

Agenda

Historic District Commission

City of Kalamazoo



Tuesday, January 21, 2025

5:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1. 1. Kristi Breisach
2. Katie Boertman
3. James Johnson
4. Dan Kastner - Chair
5. Eric Stucky
6. 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 17 December 2024

D. PUBLIC COMMENTS

E. APPLICATION REVIEWS

1. 111 Portage - Alteration (Construction of enclosed stairwell on roof) PPZ25-0001
Year Built: 1874
Style: Commercial
Historic District: Haymarket
2. 2. 807 W Vine - Alteration (Replacement of windows) - PPZ24-0035 (Postponed Application)
3. 3. 814 S Westnedge - Alteration (replace 2 windows on the south side) PPZ24-0047 (Postponed Application)

F. Action Item

1. Letter of Support for CLG Grant - City Hall Assessment Report

G. COORDINATOR'S REPORT

1. 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.

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, December 17th, 2024

5:00 pm

241 W. South St. Kalamazoo, MI 49007

I. Call to Order: Mr. Kastner called the meeting to order at 5:02 PM

II. Roll Call & Approval of Absences:

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

Motion made by Mr. Johnson to approve the absence of Mr. Stucky with a second by Ms. Breisach. All commissioners approved.

Mr. Pena read the disclaimer on record at 5:05 PM

III. Approval of Agenda: Motion made to approve the agenda by Ms. Underwood with a 2nd by Mr. Johnson. All commissioners approve.

IV. Approval of Minutes: November 19th, 2024

Motion made by Ms. Breisach to approve the minutes with a second by Ms. Underwood; all commissioners approve.

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

VI. OLD BUSINESS: None

NEW BUSINESS:

A) 530 W Kalamazoo	5:06 PM	Alteration-Front Door Replacement
Year Built: N/A		Style: Mission
		Historic District: Stuart

Mr. Andrew Gyorkos is the current owner and is wanting to renovate the property for office use that will support the arena. The front door that was installed is corroded and in rough shape. They are needing to add a vestibule and is looking to move the door to where it was originally and put in a newer version with double doors with aluminum and glass. 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, 5, 9 and 10 with a second by Ms. Underwood. All commissioners approve.

B) 810 Grant

5:09 PM

Alteration- Windows after fire

Year Built: 1875

Style: Vernacular

Historic District: South Street-Vine Area

Mr. Scott Shepard was hired to do drywall, insulation and window replacement after a fire. During the demolition the vinyl replacement windows were removed after being broken by the fire department or burned by the fire. The glass had been broken and the frame had melted. The bottom unit has the same type of windows. A permit was pulled many years for the windows, but the permit was never finalized. They are looking to put in the same style Pella windows. Currently there is only a rough opening and is looking to match as closely as possible to the lower unit. Mr. Johnson wants to comment that this is a unique case as normally vinyl windows are not part of the historic standards but since they are replacing what was there previously and not historic materials. Ms. Boertman makes a motion to approve a Certificate of Appropriateness for the work as described in the application, the proposed work complies with the Secretary of the Interior standards 2, 6, 9 and 10 with a second from Ms. Breisach. All commissioners approve

C) 516 Douglas

5:16 PM

Alteration-Removal of Chimney

Year Built: 1895

Style: Queen Anne

Historic District: Stuart

Ms. Elizabeth Houtrow is the homeowner and her partner the builder is looking to demolish the chimney in the home. It is not a wood burning fireplace, it is used for the water heater in the basement. The chimney is currently falling apart and has bad water damage, and the bricks are falling apart. The chimney is at the top of the ridge and currently has 2x4's bracing it. They are looking to remove and patch the roof. The water heater would be changed to an electric water heater. Mr. Kastner believes that when the water heater was installed that a liner was never put in. The home was just purchased by the homeowner and wants to make the upstairs be a rental but is currently not safe to be upstairs. The chimney is not visible from the road and is more towards the back of the property. The homeowner did reach out to a chimney company to have the chimney assessed. Ms. Breisach makes motion to approve a Certificate of Appropriateness for the work as described in the application, the proposed work complies with the Secretary of the Interior standards 2 and 5 with a second by Mr. Johnson. All commissioners approve.

**D) 432 S Westnedge
Year Built: 1865**

5:23 PM

Demolition

**Style: Vernacular
Historic District: South St-Vine
Area**

The homeowner purchased the home 20 years ago. They had been working on renovating the home with new flooring to get it ready for renters to move back in. They were working on selling the home on land contract, but the home was burned by the serial arsonist. The front of the house doesn't show much damage. Most of the back of the house was damaged and all windows were either broken from the fire or from the fire department. The homeowner was able to enter the home and was able to see outside the side of the home and the beams in the home were destroyed. They were also able to see through the stairs and ceilings and the roof had collapsed. The homeowner was looking into federal or state grants for funding to repair and has had the insurance claim be denied and has no funds to rebuild or repair. She has contacted a lawyer and a housing agency regarding the claim being denied. Mr. Johnson makes a motion to approve a Notice to Proceed for the work as described in the application, the proposed work complies with the Notice to Proceed Criteria A and C with a second by Ms. Underwood. All commissioners approve.

If property is sold will need to come back to the commission to review.

**E) 814 S Westnedge
Year Built: 1930**

**Alteration- Replace windows
Style: Commercial
Historic District: South Street-
Vine Area**

No applicant is present. Unsure if applicant wanted to withdraw application so the commission will still review the application. The applicant is looking to replace two windows. The commission would like more information regarding the project. Ms. Boertman makes motion to postpone until the HDC meeting on January 21, 2025, and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 January 2025. The information that is being requested is the size of the existing openings, current condition, dimensions, wood windows, to match the other windows in the home, and where the windows are located with a second by Ms. Underwood. All commissioners approve to postpone.

VII. Action Items

- Approval of 2025 HDC Meeting Schedule- Formality for clerk's office. All commissioners approve.

VIII. Coordinator’s Report

- Coordinator's Report review. 99 total applications so far this year.

IX. Adjournment

Mr. Kastner adjourned at 5:53 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: January 21, 2025

SUBJECT: 1. 111 Portage - Alteration (Construction of enclosed stairwell on roof)

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: As part of a larger project to create 11 new apartments on the 2nd and 3rd floor of the historic Peninsula building, Peregrine Company is planning to create a new, code compliant enclosed stairwell providing access from the 3rd floor to the building rooftop. Access to the rooftop is planned to be provided for tenant rooftop deck amenity, billboard and building maintenance, and emergency personnel. The new enclosed stairwell will wrap around the back of the existing elevator shaft and roof 'doghouse'. The enclosure will be wood framed with either composite or metal siding and the east and south facing walls will align with the east and south walls of the existing structure. No other changes to the exterior of the building are planned as part of this project

EVALUATION:

Project Details

Build a new enclosed stairwell on the roof to provide access to the roof. The enclosed stairwell will be at the rear (south) of the building.

