

Agenda

Historic District Commission

City of Kalamazoo



Wednesday, September 2, 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. Mark Dunham
4. Elijah Isch
5. James Johnson
6. Nelson Nave
7. Dana Underwood - Acting Chair

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic District Commission meeting on 21 July 2026

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 420 Academy - Alteration (Replacement of 2 windows) PHDC26-013
Year Built: 1926
Style: Italian Renaissance
Historic District: West Main Hill
2. 510 Minor - Alteration (Replacement of 4 windows) PHDC26-008
Year Built: 1905
Style: Vernacular
Historic District: South Street - Vine Area
3. 901 Walwood - Alteration (Demolition of Attached Garage) PHDC26-011
Year Built: 1910
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.

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 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



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: September 2, 2026

SUBJECT: 1. 1420 Academy - Alteration (Replacement of 2 windows) PHDC26-013

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

Replace 3rd floor single pane, non street facing, non operational windows. A simple replacement of two windows on the gable ends of 3rd story.

EVALUATION:

Project Details

Replacement of two wood gable windows with vinyl replacements.

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 windows slated for removal are character defining features of the property.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The arch topped windows are distinctive features of the property and examples of craftsmanship that characterize the Italian Renaissance style.

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.

The deterioration of the existing windows is unclear. The new windows will not match the old windows in design, but can match color, texture, and other visual qualities. The proposed windows will be made of vinyl, while the historic windows are made of wood. It is unclear if the dimensions of the proposed windows will match the dimensions of the historic windows.

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.

The installation of proposed windows would not necessarily destroy historic materials: the historic sashes could be removed un harmed and the openings could remain for the proposed windows to be installed into. If the proposed windows fit into the existing openings, the proposed windows would be compatible with the massing, size, scale and architectural features of the property.

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.

If the proposed windows fit into the existing opening, the proposed window could be removed in the future and the essential for mand integrity of the property would be unimpaired.

Local Historic District 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.
 - *It is unclear whether or not the proposed windows will retain the dimensions of the original windows.*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
 - *These are the only two arch topped windows on the property, and they do not match all the other windows on the house at the moment.*
- 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 windows are vinyl.*
- Metal windows may be considered for some applications, such as basement windows if they match the dimensions of the original windows.
 - *N/A*

- Decorative materials such as Palladian, oriel, bay, Gothic, round or segmental top cannot be removed.
 - *The windows in question are decorative materials as described above.*

Discussion

The level of deterioration on the existing windows is unclear. It is also unclear if the proposed windows will fit into the existing openings on the house.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 5, 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 15 September 2026 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 08 September 2026.**



Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.org

APPLICATION FOR PROJECT REVIEW – Administrative review

(PLEASE PRINT CLEARLY - See instructions on reverse side)

Property Address: 1420 Academy St, Kalamazoo, MI 49006

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

Applicant: Mark Lee

Owner: Prakash Vempati

Mailing Add: 985 Jackson St

Mailing Add: 1420 Academy St

City State & Zip: Kalamazoo, MI, 49001

City, State Zip: Kalamazoo, MI, 49006

Phone: (269) 383-7862 (269) 720 2888

Phone: (248) 229-8790

Email: mlee @ bwbgreen.com

Email: pvenpat1 @ gmail.com

Contractor: Better World Builders, LLC

☐ Work to be done by owner

☒ Contractors name: Better World Builders, LLC

Proposed Work: (Use additional sheets to describe work if necessary)

Replace 3rd Floor Single pane, Non Street Facing, non operational window

Application Checklist:

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other

☐ \$35 - HDC review fee – charged with building permit

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

Applicant's Signature: Mark Lee Date: 06 / 22 / 2026

Owner's Signature: Prakash Vempati Date: 06 / 18 / 2026
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number PHDC26-013

