the hearing?

On Tue, Jun 18, 2024, 13:07 Art Dailey <[REDACTED]> wrote:

Thank you, Carmela, sounds good

On Tue, Jun 18, 2024, 07:32 Haba, Carmela <[hostiguinc@kalamazoocity.org](mailto:hostiguinc@kalamazoocity.org)> wrote:

Good morning, yes, that is correct, we will have a scheduled court date. You can talk to the magistrate and he/she can allow additional time if needed. I have seem them waive the fees.

You will need to pull a building permit for the rehab. Once the permit is pulled, you have to include plans/sketch of the rehab. Our inspector will look it over and approve it once reviewed. Permits are good for 6 months. You can go online or come in to the office.

Thanks,

Carmela Haba

Code Compliance Inspector III

City of Kalamazoo

**From:** Art Dailey <[REDACTED]>  
**Sent:** Thursday, June 13, 2024 7:24 PM  
**To:** Haba, Carmela <[hostiguinc@kalamazoocity.org](mailto:hostiguinc@kalamazoocity.org)>  
**Subject:** [External Email] Re: [External Email] Re: [External Email] Written Plan 1406 S Westnedge

Hi Carmela!

Hope you're doing well. Saw the Civil Infraction ticket you sent out, and I called but it wasn't quite in their system yet. What can I expect from that? My assumption is that I am in front of a magistrate and explain my case and then I will be ordered to fix it and fined or ordered to fix it and not fined? What are the next steps we need to get over to you to make sure we have time for everything to properly move forward w everything building dept needs etc to avoid further action?

On Tue, Apr 2, 2024, 12:10 Art Dailey <[REDACTED]> wrote:

Honestly, I would wait to proceed w legal because it would waste your time when we are submitting everything before May and starting construction, but I get it those pesky complainers. It's been a pleasure working with you, and hope we can meet sometime so you can see the some of the architectural features we are putting into the place, it will be a fine home for someone and doing closed cell spray foam so they don't pay too much in heating bills either and stay cozy w family. I personally went out too a few times and pick up trash beyond the property, sidewalks etc. It will be nice to have that corner finally revitalized!

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On Tue, Apr 2, 2024, 11:53 Haba, Carmela <[hostiguinc@kalamazocity.org](mailto:hostiguinc@kalamazocity.org)> wrote:

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Thank you,

Carmela Haba

Code Compliance Inspector III

City of Kalamazoo

## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Monday, December 16, 2024 12:02 PM  
**To:** Haba, Carmela  
**Subject:** 1406 S Westnedge Update

**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.

Hello Carmela!

Some updates before the holidays. We are waiting on a payment from our last construction project completed, that is our profit from all else paid in full, that will directly pay the structural engineer and permits to get started on 1406 project! Unfortunately, they have been slow to make final payment w staffing issues. Let me know how I can help move things along so we don't incur any more debts and fees as we prepare to work on 1406 project until done! Thank you kindly.

Art

## Haba, Carmela

---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Tuesday, December 17, 2024 2:53 PM  
**To:** Haba, Carmela  
**Subject:** Re: 1406 S Westnedge Update

**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.

Good afternoon! We made some headway today. I am placing a lien on the customer until they pay, and I have a backup if they don't pay I took funds from my Ira w a steep penalty but that should be here before new year and then we can submit permits and have structural engineer release plans to me to submit as well, Anything on your end I should be aware of, please let me know!

Thanks,  
Art

On Mon, Dec 16, 2024, 12:01 Art Dailey <[REDACTED]> wrote:  
Hello Carmela!

Some updates before the holidays. We are waiting on a payment from our last construction project completed, that is our profit from all else paid in full, that will directly pay the structural engineer and permits to get started on 1406 project! Unfortunately, they have been slow to make final payment w staffing issues. Let me know how I can help move things along so we don't incur any more debts and fees as we prepare to work on 1406 project until done! Thank you kindly.

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---

**From:** Art Dailey <[REDACTED]>  
**Sent:** Monday, January 6, 2025 1:50 PM  
**To:** Haba, Carmela  
**Subject:** Re: 1406 S Westnedge Update

**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.

Okay, thanks for getting back to me. Will check on progress with the required drawings for the permits, as they must be done by a pro and structural engineer to stamp them.

On Mon, Jan 6, 2025, 09:15 Haba, Carmela <[hostiguinc@kalamazocity.org](mailto:hostiguinc@kalamazocity.org)> wrote:

Good morning, sorry for the delay in getting back to you. I have been off work. We are waiting on permits to be pulled. I will be charging the court daily fee this month if we don't see plans or permit applications. I am under a court order now, so we will be assessing fees if this does not happen. Thank you.

Carmela Haba

Code Compliance Inspector III

City of Kalamazoo

**From:** Art Dailey <[tilebyart.info@gmail.com](mailto:tilebyart.info@gmail.com)>  
**Sent:** Tuesday, December 17, 2024 2:53 PM  
**To:** Haba, Carmela <[hostiguinc@kalamazocity.org](mailto:hostiguinc@kalamazocity.org)>  
**Subject:** Re: [1406 S Westnedge Update](#)

**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.

Good afternoon! We made some headway today. I am placing a lien on the customer until they pay, and I have a backup if they don't pay I took funds from my Ira w a steep penalty but that should be here before new year and then we can submit permits and have structural engineer release plans to me to submit as well. Anything on your end I should be aware of, please let me know!

Thanks,  
Art

On Mon, Dec 16, 2024, 12:01 Art Dailey <[REDACTED]> wrote:

Hello Carmela!

Some updates before the holidays. We are waiting on a payment from our last construction project completed, that is our profit from all else paid in full, that will directly pay the structural engineer and permits to get started on 1406 project! Unfortunately, they have been slow to make final payment w staffing issues. Let me know how I can help move things along so we don't incur any more debts and fees as we prepare to work on 1406 project until done! Thank you kindly.

Art

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**From:** [REDACTED]  
**To:** [Pena, Luis](#)  
**Subject:** Re: Historic Review Application Required  
**Date:** Friday, February 7, 2025 2:33:49 PM

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**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.

Sounds good, thanks for getting back to me!

On Fri, Feb 7, 2025, 13:43 Pena, Luis [REDACTED] wrote:

Art,

Thanks for reaching out about this. I will not be able to review the building permit you submitted until I receive drawings for the work you are proposing. Once I can see what the proposed work is, I will be able to better determine the appropriate path forward for historic review.

Let me know if you have any questions.

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](mailto:PenaL@kalamazoocity.org)

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**From:** Art Dailey [REDACTED]

**Sent:** Wednesday, February 5, 2025 2:48 PM  
**To:** Pena, Luis <[penal@kalamazoocity.org](mailto:penal@kalamazoocity.org)>  
**Subject:** Re: Historic Review Application Required

**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!

Long time no talk. Are we still good with the appropriation approved for this building? We are still looking at the same exact design. As soon as the prints come back, you will see it is exactly what the committee approved.

Thanks,

Art

On Wed, Feb 5, 2025, 14:00 COK Building Department <[noreply@kalamazoocity.org](mailto:noreply@kalamazoocity.org)> wrote:

Please complete a historic review application for your permit PB25-0049 for the building at [1406 S WESTNEDGE AVE](#). You can find applications online at <https://www.kalamazoocity.org/Community/Historic-Preservation/Plan-a-Project-in-a-Historic-District>. If you are unsure of what application you are supposed to complete, please contact the Historic Preservation Coordinator at [Penal@kalamazoocity.org](mailto:Penal@kalamazoocity.org).

Failure to complete a historic application will result in an incomplete permit application that cannot be processed.

Luis Peña  
Historic Preservation Coordinator  
Community Planning and Economic Development  
[245 North Rose Street](#)  
[Kalamazoo MI 49007](#)  
269-330-5557 cell phone  
[Penal@kalamazoocity.org](mailto:Penal@kalamazoocity.org)

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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.

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## NOTICE OF CONDEMNATION

06/29/2021

**GILLESPIE, GARNETT L REVOCABLE TRST**

**KALAMAZOO, MI 49009**

This notice is given under the Code of Ordinances of Kalamazoo, Michigan. Your rights, including any right of appeal, are set out in the Code of Ordinances herein referenced:

**CASE NUMBER: EN21-3123**

**PROPERTY ADDRESS: 1406 S WESTNEDGE AVE CCN#: 06-21-479-007**

The above dwelling is **CONDEMNED** and shall be **VACATED**. It is the owner(s)/local agent responsibility to correct the conditions and schedule an inspection with the inspector(s) within 24 hours or commence legal action to vacate the premises and to provide our office with proof of the notice and court date. Failure to comply with this notice shall result in further legal action.

### VIOLATIONS ARE ATTACHED

#### AS AUTHORIZED BY CHAPTER 17 OF THE KALAMAZOO CODE OF ORDINANCES,

Sec. 17-2: The above property is found to be UNFIT, A NUISANCE, AND IS HEREBY CONDEMNED due to serious violations of the Kalamazoo Housing Code.

Sec. 17-4: The premises SHALL NOT BE OCCUPIED until it is confirmed by inspection to be in compliance with all applicable provisions of this Chapter.

