

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, September 16th, 2025

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:05 PM

II. Roll Call & Approval of Absences:

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

All commissioners were present

Mr. Pena read the disclaimer on record at 5:06 PM.

III. Approval of Agenda:

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

IV. Approval of Minutes: June 17th, 2025

Motion made to approve by Ms. Boertman with a 2nd by Mr. Johnson

V. Public Comment on non-agenda items: None

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 1411 Grand	5:08 PM	Alteration- Replacement of non-historic window
Year Built: 1910		Style: Queen Anne
		Historic District: West Main Hill

Mr. Salinas is looking to replace a window in the kitchen that is very drafty in the window. The window would be a like-for-like replacement and would look the same and operate the same with no grid. The window is not an original window and only the lower window is the one in question. Mr. Johnson makes

motion to approve a Certificate of Appropriateness for the work as described in the application, the proposed work complies with the Secretary of the Interior standards 2, 6, 9 and 10 with a second by Ms. Underwood. All commissioners approve.

B) 1006 Osborne 5:12 PM Alteration- Replacement of non-historic window
Year Built: 1905
Style: Mission
Historic District: South Street-Vine Area

Mr. Nitz is fixing up the home to sell. Mr. Nitz wants to replace a damaged and rotted window with a Pella Reserve double hung wood window. The window is not original to the home. They will be reusing the oak trim on the inside of the home. 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 by Ms. Boertman. All commissioners approve.

C) 1406 S Westnedge 5:15 PM Demolition
Year Built: 1905
Style: Queen Anne
Historic District: South Street-Vine Area

Mr. Roger and Ms. Haba were representing the City of Kalamazoo regarding the property. The house had a fire back in 2021 and has switched owners since then. The new owners have been sent correction notices and citations as well as civil infractions. The corrections have not been made, and the property was brought in front of the Building Board of Appeals and was ruled to be a dangerous structure in March of 2024. The owner has submitted a building permit application but has not submitted engineering documents showing how he is going to correct the structural damage. The current application has been on hold for 6 months already. The commission has received other applications to demolish the property, and it has been denied in the past. The city has received multiple complaints from the community about the structure and Mr. Iveson is in support of the Building Board of Appeals' decision to have the property torn down. Mr. Pena did go into the building one year after the fire and the structure was full of mold at the time. The city has made many good faith efforts to get documents that are needed. The City does have a fire escrow fund that has been kept and may or may not be enough to demo the property but will be put towards the total. The commissioners were curious about what happens to the lot after the building was torn down. Ms. Haba does point out that he is being charged a fine per day and will total of \$1,500 a month from this point on. The home has been in this condition for many years. Ms. Breisach states that the property has been brought to the commission many times and a plan was approved but was curious if a structural analysis was carried out on the property at some point over the years. The plans were not approved by the building department as the height of the roof changed from the Historic Approval to the project review meeting from 4 ft to 12 ft. Ms. Underwood would like to commend the City with the patience they have shown with this property and is convinced that the property is a dangerous building. Mr. Johnson makes a motion to approve a notice to proceed based on criteria A and D with a second from Ms. Boertman. All commissioners approve.

VII. Coordinator's Report

- Mostly roof approvals

VIII. Adjournment

Ms. Kastner adjourned the meeting at 5:40 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date