Date Received 08/27/2026

Zoning RS5 YEAR BUILT 1926

Complete application Yes

Owned since 01/30/2026

Fee Paid \$35 N/A

- ☐ This project will require a building permit with a \$35 administrative review fee.
 - ☐ This project will not require a building permit, there is a \$35 administrative review fee
 - ☒ Referred to the Historic District Commission for review at a monthly hearing - \$85 hearing fee.
- Meeting date 09/02/2026

ADMINISTRATIVE

Staff Review Date _____

☐ Approve ☐ Site Visit ☐ Approve w/Conditions

COMMENTS

Certificate of Appropriateness Issued _____

Notice to Proceed _____

Referred to Historic District Commission for hearing* _____ \$85
fee Hearing date _____

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

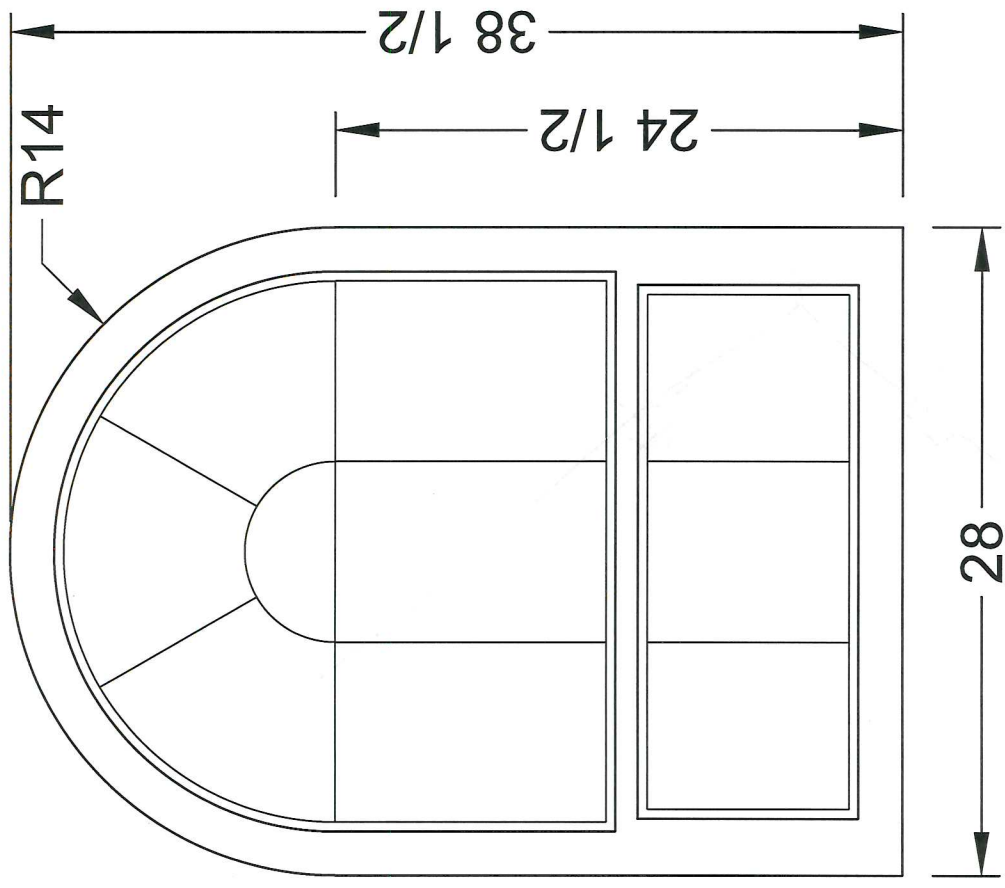
Payment of a \$35 administrative review fee in addition to the building permit fee

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@kalamazoocity.org



40684 Talbot Line, St. Thomas, ON. N5P 3T2
519-637-7899

CUSTOMER:

HOWE

CUSTOMER PO.

NOTES:

DRAWN BY.

HM

REFERENCE NO.

1605952

DATE:

06/01/2026

DWG.