Sec. 17-9: No rent shall be recoverable during this condemnation and no action or special proceedings shall be maintained for possession of these premises for NON-PAYMENT OF RENT during the condemnation period.

#### **NOTE: PERMITS WILL BE REQUIRED FOR ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING AND/OR HISTORICAL WORK.**

A building remaining vacant and boarded longer than six months is deemed a "dangerous building" and may be subject to Building Board of Appeals/Dangerous Buildings proceedings. A building remaining vacant longer than one year becomes subject to zoning restrictions then in force which may affect its possible future uses. The property has been posted CONDEMNED. Do not remove the condemnation sign. If reposting becomes necessary, a \$28 reposting charge will be invoiced. Failure to pay any of the charges will result in a tax lien against the property.

**Rachael Luscomb, Inspector** [LuscombR@kalamazoocity.org](mailto:LuscombR@kalamazoocity.org)

C:

AIM CORPORATION

KALAMAZOO, MI 49001

Code Enforcement Supervisor

1406 S WESTNEDGE AVE

EN21-3123

**CASE NUMBER: EN21-3123**  
**PROPERTY ADDRESS: 1406 S WESTNEDGE AVE**  
**CCN: 06-21-479-007**

Principal Violations Include: 17-8B: No person shall occupy/be present in condemned dwelling, dwelling unit or premises thereof if condemned or constitutes a nuisance. [Exceptions: owners making repairs/tenants removing belongings]

**17-8APT1: THE CITY SHALL HAVE THE AUTHORITY TO CONDEMN ANY DWELLING THAT IS UNFIT FOR HUMAN HABITATION OR OCCUPANCY AND CONSTITUTES A NUISANCE AS DEFINED IN 17-2.**

**INSPECTOR COMMENTS: FIRE CONDEMNATION 01-30-2021.**

**17-8APT3: No person shall remove a condemnation notice without permission of the city.**

**A PERMIT IS REQUIRED.**

**INSPECTOR COMMENTS: PLUMBING, ELECTRICAL, MECHANICAL, BUILDING PERMITS WILL BE REQUIRED**

**INSPECTOR COMMENTS: A WRITTEN PLAN OF ACTION WILL BE NEEDED FOR REPAIRS TO PROPERTY**



**NOTICE OF VIOLATION**  
**COMMERICAL/INDUSTRIAL BUILDINGS**  
**(2nd Notice of Violation)**

**DATE:** 10/19/2021

**GILLESPIE, GARNETT L REVOCABLE TRST**

**KALAMAZOO, MI 49009**

**Property Address:** 1406 S WESTNEDGE AVE  
**CCN:** 06-21-479-007  
**Case Number:** EN21-3123

In an effort to ensure the safety of Kalamazoo residents, and improve the appearance of the City of Kalamazoo, the city periodically inspects the exterior of structures for violations of the city code of ordinances. Attached to this letter is an inspection report providing a list of conditions that must be corrected to comply with Chapter 9, City of Kalamazoo Building Code and, by adoption, the Michigan Building Code.

**This is your second notice.** A courtesy notice was previously sent. Please read the correction notice carefully which lists exterior conditions in violation of city ordinances. **It is very important that you contact the Inspector named below within 10 days of this notice and submit a written plan to have these violations corrected.**

If you have any questions, please contact me in the Department of Community Planning and Development at 337-8026. *Para servicio de traducción, por favor llame al 337-8893.*

Please note the following:

- Permits must be obtained prior to the start of structural repairs, including new roofs. Consult with your inspector if you are not sure whether a permit is required. Permit applications are available on the city's web site.
- Properties located in Historic Districts require review and approval before the start of any work affecting the exterior of the property. Contact the Historic Preservation Coordinator at 337-8804 for information.
- A \$77 inspection fee will be invoiced.
- **Failure to make the corrections or contact the inspector within 10 days of this notice will result in enforcement action; each action generates a \$75 fee until violations are corrected. A ticket to appear in 8<sup>th</sup> District Court for a misdemeanor offense may result.**
- The City of Kalamazoo has adopted the Michigan Building Code, which is available for viewing at the Development Center, or questions can be directed to the inspector below.

**Rachael Luscomb, Inspector**  
*LuscombR@kalamazoocity.org*

LIST OF OPEN VIOLATIONS: 1406 S WESTNEDGE AVE

17-8B: No person shall occupy/be present in condemned dwelling, dwelling unit or premises thereof if condemned or constitutes a nuisance. [Exceptions: owners making repairs/tenants removing belongings]

17-8APT1: THE CITY SHALL HAVE THE AUTHORITY TO CONDEMN ANY DWELLING THAT IS UNFIT FOR HUMAN HABITATION OR OCCUPANCY AND CONSTITUTES A NUISANCE AS DEFINED IN 17-2.

**INSPECTOR COMMENTS: FIRE CONDEMNATION 01-30-2021.**

17-8APT3: No person shall remove a condemnation notice without permission of the city.

A PERMIT IS REQUIRED.

**INSPECTOR COMMENTS: PLUMBING, ELECTRICAL, MECHANICAL, BUILDING PERMITS WILL BE REQUIRED**

**INSPECTOR COMMENTS: A WRITTEN PLAN OF ACTION WILL BE NEEDED FOR REPAIRS TO PROPERTY**

**INSPECTOR COMMENTS: 10-19-2021: NO OPEN PERMITS, NO WORK IS BEING DONE ON PROPERTY. A WRITTEN PLAN OF ACTION IS NEEDED FOR REPAIRS TO PROPERTY. IF NO COMMUNICATION WITH AN APPROVED TIMELINE THEN CASE WILL GO BEFORE THE BUILDING BOARD OF APPEALS FOR DANGEROUS DETERMINATION AND DEMOLITION ORDERS.**



## CORRECTION NOTICE

Date: 01/11/2022

HIDDEN TREASURE PROPERTIES LLC; ; C/O AIM CORP

██████████  
HUDSONVILLE, MI 49426

**RE: 1406 S WESTNEDGE AVE**  
**Parcel: 06-21-479-007**  
**Case #: EN21-3123**

Dear Property Owner:

On 01/11/2022, a housing inspection was conducted at the above address. Attached to this letter is a list of conditions that must be corrected to comply with the Housing Code of the City of Kalamazoo. **NOTE: Individual violations may have different compliance date requirement, please refer to list of attached violations.**

A reinspection will be necessary. Please call 337-8026 or email [rentalinspection@kalamazoo.org](mailto:rentalinspection@kalamazoo.org) within 10 days of the date of this letter to schedule the reinspection (this is required if you plan to utilize the certificate guarantee), but in no case later than **02/10/2022**. If an inspection is not scheduled by that date, enforcement may commence.

Call 337-8026 or email [rentalinspection@kalamazoo.org](mailto:rentalinspection@kalamazoo.org) to schedule a reinspection.

Please remember that:

- Permits must be obtained by a licensed contractor prior to the start of construction work. Consult with your inspector if you are not sure whether a permit is required. All permits must be final prior to the issuance of a certificate of compliance.
- Any charges for enforcement actions will be invoiced to the taxpayer on record with the Assessor's Office. All unpaid charges will be assessed as a lien against the property.
- Exterior work on properties located in a Historic District require review and approval. Contact the Historic Preservation Coordinator at 337-8804 for more information.
- Inspection fees will be invoiced. Current fees available at: <https://www.kalamazoo.org/cpdfeeschedule/file>
- Time extension requests must be in writing or via e-mail (include the timeframe for completion of repairs) to the assigned inspector.
- Rental properties that are in noncompliance for four months and over may be subject to a vacate order until a certificate of compliance is issued.

The complete Housing Code is available at [www.kalamazoo.org/rental](http://www.kalamazoo.org/rental). If you have any questions regarding this notice you may contact the inspector by calling 337-8026.

Rachael Luscomb, Inspector  
[LuscombR@kalamazoo.org](mailto:LuscombR@kalamazoo.org)

**NOTICES:**

**ADDITIONAL INFORMATION IS AVAILABLE AT**  
[www.kalamazoocity.org/rental](http://www.kalamazoocity.org/rental) including info about the certificate guarantee

**ALWAYS KEEP YOUR RENTAL REGISTRATION UP TO DATE WITH YOUR NEW ADDRESS/PHONE NUMBER/EMAIL ADDRESS AT**  
[www.kalamazoocity.org/rentalregistration](http://www.kalamazoocity.org/rentalregistration)

**CARBON MONOXIDE DETECTORS ARE RECOMMENDED FOR ALL DWELLINGS WITH GAS FIRED APPLIANCES OR AN ATTACHED GARAGE**

**OCCUPIED RENTAL PROPERTIES THAT ARE IN NON-COMPLIANCE FOR FOUR MONTHS MAY BE SUBJECT TO A VACATE ORDER UNTIL A CERTIFICATE OF COMPLIANCE IS ISSUED**

**THE VIOLATIONS & COMMENTS ON THE PROPERTY ARE AS FOLLOWS: (Full code text available at [www.kalamazoocity.org/rental](http://www.kalamazoocity.org/rental) - search for Code of Ordinances, Chapter 17)**

CONDEMNED: NO OCCUPANCY 17-8B: No person shall occupy/be present in condemned dwelling, dwelling unit or premises thereof if condemned or constitutes a nuisance. [Exceptions: owners making repairs/tenants removing belongings]

CONDEMNATION 17-8APT1: THE CITY SHALL HAVE THE AUTHORITY TO CONDEMN ANY DWELLING THAT IS UNFIT FOR HUMAN HABITATION OR OCCUPANCY AND CONSTITUTES A NUISANCE AS DEFINED IN 17-2.

