

**HISTORIC PRESERVATION COMMISSION**  
**Minutes**  
**November 10, 2009**

City Hall  
Third Floor Conference Room  
241 W. South Street, Kalamazoo, MI 49007

Members Present: Chris Wright, Chair; Peter Carroll, Vice Chair; Tony Holewinski; Claire Milne (arrived after mtg. adjourned); Josh Willson

Members Excused: Katie Jacobs

Members Absent: Michael Dunn

City Staff: Sharon Ferraro, Historic Preservation Coordinator; Amy Thomas, Recording Secretary

Guests: Sean McCann, City Commission Liaison; John Urschel, former Records and Information Manager, City of Kalamazoo; Pam O'Connor; Norman Jung; Curt Aardema

**I. CALL TO ORDER**

Mr. Wright called the meeting to order at 7:00 p.m.

**II. APPROVAL OF ABSENCES**

Ms. Jacobs advised city staff that she would not be present for the November meeting. Ms. Milne advised that she would be arriving later in the meeting.

**Mr. Carroll, supported by Mr. Willson, moved approval of Ms. Jacobs' absence from the November 10, 2009 HPC meeting.**

**III. APPROVAL OF AGENDA**

**Mr. Carroll, supported by Mr. Willson, moved approval of the November 10, 2009 HPC agenda. With a voice vote, the motion carried unanimously.**

**IV. APPROVAL OF MINUTES (October 13, 2009) (Item B)**

Ms. O'Connor referred to page 9 of the minutes and stated that the architect's name is spelled "Seyferth." She had a question regarding information on page 3 of the minutes pertaining to Ms. Jacobs report. Mr. Wright suggested that approval of the October minutes be tabled until next month.

(7:05 p.m. Commissioner McCann arrived.)

**V. INTRODUCTION OF GUESTS – John Urschel – Kalamazoo 1884**

The following guests were introduced: John Urschel, Pam O'Connor, Norman Jung, Sean McCann

**VI. CITIZEN COMMENTS ON NON-AGENDA ITEMS**

Ms. O'Connor mentioned that early in the year, there had been discussion about the need to distribute written work plan reports to the HPC members prior to the meeting to allow time for review. There has been a decline in the submission of those reports. Ms. O'Connor reminded everyone of the importance of submitting those reports since they are a means of tracking the HPC's success with getting work plan items completed.

Mr. Jung mentioned that between 3:45 and 6:45 p.m. on November 10<sup>th</sup>, the Superior Cleaners building was demolished (corner of Oakland and Parkview). Reconstruction of the intersection, including corner cuts and curb cuts, will be done next spring.

Mr. Urschel stated that he attended the April 14<sup>th</sup> meeting of the HPC to request funding for the movie he wanted to make to celebrate Kalamazoo's 125<sup>th</sup> anniversary as a city. The HPC contributed \$500 toward the movie "Kalamazoo 1884" and Mr. Urschel later received movie funding from other sources for his project. The movie was completed in about 3 ½ months.

**(7:15 p.m. – Mr. Aardema arrived.)**

Mr. Urschel advised that the Kalamazoo Symphony provided music for the DVD at no charge. Everyone he approached about the movie agreed to contribute. WWMT is planning to show 22 minutes of the movie at some point in the near future.

Ms. Ferraro stated that she may be ordering more of the DVDs soon. There has been some discussion about showing the movie at the next staff meeting. There have been some out-of-state orders for the DVD, including an order from a direct descendant of the man who founded the Lillienfeld Cigar Co. (formerly in the 100 block of E. Michigan). The order form is available on the city's website. Mr. Urschel suggested selling the DVD on Ebay. Ms. Ferraro advised that sales of the DVD have covered the cost of making the movie and it is now showing a small profit.

Mr. Urschel advised that he is no longer a city employee (his job was eliminated during the recent budget cuts). He stated that the HPC could do what they want with the DVD. Ms. O'Connor commented that the DVD commemorates the entire City of Kalamazoo in a way that nothing else ever has. Mr. Urschel indicated that if the HPC had not voted to contribute funds to make the movie, the project would not have happened. The \$500 from the HPC was earmarked for a director. The director wanted to make his version of the movie, not the version that Mr. Urschel had envisioned. Dave Hess, the movie narrator, suggested a gentleman in Climax, Michigan who might help make the movie. He understood what Mr. Urschel wanted to do with the movie.