1/1

Roy Fox

From: gary howe <gary@howepatio.com>
Sent: Tuesday, June 2, 2026 6:42 AM
To: Mark Lee; Roy Fox
Subject: Academy St Job
Attachments: HOWE - 1605952-CAD (1).pdf

NorthStar Single Hung w/ Round Top
Black Exterior
White Interior
Grids as per drawing – black exterior & white interior
Includes custom interior trim

Thank you!

Gary Howe
Howe Patio & Windows
150 10th St
Plainwell, MI 49080
269-685-9567



Jun 18, 2026 8:18:39 AM
42.29056423N 85.60512414W



Jun 18, 2026 8:18:43 AM
42.29056336N 85.60512472W



Jun 18, 2026 8:19:04 AM
42.2905837N 85.60513941W



Jun 18, 2026 8:19:09 AM
42.29058656N 85.6051379W



Jun 18, 2026 8:19:11 AM
42.29059126N 85.60513677W



Jun 18, 2026 8:19:15 AM
42.2905899N 85.60513597W



Jun 18, 2026 8:20:20 AM
42.2905882N 85.60526818W



Jun 18, 2026 8:20:26 AM
42.29058778N 85.60526803W



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: September 2, 2026

SUBJECT: 2. 510 Minor - Alteration (Replacement of 4 windows) PHDC26-008

PROPOSED WORK:

From the Description of Work Supplied by the Applicant:

- Customer wants to replace 4 windows
- Renewal by Andersen windows are Fibrex (wood composite) material. Windows will be installed into opening, and a small L trim will be used; not covering the exterior casing around the windows.
- Rotted exterior trim will be replaced – if HDC allows Azek or we will use cedar
- Storm windows will be removed, they will not be replaced
- Homeowners would like new energy efficient windows that will open and operate appropriately

EVALUATION:

Project Details

Replacement of 4 wood windows windows (2 in the first story, one in the second story, one in the third story) with Fibrex (a wood fiber and vinyl mix).

Applicable Criteria

Secretary of the Interior's Standards for Rehabilitation

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.

The windows slated for replacement are in varying states of degradation. For the sake for

clarity, this report will refer to the windows using the numbers assigned by the applicant in their application.

101: This window has degradation in the corners of both the upper and lower sashes. The lower sash has a brace that is holding the window together. The existing level of degradation would make replacing the bottom rails complicated, as the mortise or tenons could be damaged, requiring further replacements to the stiles of the windows. The proposed window could reasonably match the existing windows in design, texture and other visual qualities. The material will not match.

102: The condition of the sash is not addressed in the application, but it is clear that there is frame and sill damage. It is also unclear whether or not the frame will be rebuilt, or whether a 'sash pack' style installation will be used (installation of a new window into the existing frame). The proposed window could reasonably match the existing windows in design, texture and other visual qualities. The material will not match. it is unclear if the frame will be repaired or addressed.

201: The bottom (meeting) rail of the top window has been fractured, it is unclear what condition the stile connection is in. Damage of the meeting rail effects the lower sash (because the meeting rails meet to make a seal). While not unrepairable, a new window could better guarantee the weather seal. The proposed window could reasonably match the existing windows in design, texture and other visual qualities. The material will not match.

301: As noted with window 102 above, the condition of the sash at window 301 is not addressed, but the frame condition is noted (specifically, the frame is rotted towards the bases of the vertical members). The existing window may not be original, as it is a hopper style window while the rest of the house has double hung windows. proposed window could reasonably match the existing windows in design, texture and other visual qualities. The material will not match.

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.

As noted under standard number 6 above, the windows slated for replacement are in different states of repair. Removing the windows will constitute the removal of historic materials that characterize the property, but they can be replaced with windows that will be compatible with the property. The use of new materials, such as fibrex, will differentiate the new windows from the old.

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.

The proposed windows could be removed in the future without impairing the historic form or integrity of the property.