**INSPECTOR COMMENTS: FIRE CONDEMNATION 01-30-2021.**

CONDEMNATION POSTING 17-8APT3: No person shall remove a condemnation notice without permission of the city.

PERMIT REQUIRED A PERMIT IS REQUIRED.

**INSPECTOR COMMENTS: PLUMBING, ELECTRICAL, MECHANICAL, BUILDING PERMITS WILL BE REQUIRED**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: A WRITTEN PLAN OF ACTION WILL BE NEEDED FOR REPAIRS TO PROPERTY**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 10-19-2021: NO OPEN PERMITS, NO WORK IS BEING DONE ON PROPERTY. A WRITTEN PLAN OF ACTION IS NEEDED FOR REPAIRS TO PROPERTY.**

**IF NO COMMUNICATION WITH AN APPROVED TIMELINE THEN CASE WILL GO BEFORE THE BUILDING BOARD OF APPEALS FOR DANGEROUS DETERMINATION AND DEMOLITION ORDERS.**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 01/11/2022: Fire condemned property has sold, a written plan of action of a time line to make repairs to the property. Building permits are required to make the nessisary repairs.**

**Please e-mail or call to discuss plans.**

**luscombr@kalamazocity.org**

**269-337-8212**



## CORRECTION NOTICE

Date: 07/18/2022

NEWHOUSE, TRISHANI & MARK; ; C/O AIM CORP

[REDACTED]  
KALAMAZOO, MI 49001

RE: 1406 S WESTNEDGE AVE  
Parcel: 06-21-479-007  
Case #: EN21-3123

Dear Property Owner:

On 06/30/2022, a housing inspection was conducted at the above address. Attached to this letter is a list of conditions that must be corrected to comply with the Housing Code of the City of Kalamazoo. **NOTE: Individual violations may have different compliance date requirement, please refer to list of attached violations.**

A reinspection will be necessary. Please call 337-8026 or email [rentalinspection@kalamazoocity.org](mailto:rentalinspection@kalamazoocity.org) within 10 days of the date of this letter to schedule the reinspection (this is required if you plan to utilize the certificate guarantee), but in no case later than **08/17/2022**. If an inspection is not scheduled by that date, enforcement may commence.

Call 337-8026 or email [rentalinspection@kalamazoocity.org](mailto:rentalinspection@kalamazoocity.org) to schedule a reinspection.

Please remember that:

- Permits must be obtained by a licensed contractor prior to the start of construction work. Consult with your inspector if you are not sure whether a permit is required. All permits must be final prior to the issuance of a certificate of compliance.
- Any charges for enforcement actions will be invoiced to the taxpayer on record with the Assessor's Office. All unpaid charges will be assessed as a lien against the property.
- Exterior work on properties located in a Historic District require review and approval. Contact the Historic Preservation Coordinator at 337-8804 for more information.
- Inspection fees will be invoiced. Current fees available at: <https://www.kalamazoocity.org/cpdfeeschedule/file>
- Time extension requests must be in writing or via e-mail (include the timeframe for completion of repairs) to the assigned inspector.
- Rental properties that are in noncompliance for four months and over may be subject to a vacate order until a certificate of compliance is issued.

The complete Housing Code is available at [www.kalamazoocity.org/rental](http://www.kalamazoocity.org/rental). If you have any questions regarding this notice you may contact the inspector by calling 337-8026.

Rachael Luscomb, Inspector  
[LuscombR@kalamazoocity.org](mailto:LuscombR@kalamazoocity.org)

**NOTICES:**

**ADDITIONAL INFORMATION IS AVAILABLE AT**  
**[www.kalamazoocity.org/rental](http://www.kalamazoocity.org/rental) including info about the certificate guarantee**

**ALWAYS KEEP YOUR RENTAL REGISTRATION UP TO DATE WITH YOUR NEW**  
**ADDRESS/PHONE NUMBER/EMAIL ADDRESS AT**  
**[www.kalamazoocity.org/rentalregistration](http://www.kalamazoocity.org/rentalregistration)**

**CARBON MONOXIDE DETECTORS ARE RECOMMENDED FOR ALL DWELLINGS**  
**WITH GAS FIRED APPLIANCES OR AN ATTACHED GARAGE**

**OCCUPIED RENTAL PROPERTIES THAT ARE IN NON-COMPLIANCE**  
**FOR FOUR MONTHS MAY BE SUBJECT TO A VACATE ORDER**  
**UNTIL A CERTIFICATE OF COMPLIANCE IS ISSUED**

**THE VIOLATIONS & COMMENTS ON THE PROPERTY ARE AS FOLLOWS: (Full**  
**code text available at [www.kalamazoocity.org/rental](http://www.kalamazoocity.org/rental) - search for Code of Ordinances,**  
**Chapter 17)**

CONDEMNED: NO OCCUPANCY 17-8B: No person shall occupy/be present in condemned dwelling, dwelling unit or premises thereof if condemned or constitutes a nuisance. [Exceptions: owners making repairs/tenants removing belongings]

CONDEMNATION 17-8APT1: THE CITY SHALL HAVE THE AUTHORITY TO CONDEMN ANY DWELLING THAT IS UNFIT FOR HUMAN HABITATION OR OCCUPANCY AND CONSTITUTES A NUISANCE AS DEFINED IN 17-2.

**INSPECTOR COMMENTS: FIRE CONDEMNATION 01-30-2021.**

CONDEMNATION POSTING 17-8APT3: No person shall remove a condemnation notice without permission of the city.

PERMIT REQUIRED A PERMIT IS REQUIRED.

**INSPECTOR COMMENTS: PLUMBING, ELECTRICAL, MECHANICAL, BUILDING PERMITS WILL BE REQUIRED**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: A WRITTEN PLAN OF ACTION WILL BE NEEDED FOR REPAIRS TO PROPERTY**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 10-19-2021: NO OPEN PERMITS, NO WORK IS BEING DONE ON PROPERTY. A WRITTEN PLAN OF ACTION IS NEEDED FOR REPAIRS TO PROPERTY.**

**IF NO COMMUNICATION WITH AN APPROVED TIMELINE THEN CASE WILL GO BEFORE THE BUILDING BOARD OF APPEALS FOR DANGEROUS DETERMINATION AND DEMOLITION ORDERS.**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 01/11/2022: Fire condemned property has sold, a written plan of action of a time line to make repairs to the property. Building permits are required to make the nessisary repairs.**

**Please e-mail or call to discuss plans.**

**luscombr@kalamazoocity.org**

**269-337-8212**

MBC3401.2 BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS WHICH ARE REQUIRED BY THIS CODE SHALL BE MAINTAINED IN CONFORMANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS AND STRUCTURES. TO DETERMINE THE COMPLIANCE WITH THIS SUBSECTION, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE A BUILDING OR STRUCTURE TO BE REINSPECTED. THE REQUIREMENTS OF THIS CHAPTER SHALL NOT PROVIDE THE BASIS FOR REMOVAL OR ABROGATION OF FIRE PROTECTION AND SAFETY SYSTEMS AND DEVICES IN EXISTING STRUCTURES.

MBC115 (1) STRUCTURES OR EXISTING EQUIPMENT THAT ARE UNSAFE, UNSANITARY OR DEFICIENT BECAUSE OF INADEQUATE EGRESS FACILITIES, INAEQUATE LIGHT AND VENTILATION, OR WHICH CONSTITUTE A FIRE HAZARD, OR ARE OTHERWISE DANGEROUS TO HUMAN LIFE OR THE PUBLIC WELFARE, OR THAT INVOLVED ILLEGAL OR IMPROPER OCCUPANCY OR INADEQUATE MAINTENANCE, SHALL BE DEEMED AN UNSAFE CONDITION.

PERMITS Open permits - contact Permit Tech at 337-8053 for more information or to schedule permit inspection.

**INSPECTOR COMMENTS: Permit needs to be pulled by a licensed builder, plans will need to be stamped.**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 06/30/2022: Fire condemned property has sold, a written plan of action of a time line to make repairs to the property. Building permits are required to make the nessisary repairs.**

**Please e-mail or call to discuss plans.**

**luscombr@kalamazoocity.org**

**269-337-8212**



Community Planning &  
Economic Development Department  
Code Administration  
245 N. Rose St. Suite 100  
Kalamazoo, MI 49007  
TX: (269) 337-8026/FAX: (269) 337-8513  
[www.kalamazoocity.org](http://www.kalamazoocity.org)

## VACANT/BLIGHTED STRUCTURE

09/21/2022

NEWHOUSE, TRISHANI & MARK

[REDACTED]  
KALAMAZOO, MI 49001

RE: 1406 S WESTNEDGE AVE  
CCN: 06-21-479-007  
CASE: EN21-3123

In 2003, and as revised in April 2019, Kalamazoo City Commission adopted an Ordinance which requires all parties with ownership interest in properties classified as "vacant blighted structures" (VBS) to register such properties with the City of Kalamazoo and pay a monthly administrative fee. Due to conditions indicated in the attached NOTICE OF CODE VIOLATION, the referenced address has been determined to be a "**Tier 1 Vacant Blighted Structure**" as defined in Chapter 21, Article IV, of the City of Kalamazoo Code of Ordinances.