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 construction of the proposed stairwell will not remove historic materials or alter features and spaces that characterize the property.

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 construction of the proposed stairwell will not remove historic materials or alter features and spaces that characterize the property. The new work will be differentiated from the old through the use of different cladding materials (brick on the primary structure and wood or metal on the proposed stairwell). Additionally, the stairwell will be compatible with the massing, size, and scale of the primary structure. The proposed stairwell will not be highly visible.

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 stairwell could be removed in the future without impairing the essential form and integrity of the historic property.

Local Historic District Standards and Guidelines

Size of Resource

- Height should generally be lower than the primary building.
 - *The stairwell will be located on the roof of the primary building. It is not taller than the primary building.*
- The addition should generally be narrower than the primary structure.
 - *The proposed addition is narrower than the primary structure.*

Relationship to Street

- The addition should be located behind the rear wall of the building or the side building line on a corner lot.
 - *The addition will be at the rear of the primary building, but located on the roof.*

Roof Forms

- Shall be consistent with the pitch of the roof of the primary resource as closely as possible or be appropriate to the style. For example, a front gable house could have a shed roofed or hipped addition if the roof pitch was correct.
 - *The proposed stairwell will have a flat roof, like the roof on the primary building.*

Proportion of Openings

- Both the size of new openings and their position and frequency on the building addition should relate to the primary structure.
- Ratio of window area to solid wall for the facade as a whole.

The proposed stairwell will not have windows

Materials

- While materials should be selected to complement the primary structure, including the use of identical materials, the use of alternate materials may be considered, especially when the addition is removed from the public right of way.
 - *The applicant is proposing two options for cladding, metal or wood. The stairwell will be largely removed from the right of way. Wood or metal would compliment the cladding (brick) of the primary structure.*

Discussion

The proposed enclosed stairwell will not adversely effect the historic character of the existing primary building. The stairwell is much smaller than the existing structure and will not be

highly visible from the street.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 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 18 February 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 11 February 2025.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 9 and 10.**



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: 111 S Portage / 200 E Michigan Ave

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

Applicant: Ryan Burns

Owner: Peregrine Company

Mailing Add: 336 S Kalamazoo Mall #702

Mailing Add: Same

City State & Zip: Kalamazoo, MI 49007

City, State Zip: _____

Phone: 269-226-6336

Phone: _____

Email: ryan @ peregrinecompany.com

Email: _____ @ _____

Contractor AGC

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

See attached description.

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

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

Applicant's Signature: Ryan Burns

Date: 1/17/2025

Owner's Signature: _____

Date: _____

(if different)

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

☒ Drawings 11x17 or smaller with dimensions

☐ Materials list

☒ Site plan including north arrow

☐ Other:

☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- _____

Date Received*: _____

Zoning _____ Year built _____

Complete application _____

Owned since _____

COMMISSION

Meeting Date _____

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



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: 111 S Portage / 200 E Michigan Ave

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

Applicant: Ryan Burns

Owner: Peregrine Company

Mailing Add: 336 S Kalamazoo Mall #702

Mailing Add: Same

City State & Zip: Kalamazoo, MI 49007

City, State Zip: _____

Phone: 269-226-6336

Phone: _____

Email: ryan @ peregrinecompany.com

Email: _____ @ _____

Contractor AGC

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

As part of a larger project to create 11 new apartments on the 2nd and 3rd

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

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____
(if different)

APPLICATION CHECKLIST:

Include all these items are in your submission. Incomplete applications will be held until the next review hearing.

- ☐ Drawings 11x17 or smaller with dimensions
- ☐ Materials list
- ☐ Site plan including north arrow
- ☐ Other:
- ☐ \$85 for HDC hearing & review fee – must be paid in advance to be placed on agenda – include WITH application – Check payable to: City of Kalamazoo

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- _____

Date Received*: _____

Zoning _____ Year built _____

Complete application _____

Owned since _____

COMMISSION

Meeting Date _____

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

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.

Incomplete applications will be postponed until the next meeting.

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

Name of the contractor if this project requires a building permit Or indicate ☐ work 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.

Example #1: Rather than "Build new garage"

Say "Build new two car garage near northeast corner of lot, wooden frame with clapboard siding, paneled metal overhead door, service door on the north side and one window at the rear. "

Example #2: Instead of "New front door"

Say "Install a new wooden front door to fit original opening in width and height, to replace the existing metal paneled door. See drawing/photo for appearance" Specify the measurements of the width and height of the original opening. Include a storm door if that is part of the project

For more complex projects, please include as many **continuation or illustration sheets** as you need to present a clear picture to the commission of your proposed work.

- Drawings – black or blue black ink on white paper. Electronic submissions are encouraged. Drawings should include dimensions of the existing part of the building and the proposed work.
- You need submit only one set of drawings; city staff will make the necessary copies.
- Use the checklist to be sure you have supplied all the important information.
- For new construction) exterior stairs, new garage, reconstructing a porch, etc) a site plan WITH a north arrow is required.

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

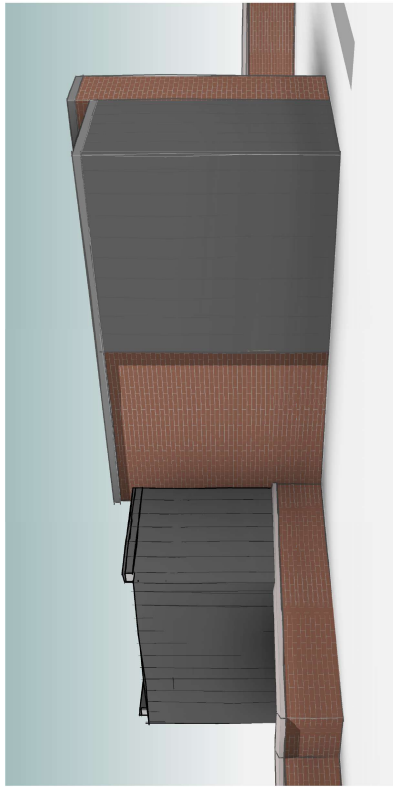
PHOTOS: The historic preservation coordinator is responsible for taking photographs of the proposed work and the structure. If you wish to take additional photos, one set is usually adequate for the commissioners to examine. You may also bring photos on a USB drive to share with the commission.

