

# Agenda Historic District Commission

City of Kalamazoo



Tuesday, March 17, 2026

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

**D. Action Items**

1. Appointment of Nelson Nave to the Historic District Commission
2. Annual Report Reviews

**E. PUBLIC COMMENTS**

**F. APPLICATION REVIEWS**

**G. COORDINATOR'S REPORT**

**H. 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.

**Minutes**  
**Historic Preservation Commission**  
 City of Kalamazoo



**Wednesday, January 14<sup>th</sup>, 2026**

**6:00 PM**

**City Commission Chambers at City Hall – 241 West South Street**

**A. CALL TO ORDER/ROLL CALL**

Called to order 6:02

Akina moved to approve

Morton 2<sup>nd</sup>

**B. ADOPTION OF FORMAL AGENDA**

Akina moved to approve

Morton 2<sup>nd</sup>

**C. APPROVAL OF MINUTES**

Edison there was a typo of a couple of T's in words not sure where it is I will look again. Hibbard E 3 second line says make out and should be make our. Also in E 2 last line work should be word. F 2 says Vail to approve I think it should be Vail moved to approve and says 2023 O'Connor fund work plan obviously should be 2026. Edison seems to be a lot of text in this meeting. A lot of stuff went down last month but overall seemed like it was pretty well transcribed. Congrats. Morton my only thing to add is yes we have a great transcription going on thank you for all that your doing for the committee.

Vail moved to approve minutes as amended

Harris 2<sup>nd</sup>

**D. PUBLIC COMMENTS**

Pam just wanted to let everyone that the Michigan Historic Preservation annual conference is taking place May 7<sup>th</sup> through the 9<sup>th</sup> in Gross Point Shores at the Edsil and Eleanor Ford Community Center or visitors center. Luis and I, along with our advisor from Kalamazoo Community Foundation, are going to be giving a session on the creation of the O'Connor fund. I hope you can all make it. If you are not already a member of the MHPN, you should be. You would be having this information delivered right to your email address.

**E. REPORTS**

1. Financial Report  
Pena read report

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2. Preservation Month Report

Harris, as the report describes, we met as a subcommittee and sort of accomplished both of our A and B goal 1. The update for that is in blue. We plan on in the next few months sharing the rubric that we will use as a commission to judge the nominations that are submitted. Goal 1 is really focused on preparing for the award to live. Thinking about marketing this year as well. We will also be talking to the commission to talk to people and encourage them to come to celebrate with us in May at the awards. Hibbard any response from the City side from the marketing perspective? Pena let me look yes we sent over the email to set up the meeting. We will get it set up to meet.

3. Historic Tours Update

Paduk, I have the historic tours work plan working document with our meeting notes that we put together some of our ideas from our January 8<sup>th</sup> meeting. Focusing on goal 1, that is talking about the different areas of the tour. We pushed the due date back for goal 1, both A and B to our meeting in February for more time for research and finalize some things so we can bring them to the commission. Any input or ideas please send our way. We are leaning more towards electronic that will be easier and can always turn into something physical later down the line. We are planning on having the tours be a revenue source for the O'Connor fund. Hibbard, you said Cleo doesn't allow for payment is that right? I am currently not aware if it does or not we are trying to figure that out. Dusti sent one out that we could possibly use that has some options there for a revenue source or being able to pay to access the tour. Pena what software do you want to use? Paduk cleo I am personally more experienced with.

4. O'Connor Fund Update

Pam, Patrick you and I talked briefly after the meeting last month and I went back and looked at that policy. Its going to need some work after we affect the fund split. We cant do anything until we have fund split. I have some other news tonight regarding the O'Connor fund I want to share with you all Terry and I had lunch with some long time friends and supporters of the O'Connor fund they have been making annual gifts since we founded it in 2000. They have added the O'Connor fund to their estate plan. They would like us to use the gift sooner. He said after consulting with your friends at the Kalamazoo Community Foundation we have decided to make a \$100,000 gift to the fund for 2 years. The fund today is worth just a little bit under \$700,000. This will bump it up it todays dollars up to almost 15% in value. Pena thank you to the folks that have made that donation.