**You are directed to complete and return** the enclosed registration form **within ten (10) days** of the date of this letter. **You must also correct the violations** listed in the attached notice. Please contact the inspector to submit a plan with a time table for correction of the violations. Vacant/Blighted Structures are subject to monthly cost recovery fees, as follows:

- 1) Tier 1, exterior & interior violations. \$60/month.
- 2) Tier 2, vacant and interior violations only. \$60/every 6 months

**Required permits must be obtained** before repairs commence for any defects or violations cited, including demolition permit if that is the remedy. **Permits must be finalized before a structure is occupied. Failure to take all actions indicated above** may result in issuance of an enforcement letter, and/or a ticket to appear in 8<sup>th</sup> District Court for a civil infraction and/or a misdemeanor offense, and/or other legal proceedings.

Sincerely,

Rachael Luscomb  
Code Compliance Inspector

Enclosed: Correction Notice, VBS Registration Form



Community Planning &  
Economic Development Department  
Code Administration  
245 N. Rose St, Suite 100  
Kalamazoo, MI 49007  
TX: (269) 337-8026/FAX: (269) 337-8513  
www.kalamazoocity.org

**ENFORCEMENT LETTER – EXPIRED CORRECTION NOTICE**

09/21/2022

NEWHOUSE, TRISHANI & MARK

[REDACTED]  
KALAMAZOO, MI 49001

**Subject:** 1406 S WESTNEDGE AVE  
**CCN:** 06-21-479-007  
**Case:** EN21-3123

Dear Property Owner:

This Enforcement Letter is a result of your failure to comply with a Correction Notice previously provided to you regarding the above referenced property address. The cited violations are overdue for re-inspection.

You must call 337-8026 to schedule an appointment within **Fourteen (14) days** from the date of this letter. If you have not scheduled, you may receive additional enforcement **and/or be charged with a criminal misdemeanor**. Depending on the severity of the violations, it also may result in referral of your property to the Building Board of Appeals.

By ordinance, each Enforcement Letter automatically generates a fee of \$75. An invoice for this amount will be sent. Failure to pay this invoice will result in the charge being placed as a lien against the property.

If you have any questions concerning this matter, please contact me. It is our hope that the problem can be resolved without further enforcement action.

Sincerely,

Rachael Luscomb, Inspector  
*LuscombR@kalamazoocity.org*

**THE CITED VIOLATIONS WERE:**

1406 S WESTNEDGE AVE  
EN21-3123

CONDEMNED: NO OCCUPANCY 17-8B: No person shall occupy/be present in condemned dwelling, dwelling unit or premises thereof if condemned or constitutes a nuisance. [Exceptions: owners making repairs/tenants removing belongings]

CONDEMNATION 17-8APT1: THE CITY SHALL HAVE THE AUTHORITY TO CONDEMN ANY DWELLING THAT IS UNFIT FOR HUMAN HABITATION OR OCCUPANCY AND CONSTITUTES A NUISANCE AS DEFINED IN 17-2.

**INSPECTOR COMMENTS: FIRE CONDEMNATION 01-30-2021.**

CONDEMNATION POSTING 17-8APT3: No person shall remove a condemnation notice without permission of the city.

PERMIT REQUIRED A PERMIT IS REQUIRED.

**INSPECTOR COMMENTS: PLUMBING, ELECTRICAL, MECHANICAL, BUILDING PERMITS WILL BE REQUIRED**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: A WRITTEN PLAN OF ACTION WILL BE NEEDED FOR REPAIRS TO PROPERTY**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 10-19-2021: NO OPEN PERMITS, NO WORK IS BEING DONE ON PROPERTY. A WRITTEN PLAN OF ACTION IS NEEDED FOR REPAIRS TO PROPERTY.  
IF NO COMMUNICATION WITH AN APPROVED TIMELINE THEN CASE WILL GO BEFORE THE BUILDING BOARD OF APPEALS FOR DANGEROUS DETERMINATION AND DEMOLITION ORDERS.**

COMMENT: CUSTOM

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**Please e-mail or call to discuss plans.**

**luscombr@kalamazocity.org**

**269-337-8212**

MBC3401.2 BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS

WHICH ARE REQUIRED BY THIS CODE SHALL BE MAINTAINED IN CONFORMANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS AND STRUCTURES. TO DETERMINE THE COMPLIANCE WITH THIS SUBSECTION, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE A BUILDING OR STRUCTURE TO BE REINSPECTED. THE REQUIREMENTS OF THIS CHAPTER SHALL NOT PROVIDE THE BASIS FOR REMOVAL OR ABROGATION OF FIRE PROTECTION AND SAFETY SYSTEMS AND DEVICES IN EXISTING STRUCTURES.

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**INSPECTOR COMMENTS: 09-21-2022: PROPERTY IS NEWLY LISTED FOR SALE. RE-POSTED CONDEMNATION.**

**PROPERTY BEING MOVED TO A VBS 1.**

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VBS TIER 1 21-37 (1) A Tier 1 VBS property is a vacant structure with uncorrected exterior and interior violations. Monthly monitoring is required. If violations remain unresolved after 24 months, legal action will be pursued.

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VBS TIER STATUS CHANGE 21-39 THE VBS STATUS HAS CHANGED.

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Community Planning &  
Economic Development Department  
Code Administration  
245 N. Rose St, Suite 100  
Kalamazoo, MI 49007  
TX: (269) 337-8026/FAX: (269) 337-8513  
www.kalamazoocity.org

**ENFORCEMENT LETTER – VACANT BLIGHTED STRUCTURE**

04/18/2023

PORTAGE PROPERTY MGMT CO

[REDACTED]  
PORTAGE, MI 49002

**Subject: 1406 S WESTNEDGE AVE**  
**CCN: 06-21-479-007**  
**Case: EN21-3123**

Dear Property Owner:

This Enforcement Letter is a result of your failure to comply with a Correction Notice previously provided to you regarding the above referenced property address. The property has been cited as a Vacant Blighted Structure under Chapter 21, Article IV, Blight. Tier I property have exterior and possible interior violations, and Tier 2 properties are compliant on exterior but are vacant and either have known interior violations or require inspection to verify.

Please contact me within **Fourteen (14) days** from the date of this letter to provide an update on the status of the property. If you do not contact me, you may receive additional enforcement, be issued a civil infraction and/or be charged with a criminal misdemeanor. Depending on the severity of the violations, it also may result in referral of your property to the Building Board of Appeals.

By ordinance, unless you have a property improvement plan on file, each Enforcement Letter automatically generates a fee of \$75. An invoice for this amount will be sent if applicable. Failure to pay this invoice will result in the charge being placed as a lien against the property.

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- Permits must be obtained by a licensed contractor prior to the start of construction work. Consult with your inspector if you are not sure whether a permit is required. All permits must be final prior to the issuance of a certificate of compliance.
- Any charges for enforcement actions will be invoiced to the taxpayer on record with the Assessor's Office. All unpaid charges will be assessed as a lien against the property.
- Exterior work on properties located in a Historic District require review and approval. Contact the Historic Preservation Coordinator at 337-8804 for more information.
- Vacant Blighted Structures fees: Tier 1 billed \$55 billed monthly. Tier 2 billed \$55 semi-annually.

Sincerely,

Carmela Haba, Inspector [habac@kalamazoocity.org](mailto:habac@kalamazoocity.org)

PORTAGE PROPERTY MGMT CO

[REDACTED]  
PORTAGE, MI 49002

**THE CITED VIOLATIONS WERE:**

1406 S WESTNEDGE AVE  
EN21-3123

CONDEMNED: NO OCCUPANCY 17-8B: No person shall occupy/be present in condemned dwelling, dwelling unit or premises thereof if condemned or constitutes a nuisance: [Exceptions: owners making repairs/tenants removing belongings]

CONDEMNATION 17-8APT1: THE CITY SHALL HAVE THE AUTHORITY TO CONDEMN ANY DWELLING THAT IS UNFIT FOR HUMAN HABITATION OR OCCUPANCY AND CONSTITUTES A NUISANCE AS DEFINED IN 17-2.

**INSPECTOR COMMENTS: FIRE CONDEMNATION 01-30-2021.**

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PERMIT REQUIRED A PERMIT IS REQUIRED.

