

CITY OF KALAMAZOO
COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT
HISTORIC DISTRICT COMMISSION
ANNUAL REPORT
2007

Introduction

In 2007, the Kalamazoo Historic District Commission (HDC) received 544 project applications for the 2,075 historic resources located in Kalamazoo's six locally designated historic districts. This represented more than twice the applications of the previous year. Meetings take place every third Tuesday at 5:00 p.m. in the Commission Chambers.

History and Purpose

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

- (a) The Kalamazoo Historic District Commission is empowered to regulate work on the exterior of historic resources and non-historic resources in historic districts in the City of Kalamazoo and shall otherwise have all powers invested in historic district commissions pursuant to the Local Historic Districts Act, MCL 399.201 et. seq. 1970 P.A. 169, as amended. (Adm. Code § A229.2)
- (b) To regulate work on resources which, by city ordinance, are historic or non-historic resources located within local historic districts, including but not limited to the moving of any structure into or out of, or the building of any structure in, a historic district.

Meetings

To fulfill its charge, the HDC convened 11 regular meetings in 2007. Altogether, 109 applications for a Certificate of Appropriateness were reviewed. Of these, 107 were approved and two were denied. In the case of the denials, property owners chose to pursue the "Proposal for Remedy" outlined in the denial letter, which entailed repairs to a garage rather than demolition and installation of interior storms rather than replacement windows.

In addition to the HDC's application reviews, the Historic Preservation Coordinator reviewed and administratively approved 435 applications for a total of 544 applications reviewed. Almost 80% of the applications came from the Vine neighborhood and South Street historic district and 13% from the Stuart area. The HDC and the Coordinator approved over 99% of the applications submitted which compares well with the national average of 95%.

Membership

The HDC enjoyed a full roster of members throughout 2007:

<u>Member</u>	<u>Position</u>	<u>Term</u>
Jay Bonsignore		First full term

Fred Decker	Vice Chair	Second full term
Linda DeYoung		First full term
Nelson Nave	Licensed architect	Second full term
Bob Outsema		Second full term
Lisa Poole-Woldring	Chair	Second full term
James Tribu		Second full term

Newsletter

For the third year, the HDC published its newsletter covering historic district information and emphasizing the availability of the Michigan Historic Preservation Income Tax Credit. This year, two issues of the newsletter were mailed to almost 1,400 property owners in the 6 districts, including the new West Main Hill local historic district and owners of four new single resource historic districts. The newsletter has been an immensely successful tool for increasing awareness of the historic districts and encouraging compliance.

Property Owner Orientation

On 06/21/07 the HDC, working with the Historic Preservation Commission, presented an orientation session in the Community Room at City Hall to educate the new property owners in the West Main Hill historic district. The first half of the session covered general historic district standards and guidelines along with application procedures. The second half of the meeting, led by Bryan Lijewski of the State Historic Preservation Office, presented information on Michigan’s Historic Preservation Income Tax Credit.

Tax Credit Information Sessions

In 2007, the HDC provided monthly informational sessions on the Michigan Historic Preservation Income Tax Credit. The sessions were held on the fourth Tuesday of each month at The Development Center. The number of tax credit applications originating with Kalamazoo ranks second only to Detroit in Michigan. Since 1999, property owners in the Stuart, Haymarket and Vine historic districts have earned well over a million dollars in tax credits representing over four million dollars of investment in the districts.

Summary

2007 was a busy and successful year for the HDC. Staff expects that 2008 will be similarly busy.