5. Cemetery Committee Update

Dusti, I defined some goals for us. Introduction to Kalamazoo Cemeteries. We want to focus on Mountain Home, Riverside and South Westnedge Park. These three have some really unique things

that the average person might not know or understand what they are looking at. That will be the focus of the two publications. Next months goal is to determine the medium for the goal. My goal is to have a pamphlet that you can put in your pocket and walk around with it. My budget that I am asking for is \$500.00. That is for the pamphlet not the booklet. I did have an ancillary budgetary concern which I would like to discuss the idea of offering some financial support from the HPC to the Friends of Kalamazoo's Historic Cemeteries for taking on the community outreach portion of cemetery preservation. We have talked about outside of meetings \$5000.00 as a gift to Garys group. Pena, where this would get slotted into now probably underneath the gifts excuse me mini grants. Which would require the FFOKHC Gary group that would require them to come before us to request the funds. Morton, in writing or a meeting? Pena both in writing and a meeting. There is a procedure on the website as well.

6. Community Engagement Report

Edison, have not met in a few months I have talked to Nora about this I think we are ready to mail out letters. We have accomplished 3 out of 6 goals. C looked like a hard goal to accomplish but we are doing that through mailing letters. F was passed on to future subcommittees. Passed on to the O'Connor fund. Time frame 2 months for letters similar to what Pam runs for her mailing parties we could have over at our house at some point. Pena, if you guys want to do it that way I will never discourage you to have a party with obviously less members in attendance than constitutes a quorum. Edison so if everyone comes we cant do it. Pena, that could potentially constitute a violation of the open meetings act. They will need to be mailed in our envelopes and I will need to know how many envelopes to your house.

7. 106 Reviews 2025

Pena presented

**F. DISCUSSION/ACTION ITEM**

1. Kalamazoo State Hospital Water Tower Report by Sharon Ferraro  
Pena, Sharon has been keeping an eye this and we have discovered this is not an open and shut case. First off property ownership Sharon has outlined the outlined the maze we are trying to go through. It is complicated the land is separate ownership from the actual property of the structure. That is my first and foremost concern. Setting up some time with folks from the state to see what we

should do about that is a separate concern. We need to get appropriate permissions before we take folks up this water tower. We will talk to the folks at Shipo to figure out what's going on. It may take some time. Sharon has spoke to Tom Neil with Neil Civic Engineering and Blair Bates he is a mason. They have agreed to look at the water tower. There are terracotta tiles falling off they are extremely high up and don't want anyone to get hurt. Tom and Blair have agreed to go up to do a report for a full days work for us for \$2500.00. Pena, the owner ship needs to be established before we can send anyone up. Pam, I also had a conversation with Sharon and concurred with exactly what is said until we know who owns it for our mini grant policy if it were to become a candidate for that the ownership chain is important. We have specified in our grant program that properties may not be owned nonprofit organizations whose major budget is supplied by taxpayers dollars that can take care of their own buildings. Sharon, my husband works there noticed the pieces were falling off in July. In 2007 the 2 people that were primarily responsible for the condition assessments Blair Bates and Tom Neil. With the help of Luis took to the state historic preservation office explained what was happening they asked who owns it the answer I got about 5 months later was we don't know. We need to get a condition assessment done soon that the preservation commission consider giving us \$2500.00 out of O'Connor fund to be able to pay for this condition assessment. This tower is not going to come down they have said it is good for a century but we need to do repairs. The State Preservation office says their questimate is over a million dollars to repair. I want to know more about that and have not heard back. I want to see if this is a possibility and if the commission would consider paying for this assessment. Edison the kindergartners that raised pennies what year was that? Sharon 1976 it was a project they got a little funding from Bicentennial Commission, but a lot came from usual donors in Kalamazoo. Hibbard does the quote involve insurance for going up there? Sharon the land all around it is owned by the state it is controlled by WMU except the tower itself. The liability is already there. They let people go up there all the time to make repairs or go to the top of the roof of the main building. Liability is not something that you as a commission would not have to worry about. The people going up are professionals and carry their own liability insurance. Vail I do think this is a good thing for the O'Connor fund to support but I have concerns if we are exposing the O'Connor fund to the liability. That maybe a question for the city attorney. Pena I will draft something and I will get the appropriate party. Pam we don't own the fund the Community Foundation owns the fund that's where the liability would rest if they were to give us money to fund the project. So we need to know who owns it and what the clear chair of ownership is.