Local Historic District Standards and Guidelines

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

- The dimension of the original window must be retained.
 - *The applicant states the windows will be put into the existing openings*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
 - *New materials will be used for the sashes, the material will be different from the existing windows.*
- 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 windows will be made of fibrex, a composite of wood fiber and vinyl*

Discussion

The 4 windows are in various conditions, with two sashes being damaged (101 and 201), and one window being a likely later addition to the property (301). All of the existing windows are relatively unadorned (1/1 lite patters), and could be reasonably recreated with new windows. While the new windows are not made completely of wood, the new material would differentiate the new windows from the old.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 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 15 September 2026 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 08 September 2026.**



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Penal@kalamazoo-city.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: 510 Minor Ave

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

Applicant: Brett Mahaffey

Owner: Kaly & Holly Champadeng

Mailing Add: 37720 Amrhein

Mailing Add: 510 Minor Ave

City State & Zip: Livonia, MI 48150

City, State Zip: Kalamazoo, MI 49008

Phone: 734-237-1065

Phone: 503-575-8416

Email: Brett.Mahaffey @ AndersenCorp.com

Email: @

Contractor Renewal by Andersen

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Replacing 4 windows in residential house.

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

Applicant's Signature: Brett Mahaffey

Date: 6/26/2026

Owner's Signature: [Signature]

Date: 6/25/26

(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: PPZ-

Date Received*:

Zoning Year built

Complete application

Owned since

COMMISSION

Hearing fee paid \$85

Meeting Date

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

Revised November 22, 2019



Kaly & Holly
Champadeng
510 Minor
City of Kalamazoo
Historic

Renewal by Andersen

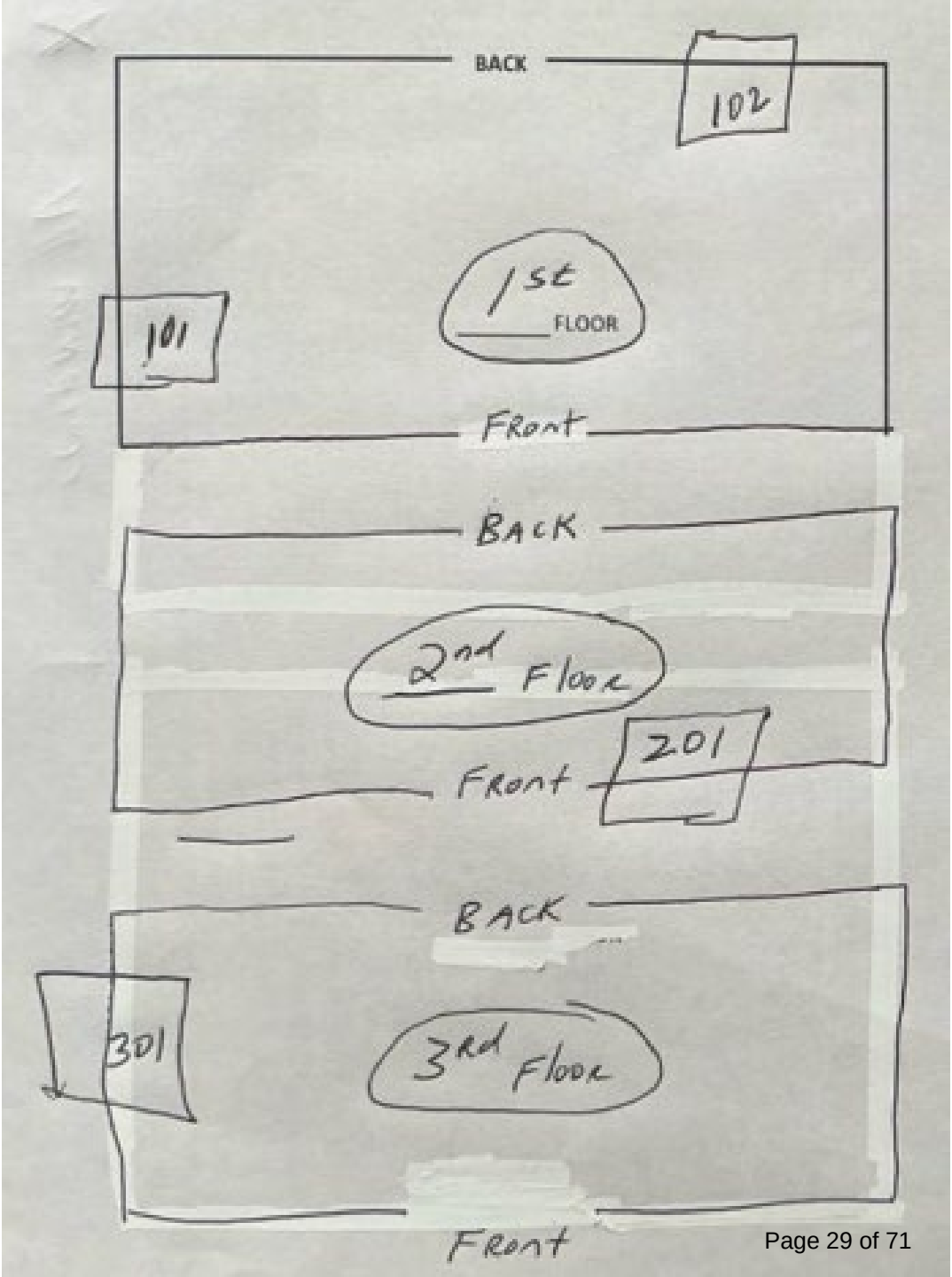
37720 Amrhein

Livonia, MI 48150

- Customer wants to replace 4 windows
- Renewal by Andersen windows are Fibrex (wood composite) material. Windows will be installed into opening, and a small L trim will be used; not covering the exterior casing around the windows.
- Per City of Kalamazoo/ Historic Preservation / Windows: Under no circumstances will solid vinyl or vinyl clad windows be approved for replacement windows. Metal clad windows may be approved for basement egress window applications only.
- Rotted exterior trim will be replaced – if HDC allows Azek or we will use cedar
- Storm windows will be removed, they will not be replaced
- Homeowners would like new energy efficient windows that will open and operate appropriately



Front of House





101
Right Side
Lower Level



101

Exterior sash is rotted



101

Exterior sash is rotted



101

Exterior sash is rotted



101

**Sash is falling apart
from interior view**



101

**Plexiglass was caulked
into lower sash**



102
Back side
Lower Level



102

Exterior sill is rotted
through



102

Exterior window frame has rotting



102

**Exterior window trim
shows signs of rotted
lumber**



102

**Window balancers are broken and
window will not stay up**



201
Front side
2nd Floor



201

- **Sash is broken and glass is broken/missing from window sash**
- **Window does not operate**



201

- **Window hardware and locks are missing**
- **Window will not open**
- **Balancer ropes and hardware missing/broken**



301

Right Side

3rd Floor



301

**Exterior trim is rotted
Storm window is broken**



301

- **This window folds down from the top**
- **Window hardware is missing**
- **Hinges are missing pins so window will fall out**
- **Replacement window will be a casement operating window unit**





ACCLAIM™

REPLACEMENT WINDOWS
EXCLUSIVELY FROM RENEWAL by ANDERSEN

DG DOUBLE-HUNG WINDOW





ADVANTAGES:

- Upper and lower sash can be operated for ventilation.
- Upper and lower sash tilt inward for easy cleaning.
- Patented lower sash tilt-latch cassette and interlock assembly provide safe and secure sash tilting for maximum security and structural performance.
- Patented upper sash tilt-latch cassette offers single point activation for safe and easy tilting.
- Surfaces on the sash and frame are designed with smooth radii which are visually pleasing and easier to clean.
- Mortise-and-tenon appearance on the interior AND exterior sash corners provides a traditional, hand-crafted look.
- Sash and frame corners are joined utilizing precision molded corner keys, EPDM (ethylene propylene diene monomer) gaskets and injected hot melt adhesive for superior strength, durability and weather tightness.
- Weatherstrip system is designed utilizing cutting edge materials providing superior weather tightness and durability while allowing easy sash operation.
- Sash are counter-balanced by a coil-spring powered block-and-tackle balancer mounted into the sides of each sash. Each balancer is uniquely configured and engineered for that exact sash size and weight which minimizes operating force.

