

**KALAMAZOO HISTORIC
PRESERVATION
COMMISSION MINUTES
DRAFT, NOT YET
APROVED BY HPC**

**October 10, 2006
Third Floor Conference Room
241 W. South St.
Kalamazoo, MI 49007**

Members Present: Chris Wright; Norman Jung; Erin Seaverson;
Linda Bennett; Josh Willson

Members Absent: Derl Oberlin-excused

City Staff: Sharon Ferraro, Historic Preservation Coordinator
Karleen Steppenwolf, Records Coordinator

Call To Order

Ms. Bennett called the meeting to order at 7:01 pm.

Approval Of Absences

Mr. Jung, supported by Ms. Milne, moved to excuse Mr. Oberlin from the October 10, 2006 HPC meeting. With a roll call vote the motion carried unanimously.

Agenda

There were no corrections/additions to the agenda.

Mr. Wright, supported by Mr. Jung, moved to approve the September 12, 2006 agenda. With a roll call vote the motion carried unanimously.

Minutes

There were corrections to the September 12, 2006 minutes. The corrections were on page 9 under the budget items. The O'Connor Fund Appeal was allocated \$300 and that amount was taken from the preservation month category, dropping that amount down to \$2000 from \$2300. On page 10 under City Reports the fifth sentence was changed from starting with "The sub-committee.." to "A sub-committee.." and the sixth sentence was changed from "...and the repairs should cost..." to "...and the report should cost...". On page 11 under citizen comments, second paragraph "because most have been altered" was added to the end of the paragraph.

Mr. Wright, supported by Mr. Jung, moved to approve the September 12, 2006 minutes as amended. With a roll call vote the motion carried unanimously.

Introduction Of Guests

Pam O'Connor – former commissioner
Curt Aardema – citizen
Mary Balkema – City Commissioner
Phil Wilson – citizen
Alana Schaffer – student
Tom Nehil - contractor

Tom Nehil was present to discuss the condition assessment of the Iannelli Fountain. Mr. Nehil stated that the rebar and concrete are in pretty good shape for being 65 years old. The main challenge for the fountain is to stop the freeze/thaw damage; moisture control, acid rain and the cities water are other issues to be dealt with. One solution was to cover the fountain in the winter with a pictured tarp. A tarp would need to be held away from the fountain with a structure underneath that is well ventilated. There are other things to take into consideration also; for example Christmas lights, safety and vandalism, cost and maintenance and this solution will not be cheap or easy to do. There are some ledges that need to be rebuilt. The ledges need to be taken back to the wall so the repair only needs to be done once. The roof needs to be waterproofed and the cans need to be removed. The humidity in the pump room is a problem. The water cannons don't contribute to the water circulation and are clogged. Mr. Nehil suggested that further studies of the concrete material (a petrographic analysis), possibly a proposed design for the protective winter cover and with plumbing, lighting, electrical and water conditioning need to be done. These reports could be done for \$10,000 to \$10,500. These studies need to be done before a dollar amount can be determined for the repairs. The life expectancy of the fountain could last indefinitely with proper maintenance.

A subcommittee consisting of; Sharon Ferraro, Norm Jung, Erin Seaverson, Pam O'Connor, Chris Wright and with input from Parks Department Manager, Mark Polega. The committee will look into grant funding and will determine that best way to proceed with the restoration of the fountain.

Citizen Comments

Ms. O'Connor informed the board that she would be having a meeting on October 23rd at 9:00am with Downtown Development Authority (DDA), Josh Willson and Roger Parzyck to discuss preservation issues, the vision plan and the 100 block of E. Michigan

Curt Aardema had a comment on the renovation of the Kalamazoo Public Schools (KPS). He enquired if the renovation could be monitored. Ms. Ferraro stated the renovation could not be monitored by state law and the schools are exempt from the historic district rules. Ms. Ferraro stated that Karen Jackson is in charge of that project and that the board should send her letters with their concerns.

Correspondence

Included in packets.

Financial Report

City: there is a small increase in revenue.

O'Connor Fund: A report from the Kalamazoo Foundation was included in the packet. There is grant money available for release. The board agreed that the grant money should be put back into the principal.

Mr. Wright, supported by Ms. Seaverson, moved that the available grant money be put back into the principal. With a roll call vote the motion carried unanimously.

Lost and Found Book Project: The balance in the account as of October 3, 2006 is \$128,180.13. The WMUK spot is being finalized. It was discussed if the message could be put on the City's web page. Ms. O'Connor stated there are 5000 copies of the book to be sold. Any marketing ideas?

Action Items

- A) 2007 Budget: \$300 was taken from preservation month fund and put into the O'Connor fund.

Mr. Jung, supported by Mr. Willson, moved to transfer \$300 from the preservation month fund to the O'Connor Fund. With a roll call vote the motion carried unanimously.

- B) Realtors course committee: The Expo will take place on January 19 & 20, 2007. The board will sell Kalamazoo Lost & Founds books at the Expo. Ms. O'Connor and Ms. Ferraro will send emails to list of people from previous Expo. This topic will be revisited at the November meeting.
- C) Preservation Month 2007: It will take place in May 2007. Ms. Ferraro wanted the board to think of ideas regarding a speaker and a project to celebrate Preservation Month.
- D) Historic District Study Committee: Ms. Ferraro wanted to affirm the decision of the board to stick with the reports as written. The report will be presented to the Planning Committee the beginning of November.

Mr. Wright, supported by Ms. Seaverson, moved to support the study committee's decision. With a roll call vote the motion carried unanimously.

E) Section 106 Reports: In packets.

Committee Reports

The Downtown Design Review Subcommittee (DDRC) meeting will be October 10, 2006 at 6:00pm. The committee will look at exam review process and find other examples of cities with stricter review processes.

Ms. Ferraro has given the walking tour project to her intern, Alana Schaffer, to review with a fresh pair of eyes.

City Reports

Reports from the coordinator are included in the packets.

1. Site Watch List – 531 Eleanor: The church wants to turn it into a rosary and prayer garden so it will fall under Federal Legislation called the Religious Land Use and Institutionalized Persons Act and that can supersede the Historic District. Ms. Ferraro and the Anti-Blight team have been on a tour through the grounds. A contractor has been asked to look at it to see how much it would take to rehab the houses. The houses are currently listed for sale for \$125,000 for the pair.
2. In 1996 we should have renewed our programmatic agreement with the State Historic Preservation Office regarding doing our own section 106 reviews. There should be a new agreement in place by the end of the year. There will be two agreements; one will be for general federal funding spending and the other will be more specialized to deal with lead abatement.

Commissioner Comments

Ms. Ferraro stated that they are working on the demolition ordinance. Ms. Ferraro is also working closely with the lead task force that Kalamazoo County has for lead remediation.

It is time to get the O'Connor Appeal Fund letter out. Ms. Milne, Ms. Bennett, Mr. Willson and Ms. Seaverson have agreed to work on it with Ms. O'Connor's help. The letter needs to go out at least two weeks before Thanksgiving.

Citizen Comments

The board needs to get with Ms. O'Connor soon regarding the Michigan Preservation Fund grant requirements.

Ms. O'Connor has wrote a letter to a member of the DDA inquiring about the vision plan for the arena and the closure of Portage St. on either side of Pfizer have been made available for public comment. Ms. O'Connor strongly suggests that the board members send a letter either to the Planning Commission or the DDA to hear public input on this.

Adjournment

Ms. Bennett moved to adjourn the meeting at 10:00 pm.

Submitted by (Karleen Steppenwolf)

Reviewed by (Sharon Ferraro)

Approved by (Linda Bennett)