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COMMENT: CUSTOM

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COMMENT: CUSTOM

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## CORRECTION NOTICE

Date: 09/14/2023

PORTAGE PROPERTY MGMT CO; ; C/O AIM CORP

██████████  
PORTAGE, MI 49002

**RE: 1406 S WESTNEDGE AVE**  
**Parcel: 06-21-479-007**  
**Case #: EN21-3123**

Dear Property Owner:

Attached to this letter is a list of conditions that must be corrected to comply with the Housing Code of the City of Kalamazoo. **NOTE: Individual violations may have different compliance date requirement, please refer to list of attached violations.**

A reinspection will be necessary. Please call 337-8026 or email [rentalinspection@kalamazoocity.org](mailto:rentalinspection@kalamazoocity.org) within 10 days of the date of this letter to schedule the reinspection (this is required if you plan to utilize the certificate guarantee), but in no case later than **10/14/2023**. If an inspection is not scheduled by that date, enforcement may commence.

Call 337-8026 or email [rentalinspection@kalamazoocity.org](mailto:rentalinspection@kalamazoocity.org) to schedule a reinspection.

Please remember that:

- Permits must be obtained by a licensed contractor prior to the start of construction work. Consult with your inspector if you are not sure whether a permit is required. All permits must be final prior to the issuance of a certificate of compliance.
- Any charges for enforcement actions will be invoiced to the taxpayer on record with the Assessor's Office. All unpaid charges will be assessed as a lien against the property.
- Exterior work on properties located in a Historic District require review and approval. Contact the Historic Preservation Coordinator at 337-8804 for more information.
- Inspection fees will be invoiced. Current fees available at: <https://www.kalamazoocity.org/cpdfeeschedule/file>
- Time extension requests must be in writing or via e-mail (include the timeframe for completion of repairs) to the assigned inspector.
- Rental properties that are in noncompliance for four months and over may be subject to a vacate order until a certificate of compliance is issued.

The complete Housing Code is available at [www.kalamazoocity.org/rental](http://www.kalamazoocity.org/rental). If you have any questions regarding this notice you may contact the inspector by calling 337-8026.

Carmela Haba, Inspector  
[habac@kalamazoocity.org](mailto:habac@kalamazoocity.org)

**NOTICES:**

**ADDITIONAL INFORMATION IS AVAILABLE AT**  
**[www.kalamazoocity.org/rental](http://www.kalamazoocity.org/rental) including info about the certificate guarantee**

**ALWAYS KEEP YOUR RENTAL REGISTRATION UP TO DATE WITH YOUR NEW ADDRESS/PHONE NUMBER/EMAIL ADDRESS AT**  
**[www.kalamazoocity.org/rentalregistration](http://www.kalamazoocity.org/rentalregistration)**

**CARBON MONOXIDE DETECTORS ARE RECOMMENDED AND BEGINNING IN 2023 CO DETECTORS WILL BE REQUIRED IN ALL EXISTING STRUCTURES WITH FUEL FIRED FURNACE/APPLIANCE AND/OR ATTACHED GARAGE.**

**OCCUPIED RENTAL PROPERTIES THAT ARE IN NON-COMPLIANCE FOR FOUR MONTHS MAY BE SUBJECT TO A VACATE ORDER UNTIL A CERTIFICATE OF COMPLIANCE IS ISSUED**

**THE VIOLATIONS & COMMENTS ON THE PROPERTY ARE AS FOLLOWS: (Full code text available at [www.kalamazoocity.org/rental](http://www.kalamazoocity.org/rental) - search for Code of Ordinances, Chapter 17)**

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COMMENT: CUSTOM

**INSPECTOR COMMENTS: 4/18/ 23 PLEASE SUBMIT A WRITTEN PLAN FOR PROPERTY TO HABAC@KALAMAZOOCITY.ORG**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 5/16/23 OPEN BUILDING PERMIT. WORK WILL CONTINUE TO START ACCORDING TO OWNER. I WILL MONITOR EXTERIOR RENOVATIONS BEFORE I CHANGE STATUS TO VBS 2 CH**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 6/20/23 COMMERCIAL DUMPSTER ON SITE, WILL MONITOR CLEAN UP AND WORK PROGRESS. NO PERMITS HAVE BEEN PULLED YET.**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 7/18/23 COMMERCIAL DUMPSTER ON SITE. CLEAN UP IN PROCESS**

COMMENT: CUSTOM

**INSPECTOR COMMENTS:**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 9/14/23 NEED A WRITTEN PLAN/TIMELINE FOR REPAIRS/REHAB FOR THE PROPERTY. PLEASE EMAIL TO HOSTIGUINC@KALAMAZOOCITY.ORG**



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**ENFORCEMENT LETTER – VACANT BLIGHTED STRUCTURE**

12/11/2023

PORTAGE PROPERTY MGMT CO

████████████████████  
PORTAGE, MI 49002

**Subject: 1406 S WESTNEDGE AVE**  
**CCN: 06-21-479-007**  
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BOARDING REQMTS. 9-4 (PT 1): Boarding shall by 1/2" plywood, free of holes, fully cover opening and securely fastened.

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DEFINITION: VACANT BLIGHTED STRUCTURE DEFINITION: A Vacant Blighted Structure is one that has been vacant and blighted for more than 30 days and two or more of the following applies:

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- because of disrepair or lack of maintenance, is in a condition that makes it reasonably apparent to the public that the structure is unoccupied

VBS TIER 2 21-37 (2) A vacant structure with no exterior violations, but having uncorrected interior violations. Monitoring required every six months. If violations remain unresolved after 36 months, legal action will be pursued.

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**INSPECTOR COMMENTS: 09-21-2022: CHANGED TO VBS 1**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: OPEN PERMITS. WILL MONITOR FOR ANY WORK BEING DONE**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 3/20/23 OPEN PERMIT. NO WORK BEING DONE. WILL CHECK PROGRESS NEXT MONTH. CH**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 4/18/ 23 PLEASE SUBMIT A WRITTEN PLAN FOR PROPERTY TO HABAC@KALAMAZOOCITY.ORG**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 5/16/23 OPEN BUILDING PERMIT. WORK WILL CONTINUE TO START ACCORDING TO OWNER. I WILL MONITOR EXTERIOR RENOVATIONS BEFORE I CHANGE STATUS TO VBS 2 CH**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 6/20/23 COMMERCIAL DUMPSTER ON SITE, WILL MONITOR CLEAN UP AND WORK PROGRESS. NO PERMITS HAVE BEEN PULLED YET.**

COMMENT: CUSTOM

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**ENFORCEMENT LETTER – EXPIRED CORRECTION NOTICE**

10/22/2024

PORTAGE PROPERTY MGMT CO

[REDACTED]  
PORTAGE, MI 49002

**Subject:** 1406 S WESTNEDGE AVE  
**CCN:** 06-21-479-007  
**Case:** EN21-3123

Dear Property Owner:

This Enforcement Letter is a result of your failure to comply with a Correction Notice previously provided to you regarding the above referenced property address. The cited violations are overdue for re-inspection.

You must call 337-8026 to schedule an appointment within **Fourteen (14) days** from the date of this letter. If you have not scheduled, you may receive additional enforcement **and/or be charged with a criminal misdemeanor**. Depending on the severity of the violations, it also may result in referral of your property to the Building Board of Appeals.

By ordinance, each Enforcement Letter automatically generates a fee of \$75. An invoice for this amount will be sent. Failure to pay this invoice will result in the charge being placed as a lien against the property.

If you have any questions concerning this matter, please contact me. It is our hope that the problem can be resolved without further enforcement action.

Sincerely,

Carmela Haba, Inspector  
[habac@kalamazoocity.org](mailto:habac@kalamazoocity.org)

**THE CITED VIOLATIONS WERE:**

1406 S WESTNEDGE AVE  
EN21-3123

CONDEMNED: NO OCCUPANCY 17-8B: No person shall occupy/be present in condemned dwelling, dwelling unit or premises thereof if condemned or constitutes a nuisance. [Exceptions: owners making repairs/tenants removing belongings]

CONDEMNATION 17-8APT1: THE CITY SHALL HAVE THE AUTHORITY TO CONDEMN ANY DWELLING THAT IS UNFIT FOR HUMAN HABITATION OR OCCUPANCY AND CONSTITUTES A NUISANCE AS DEFINED IN 17-2.

**INSPECTOR COMMENTS: FIRE CONDEMNATION 01-30-2021.**

CONDEMNATION POSTING 17-8APT3: No person shall remove a condemnation notice without permission of the city.

PERMIT REQUIRED A PERMIT IS REQUIRED.

**INSPECTOR COMMENTS: PLUMBING, ELECTRICAL, MECHANICAL, BUILDING PERMITS WILL BE REQUIRED**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: A WRITTEN PLAN OF ACTION WILL BE NEEDED FOR REPAIRS TO PROPERTY**

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**INSPECTOR COMMENTS: 10-19-2021: NO OPEN PERMITS, NO WORK IS BEING DONE ON PROPERTY. A WRITTEN PLAN OF ACTION IS NEEDED FOR REPAIRS TO PROPERTY. IF NO COMMUNICATION WITH AN APPROVED TIMELINE THEN CASE WILL GO BEFORE THE BUILDING BOARD OF APPEALS FOR DANGEROUS DETERMINATION AND DEMOLITION ORDERS.**

COMMENT: CUSTOM

**INSPECTOR COMMENTS: 01/11/2022: Fire condemned property has sold, a written plan of action of a time line to make repairs to the property. Building permits are required to make the necessary repairs. Please e-mail or call to discuss plans. luscombr@kalamazocity.org 269-337-8212**

MBC3401.2 BUILDINGS AND STRUCTURES, AND PARTS THEREOF, SHALL BE MAINTAINED IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS

WHICH ARE REQUIRED BY THIS CODE SHALL BE MAINTAINED IN CONFORMANCE WITH THE CODE EDITION UNDER WHICH INSTALLED. THE OWNER OR THE OWNER'S DESIGNATED AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS AND STRUCTURES. TO DETERMINE THE COMPLIANCE WITH THIS SUBSECTION, THE BUILDING OFFICIAL SHALL HAVE THE AUTHORITY TO REQUIRE A BUILDING OR STRUCTURE TO BE REINSPECTED. THE REQUIREMENTS OF THIS CHAPTER SHALL NOT PROVIDE THE BASIS FOR REMOVAL OR ABROGATION OF FIRE PROTECTION AND SAFETY SYSTEMS AND DEVICES IN EXISTING STRUCTURES.