APPLICATIONS:

- Homes and condominiums where traditional styling is important; appropriate for many restoration projects.
- Sash do not project outward, making them suitable for areas facing walkways, decks and other exterior traffic areas.
- Convenient in areas where the sash need to be cleaned from the interior. No need for ladders in hard to reach locations.
- Visually compatible with other Renewal by Andersen® universal frame products.



FIBREX[®] MATERIAL: A BETTER ALTERNATIVE, A BETTER WINDOW

Reinventing the window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing “mass production” techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world’s largest specialized window frame factory in 1929, our guiding principle has always been to “make a product that is different and better.” Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

Introducing Fibrex[®] material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it’s an evolutionary product—Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology, and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

	Fibrex® Material	Other Materials
Strength	Because Fibrex® material is strong, we can make our sash and frames narrower. Narrower frames mean more glass, more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
Insulation	Fibrex material has superior thermal insulating properties. Combined with Andersen® High-Performance™ Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
Low Maintenance	Fibrex material never needs scraping or painting. It won't rot, decay or mold*.	Fiberglass frames are painted and may need regular maintenance.
Beauty	Renewal by Andersen replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows. The unique extruded Fibrex material can be made into any kind of window—including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area. Fiberglass can only be made into straight lineals.
Environmental Responsibility	40% of the raw material by weight used to make Fibrex material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused. Renewal by Andersen® windows meet Green Seal's science-based environmental certification standards as well as being ENERGY STAR® qualified for meeting strict energy efficiency criteria set by the U.S. Department of Energy.	Andersen windows are the only windows with Green Seal certification. Fiberglass is a thermoset material and cannot be reformed into new profiles.
Warranty	A window is not just glass and some framing material. It's a precise combination of glass, frame and quality installation. We back it all with a 20/2/10 Limited Warranty* that is one of the best in the business.	More than half of all remodeling firms have been in business less than four years.** Installation is rarely covered in the written warranty.

Federal Disaster Assistance Available for April Flooding



Residents impacted by the April flooding can now apply for federal disaster assistance through FEMA and the U.S. Small Business Administration. [Learn about available resources and how to apply.](#)



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Home / Community / Historic Preservation / **Windows**

Windows

Windows are one of the most important character defining features on a historic building. For example, sliding windows, with their sashes on staggered planes, side by side, present a significantly different face than a pair of double hung windows, while providing nearly the same amount of light and ventilation. Vinyl windows, with a second frame installed within the existing window frame significantly reduces the amount of glass in the window.

It is preferred that existing damaged or deteriorated window frames and sash be repaired rather than replaced. **Under no circumstances will solid vinyl or vinyl clad windows be approved for replacement windows.** Metal clad windows may be approved for basement egress window applications only.



Lead Safety

The EPA (Environmental Protection Agency) Lead; Renovation, Repair and Painting (RRP) rule took effect on April 22, 2010. The rule applies to all persons who are paid to perform renovation, repair and painting projects where painted surfaces are disturbed in pre-1978 housing, child care facilities and schools where lead paint is present. Window and door replacement is impacted by the rule.

The rule contains requirements to distribute an EPA informational brochure in advance of the work and to follow lead-safe work practices outlined in the training, including proper clean up and verification testing to determine compliance with the rule, as well as requirements for proper record keeping.