Emergency repairs: If damage occurs to a structure in a historic district, which requires emergency repairs, steps may be taken to secure the structure without the approval of the commission or the coordinator. Cover damaged windows or holes in a roof with tarps or wood to prevent further damage. Support dangling or loose elements or remove and store them. Notify the Coordinator of the damage to the structure on the first weekday available after the damage occurs and the coordinator will visit the structure as well as arranging a site visit by commission members to approve repairs if necessary. **THIS WILL BE DONE AS QUICKLY AS POSSIBLE IN ORDER TO FACILITATE REPAIRS OF THE STRUCTURE IN A TIMELY MANNER.**

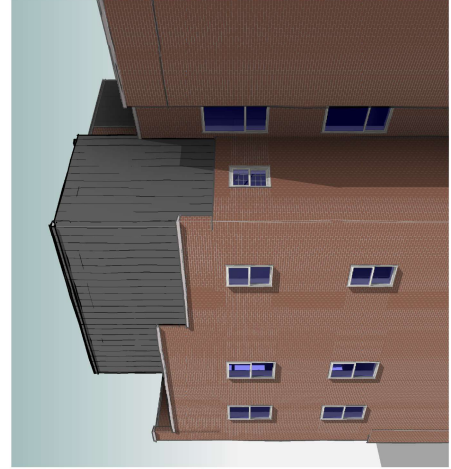
If you have questions about completing this application for project review, please call the Historic Preservation Coordinator at: (269) 337-8804 or by email at PenaL@kalamazoo-city.org



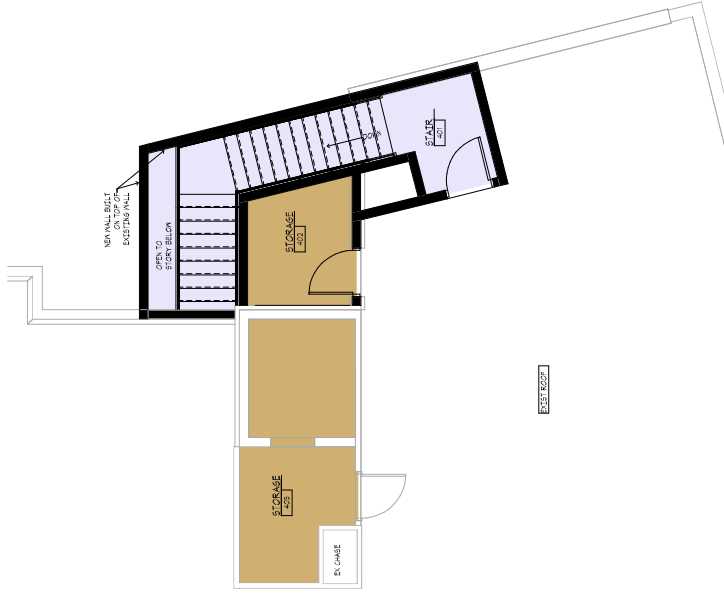
3D View - Northeast View From Roof



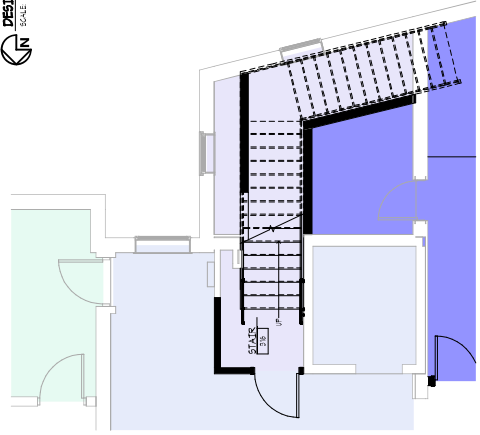
3D View - Northwest View from Roof



3D View - Southwest View From Alley



DESIGN ROOF PLAN
SCALE: 1/4" = 1'-0"



DESIGN THIRD LEVEL STAIR PLAN
SCALE: 1/4" = 1'-0"

SITE INFORMATION
1. PARCEL ADDRESS:

- | | | | |
|-----|-------------------|---|------------------|
| 1. | OWNER | PREPARED BY
305 S. KALAMAZOO HALL
KALAMAZOO MI 49001 | DATE
FEB 2002 |
| 2. | ARCHITECT | BOGGS ARCHITECTURE
1000 N. KALAMAZOO
KALAMAZOO MI 49001 | DATE
FEB 2002 |
| 3. | UNIVERSITY | HOPKINS | DATE
FEB 2002 |
| 4. | CONSTRUCTION | | DATE
FEB 2002 |
| 5. | PAVING AND LAND | RESTAURANT &
HOTEL | DATE
FEB 2002 |
| 6. | TOTAL SITE AREA | 5.15 SF | DATE
FEB 2002 |
| 7. | LAND USE PRESENT | OPEN LOT | DATE
FEB 2002 |
| 8. | LAND USE PROPOSED | 5,033 SF
PARKING 246 | DATE
FEB 2002 |
| 9. | BUILDING TYPE | NO BUILDING | DATE
FEB 2002 |
| 10. | MAINTENANCE | NO MAINTENANCE | DATE
FEB 2002 |
| 11. | VEGETATION | NO VEGETATION | DATE
FEB 2002 |
| 12. | TYPE | NO TYPE | DATE
FEB 2002 |
| 13. | RESIDENTIAL UNITS | NO RESIDENTIAL UNITS | DATE
FEB 2002 |
| 14. | LANDSCAPE | NO LANDSCAPE | DATE
FEB 2002 |
| 15. | LEGAL DESCRIPTION | NO LEGAL DESCRIPTION | DATE
FEB 2002 |
| 16. | CONSTRUCTION TYPE | NO CONSTRUCTION TYPE | DATE
FEB 2002 |

APPROPRIATE PERMITS TO BE OBTAINED FROM THE CITY OF CALAMAZO.

AN EMERGENCY KNOX BOX FOR FIRE DEPARTMENT ACCESS WILL BE PROVIDED IF REQUIRED. KNOX BOX LOCATION TO BE DETERMINED UPON SUBMITTAL OF BUILDING PLANS, IF REQUIRED.

A FIREFIGHTER RIGHT-TO-KNOCK AND HAZARDOUS MATERIALS RIGHT-TO-KNOCK FORMS TO BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT, IF REQUIRED.

PROVIDE ADDRESS NUMBERS ON THE BUILDING TO MEET CITY OF CALAMAZO SPECIFICATIONS.

NO FACADE CHANGES ARE PLANNED FOR THE BUILDING.

A NEW STAIRWAY TO THE ROOF WILL BE CONSTRUCTED AS PART OF THIS REVIEW. PLEASE SEE BUILDING PLANS.

ALL UTILITIES ARE LOCATED IN THE BASEMENT OF THE BUILDING.

EACH APARTMENT WILL HAVE ITS OWN ELECTRICAL AND WATER METERS. NO GAS LINES WILL BE RUN TO THE APARTMENTS.

LEGAL DESCRIPTION.

[illegible]



Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: October 15, 2024

SUBJECT: 5. 807 W Vine - Alteration (Replacement of windows) - PPZ24-0035

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace the windows with vinyl double hung windows.

EVALUATION:

Project Details

Replacing all windows with vinyl, double hung windows. It is unclear whether or not the new windows will fit the existing openings, or if the new windows will replicate the muntin pattern of the existing windows.

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 wood windows are a character defining feature of the property, especially the windows with multiple lights in the upper sash (such as on the primary facade of the property, and some of the windows on secondary facades). The multiple lights of the upper sashes are also characteristic of the Tudor Revival Style.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The existing windows in the property, especially those with divided lites, are examples of craftsmanship that characterizes the historic property. These windows should 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.