MBC115 (1) STRUCTURES OR EXISTING EQUIPMENT THAT ARE UNSAFE, UNSANITARY OR DEFICIENT BECAUSE OF INADEQUATE EGRESS FACILITIES, INAEQUATE LIGHT AND VENTILATION, OR WHICH CONSTITUTE A FIRE HAZARD, OR ARE OTHERWISE DANGEROUS TO HUMAN LIFE OR THE PUBLIC WELFARE, OR THAT INVOLVED ILLEGAL OR IMPROPER OCCUPANCY OR INADEQUATE MAINTENANCE, SHALL BE DEEMED AN UNSAFE CONDITION.

PERMITS Open permits - contact Permit Tech at 337-8053 for more information or to schedule permit inspection.

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10/22/2024

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## DANGEROUS BUILDING NOTICE OF DETERMINATION

01/30/2024

PORTAGE PROPERTY MGMT CO

████████████████████  
PORTAGE, MI 49002

RE: 1406 S WESTNEDGE AVE

The building at the property referenced location has been determined by the City Building Official to be a **DANGEROUS BUILDING**, which is defined by 9-326(c) as being: any building or structure which, because of one or more violations of Chapter 9 (Building Code) and/or Chapter 17 (Housing Code) Code of Ordinances, is unsafe for occupancy or to the general public or is a visual blight adversely affecting the general welfare of the area. Conditions in violation include but are not limited to the following.

**VIOLATIONS:** Fire, smoke, and water damage due to a structure fire. Significant damage was caused by the fire. This structure has been condemned since 01/30/2021.

**REQUIRED REPAIRS:** Structural repairs, Electrical System repairs, Plumbing System repairs and Mechanical System repairs are all needed to bring the property into compliance.

**PERMITS:** Building, plumbing, electrical and/or mechanical; OR a demolition permit is required.

**CONTACT CITY:** Please contact the Building Official by 02/09/2024 with a written plan for making the repairs or with plans to demolish the structure.

**DEADLINE:** Have all permits issued by 02/15/2024.

If you fail to adhere to the above deadline dates, the City Building Official may request that the Building Board of Appeals order the building razed or repaired. The cost incurred by the City shall then become a lien against the property enforceable in the same manner as delinquent taxes.

You have the right to file a written request for a hearing with the Building Board of Appeals. At the hearing you may request that the Board act to:

- 1) determine that the building is not a dangerous building,
- 2) determine that this letter is in error, illegal or unauthorized,
- 3) extend the deadline to perform the required repairs, or
- 4) modify or delete some of the required repairs as unnecessary or excessive.

If you have further questions, please contact me by email or at the address or phone number above.

Sincerely,

Roger Iveson, Building Official

cc: BBA Board Members

AIM CORPORATION

[REDACTED]

PORTAGE, MI 49002



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Economic Development Department**  
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**DANGEROUS BUILDING  
NOTICE OF HEARING**

02/07/2024

**PORTAGE PROPERTY MGMT CO**

**PORTAGE, MI 49002**

The building at **1406 S WESTNEDGE AVE, CCN# 06-21-479-007**, has been determined by the City Building Official to be a **DANGEROUS BUILDING** which is defined by 9-326(c) as being: any building or structure which, because of one or more violations of Chapter 9 Building Regulations and /or Chapter 17 Housing code of the City of Kalamazoo code of Ordinances, is unsafe for occupancy or to the general public; or is a visual blight adversely affecting the general welfare of the area.

**A HEARING IS SCHEDULED TO BE HELD BEFORE THE  
BUILDING BOARD OF APPEALS  
THURSDAY FEBRUARY 15, 2024, AT 4:00 PM IN THE  
COMMISSION CHAMBERS, KALAMAZOO CITY HALL  
241 W. SOUTH ST, KALAMAZOO, MICHIGAN**

This hearing gives you the opportunity to dispute the City's determination. You have the right to be represented by legal counsel and may submit evidence and make arguments concerning the factual and legal issues of the case. You may request that the Board act to: 1) determine that the building is not a dangerous building, 2) determine that this letter is in error, illegal or unauthorized, 3) extend the deadline to perform the required repairs, or 4) modify the required repairs.

You will be billed a fee of **\$275** for the title search and review that has been completed on this property, and for one or more of the following fees: **\$165** for the referral to the DBB, **\$165** for the initial hearing, or **\$110** if this is a re-hearing. The owner has the right to appeal the Board's decision within twenty-one days to the Circuit Court.

If you have further questions, please contact us at the address or phone number above.

Sincerely,

Roger Iveson,  
Building Official

C: BBA Board Members



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## **Building Board of Appeals Decision**

03/22/2024

**PORTAGE PROPERTY MGMT CO**

**PORTAGE MI 49002**

**RE: 1406 S WESTNEDGE AVE  
CCN #: 06-21-479-007**

This is notification that a Building Board of Appeals hearing was held on March 21, 2024 regarding the above referenced property. The structure has been determined by the Board to be a "dangerous building," which is defined by 9-326(c) as being: any building or structure which, because of one or more violations of Chapter 9 Building Regulations and /or Chapter 17 Housing code of the City of Kalamazoo code of Ordinances, is unsafe for occupancy or to the general public; or is a visual blight adversely affecting the general welfare of the area.

The City is authorized by the Building Board of Appeals to take any and all legal actions necessary to cause full compliance and eliminate said danger and blight. This includes performing the demolition or repair, either by City personnel or by contracting with a third party; acquisition of the property through eminent domain for repair or demolition; action in a court of law; or other appropriate means to gain compliance. All costs associated with these actions shall be assessed against the property.

*The estimated costs are as follows: Structural and exterior repairs - \$ 115,400 or more; Demolition – \$22,120. A charge of \$1,000 for administrative costs shall also be assessed against the property if direct City abatement becomes necessary.*

In addition to the mailing of this notice, a copy will be posted on the property. **THIS NOTICE MUST NOT BE REMOVED; AND THE BUILDING CANNOT BE OCCUPIED** until the dangerous conditions have been repaired and written permission for occupancy has been issued by the City.

Sincerely,

Roger Iveson, Building Official

# POWERS CHAPMAN

ATTORNEYS AND COUNSELORS  
PROFESSIONAL CORPORATION

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E-mail: [midocs@powerschapman.com](mailto:midocs@powerschapman.com)

May 8, 2024

Carmela Haba  
Code Compliance Inspector III  
The City of Kalamazoo  
Community Planning & Economic Development  
Code Administration  
245 N. Rose St. Suite 100  
Kalamazoo, MI 49007

Roger Iveson  
Building Official  
The City of Kalamazoo  
Community Planning & Economic Development  
Code Administration  
245 N. Rose St. Suite 100  
Kalamazoo, MI 49007

Re: Portage Property Mgmt Co.  
1406 S WESTNEDGE AVE  
CCN #: 06-21-479-007  
Our File: MI-PDX-59A

Dear Ms. Haba and Mr. Iveson:

Please accept this letter on behalf of Portage Property Management Co. ("PPM"), and this letter constitutes a request that you allow PPM more time regarding the above matter.

PPM has already engaged in some improvements to the subject property, such as cleanup and new tarp on the roof. Moreover, the subject property is dry on the inside.

Moreover, PPM is currently working with an architect, structural engineer, and builder to fix the subject property and bring it into code compliance and obtain all necessary permits and satisfy other code requirements.

Please contact Art Dailey of PPM directly at (269) 205-3035 to confirm additional time for PPM to work with its contractors to comply with the City code requirements regarding the subject property.

Sincerely,  
POWERS CHAPMAN, P.C.



Anissa C. Hudy  
Attorney at Law

ACI  
Cc: A. Dailey (PPM)



Office of the City Attorney  
241 W. South Street  
Kalamazoo, MI 49007  
Telephone: (269) 337-8185  
www.kalamazoocity.org

03/14/2024

PORTAGE PROPERTY MGMT CO  
[REDACTED]  
PORTAGE, MI 49002

RE: 06-21-479-007, 1406 S WESTNEDGE AVE

Dear PORTAGE PROPERTY MGMT CO:

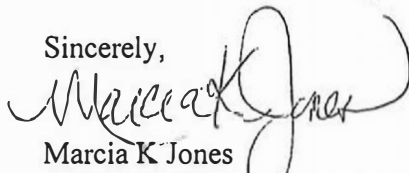
It has come to the attention of our office that property you own at **1406 S WESTNEDGE AVE** is not in compliance with the City of Kalamazoo Housing Code. Correspondence from the Community Planning and Development Department indicates...

