

**KALAMAZOO HISTORIC  
PRESERVATION  
COMMISSION MINUTES**

**May 10, 2005  
Third Floor Conference Room  
241 W. South St.  
Kalamazoo MI 49007**

**MEMBERS PRESENT:** Chris Wright, Derl Oberlin; Linda Bennett; Norman Jung, Chad Slider; Pamela Hall O'Connor, Josh Willson,

**MEMBERS ABSENT:** NONE

**CITY STAFF:** Sharon Ferraro, Historic Preservation Coordinator

**CALL TO ORDER**

Mr. Wright called the meeting to order at 7:05 PM.

**APPROVAL OF ABSENCES**

There were no absences.

**AGENDA**

Additions to the agenda include Item IX. F. State Hospital Water Tower, Item IX. G. Preservation Awards Item; Item IX H Application from Claire Milne for a board position.

**Mr. Oberlin, supported by Ms. O'Connor, moved to approve the changes to the May 10, 2005 HPC agenda. With a voice vote, the motion carried unanimously.**

**MINUTES**

There was one change to the April 5, 2005 minutes on page 2 under action items Iannelli Fountain. Move the last sentence in this paragraph "This contractor is pre-approved with the City of Kalamazoo" to become the second sentence in this paragraph. Change "spoke" to "spoken" in the first sentence of the same paragraph.

**Mr. Oberlin, supported by Ms. O'Connor, moved to approve the changes to the April 5, 2005 HPC minutes. With a voice vote, the motion carried unanimously.**

**INTRODUCTION OF GUESTS**

Student – Miya Russell, U of M architecture student.

Claire Milne – prospective board member

Curt Aardema – Hope college student

### **CITIZEN COMMENTS**

Curt Aardema discussed his concern about Pfizer's intention to demolish Building 25, the 12-story Albert Kahn designed research tower. He has stopped by for 10-30 minutes at a time and stood in front of the tower on East Lovell Street with signs protesting the impending demolition.

### **CORRESPONDENCE**

None

### **FINANCIAL REPORT**

City: Derl Oberlin has reviewed the financial report and approved it.

O'Connor Fund: Recent additions to the fund in the first quarter are \$10,510 including \$10,000 from the KHPC funds. Ms. O'Connor also reported that the Kalamazoo Foundation will change the charges for maintaining funds.

### **ACTION ITEMS**

#### **A. Programmatic Agreement with ACHP/SHPO**

Ms. Ferraro presented information on the Programmatic Agreement the city of Kalamazoo has with the State Historic Preservation Office and the Advisory Council on Historic Preservation detailing appropriate historical review for Federally funded projects. The previous agreement was signed in 1992 and extended in 1997. The SHPO is in the process of formulating a new agreement for Michigan's Certified Local Governments. There will be a separate agreement dealing with the issue of lead paint abatement and housing rehabilitation. The new template agreement proposes that the historic preservation coordinator handle all the reviews with comment from the commission only occasionally. Ms. Ferraro agreed to forward the proposed template agreement to Mr. Willson, Mr. Slider and Mr. Wright.

#### **B. City's draft zoning plan (In packet)**

Claire Milne, prospective historic preservation commissioner, attended the hearing for the Zoning Ordinance changes on Monday, May 9, 2005. She presented the historic preservation commission's comments at the meeting and noted where changes had already been made to some of the commission's concerns.

The commission discussed the zoning ordinance changes with special concern about the concept of "Beneficial Use" and how that concept of an appeal might cost the city money in the long run from property owners dissatisfied with the denial of a zoning variance. The commission also felt that "historic resource" needed to be included in the glossary and that the review role of advisory boards, like the historic preservation commission, should be spelled out in the ordinance.

**Ms. Bennet, supported by Mr. Jung, moved to have the KHPC write a letter to the planning commission, copied to City Commission liaison Bobby Hopewell, with the KHPC's comments on the zoning code draft. With a voice vote, the motion carried unanimously.**

C. Upjohn/Pfizer, Albert Kahn buildings

Commissioners recalled the December meeting with City Manager Pat DiGiovanni and DKI Executive Director Ken Nacci and their expressed opinion that the city should have further communication with Pfizer attempting to persuade Pfizer to retain the two Albert Kahn designed buildings (Buildings 25 and 26) rather than demolish them. The question was raised whether the KHPC had specifically presented their concerns about these buildings directly to the City Commission.