The application states that some repairs were attempted on the property that proved unsuccessful. The level of deterioration is unclear in the pictures, which show the meeting rails of 2 windows and the parting bead of another. The written portion of the application states that the windows have been painted shut, and that there is severe sill damage.

The application does not include what the replacement windows will look like, so it is difficult to determine if the proposed replacements will reasonably replicate the existing windows in appearance.

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 removal of the existing windows would remove the existing wooden windows in the property, which are character defining features. The new work would be differentiated from the old through the use of modern materials. Since there were no depictions of the proposed windows submitted, it is difficult to know if they will be compatible with the size and architectural features of the existing structure.

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 existing openings of the windows were retained, the windows could be removed without impairing the integrity and essential form of the historic property.

Local Historic District Standards and Guidelines

Guidelines for replacement:

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

- The dimension of the original window must be retained.
 - *It is unclear from the application whether or not the dimensions of the existing windows will be retained.*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
 - *It is unclear from the application whether or not the new sashes would reasonably replicate 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.
 - *While the proposed vinyl windows do not align with the historic material, it is unclear if they will reasonably replicate the windows in appearance.*

Discussion

From the application, it is difficult to determine the extent of the damage to the existing wood windows. Additionally, it is difficult to understand if all of the windows are equally deteriorated, or if there are a few windows that are in more advanced stages of deterioration than others.

Finally, without being able to assess the style of the proposed new windows, it is not possible to determine how closely replacements would align with the historic character of the property.

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 19 November 2024 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 12 November 2024.**
3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 5, 6, 9 and 10.**

✓ 1017 - \$8500 in safe



RECEIVED
OCT 08 2024
BY: Cas

Community Planning and Economic Development
Historic District Commission
245 N. Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
PenalL@kalamazoo.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: 807 W Vine street

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

Applicant: Viccarly Castellanos Owner: Viccarly Castellanos

Mailing Add: 3062 Kalamazoo ave Mailing Add: "

City State & Zip: Portage City, State Zip: "

Phone: 414-248-3686 Phone: "

Email: Viccarly@gmail.com Email: @ "

Contractor

☐ Work to be done by owner

Proposed Work: Use additional sheets to describe work if necessary

Vendor/contractor: Practical Glass

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

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

Applicant's Signature: Viccarly Castellanos Date: 10/8/2024

Owner's Signature: [Signature] Date: 10/8/2024
(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- 24-0035

Date Received*: 10/08/2024

Zoning RM-15 Year built 1915

Complete application _____

Owned since 06/27/2022

COMMISSION

Meeting Date 10/15/2024

Hearing fee paid \$ 85 _____

COMMENTS _____

Check # _____

Approve in Concept Date _____ Letter mailed _____

FINAL ACTION

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

ACTION DATE _____

Certificate of Appropriateness Issued _____

Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

Viccarly Castellanos
3062 Kalarama Ave. Portage MI 49024
414-248-3686
Viccarly@gmail.com
October 8/2024

Historic District Commission
Kalamazoo Historic Preservation Coordinator
245 N. Rose Street, Kalamazoo, MI 49007

Dear Members of the Historic District Commission, I am writing to request your consideration in allowing us to replace the windows of our property located at 807 W Vine Street, which lies within the Kalamazoo Historic District. My husband and I purchased this home in 2022 with full awareness of its historical significance and the beauty it contributes to the neighborhood. However, the windows, which are over 110 years old, have suffered extensive neglect and are in a state that presents major challenges.

Upon purchasing the property, one of our immediate concerns was the condition of the windows, as we could not even get many of them to open. To address this, we spent \$1,400 in repairs, but it quickly became clear that this was only a temporary solution. The windows remain highly inefficient and drafty, significantly impacting energy usage. During the first year we rented the property, we included gas and electric as part of the rent. However, with winter heating costs running as high as \$700 per month due to the windows' inefficiency, it became unsustainable. The following year, we excluded utilities from the rent, but our tenants eventually left due to the high costs associated with the property's energy inefficiency.

We deeply appreciate the architectural integrity of homes in Kalamazoo's historic district. In fact, we are fortunate enough to own two properties in the district. Our other property, though more than 100 years old, is in better shape as its windows were never painted or sealed shut. Unfortunately, the windows at 807 W Vine have been painted shut multiple times over the decades, and the wood has rotted to the point of no return. Water damage continues to worsen, and despite our best efforts, the windows are beyond repair. The sills have deteriorated to such an extent that no amount of restoration will allow them to properly seal or operate.

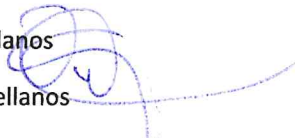
As responsible homeowners, we have been making significant repairs to the property since our previous tenants left in August, in the hopes of getting the house ready for rent by November. However, we are quickly running out of options regarding the windows. While we understand and respect the district's guidelines on preserving the historic nature of homes, it is simply not feasible for us to replace these windows with new wood ones, which would cost upwards of \$30,000. Given that this is a \$140,000 property, we believe that high-quality, wood-appearance vinyl windows are a more reasonable and equitable solution.

We recognize that other properties along Vine Street have installed vinyl windows, and we hope you will consider our request to do the same. It is our goal to preserve and improve the home while ensuring it remains financially sustainable for both us and any future tenants. Thank you for considering our plea to save 807 W Vine Street. We would greatly appreciate any support and guidance you can provide to help us move forward.

Sincerely,

Viccarly Castellanos

Francisco Castellanos



All windows on 807 W Vine Street: These are vinyl double hung windows with double pain insulated glass and full screens be white depending on the brand we can get.

Upstairs North side of house
40 x 57 3/4 (2)

Upstairs West side of house
40 x 57 3/4
32 x 57 3/4 (2)

Upstairs South side of house
32 x 57 3/4 (2)