#### **G. COORDINATOR'S REPORT**

Pena presented

#### **H. COMMISSIONER COMMENTS**

Edison last meeting about the word endorsement you said you were going to check with the city on that did you find any more about that? Pena I have not I will follow up. The board wanted to know specifically how the KHPC can help with the garden bed project I will get with her.

Hibbard how about the online minutes? Pena when I meet with the communications team I will ask them what it looks like to put them on. I have found all of them, Sharon was

kind enough to put them together. They go back to 2012 I think digitally I don't know before that. When Nora and I met with them I will ask them what it looks like to put them up.

**I. ADJOURNMENT**

Hibbard moved to adjourn at 7:14 pm.

The mission of the Kalamazoo Historic Preservation Commission is to educate the public and city leaders on the value of preserving the City's historic resources and to advise the City Commission accordingly. Questions and comments regarding this agenda should be directed to the Historic Preservation Coordinator at 337-8804.

Comments under the "Public Comments" section of the agenda are limited to four minutes per speaker. During agenda items, comments from members of the public are also limited to four minutes each, unless the speaker is invited to join in the discussion by the Commission.



# Historic Preservation Commission Staff Report

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City of Kalamazoo

**TO:** The Kalamazoo Historic District Commission

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

**DATE:** March 17, 2026

**SUBJECT:** Appointment of Nelson Nave

## **SUMMARY:**

An action to appoint Nelson Nave to the Historic District Commission

## **BACKGROUND:**

Historic District Commission terms last 3 years. Nelson Nave is highly qualified to serve as a HDC commissioner, as he is a licensed architect who has ample experience working with historic buildings.

## **RECOMMENDATION:**

Staff recommends the appointment of Nave.



# Board, Commission, or Committee Application



Submitted on 16 February 2026, 9:57AM  
Receipt number 417  
Related form version 21

## Applicant Information

Full Name Nelson B Nave

Home Address [REDACTED] Kalamazoo, MI 49007, USA [Map](#)  
(42.289969, -85.5917267)

Are you a City of Kalamazoo resident? Yes

Phone Number [REDACTED]

Email Address [REDACTED]

Occupation Architect

Employer Self

Employer Address 100 N Edwards St, Kalamazoo, MI 49007, USA [Map](#)  
(42.292814, -85.5804778)

Employer Phone Number 269 2073063

## Board or Commission

Which Board or Commission are you applying for? Historic District Commission (HDC)

What experience, education, community activities, etc. do you think should be considered for your appointment to this board or commission? Historic Architect

Are there any reasons you may have a conflict of interest if you were appointed to this board or commission? If so, please explain. If I was working on a project that came up for approvals I would abstain from the discussion and the voting. In the past I have given and offered free advise while on the Commission.

Are you currently serving as an appointee to any other City of Kalamazoo board or commission? If so, which one(s)? None

## References

Reference 1 Full Name Brian Lewis

Reference 1 Address [REDACTED] Kalamazoo, MI 49007, USA No coordinates found

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Reference 1 Phone Number

[REDACTED]

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Reference 2 Full Name

Jack Abate

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Reference 2 Address

[REDACTED], Kalamazoo, MI 49001, USA [Map](#)  
(42.28142709999999, -85.57158190000001)

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Reference 2 Phone Number

[REDACTED]

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## Supporting Documents

[8 resume copy.doc](#)

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## Optional Demographic Information

---

Gender

Male

---

Race

White

---

Ethnicity

Non-Hispanic or Latinx

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Year of Birth

1948

---

Household Income

51% to 80% median family income

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Disability Status

No disability

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Employment

Self-employed

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Education

Post-graduate degree

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Where do you live?

Downtown

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How did you learn about this opportunity to serve on a board or commission?

Internet, City of Kalamazoo, Historic District

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## Submit

Applicant Signature



[Link to signature](#)

## **Nelson Breech Nave, AIA, Architect**

Located in the offices of “The Kalamazoo Group”, 100 N. Edwards, Kalamazoo Michigan, 49007, [REDACTED]