Ms. Ferraro stated that the sales of the DVD have been an unexpected stream of income for the HPC in a lean year. She thanked Mr. Urschel for his work and his generosity.

**VII. CORRESPONDENCE**

None

**VIII. FINANCIAL REPORT**

**a. City (Jacobs) (Item C)**

None

**b. O'Connor Fund (O'Connor) (Item D)**

Ms. O'Connor stated that she would no longer be submitting the monthly report because Ms. Ferraro has been providing that information. Ms. O'Connor will provide a supplemental report if any large gifts are made to the fund.

**c. Kalamazoo: Lost and Found book project (O'Connor) (Item E)**

Ms. O'Connor advised that she and Ms. Ferraro are making progress on the WMUK ad. Ms. Ferraro stated that she would inquire if *Kalamazoo: Lost and Found* could be placed on the home page for the city website. Ms. O'Connor will be meeting with representatives of Friends of the Library bookstore tomorrow about the possibility of selling the book in their shop.

**a. Work Plan Reports from Team Leaders**

**i. Designation (D) – Jacobs**

Ms. Jacobs was not present to provide a report.

**ii. Communications (C) – Milne**

Ms. Milne was not present to provide a report.

**iii. Partnership Development (PD) – Willson**

Mr. Willson stated that he will be attending another meeting to discuss the possibility of partnering with FOHEC (Friends of Historic East Campus) to produce a film. He should have more information to report at next month's HPC meeting.

**iv. Preservation Month (PM) – Holewinski**

Mr. Holewinski had nothing to report.

**v. Iannelli Fountain (IF) – Carroll**

Mr. Carroll advised that he has a new estimate from Coye Awning for an awning to cover the fountain. They were advised that the awning would need to cover a larger portion of the fountain than previously thought so the cost will be higher. The estimate is \$9,000 plus an installation fee of \$3,400.

Ms. Ferraro stated that she spoke with Dave Smith, owner of Coye Awning and Tom Nehil of Nehil-Sivak engineering. She advised that the fountain has a lot of freeze/thaw damage so the awning also needs to cover the basin as well as the parapet walls in order to prevent further damage. The cover will have a pup tent appearance. It will be pulled snug with a come-along and secured with anchors under shelves (a wood frame). There won't be a low point to hold water. The cover will have fused

seams so the moisture won't travel through the threads and get inside the cover.

Ms. O'Connor inquired as to what could be done to repair the cover if it is cut. Ms. Ferraro advised that the cover can be repaired in place.

When Ms. Ferraro spoke with Mr. Smith, he advised that the \$3,400 is a one-time assembly fee. He will get back to Ms. Ferraro regarding any other fees that may be assessed. The cover will be a color that is close to the color of the concrete of the fountain (off white/buff).

Mr. Wright inquired if anyone had thought about putting text on the cover. Mr. Carroll advised that had not been considered. Mr. Aardema suggested that the cover could have text to advertise for Bronson Park. The cover could have a website address and the website could have pictures of the park. Mr. Carroll suggested "savethefountain.com" as a website address. Suggestions were made to put a band of advertising around the fountain cover and/or an explanation about the fountain. A sign company might need to apply the lettering. Ms. Ferraro stated that the cover would probably be ready to put on the fountain in 2010. She will coordinate with the people who put the holiday decorations on the fountain.

Discussion followed with regard to the cost of installing the cover. It is unclear if there will be a charge each year for the installation or if it is a one-time charge.

Mr. Carroll inquired if manufacture of the cover should be part of the competitive bid process. Ms. Ferraro responded in the affirmative, and advised that anything over \$3,000 should be part of the competitive bid process.

**vi. Operations (O) Wright**

Mr. Wright stated that he tried to contact David Brose to find out if he is interested in being on the HPC. Mr. Wright's term is over in March of 2010.