This case was opened June 2021 due to a structure fire. This is a commercial space and the building is in disrepair. There are huge holes in the roof, tarps all over roof and boarded windows. Numerous letters have been mailed to the owner, with no direct course of action in bringing the property up to code. A building permit was pulled in 2022 that was eventually cancelled with no response from the property owner. We continue to receive complaints from neighboring properties. We need the owner to pull permits to start the rehab, demolish or sell.

Please be advised, if you fail to communicate with Inspector Carmela Haba by 04/02/2024, the City Attorney's office may begin criminal prosecution for failing to correct the noted violations. Inspections can be scheduled by calling (269) 337-8026 or requested by email at [rentalinspection@kalamazoocity.org](mailto:rentalinspection@kalamazoocity.org). If you have any questions, please contact the housing inspector at [habac@kalamazoocity.org](mailto:habac@kalamazoocity.org). It is imperative that the property is brought into compliance with the Housing Code.

I look forward to your cooperation to avoid further legal action.

Sincerely,

  
Marcia K Jones  
Assistant City Attorney

cc: habac

PORTAGE PROPERTY MGMT CO  
[REDACTED]  
PORTAGE, MI 49002



Community Planning &  
Economic Development Department  
Code Administration  
245 N. Rose St, Suite 100, Kalamazoo, MI 49007  
TX: (269) 337-8026/FAX: (269) 337-8513  
www.kalamazoocity.org

## ATTORNEY REFERRAL – CIVIL INFRACTION TYPE

|   |  |
|---|--|
| <b>DATE PREPARED</b>  | May 07, 2024   |
| <b>CASE NUMBER</b>  | EN21-3123  |
| <b>INSPECTOR</b>  | Carmela Haba<br>hostiguinc@kalamazoocity.org   |
| <b>OFFENSE DATE</b>   | 06/29/2021   |
| <b>PROPERTY ADDRESS</b>   | 1406 S WESTNEDGE AVE<br>County of Kalamazoo, State of Michigan   |
| <b>PROPERTY OWNER(s)<br/>(please include owner's<br/>address if different than<br/>property's address, phone<br/>number)(include any<br/>addresses we are aware of)</b> | PORTAGE PROPERTY MGMT CO<br>[REDACTED]<br>PORTAGE, MI 49002<br>[REDACTED]<br><br>OTHER ADDRESS LISTED:<br>[REDACTED]<br>SCHOOLCRAFT, MI 49087  |
| <b>IF CORPORATION<br/>OWNERSHIP, HEAD OF<br/>CORPORATION</b>  | Ross Arthur Dailey   |
| <b>OWNER BIRTHDATE (if<br/>owner is corporation put<br/>head of corporations<br/>birthdate)(may need to check<br/>LARA, State of MI)</b>                                | [REDACTED]   |
| <b>NATURE OF<br/>VIOLATION/CODE<br/>SECTIONS</b>  | 21-37 (1) A Tier 1 VBS property is a vacant structure with uncorrected exterior and interior violations. Monthly monitoring is required. If violations remain unresolved after 24 months, legal action will be pursued. 17-8B: Condemnation. No person shall occupy/be present in condemned dwelling, dwelling unit, or premises thereof if condemned or constitutes a nuisance. 9-3: No person shall permit any building to be boarded in the city for a period of longer than 6 months. Such period of 6 months may be extended by the Building Official upon filing, by the owner or other person(s) responsible for the premises, of applications for required permits to comply with the ordinances of the city, along with a letter of intent describing what repairs are to be made and when. |

**BACKGROUND INFORMATION**

Case was opened in June of 2021 due to a fire that occurred. Structure remains condemned and a blight. No progress has been made. There were two building permits pulled, however, they were cancelled due to not enough information provided and no communication from owner to move forward. We continue to receive complaints from neighboring properties, hole in roof, tarps on roof, boarded windows, property is used as a dumping ground for trash.

**PHOTOS**



**COMPLIANCE ORDER REQUESTS**

Building to be put back into compliance within 90 days or sell.

|                                       |  |
|---------------------------------------|--|
| <b>SIGNATURE OF HOUSING INSPECTOR</b> | SIGNATURE: <u>Lead Hunt</u><br>BILLING DATE: <u>5/8/24</u> |
| <b>SUPERVISOR REVIEW</b>              | DATE: <u>5/8/24</u> INITIAL: <u>JTM</u>                    |
| <b>ATTORNEY REVIEW</b>                | ATTORNEY SIGNATURE:<br>DATE:                               |

|   |  |  |
|---|--|--|
| <b>STATE OF MICHIGAN</b><br><b>8TH JUDICIAL DISTRICT</b><br><b>KALAMAZOO COUNTY</b> | <b>JUDGMENT</b><br><b>Civil Infraction</b> | <b>Case No:</b> [REDACTED] <b>ON</b><br><b>X-Ref:</b> [REDACTED]<br><b>Mag:</b> HOLSOMBACK M |
|---|--|--|

Court Address **330 ELEANOR STREET** Court Telephone no. **(269) 384-8171**  
**KALAMAZOO, MI 49007**

**Plaintiff**

The  State  Township  City  Village  
of CITY OF KALAMAZOO

**V**

**Defendant name, address, and telephone no.**

**PORTAG** **MANAGMENT CO/**  
[REDACTED] A [REDACTED] 49002

Statute  Ordinance **Infraction: HOUSING CODE** **Infraction date: 5/21/2024**

**DEFAULT ENTRY**

**I certify that:**

1. The defendant has not made a scheduled appearance nor answered the citation within the time allowed by statute.
2. The defendant is not in the military service or is in the military service but received notice and adequate time and opportunity to appear and defend.
3. The default of the defendant is entered.

\_\_\_\_\_  
Clerk/Deputy clerk/Magistrate signature Date

**JUDGMENT**

**THE COURT FINDS:**

1. The defendant is responsible and admitted responsibility  
 by mail  in person/by representation.
2. The defendant is in default. The citation/complaint is sufficient to make a determination of responsibility.
3. After hearing, the defendant  is  is not responsible as amended: \_\_\_\_\_
4. The plaintiff failed to appear.
5. The plaintiff moved to dismiss the case.

**IT IS ORDERED:** Note: For a defendant on active military duty, default judgment shall not be entered, except as provided by the Servicemembers Civil Relief Act.

6. The defendant must pay the balance due by returning a copy of this judgment with payment.

|                           |                  |
|---------------------------|------------------|
| <b>Amount of judgment</b> |                  |
| Fine and                  | \$ <u>WAIVED</u> |
| Costs                     | \$ _____         |
| State costs               | \$ _____         |
|                           | \$ _____         |
| <b>Total</b>              | \$ _____         |
| Bond forfeited            | \$ _____         |
| <b>Balance due</b>        | \$ <u>0.00</u>   |

Date owed: \_\_\_\_\_

7. Other: **PAYMENT IS DUE WITHIN 7 DAYS FROM THE DATE OF THIS JUDGMENT UNLESS OTHERWISE ORDERED BY THE COURT**
8. The case is dismissed.

  
Magistrate **MARK A. HOLSOMBACK** Date 07/12/2024

**NOTICE TO THE DEFENDANT:** Fine, costs, and fees not paid within 56 days of the date owed are subject to a 20% late penalty on the amount owed. If you are not able to pay due to financial hardship, contact the court immediately to request a payment alternative.

If this judgment is the result of an informal hearing, you may appeal the decision within 7 days of the judgment date (form CIA 05). If this judgment is a result of a formal hearing, you may appeal the decision within 21 days

of the judgment date (form MC 55). If this judgment is based on an admission of responsibility, you may file a written request to withdraw your admission within 14 days of the admission (form CIA 05). If this judgment is the result of a default, you may be able to have the default set aside by filing a motion (form CIA 04) within 14 days of the date the judgment was served. A bond equal to the amount of the judgment is required in all instances.

The Note: certificate does not need to be completed if the document is served through MIFile.

**CERTIFICATE OF SERVICE**

I certify that on this date

- I have personally served a copy of this judgment on the defendant.
- I have served a copy of this judgment on the defendant by first-class mail addressed to his/her last-known address as defined by MCR 2.107(C) (3).

I declare under the penalties of perjury that this certificate of service has been examined by me and that its contents are true to the best of my information, knowledge, and belief.

D. Roberts

07/12/24

Clerk/Deputy clerk/Magistrate signature  
Revision 3

Date

STATE OF MICHIGAN  
IN THE 8<sup>th</sup> DISTRICT COURT FOR THE COUNTY OF KALAMAZOO

CITY OF KALAMAZOO,

Plaintiff,

FILE NO. [REDACTED]

Portage Property Management Co.

Hon. Mark A. Holsomback  
Magistrate

Defendant.