- TITLE:** Architect & Owner of the sole proprietor firm since 1988.
- TASKS:** Architectural design consulting, interiors, urban design, architectural design, planning, programming, schematics, flow diagrams, site utilization studies, design development, construction observation & administration, reports and presentations, and project management....Antiques: buy and sell, Antique Mall owner.
- RESUME:** Registered Architect:  
State of Michigan – 1988.... State of Indiana - 1974.  
Education:  
Bachelors of Architecture, Ball State University, College of Architecture and Planning - 1971.  
Previous Experience:  
Kingscott Associates, Kalamazoo, MI., as Project Design Architect and Associate 1978 - 1988 designing schools, hospitals, churches, and offices.  
Four Architectural firms in Indianapolis learning all forms of commercial and institutional architecture 1970 - 1978.
- AWARDS:** 2022; Gold Award: given by AIA Southwest Michigan, for service to the AIA and the Community.  
2008: Merit Design Award for the 401 E.. Michigan Ave. Building.  
2008: Award of Merit: from the Kalamazoo Historic Preservation Commission for continuing contribution to Historic Kalamazoo.  
1997: The Hastings Award: given by the American Institute of Architects/Michigan, for service to the profession and the community.
- PROJECTS:** Former and Current Projects Include:  
A new Elevator in the Henderson Castle, Kalamazoo 2022-23.  
A new Carriage Barn at the Drake Farm, Oshtemo Township, MI 2018.  
Remodel a church into 3 Apartments and 1 Office, Kalamazoo MI 2017  
Addition to and remodeling of the Grange Hall, Oshtemo Township MI, 2016 & 2017.  
Drake Farm Master Plan & new Barn, Oshtemo Township MI 2017, 2018.  
A new, Big Apple Bagel Restaurant Building and Site, Kalamazoo, 2016.  
Bell House, Kalamazoo, remodel and addition , 1932 French, addition is Moderne’, 2015.  
Two Doctors’ House. 1928 English Tudor, Ann Arbor, addition & remodel, 2015.  
Bell’s Beer Inc, Tavern Remodeling into a new Dining room for 140 seats, a new Commercial Kitchen, and employee quarters 2014-15.  
Ladies Library, Downtown, Kalamazoo, MI., an addition & remodeling, 2011 - 2013.  
Carnegie Library, Cassopolis , MI., a study to renovate the entire building.  
401-409 E. Michigan Ave., historic renovation & addition, owner Jon Stryker w/ Depot Landmarks LLC, Kalamazoo MI., Food Dance Café restaurant.  
Bell’s Tavern: Additions, Remodelings, & Master Plan, Downtown, Kalamazoo, MI. 1995-2015, recently a new Music Venue Tavern & Restaurant, 2015.  
The Kalamazoo Islamic Center, many remodelings and 2 additions, Kalamazoo MI.

## 2. PROJECTS:

The Bell's Beer Inc., first new Industrial production facility & brewery, Phase I, Comstock Industrial Park, Galesburg, MI.

Memories: a historic remodeling of a building into a Bridal Shop, Kalamazoo MI

Kellogg, WK Estate, Restore, Remodel, and Additions, Gull Lake, MI.

The Kellogg Summer Mansion, and the Carriage House Complex into a Conference Center; Kellogg Foundation & Michigan State Univ.

Kellogg, WK Estate, Feasibility Study for Restoration, Gull Lake, MI.

A study for Van Buren County Michigan, new court & multi-use facility, 2011.

Studies for the Henderson Castle, Kalamazoo, 2015-17.

Restoration of the Okun Bros. building on Michigan Ave., Kalamazoo, MI.

Mt. Zion Baptist Church, Kalamazoo, MI., two additions and design, Architect with Kingscott Assoc. on the original church in 1979, & continuous Remodeling work for the clients, through 2011.

Kalamazoo Nature Center Renovations and Addition, Kalamazoo, MI. & a 2nd Addition and Remodeling to the Kalamazoo Nature Center

The Detroit Science Center, Exhibit Design Team, Detroit, MI.

6 Apartments (above) in the Bimbos Pizza building, 2012-2015, Kalamazoo, MI.

Arcus Foundation, 2009, Kalamazoo, MI, various studies (window rehab, site fencing, bollards for security).

Rickman House Renovations, 1981 (w/ Kingscott Assoc.) & 1994 Kalamazoo, MI.

Borgess Hospital 1984-88 Renovations, Kalamazoo, MI.

Borgess Hospital: Owners' Representative to Construction Projects & Renovations, 5 yrs. & Architect for small projects 1988-1993.

Design of the Kraft Brau Micro Brewery & remodeling into the new Old Dog Tavern, Downtown, Kalamazoo, MI.

Visiting Nurses Assoc. Offices, Restoration, 1995, Kalamazoo, MI.

MacKenzies Bakery Renovation, Portage, MI.