**X. OLD/NEW BUSINESS**

**a. 1884 movie – DVD sales (Ferraro)**

Ms. Ferraro stated that sales of the DVD have exceeded \$600. Over \$300 of that amount is profit. That figure does not include the orders that were received today. Nelson Nave suggested selling the DVD at the antique mall. Kazoo Books would also like to sell the DVD. Ms. Ferraro ordered 60 more DVDs. Over half of them have sold and orders are still coming in.

Ms. Ferraro will contact Mr. Urschel to find out who he contacted at WWMT with regard to broadcasting the shortened version of the DVD. Ms. O'Connor suggested showing it on Youtube. Ms. Ferraro stated that the DVD is too long

(45 mins.) to be shown on Youtube. Ms. Ferraro will contact the company who makes the DVDs to order when we need a new supply.

Ms. Ferraro advised that the Lost and Found calendars published several years ago will be good again in 2011.

## **XI. COORDINATORS REPORTS**

### **a. Site Watch & Issues (Item F)**

Bob Christensen, the National Register coordinator for the State Historic Preservation Office informed Ms. Ferraro that the National Parks Service will not approve the 100 block as a separate local historic district and that it should be an addition to the existing Haymarket District. The Argos East building (141 E. Michigan) would have to be including in the designation. Ms. Ferraro is talking with the owners, and she will be writing a letter to explain what impact the historic designation would have on that building. Because the building is non-contributing, the impact of the historic designation on 141 E. Michigan would be minimal.

Ms. Ferraro spoke with the building owners in September and at that time, they feel the historic designation would not be a benefit to them. She referred this matter to DKI (Downtown Kalamazoo, Inc.) Ken Nacci has requested a letter from Ms. Ferraro regarding the expectations and impact the historic designation will have on the Argos East building.

Ms. Ferraro advised that the nomination has been revised and will likely be reviewed by the State Historic Preservation Review Board in May. The designation will not proceed until after the New Market Tax Credits are approved in January of 2010 and the sale has closed.

Mr. Aardema expressed concern that difficulties with designating the Argos East building might halt the designation process for the entire 100 block. Ms. Ferraro was hopeful that the designation would proceed. The owners of the Argos East building would have the benefit of having rehabbed buildings on either side of their property if the project is approved.

Ms. Ferraro stated that the developers of the 100 block have indicated that they intend to keep as much of the historic material in those buildings as possible. Mr. Wright inquired if sprinkler systems would be installed in the 100 block buildings. Ms. Ferraro stated that chapter 34 of the building code contains requirements for the sprinkling system. Discussions are ongoing with regard to those details and the developer has already consulted with the building officials.

Ms. O'Connor mentioned that the Secretary of the Interior's Standards for Rehabilitation will require them to retain historic features. Historic architect Brian Winkleman of Grand Rapids is working with the developer.

Mr. Wright inquired as to the house that is being moved. Ms. Ferraro stated that the house is being moved from the corner of Eleanor and Cooley to another location on Eleanor to replace a fire-damaged house in the historic district.

Ms. Ferraro advised that the city will be receiving a grant for weatherization of city hall. The metal windows and the boiler will be repaired as part of this project along with a possible green roof.

Mr. Aardema requested that Washington elementary school be added to the watch list. Ms. Ferraro stated that the city has no jurisdiction over buildings in the school system. Mr. Wright inquired if the school building would have to be inspected locally. Ms. Ferraro advised that the school system in Michigan is not bound by local ordinance, but by the State Board of Education.

Ms. Ferraro advised that work has been completed at 319 Elm. She plans to attend the ribbon cutting ceremony which will take place tomorrow at 1:00.

## **XII. COMMISSIONER COMMENTS**

Mr. Willson stated that he will be hosting a display at his store during the December Art Hop. The display will contain historic photos from before the turn of the century up to the early 1950's. Ms. Ferraro's father (Ferraro photography studio) assisted with the display.

## **XIII. ADJOURNMENT**

**Mr. Carroll, supported by Mr. Willson, moved to adjourn the November 10<sup>th</sup> meeting of the Historic Preservation Commission. With a voice vote, the motion carried unanimously.**

The meeting adjourned at 8:10 p.m.

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Recording Secretary)

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
(Staff Liaison)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
(HDC Chair)