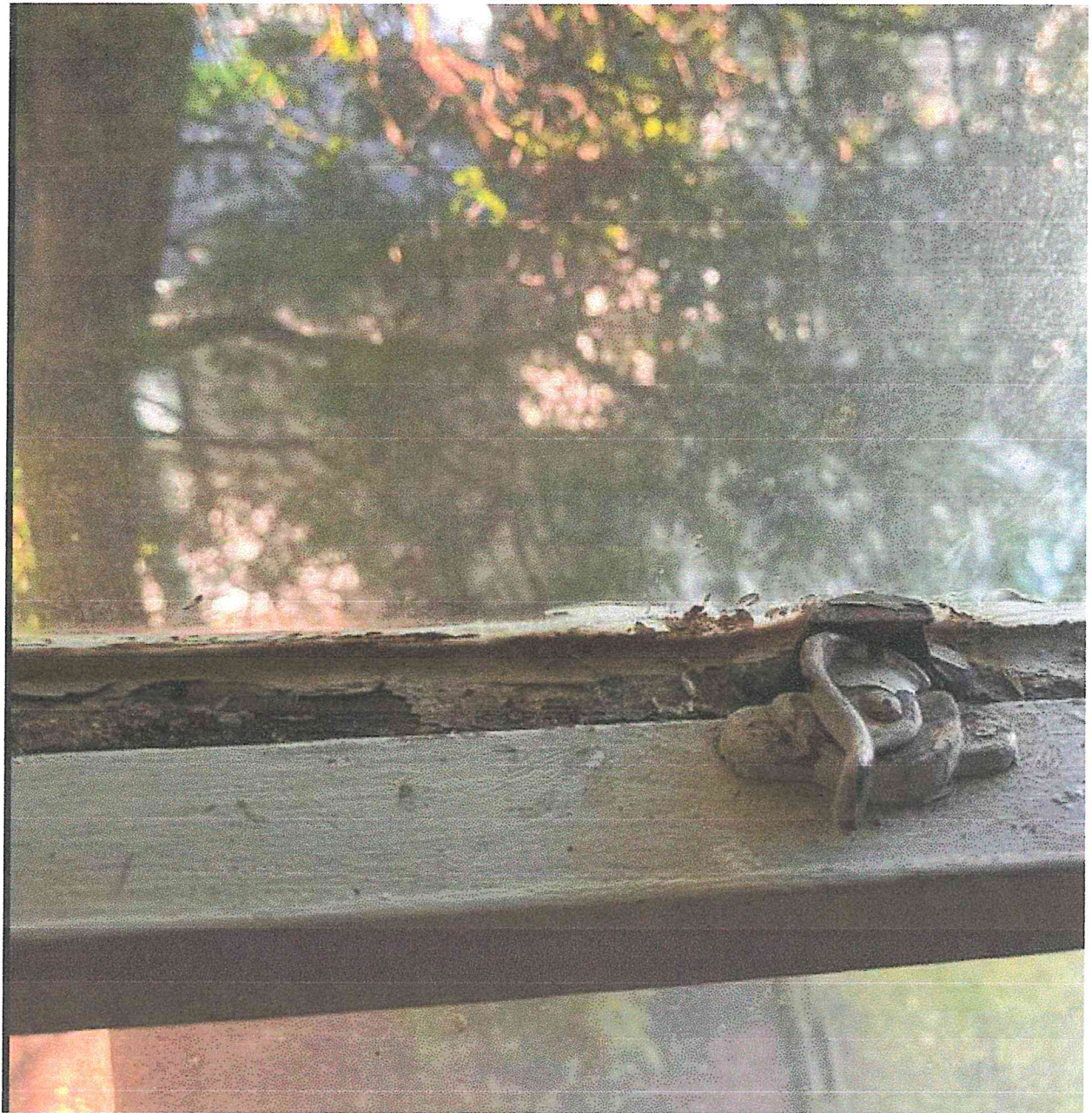
Upstairs East side of house
32 x 57 3/4 (2)
28 x 56 3/4 (stairs)

Downstairs North side of house
24 x 65 3/4 (2)
40 1/4 x 65 3/4

Downstairs West side of house
33 x 65 3/4
59 1/2 x 66
31 1/2 x 65 3/4

Downstairs South side of house
31 1/2 x 65 3/4

Downstairs East side of house
32 x 53 (2)















Historic District Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: December 17, 2024

SUBJECT: 5. 814 S Westnedge - Alteration (replace 2 windows on the south side) PPZ24-0047

PROPOSED WORK:

From the Description of Work Supplied by the Applicant: Replace 2 windows on the southside of the property in the second story. The windows to be used are Andersen wood frame double hung widows in sandstone color.

EVALUATION:

Project Details

Replace 2 windows on the southside of the property with Andersen wooden double hung windows.

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 installation of new windows will remove historic materials and alter features and spaces that characterize the property.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The deterioration of the windows is unclear from the application. It appears that the new windows will reasonably replicate the the existing 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 new windows will remove the historic windows in the property. They will be differentiated from the old through the use of modern materials.

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.

It is unclear if the new windows will fit into the existing openings. If they fit into the existing openings, they can be removed in the future without impairing the property.

Local Historic District Standards and Guidelines

Guidelines for Replacement

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

- The dimension of the original window must be retained.
 - *The applicant has not shown what the dimensions of the new windows will be.*
- Muntins, sash, frames, exterior casing and brick molds must be of material and dimensions to match other windows in the house.
 - *It is unclear if the other windows will match the proposed 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 are wood.*

Discussion

The applicant has not provided information regarding the existing condition of the historic windows. Additionally, it is hard to determine where the windows slated for replacement are.

POTENTIAL ACTIONS:

1. The proposed work complies with the Secretary of the Interior standards 2, 6, 9 and 10.

Action: Motion to approve a Certificate of Appropriateness for the work as described in the application.

2. More information is needed. **Action: Motion to postpone until the HDC meeting on 21 January 2025 and direct the applicant to provide the requested materials and information to the Historic Preservation Coordinator by noon on 14 January 2025.**

3. Denial of the application. **Action: Motion to deny the application based on Secretary of the Interior Standards 2, 6, 9 and 10.**



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: 804 S Westnedge Apt 3 Kalamazoo MI 49008

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

Applicant: Jennifer Nap

Owner: VNA

Mailing Add: 814 S Westnedge Ave

Mailing Add: _____

City State & Zip: Kalamazoo MI 49008

City, State Zip: _____

Phone: 2695991719

Phone: _____

Email: jenn@vine.neighborhood.org

Email: _____@_____

Contractor VanLente Restoration

☐ **Work to be done by owner**

Proposed Work: Use additional sheets to describe work if necessary

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

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

Applicant's Signature: _____ Date: 12/10/24

Owner's Signature: _____ Date: _____
(if different)