MacKenzies New Bread Bakery & a new Pastry & Cake Bakery, Downtown, Kalamazoo, MI., 2 new buildings with Historic Flair.

Many Historic Renovations of Facades of buildings, DDA, Downtown, Kalamazoo, MI.: Rustic restaurant, Coney Island, Byce & Associates, M & T, Gerber's, National Storage, The "Bicycle Shop", The Grand Trunk Station, Schippers Appliance Complex, The Edwards Block, Bell's, Bimbo's Pizza/Club Soda Building, & Piranha Alley, Memories Bridal Wear, the Green Top Tavern façade, a new Irish Pub façade on the Mall, & the Green Top Tavern.

Bryant Printing & Nord Jewelers storefront, Kalamazoo, MI.

Gazelle Sports Addition & Renovation Studies, Kalamazoo, MI.

The Historic Edwards House, 610 W. South Street, Kalamazoo, MI., 1999-2017.

The New York Collection Building Renovation into a mixed use facility, Kalamazoo, MI. "Bistro Rio", a Restaurant & Home (Historic building) on the St. Jo River, Mendon, MI.

The Water Street Storage Building exterior, Kalamazoo, MI.

Addition to the Water Street Coffee Joint, Downtown Kalamazoo MI.

The Helen Coover Center, Senior Services, Design & Remodeling, Kalamazoo MI.

Tom Huff, Attorney; Apartments & a Shop. Kalamazoo, MI.

Phil Dietrich, Attorney; New Offices on Kings Highway, Kalamazoo, MI.

The Youth Building Rehab, Battle Creek, MI.

The Gift Shop & Furniture, Battle Creek MI. Health System.

A new Downtown Gift Shop for the Kalamazoo Nature Center.

McPherson's Store; New Store Building. North Westnedge Ave, Kalamazoo, MI.

The Historic Prichard House Remodeling & Addition, Allegan, MI.

Owner: The Edwards House, 1851 Italianate, in the South Street Historic District.

Arcadia Creek Development; Urban Design Consultant, Kalamazoo, MI.

Historic Vicksburg Community Center Restoration, Vicksburg, MI.

Main Street East Historical Renovation/Office and Retail Complex, Designer, Kalamazoo, MI. with Kingscott Assoc.

"Coney Island" Building; Apartments & Storefronts, Kalamazoo, MI.

### 3. PROJECTS:

Team member in many Urban Planning Charrettes: Benton Harbor, Plainwell, Three Rivers, Albion MI, West Main Hilltop Shops, & Vine Neighborhood, Kalamazoo MI.  
Borgess Medical Center Renovation, Kalamazoo, MI. (various projects)  
Kalamazoo County Animal Control Multi-Use Facility, Kalamazoo, MI., designer.  
Parchment Middle School, Parchment, MI. = Design Architect.  
2 Elementary Schools, Rochester, MI, Design Architect, with Kingscott Assoc.  
Life Action Ranch, Church Camp Master Plan. Buchanan, MI, designer, with Kingscott Assoc.  
Vine Neighborhood Master Plan, Kalamazoo, MI.  
Rose Street Market Building Offices, Kalamazoo, MI.  
West Main Hilltop Shops Planning Study, Kalamazoo, MI.  
Many Residential Designs (new, historic, additions, & remodels).  
The Additions of many elevators to buildings to achieve B-free Access:  
DRC Building and the Crosstown Office Building. Kalamazoo.

### PROFESSIONAL, CIVIC, & PUBLIC ORGANIZATIONS:

Member - American Institute of Architects, since 1966  
Member - Michigan Society of Architects, Southwest Michigan Chapter since 1978  
1983 President, Southwest Michigan Chapter, AIA  
Member - Urban Design, National committee, AIA  
Member - Kalamazoo Area Council for the Humanities (3 yrs.)  
Member - Arcadia Creek Urban Design Committee, Downtown, Kalamazoo, MI  
Member - Kalamazoo Historic District Commission 1986 – 1994, 2004-2011  
Member – Martin Luther King Memorial Committee, Kalamazoo, MI  
Chairman & member– Kalamazoo Dangerous Building Board 2001-2007  
Chairman - Kalamazoo Historic District Commission 1992-1994  
Member- Historic District Commission +/- 20 yrs.  
Member - Vine Ventures Board of Directors 1994 - 1995  
Consultant- Vine Ventures, Kalamazoo 1995-97.  
Architectural Mentor &/or Judge: ACTSO High School competition for the NAACP, 2006-2009, 2011, & 2012-2013, 2017-2018.  
On the SHPO Michigan list of Historical Architect Consultants.  
Member-KNAC Board of Directors, Downtown Kalamazoo 2021- current  
Owner of The Kalamazoo Antiques Market in Downtown, Kalamazoo MI  
Owner/Partner in two Historical Buildings for Retail in Downtown, Kalamazoo, MI.  
(both buildings are for sale)