The rule also requires all firms that perform renovations for compensation must be EPA certified and use certified renovators who are responsible for ensuring compliance with the rule's work practice standards and for training workers on the work practices on the job.

Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA. See your local Renewal by Andersen location for firm certification.

For more information on Lead and Lead Safe Work Practices [epa.gov/lead](https://www.epa.gov/lead).

View the EPA's "Renovate Right" brochure [here](#).





Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: September 2, 2026

SUBJECT: 3. 901 Walwood - Alteration (Demolition of Attached Garage) PHDC26-011

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Demo attached garage at 903 (sic) Walwood Pl due to safety concerns reported by the KalamzooCity Rental Housing Inspector. Repairs have been reviewed and found to be impractical financially due to its location on a hill and a large tree that would have to be removed (roots causing the issues). Removing the tree would be very dangerous as it's on a hill, very close to other homes and power lines.

EVALUATION:

Project Details

Demolish attached garage at south side of property.

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 garage in question is not a character defining feature of the property. Removal of the garage would not constitute the removal of features and spaces that characterize the property.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Integrated garages are not a character defining feature of Queen Anne houses.

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.

While the existing garage is old, and appears on the 1932 Sanborn map, the garage is not a distinctive feature of the Queen Anne Style.

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.

The proposed removal of the garage would not destroy any historic materials that characterize the property.

Discussion

The existing garage on the south side of the building is not a character defining feature of the property, and the demolition of the garage would not adversely effect the property in question.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 5, 6 and
9. **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 15 September 2026 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 08 September 2026.**



Community Planning and Economic Development
 Historic District Commission
 245 N. Rose Street
 Kalamazoo, MI 49007
 Telephone: (269) 337-8804; FAX (269) 337-8513
Penal@kalamazoo-city.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: 901 Walwood Pl, Kalamazoo, MI 49007

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

Applicant: Adam Atwood

Owner: Green Block Inc

Mailing Add: 3514 S Westnedge Ave

Mailing Add:

City State & Zip: Kalamazoo, MI 49008

City, State Zip: kalamazoo MI 49007

Phone: 269.377.4589

Phone: 310.561.7715

Email: kpmrentals @ gmail.com

Email: Marcia @ Giladenterprises.com

Contractor Adam Atwood

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Demo attached garage at 903 Walwood Pl due to safety concerns reported by the Kalamazoo City Rental Housing Inspector. Repairs have been reviewed and found to be impractical financially due to its location on a hill and a large tree that would have to be removed (roots causing the issues). Removing the tree would be very dangerous as its on a hill, very close to other homes and power lines.

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

Applicant's Signature: Adam Atwood

dotloop verified
 08/10/26 7:15 PM EDT
 EQCN-G94H-ZONF-ZEVH

Owner's Signature: Marcia Gilad
 (if different)