-For Historic Preservation Coordinator's Use Only-

Case Number: PPZ- 24-0047

Date Received*: 12/10/2024

Zoning LW-1 Year built 1930

Complete application _____

Owned since 12/2/2024

COMMISSION

Meeting Date 12/17/2024

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 _____

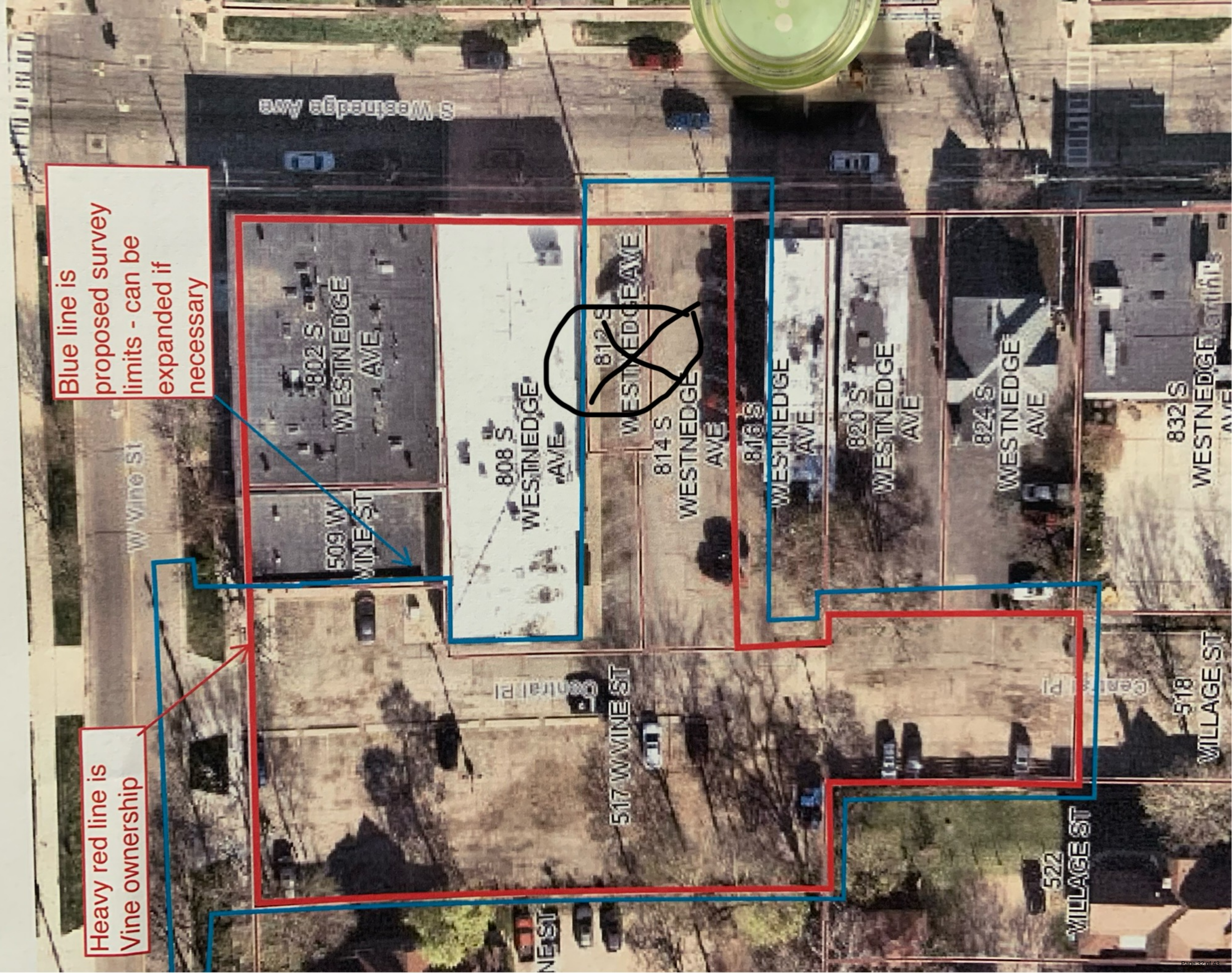
Notice of Denial with appeals information _____

Notice to Proceed _____ Comments _____

Revised November 22, 2019

Heavy red line is
Vine ownership

Blue line is
proposed survey
limits - can be
expanded if
necessary



S Westnedge Ave

802 S
WESTNEDGE
AVE

509 W
VINE ST

808 S
WESTNEDGE
AVE

812 S
WESTNEDGE
AVE

814 S
WESTNEDGE
AVE

816 S
WESTNEDGE
AVE

820 S
WESTNEDGE
AVE

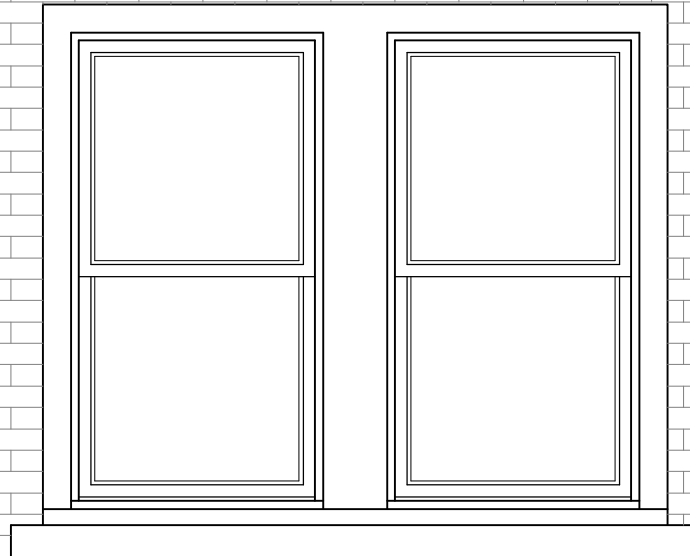
824 S
WESTNEDGE
AVE

832 S
WESTNEDGE
AVE

517 W VINE ST

522
VILLAGE ST

518
VILLAGE ST



WINDOW RENOVATION

SCALE: 1/2"=1'-0"
8 DECEMBER 2024

VAN LENTE
RESTORATION
"CRAFTING LIVABILITY"

TILT-WASH DOUBLE-HUNG WINDOWS



SECTION REFERENCE

Tables of Sizes	13-14
Specifications	14-15
Grille Patterns	15
Window Details	16
Joining Details	16
Combination Designs	51
Product Performance.....	56

TILT-WASH DOUBLE-HUNG WINDOWS

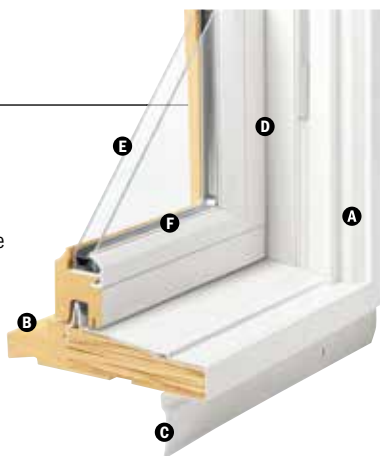
FEATURES

Frame

- A** Exterior outer frame members are treated with water-repellent preservative and covered with a rigid vinyl cover, minimizing maintenance and providing an attractive appearance.
- B** Interior surfaces are unfinished pine. Low-maintenance prefinished white interiors are available.
- C** Full-perimeter installation flange makes installation easy and fast with little or no adjustment. It's fixed, seamless and integrated with the exterior frame.
- D** Flexible weatherstrip around all four sides is factory-installed and provides a tight seal between the sash and frame.

Glass

- E** Choose Low-E, Low-E HeatLock®, Low-E SmartSun™, Low-E SmartSun HeatLock or dual-pane glass. Tempered glass and other glass options are available. Contact your Andersen supplier. A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.
- F** A rigid vinyl glazing bead, combined with high-grade silicone glazing bed, keeps the glass bonded firmly to the sash and helps minimize water and air infiltration.