### RECOMMENDATIONS:

\*Larry Bell, Owner, Bell's Brewery, Inc.,  
\*Mrs. Lois Richmond, President, Ladies Library Assn.  
\*Kim Cummings, Kalamazoo College Professor of Urban Sociology, Retired  
  
\*Pastor Addis Moore, Mt. Zion Baptist Church, Office: 388-3111.  
\*J. Richardson Johnson, Kalamazoo County Judge, Retired.  
Home: 344-9385.

NELSON BREECH NAVE, AIA, ARCHITECT



**Michigan State Historic Preservation Office**  
 Certified Local Government Program  
 CLG 2025 Annual Report

1. CLG BASIC INFORMATION	
CERTIFIED LOCAL GOVERNMENT City of Kalamazoo	
CHIEF ELECTED OFFICIAL David Anderson	
CLG CONTACT PERSON (official person on file with National Park Service) Luis Peña	TITLE Historic Preservation Coordinator
MAILING ADDRESS 245 N Rose St. Ste. 100	
EMAIL penal@kalamazoocity.org	TELEPHONE (269)330-5557
CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable) <a href="https://www.kalamazoocity.org/Community/Historic-Preservation">https://www.kalamazoocity.org/Community/Historic-Preservation</a>	

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING	
A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no, briefly explain)	
B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR? (Provide a link or attach any documents for which you select yes)	
HISTORIC DISTRICT ORDINANCE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	PRESERVATION PLAN (including master plan component) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
HDC BYLAWS OR RULES OF PROCEDURE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO) <input type="checkbox"/> YES <input type="checkbox"/> NO
COA APPLICATION/REQUIREMENTS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	SURVEY PLAN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO Reconnaissance Level surveys for 4 neighborhoods were completed. The surveys were shared with Katie Kolokithas.
OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.) <input type="checkbox"/> YES <input type="checkbox"/> NO	

3. HISTORIC DISTRICT COMMISSION			
A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC Luis Peña - Historic Preservation Coordinator			
B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if yes, provide name/title)			
C. IDENTIFY <b>CURRENT</b> HISTORIC DISTRICT COMMISSION MEMBERS. (Submit a <u>resume</u> or <u>Attachment A</u> for each <b>NEW</b> commissioner appointed during the year)			
NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS
Dan Kastner	Chair	01/18/2022	01/01/2025 *Per HDC Bylaws, Members are permitted to serve until a replacement is found
James Johnson		01/17/2023	01/01/2026 (Will be

			reappointed at March Meeting)
Dana Underwood	Vice Chair	02/01/2021	01/01/2024*
Katie Boertman		09/16/2024	01/01/2028
Kristi Breisach		12/05/2022	01/01/2026 (Will be reappointed at March Meeting)

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL?  YES  NO  
 If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members.  
 There were multiple Posts on the City of Kalamazoo's Facebook advertising vacancies on the HDC:

17 January 2025:  
 21 January 2025  
 25 March 2025

E. ARE THERE CURRENTLY ANY HDC VACANCIES?  
 YES  NO If yes, how many? 2 (but, another member will be interviewing at the March meeting. The applicant is an architect).

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE?  
 YES  NO  NOT APPLICABLE

G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)?  
 YES  NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training.