dotloop verified
 08/11/26 1:44 PM EST
 AZLN-MOGE-DLBQ-7LMH

2075 W STADIUM BLVD #2950
 ANN ARBOR, MI
 48106

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: PPZ- PHDC26-011

Date Received*: 08/11/2026

Zoning RM36 Year built 1910

Complete application Yes

Owned since 05/05/2023

COMMISSION

Meeting Date 08/18/2026

Hearing fee paid \$85

Check #

COMMENTS

Approve in Concept Date

Letter mailed

FINAL ACTION

☐ Approve ☐ Site Visit ☐ Approve w/Conditions ☐ Deny ☐ Postpone ☐ Withdrawn

ACTION DATE

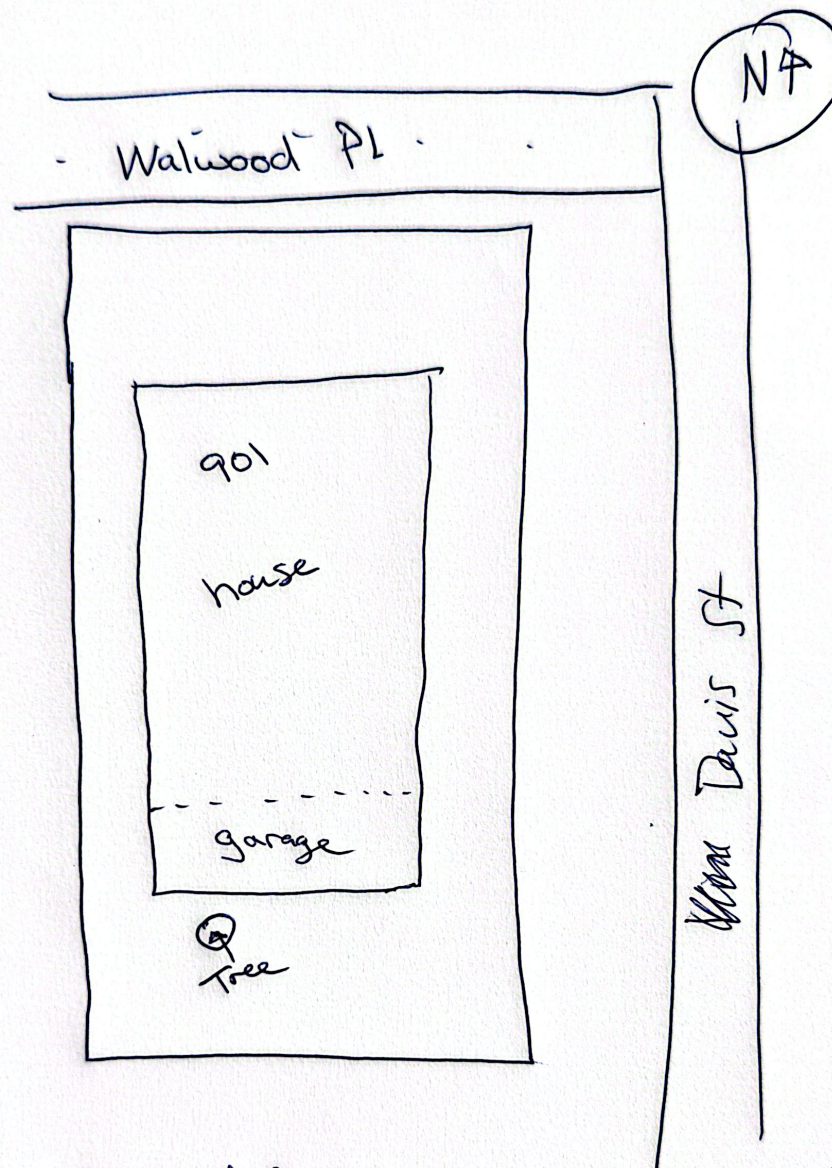
Certificate of Appropriateness Issued

Notice of Denial with appeals information

Notice to Proceed

Comments

Revised November 22, 2019



- * demo Attached Garage
- * fill in new siding to match
The rest of the house.
- * Disconnect electric circuits
- * Remove Pantry that goes into the garage



901 Walwood Photos

From Adam Atwood <atwoodproperties@icloud.com>

Date Wed 8/12/2026 11:22 AM

To Pena, Luis <penal@kalamazoocity.org>; Staten, Kevin <statenk@kalamazoocity.org>; KPM <kpmrentals@gmail.com>

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Sent from my iPhone



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: September 2, 2026

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

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: 18 August 2026
SUBJECT: Historic Preservation Coordinator's Report

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative	\$35	39	\$1,050
Hearing	\$85	9	\$510
		48	\$1,560

Administrative Reviews:

802 S Westnedge – Storm window installation

1116 Merrill - No dig fence installation

1002 W North - Window Repair/rebuild

633 Davis St – Roof

628 S Westnedge – Storm Damage repair (aluminum siding and window repair, roof, porch repairs)

219 Woodward – Roof

203 W Vine – Porch column repairs

738 McCourtie – Porch repairs

823 S Park St – Porch step repairs

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