**Mr. Slider, supported by Ms Bennett, moved to have the KHPC write a letter to the City Commission, stating the KHPC's grave concerns with the proposed demolition of the lab tower and the impact it would have on historic resources. With a voice vote, the motion carried unanimously.**

The commission also questioned the ownership and control of the emergency alert siren on top of this building.

D. Summary report on economic Impact study (by email – not in packet)

Ms. Ferraro discussed the economic impact report. She stated that this very informal report is much more a property value comparison and not truly an economic impact study which would take into account jobs created or retained, locally purchased materials and services and other issues. The report shows that in comparing two downtown areas – the Haymarket local historic district and the Kalamazoo Mall between Michigan Avenue and South Street – between 1980 and the most recent assessments, the property values increased on the Mall by 73% and in the historic district by 385%. In comparing a n area in the Vine Historic District to a similar sized, aged and situated area in the undesignated Eastside neighborhood, the property values in Vine increased by 296% and in the Eastside by 325%. The commission would like to share this information with the City Commission and propose doing that when the Preservation Awards are handed out on June 6.

E. Section 106 Reviews – review and affirm – No new reviews.

F. State Hospital Water Tower – Ms. Ferraro told the commission about a recent conversation she had with State Historic Preservation Officer Brian Conway about the water tower. Apparently the tower is owned by the Bureau of History; Michigan Department of History, Arts and Libraries. The state would like to explore handing ownership – and probably fiscal responsibility, over to a local entity.

G. Preservation Month – The commission discussed plans for presenting the awards at the June 6, 2005 City Commission meeting. It was decided to ask for an honorary resolution (usually read by the mayor), accept the resolution (Sharon and Chris as chair), talk for a few minutes about the commissions accomplishments in the last year (Sharon), hand out the awards (Josh and Chris) and close with a short speech talking about the future of preservation (probably Claire) Pam has the certificates – Chris has signed them at the meeting and Sharon will provide the photos and deliver them to Framemakers.

H. Recommendation to City Commission to appoint Claire Milne to take Pam O'Connor's position on the commission.

**Ms. O'Connor, supported by Mr. Jung, moved to recommend that the City Commission appoint Claire Milne to the Kalamazoo Historic Preservation Commission. With a voice vote, the motion carried unanimously.**

#### **COMMITTEE REPORTS**

**Lost and Found Book Project:** The second printing books are in. They are not absolutely perfect, but Ms. O'Connor and Peter Brakeman, the designer, are satisfied. For next year's calendars, Woodward School has expressed interest in possibly using them as a fundraiser. The calendars will be a little larger – 9" x 12" and will be shrink-wrapped. The commission supported replacing the coupon page with a "Find the Architectural Feature" treasure hunt kind of page with photos of a dozen architectural features. Readers would find the feature, identify it and send in the completed page for a drawing for a free hardcover book. We may also look for sponsors with anyone sponsoring for \$200 getting a mention on the calendar and a free soft cover book and anyone sponsoring at \$300 getting a mention on the calendar and a free hard cover book.

**Ms. O'Connor, supported by Mr. Oberlin, moved to allow books to be given to sponsors as part of their sponsorship package. Up to 30 books may be given away for this promotion. With a roll call vote, the motion carried unanimously.**

Ms. O'Connor also requested that the commission send a copy of the book to next month's Preservation Month speaker, Blair Kamin and to give a copy to Peter Brakeman in gratitude for his untiring and unbilled assistance in resolving the printing problems with Edwards Brothers.

**Ms. O'Connor, supported by Mr. Wright, moved that Blair Kamin and Peter Brakeman may be given copies of Kalamazoo: Lost and Found. With a roll call, the motion carried unanimously.**

#### **CITY REPORTS**

Ms. Ferraro included information in the packets to the Board. Ms. Ferraros also reported that the commission's wish to permanently change their meeting date from the first to the second Tuesday had been successfully accomplished by the vote at the April 5 meeting. According to the KHPC bylaws, the change can be made without other outside approval.

#### **COMMISSIONER COMMENTS**

Members of the commission expressed ongoing concern about the proposed demolition of the Pfizer/Upjohn tower.

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**ADJOURNMENT**

Mr. Wright adjourned the meeting at 9:45 p.m.

**Submitted by (Sharon Ferraro)**

**Reviewed by (Sharon Ferraro)**

**Approved by (Chris Wright)**