NAME OF TRAINING	PROVIDER	ATTENDEES
MHPN Annual Conference	MHPN	Luis Peña. Fred Edison (HPC member)

H. WHEN ARE YOUR HDC'S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month)  
 Third Tuesday of each month

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*	MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
January 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	July 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
February 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	August 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
March 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	September 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
April 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	October 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
May 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	November 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
June 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	December 2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

\*if not available on your website, submit minutes for at least two meetings

**J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.**

APPLICATION TOTALS	RESULTS OF REVIEWS
# OF APPLICATIONS RECEIVED: 118	# OF CERTIFICATES OF APPROPRIATENESS ISSUED: 115
# OF APPLICATIONS REVIEWED BY STAFF ONLY: 93	# OF DENIALS ISSUED: 1
# OF APPLICATIONS REVIEWED BY THE HDC: 25	# OF NOTICES TO PROCEED ISSUED: 2
WERE ANY HDC DECISIONS APPEALED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if yes, complete the information below)	
# OF HDC DECISIONS APPEALED:	
# OF DECISIONS OVERTURNED:	
# OF DECISIONS AFFIRMED:	

**4. INVENTORY AND DESIGNATION**

**A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES.**

**B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS?  YES  NO**  
 If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary to capture all surveys in progress or completed.

NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
Northside Neighborhood Historic Reconnaissance Survey	1519	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Oakwood Neighborhood Historic Reconnaissance Survey	786	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Douglas Neighborhood Historic Reconnaissance Survey	522	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Southside Neighborhood Historic Reconnaissance Survey	325	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

**C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR?  YES  NO**  
 If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest.

**D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR?  YES  NO**  
 If yes, identify them below.

NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR?  YES  NO  
 If yes, identify them below. If associated reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary.

DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO

F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED?  YES  NO  
 If yes, briefly identify them below.

NAME/ADDRESS OF PROPERTY	NAME OF DISTRICT (IF APPLICABLE)
107 W Vine St (3 Properties)	Vine Area Local Historic District
115 W Vine St	Vine Area Local Historic District

**5. PUBLIC PARTICIPATION**

A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976?  YES  NO (if no, briefly explain)

B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT'S WEBSITE?  
 YES  NO

C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC?  
 Mailings  Newspapers  Posting at Municipal Building  On-site Project Signs  Direct Email  Door Fliers  Email List/Listserv  
 Local Access Channels  Community Events  Other

D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION?  YES  NO  
 If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.

ACTIVITY	SPONSORING ORGANIZATION	DATE

**6. CLG/HISTORIC PRESERVATION GOALS**

A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.

GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
Understand ways to better serve homeowners to navigate the restoration of their properties, especially when lead remediation efforts seek federal funds.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	This is an ongoing goal. Sometimes individual property owners will be assisted, but more over arching success is sought.

Develop new tools for board recruitment.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	There is now a role within the City of Kalamazoo Clerk's Office who will assist with this goal.
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	

**B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2026). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.**

GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
Leverage funding to perform Condition Assessment Reports and repairs on both City Hall and the Sexton's Lodge at Mountain Home Cemetery.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	The city has already been awarded CLG grant funding for the CAR of City Hall and will pursue further grants in the coming years
Understand how to best address the Water Tower at the State Hospital in Kalamazoo	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	

**7. MISCELLANEOUS INFORMATION**

**A. SHPO HAS A NEW CLG COORDINATOR. WHAT IS ONE THING YOU WOULD LIKE THE NEW COORDINATOR TO UNDERSTAND ABOUT YOUR COMMUNITY AND LOCAL PRESERVATION ACTIVITIES/NEEDS?**

Kalamazoo is unique for having both a Historic Preservation Commission (which covers the educational/ outreach aspects of preservation) and the Historic District Commission (which is the quasi-judicial administrative branch of preservation). This allows for the volunteers serving on each board to address issues in a more focused manner.

The HPC also controls a sizeable endowment, the O'Connor Fund For Historic Preservation in the City of Kalamazoo. This fund lets the HPC make gifts and grants to assist in Historic Preservation throughout the city, even in areas that have no designation.

Finally, the city of Kalamazoo has a large number of properties that are designated at the local level (around 8.6% of the cities 24,000 properties are located within a local historic district).

**B. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2025 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? SHPO encourages sharing photos!**

Again, the grant making program is what the CLG is most proud of. believe the HPC in Kalamazoo is unique in the state of Michigan because it controls a sizeable fund that can be utilized for charitable giving. In 2025, the HPC give Kalamazoo Non-profit Advocacy Coalition \$15,000 for façade repairs. Since I began with the City in late 2021, the HPC has made charitable donations/grants totaling over \$50,000.

As mentioned last year in my report, the ability to give money to the community has helped to extend the reach of preservation in our community.

C. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2025.

