

KALAMAZOO HISTORIC DISTRICT COMMISSION

Agenda – Tuesday, July 21st, 2026

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- Excused Absence

Dana Underwood – Present

James Johnson-Present

Kristi Breisach- Excused Absence

Nelson Nave- Present

Mark Dunham – Present

Elijah Isch- Present

Mr. Pena read the disclaimer on record at 5:02 PM.

III. Approval of Agenda:

Motion made to approve agenda by Mr. Johnson with a 2nd by Mr. Nave. All commissioners approve.

IV. Approval of Minutes: June 16th, 2026

Comment: Ms. Underwood didn't recall making motion on 613 Douglas, but present board members didn't recall either. No changes made.

Motion made to approve the minutes by Mr. Dunham with a 2nd by Mr. Nelson. All commissioners approve.

V. Public Comment on non-agenda items: No guests and no public comments.

VI. OLD BUSINESS: None

NEW BUSINESS:

A. 510 Minor

Year Built: 1905

Alteration: Replacement of 4 windows
Style: Vernacular
Historic District: South St- Vine Area

Mr. Brett Mahaffey from Renewal by Anderson is looking to install 4 new windows. Mr. Mahaffey clarified that the stucco around the window would need to be patched by another company. The trim is currently white and would remain as white. The windows would be composite windows which are part wood. The 3rd floor windows will have new casement window with new framing. They will not be removing any interior trim or drywall. The storm windows will be removed and are not being put back. Multiple commissioners question as to why wood windows weren't considered and why some aren't just being repaired. Renewal by Anderson does not do wood windows and the homeowner was not present to ask. 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 6, 9 and 10 with a second from Mr. Isch. More discussion regarding the motion took place as to what was submitted and why wood wasn't considered but homeowner wasn't present to ask these questions. Mr. Johnson withdrew his original motion. The company present was chosen to present in front of the commission. Another motion by Mr. Johnson was made 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 6, 9 and 10 with a second from Mr. Isch. All commissioners voted no.

B. 715 Wheaton

Year Built: 1905

Alteration: Conversion of existing rear deck into 4 season room
Style: Queen Anne
Historic District: South St- Vine

Mr. and Mrs. Sanjay Menon would like to convert the current deck into a sunroom. The new sunroom would match the current deck dimensions, and the current deck would be demolished. The sunroom would be built by Howe Patio & Windows. The sunroom would have a sloped roof and would have a solid knee wall and would be sided to match the existing house below the windows. The addition on the rear of the house will remain. The sunroom would not be visible from the street or from the rear of the property. The sunroom could be removed in the future. 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 Mr. Isch. Mr. Nave doesn't feel this sunroom should be considered for the Historic District with Mr. Isch stating that he disagrees as it meets the standards. 3 commissioners voting yes and 1 voting no (Nave).

C. 1002 W North

Year Built: 1835

**Alteration: Replacement of 7
Windows**

Style: Greek Revival

Historic District: Stuart

Mr. Kevin Austin, the contractor and the homeowner, Ms. Hannah Slade are wanting to repair some windows and replace some windows on the home with either a composite or fiberglass window. The home does have several windows that are missing and have been missing for a while. The home has been vacant for 6 years and did have a fire on the property. Mr. Austin states that anything that is removed will be kept. Some of the windows have muttons and some don't and Ms. Underwood asked if they would be put back on and the contractor wants to have more similarity as some are missing and some are broken. Mr. Austin feels the profiles look different between composite and wood. The windows that were broken on the first floor were broken before the current homeowner purchased the home and believes the broken windows were broken due to break-ins. Mr. Austin states he will do his best to bring house back to the original. 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 Mr. Isch. Mr. Nelson states that wood windows are available. Mr. Austin is trying to make it look the same across the front. They will be keeping the home a duplex. They could consider adding the grids to the windows. The commissioner's roll call was 2 voting yes (Mr. Isch and Mr. Johnson) and 2 voting no (Mr. Dunham, Ms. Underwood and Mr. Nelson). The motion did not pass.

VII. Action Items

- Election of Officers: wait till another meeting with a more complete board present. Mr. Nave makes motion to postpone till the August Historic District Meeting with a second from Mr. Johnson.

VIII. Coordinator's Report

- Review of Cases

IX. Adjournment

Ms. Underwood adjourned the meeting at 6:22 PM.

Chairperson

Date

Historic Preservation Coordinator

Date

Recording secretary

Date