Sash



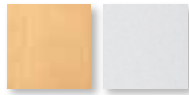
A convenient tilt-wash design makes it easy to clean the window from the inside. An in-sash balancer minimizes the view of the jamb liner, maximizing the amount of wood in the frame. Window can be secured through the side jambs to stud walls without hitting balancer.

EXTERIOR



White Sandtone

INTERIOR



Pine White

HARDWARE FINISHES



Antique Brass Black Bright Brass Gold Dust



Oil Rubbed Bronze Satin Nickel Stone White

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless prefinished white is specified. Oil rubbed bronze is a "living" finish that will change with time and use.

DOUBLE-HUNG HARDWARE



Lock & Keeper

Standard: **Stone** | White
 **Optional: Antique Brass | Black
 Bright Brass | Gold Dust
 Oil Rubbed Bronze | Satin Nickel

Stone finish is standard for pine interiors. White finish is standard for white interiors.
 Bold name denotes finish shown.



CLASSIC SERIES™

Optional Lift**
 Stone | **White**

* Visit andersenwindows.com/warranty for details.

** Hardware sold separately.

Dimensions in parentheses are in millimeters.

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

ACCESSORIES Sold Separately

Frame

Extension Jambs

Standard jamb depth is 3 1/4" (83). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied extension jambs are available in 1/8" (1.5) increments between 4 3/8" (114) and 7 1/8" (181). Extension jambs can be factory-applied to either three sides (stool and apron) or four sides (picture frame casing).

Drywall Return

The 200 Series double-hung window is available with a narrow 3" (76) jamb depth with a flat interior surface for easy drywall return. Available in pine or prefinished white.

Two-Tone Option

200 Series tilt-wash double-hung windows are available with a two-tone color configuration, featuring a prefinished white interior and a Sandtone exterior. Some exterior components are visible from the interior. Corresponding picture and transom units, as well as grilles, are available to match.

Window Opening Control Device



A recessed window opening control device is available factory applied. It limits the sash travel to less than 4" (102) when the window is first opened. Available in stone and white. A field-applied window opening control device is also available.

Security Sensors

Open/Closed Sensors

Wireless open/closed sensors are available in four colors. See [page 6](#) for details.

Insect Screens

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view from the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screen

Exclusive Andersen® TruScene insect screens provide over 50% more clarity than our conventional insect screens for a beautiful unobstructed view. They allow more fresh air and sunlight in, while doing a better job of keeping out small insects.

Conventional Insect Screen

Conventional insect screens have a long-lasting* fiberglass screen mesh with a charcoal finish.

Exterior Trim

This product is available with Andersen exterior trim. See [pages 45-50](#) for details.

CAUTION:

- Painting and staining may cause damage to rigid vinyl and is not recommended.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

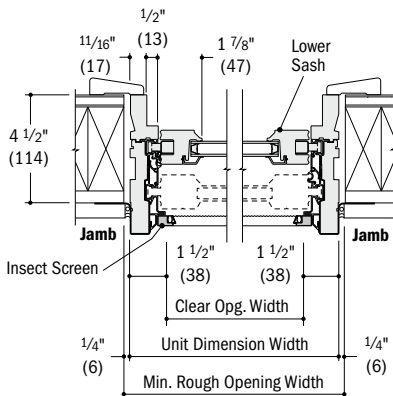
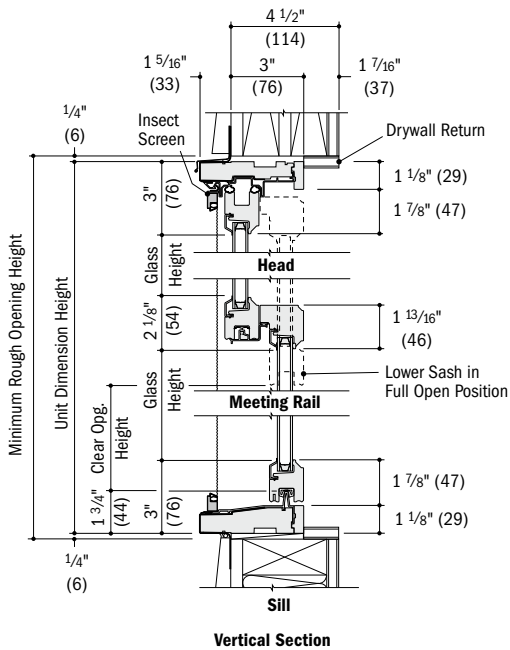
For more information about **glass, grilles and insect screens**, see [pages 8-9](#).

For more information about **combination designs, product performance, installation instructions and accessories**, see [pages 51-63](#) or visit andersenwindows.com

TILT-WASH DOUBLE-HUNG WINDOWS

Tilt-Wash Double-Hung Window Details

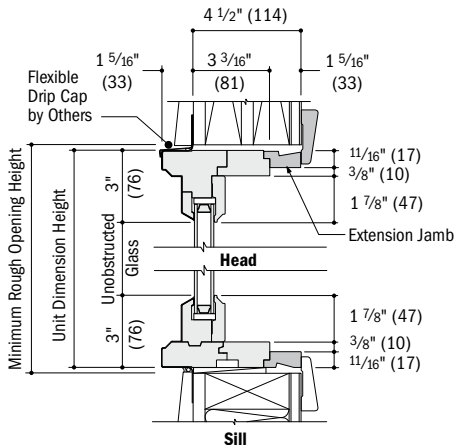
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section

Tilt-Wash Half Circle Window Detail

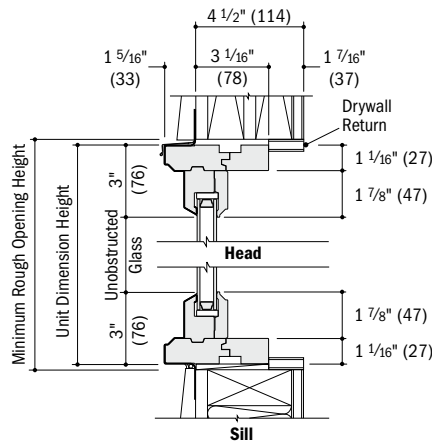
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



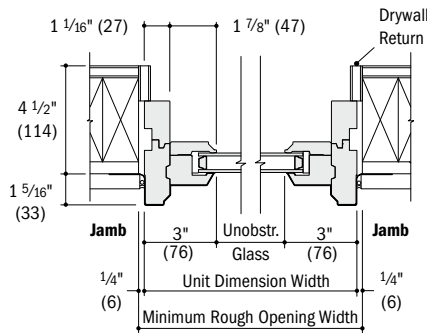
Vertical Section

Tilt-Wash Picture/Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section



Horizontal Section

Vertical (ribbon) Joining Detail

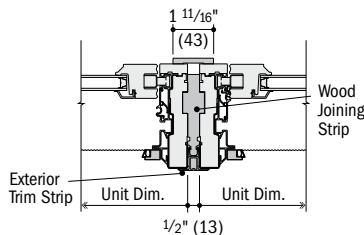
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

Sum of individual window widths
plus 1/2" (13) for each join.

Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).

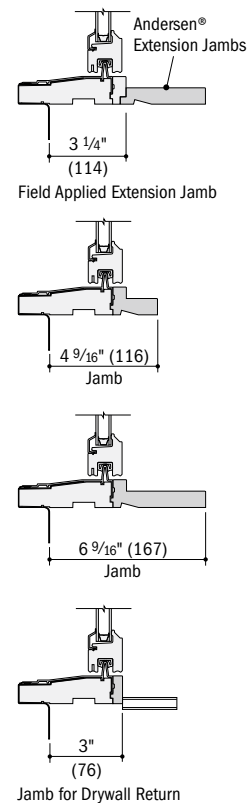


Horizontal Section

Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

Extension Jamb Details

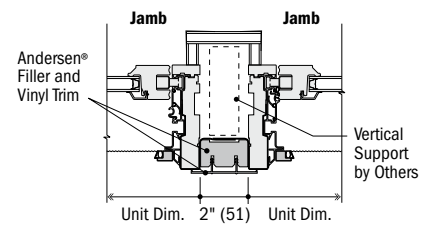
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section

Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

For more joining information, see the combination designs section starting on [page 51](#).

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on [pages 62-63](#).
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](#).
- Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.
- Dimensions in parentheses are in millimeters.









**Community Planning and Development
Historic Preservation Commission
245 North Rose
Kalamazoo, MI 49007
Telephone: (269) 337-8804
FAX (269) 337-8513**

To: Alan Higgins, Grants Manager
State Historic Preservation Office
300 North Washington Square
Lansing, MI 48909

21 January 2025

Re: Certified Local Government Grant to fund a Condition assessment of
Kalamazoo's City Hall

This letter acknowledges that the Kalamazoo Historic District Commission enthusiastically supports the application for and acceptance of a grant from the Certified Local Governments Grants through the Michigan State Historic Preservation Office. The grant would be used to hire qualified consultant to perform a condition assessment of Kalamazoo's City Hall located at 245 W South St. Kalamazoo, MI.

The Historic District Commission recognizes both the historic and contemporary importance of City Hall as the center of Kalamazoo's local government.

Sincerely,

Dan Kastner, Chairperson
Kalamazoo Historic Preservation Commission



Historic Preservation Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic District Commission
FROM: Luis Pena, Historic Preservation Coordinator
DATE: 21 January 2025
SUBJECT: Historic Preservation Coordinator's Report

Happy City: Author Talk With Charles Montgomery

Charles Montgomery, acclaimed author of *Happy City* and one of the world's 100 most influential urbanists (Planetizen), will visit Kalamazoo to discuss how urban design can create healthier, happier, and more inclusive cities. His talk will take place on Friday, January 31, at 7:30 p.m. at Civic Theatre in Downtown Kalamazoo (329 S Park St), followed by a Q&A session where attendees can engage directly with Montgomery about his work and ideas. Doors will open at 7.

Montgomery's visit is a highlight of the Imagine Kalamazoo 2035 initiative, which invites the community to envision a brighter future for the city. It follows the [Imagine Kalamazoo Reads](#) program, a community-wide book discussion of *Happy City* held during the fall of 2024 and into the winter of 2025. These discussions bring residents together to explore how the ideas in Montgomery's book can inspire and inform Kalamazoo's new Strategic Vision and Master Plan. In his presentation, Montgomery will explore questions such as: How do the places we live impact our happiness and well-being? How can cities be designed to serve their residents better? What role do social connections play in fostering happier and more resilient communities? Drawing on psychology, neuroscience, behavioral economics, and urban design, Montgomery will share insights and real-world examples of how cities can be transformed to maximize human happiness.

Montgomery is the founder of Happy Cities, a global consulting firm that helps city builders translate the science of happiness into practical strategies for urban development. He has collaborated with organizations such as the World Health Organization, the Guggenheim Museum, and governments around the world, including Mexico City, Auckland, and London.

His award-winning book *Happy City* has been praised for its thought-provoking insights. The New York Times wrote, "Happy City is not only readable but stimulating. It raises issues most of us have avoided for too long."

Montgomery's work challenges us to rethink how urban spaces shape our lives and empowers communities to imagine and create cities that are not only functional but joyful. From transforming empty lots into spaces for connection to advising on groundbreaking urban projects, his expertise has inspired cities across the globe.

Event Details

What: Presentation by Charles Montgomery, Author of *Happy City* (with Q&A)

When: Friday, January 31 at 7:30 p.m. (doors open at 7)

Where: The Civic Theatre, 329 S Park St

Why: To explore how urban design can improve happiness and well-being, supporting Kalamazoo's Imagine Kalamazoo 2035 initiative

Historic District Reviews

Review Type	Cost	Number of Reviews	Totals
Administrative	\$35	70	2,450
Hearing	\$85	38	3,230
		108	5,680

Administrative Reviews:

320 W Vine Front porch repairs
426 Ranney Front porch repairs
101 W Dutton Rear porch repairs
509 W Vine Repair rear wall after it was struck by a vehicle

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

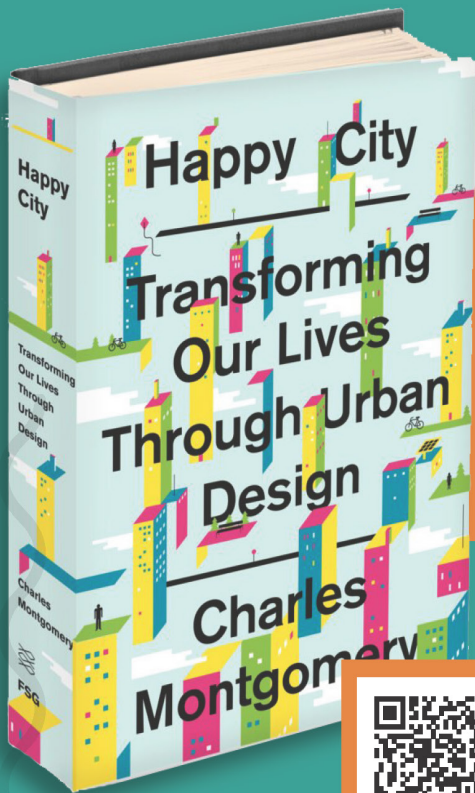
Imagine Kalamazoo Reads:

Author Talk + Q&A



With Happy City Author
Charles Montgomery

The cities we live in have a powerful effect on how we behave. How, then, do we design happy cities?



Friday, January 31



7:30 p.m. (doors open at 7)



**Kalamazoo Civic Theatre
(329 S Park St)**

Admission is **FREE** and open to the public. You do not have to read the book to come to this event.



◀ **RSVP NOW!**

For more information, visit kalamazoocity.org/IKreads.