The issues outlined in my report last year still ring true this year: As noted above, there is a lack of public education surrounding preservation. The public perception, especially in the Vine Local Historic District, is that preservation is oppressive. (I work hard to fight this perception on a property-by-property basis, working through issues with property owners. As seen in our high approval rating, preservation is not insurmountable).

There were also internal issues in 2025 surrounding the necessity of the section 106 process. Through not property conducting the 106 process, projects were delayed and people blamed historic preservation. (This has, unfortunately, persisted as an issue. There are ongoing issues between some city staff and members of MDOT that don't make this any easier. Within the city of Kalamazoo, preservation becomes a very convenient scapegoat for stalled projects that utilize federal funding).

D. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY?

As noted last year: Currently, an arena is being planned/constructed in downtown Kalamazoo. With the construction of the arena, heavy developmental pressures are expected in the historic core of the city. Some of these areas are located within Local Historic Districts.

Additionally, the water tower at the State Hospital is failing. I believe the HPC could get some funding together to address some of the issues, or at least identify the issues, but the ownership of the water tower is very complicated.

E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2025?

YES  NO (If yes, briefly identify them below.)  
 Condition Assessment Report of Kalamazoo's City Hall

F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2025?  YES  NO (If yes, briefly identify them below.)

NAME OF PROGRAM	# OF PROPERTIES BENEFITED
O'Connor Fund For Historic Preservation Grant Program	1

G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION?  YES  NO

H. IF REIMBURSEMENT WERE AVAILABLE FOR SOME OF THE COSTS TO ATTEND THE MHPN STATEWIDE PRESERVATION CONFERENCE OR BIENNIAL NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS CONFERENCE, WOULD YOU BE INTERESTED?  YES  NO

I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?

Just that I appreciate everything that SHPO does, and I appreciate how quickly you all respond to any and all questions I have. Thanks for being there and helping me out.

**CITY OF KALAMAZOO  
HISTORIC DISTRICT COMMISSION  
ANNUAL REPORT  
2025**

**Introduction**

In 2025 the Kalamazoo Historic District Commission (HDC) received 120 project applications for the roughly 2,070 historic resources located in Kalamazoo’s five locally designated historic districts. 12 more applications were received in 2025 than in 2024. Meetings took place every third Tuesday at 5:00 p.m.

**History and Purpose**

Chapter 16, Section 22 of the City of Kalamazoo Code of Ordinance, outlines the responsibilities of the HDC as follows:

- (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, MCL 399.201 et. seq. 1970 P.A. 169, as amended. (Adm. Code § A229.2)
- (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, a historic district.

**Meetings**

To fulfill its charge, the HDC convened nine regular meetings and reviewed 25 applications for a Certificate of Appropriateness. One projects was denied in 2025. (96% approved by the commission, 99% approved overall.)

**Approved** – Approved projects included additions, repairs, replacements, and demolitions.

**Demolition by Neglect:** No cases of demolition by neglect were reviewed in 2024.

**Denied:** The Historic District Commission denied five applications in 2024:

- 1. 1009 Oak – retroactive review of window work (one removal and replacement). Please note that this project later came back an was approved.

**Administrative Reviews:** In addition to the HDC’s 41 application reviews, the Historic Preservation Coordinator reviewed and administratively approved 93 for a total of 118 applications reviewed. (Two projects were also reviewed that originated in 2024.)

**Appeals** - No cases went to the State Historic Preservation Review Board in 2025.

**Membership** - The HDC was only vacant one member through December 2025:

Member	Position	Term	Neighborhood
1. Katie Boertman		First full term	Winchell
2. Dan Kastner, Chair		Second full term (Seeking replacement)	Vine HD
3. James Johnson		First Full Term	Winchell
4. Eric Stucky (Resigned)		First partial term	Vine – not HD
5. Dana Underwood, Vice Chair		Second full term (Seeking replacement)	Stuart HD
6. Kristi Breisach		First full Term	Vine HD

**Summary**

Kalamazoo’s local historic districts are a point of pride in our community. Kalamazoo has more historic properties per capita than any other city in Michigan. (Grand Rapid’s population is ~210,000 with 2300 historic properties – Kalamazoo has a population of ~75,000 with 2075 historic properties.)

Respectfully submitted,

A handwritten signature in black ink that reads "Luis A. Pena". The signature is written in a cursive style with a large initial 'L' and a distinct 'A'.

Luis A. Pena, Historic Preservation Coordinator