---

Office of the City Attorney  
Aaron Leal (58655), City Attorney  
Marcia K. Jones (P44396), Assistant City Attorney  
241 W. South St.  
Kalamazoo, MI 49007  
(269) 337-8185

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**FILED**  
JUN 04 2024  
8TH DISTRICT COURT

**COMPLIANCE ORDER**

At a session of said court held on the 12<sup>th</sup> day of  
July 2024, in the 8th Judicial District Court,  
City of Kalamazoo, Michigan.

Present: Hon. Mark A. Holsomback

This matter is before the court following a determination and entry of Judgment that Defendant was found responsible for a civil infraction violation pursuant to Chapter 21 of the Kalamazoo City Code, Section 30, at property located at 1406 S. Westnedge in the City of Kalamazoo, County of Kalamazoo, State of Michigan

Therefore:

**IT IS ORDERED** that:

1. Defendant shall correct all violations contained in the Enforcement Letter dated 12/11/2023 (herein attached).

2. Defendant must obtain all necessary permits and correct all violations and conclude a city inspection within 90 days of the date of this Order,
3. If Defendant fails to meet the approved deadline, for each day beyond the set deadline above, Defendant shall pay the City \$50.
4. The City is entitled to place a lien on the Property for the unpaid fines and costs the Defendant owes the City in the same manner as the City collects delinquent taxes.

*Mark A. Holsomback*

---

Hon. Mark A. Holsomback, Magistrate

Prepared by:  
Marcia K. Jones  
Assistant City Attorney  
241 W. South St.  
Kalamazoo, MI 49007  
(269)337-8185



|  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> C.I.<br><input type="checkbox"/> MIS.<br><input type="checkbox"/> JUV.  | <b>State of Michigan<br/>Uniform Law Citation</b> | Ticket No. <b>6 M 0153</b>   | <input type="checkbox"/> Victim Involved |
| The People of: <input type="checkbox"/> the State of Michigan<br><input type="checkbox"/> Township <input type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> County  |   | Incident No.   | Dept. No.                                |
| OF: <b>KALAMAZOO</b>   |   | Local Use/Arrest No.   | Offense Code                             |
| THE UNDERSIGNED SAYS THAT ON: <b>02 17 2004</b>  |   | At approximately <input type="checkbox"/> A.M. <input type="checkbox"/> P.M. | Date of Birth                            |
| State <input type="checkbox"/> Oper./Chauff. <input type="checkbox"/> CDL  |   | Driver License Number  | SSN (last 4 digits)                      |
| Race   | Sex   | Height   | Weight                                   |
|  |   | Hair   | Eyes                                     |
| Occupation/Employer  |   |  |  |
| Name (First, Middle, Last)   |   |  |  |
| Street   |   |  |  |
| City   |   | State  | Zip Code                                 |
| Vehicle Plate No.  |   | Year   | State                                    |
| Vehicle Description (Year, Make, Color)  |   | Veh. Type  |  |
| THE PERSON NAMED ABOVE, in violation of § <b>CHAPTER 21</b>  |   |  |  |
| <input type="checkbox"/> Local Ordinance <input type="checkbox"/> State Law <input type="checkbox"/> Administrative Rule   |   |  |  |
| UPON <b>1104 Westridge Ave</b>   |   |  |  |
| AT OR NEAR   |   |  |  |
| WITHIN <input type="checkbox"/> CITY <input type="checkbox"/> VILLAGE <input type="checkbox"/> TOWNSHIP OF <b>KALAMAZOO</b>  |   |  |  |
| COUNTY OF <b>KALAMAZOO</b>   |   |  |  |
| <input type="checkbox"/> Nuisance Ordinance  |   | <input type="checkbox"/> Building Code                                       |  |
| <input type="checkbox"/> Licenses Ordinance  |   | <input type="checkbox"/> Plumbing Code                                       |  |
| <input type="checkbox"/> Zoning Ordinance  |   | <input type="checkbox"/> Electrical Code                                     |  |
| <input type="checkbox"/> Sign, Lighting & Display Ordinance  |   | <input type="checkbox"/> Mechanical Code                                     |  |
| <input type="checkbox"/> Animal & Fowl Ordinance   |   | <input type="checkbox"/> Defective Equipment                                 |  |
| <input type="checkbox"/> Other   |   | <input type="checkbox"/> No Operator's License in Possession                 |  |
| DID THE FOLLOWING  |   |  |  |
| <input type="checkbox"/> Speeding <u>      </u> MPH in a <u>      </u> MPH Zone (formerly <u>      </u> MPH Zone)  |   |  |  |
| <input type="checkbox"/> Disobey Traffic Signal  |   |  |  |
| <input type="checkbox"/> Disobey Stop Sign   |   |  |  |
| Describe/Remarks: <b>Local offense</b><br><b>Repair out of town and returning violation</b>  |   |  |  |
| CHECK IF APPROPRIATE <input type="checkbox"/> Damage to Property   |   | <input type="checkbox"/> Local Court Bond \$                                 |  |
| <input type="checkbox"/> Vehicle Impounded   |   | <input type="checkbox"/> License Posted in Lieu of Bond                      |  |
| <input type="checkbox"/> Traffic Crash   |   | <input type="checkbox"/> Appearance Certificate                              |  |
| <input type="checkbox"/> Injury  |   | <input type="checkbox"/> None  |  |
| <input type="checkbox"/> Death   |   |  |  |
| Person in Active Military Service <input type="checkbox"/> Yes <input type="checkbox"/> No   |   |  |  |
| SEE DATE BELOW SEE BACK OF CITATION FOR EXPLANATION AND INSTRUCTIONS   |   |  |  |
| Appearance Date on or before <b>04/19/04</b>   |   |  |  |
| Hearing Date (if applicable) on <input type="checkbox"/> Contact Court   |   |  |  |
| <input type="checkbox"/> Juvenile Traffic Misd (Court will Notify) <input type="checkbox"/> Formal Hearing Required. (Court will Notify)   |   |  |  |
| In the <b>8th</b> DISTRICT Court of <b>MICHIGAN</b>  |   |  |  |
| Court Address & Phone Number <b>159 E. CROSSTOWN PKWY., KALAMAZOO, MI 49001</b><br><b>(269) 384-8171</b>   |   |  |  |
| <input type="checkbox"/> I personally served a copy of the complaint upon the defendant.   |   |  |  |
| <input type="checkbox"/> I served a copy of the complaint upon the owner/occupant by posting and by sending a copy to the owner by first class mail at the last known address.   |   |  |  |
| I declare under the penalties of perjury that the statements above are true to the best of my information, knowledge, and belief.  |   |  |  |
| Complainant's Signature and receipt if applicable  |   | Month  | Day                                      |
|  |   | <b>05</b>  | <b>21</b>                                |
| Officer's Name (printed)   |   | Officer's ID No.   |  |
| <b>Stephena Hagan</b>  |   |  |  |
| Agency ORI   | Agency Name                                       |  |  |
| <b>MI-35</b>   | <b>KALAMAZOO DEPT. COMM. PLAN. &amp; DEV.</b>     |  |  |
| <input type="checkbox"/> Violation for Which Court May Waive Fines/Costs: Correct the violation. Present the citation to any law enforcement officer to certify the correction. Mail or bring the citation to the court clerk at the address shown above before your appearance or hearing date. |   |  |  |
| OFFICER CERTIFICATION I certify that the violation described above has been corrected.   |   |  |  |
| Officer's Signature  |   | Officer's ID No.   | Date                                     |
|  |   |  |  |
| Agency ORI   | Agency Name                                       |  |  |
| <b>35</b>  | <b>KALAMAZOO DEPT. COMM. PLAN. &amp; DEV.</b>     |  |  |

A/C-01b  
(rev 8/05)

POLICE/ENFORCEMENT AGENCY/PROSECUTOR COPY



# Historic District Commission Staff Report

City of Kalamazoo

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**TO:** The Kalamazoo Historic District Commission  
**FROM:** Luis Pena, Historic Preservation Coordinator  
**DATE:** September 16, 2025  
**SUBJECT:** Coordinator's Report

## **PROPOSED WORK:**

## **EVALUATION:**

### Project Details

### Applicable Criteria

#### **Secretary of the Interior's Standards for Rehabilitation**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of

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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.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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.

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.

### 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].**



# Historic District Commission Staff Report

City of Kalamazoo

**TO:** The Kalamazoo Historic District Commission  
**FROM:** Luis Pena, Historic Preservation Coordinator  
**DATE:** 16 September 2025  
**SUBJECT:** Historic Preservation Coordinator's Report

## Historic District Reviews

| Review Type    | Cost | Number of Reviews | Totals |
|----------------|------|-------------------|--------|
| Administrative | \$35 | 59                | \$2065 |
| Hearing        | \$85 | 12                | \$1020 |
|                |      | 71                | \$3085 |

### Administrative Reviews:

- 903 W Lovell – Porch repair
- 726 Wheaton- Roof
- 525 Stuart – Roof**
- 519 Stuart - Roof**
- 521 Stuart - Roof**
- 730 Wheaton - Roof**
- 417 Locust - Roof**
- 632 Locust – Sign Reface**
- 126 W Vine – Porch Repairs**
- 719 W Walnut - Roof**
- 802 Wheaton - Roof**

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