

# **KALAMAZOO HISTORIC PRESERVATION COMMISSION**

**CITY HALL - 241 W. South – Community Room – 2<sup>nd</sup> floor**

**Tuesday, August 9, 2016 – 7:00pm**

*HPC meeting in November will be on Wednesday November 9 to accommodate elections.*

**STARTING AT 5:30PM** we will host the HDC for a joint meeting to provide comments and input for the Imagine Kalamazoo 2025. City Planner Rebekah Kik will present materials and ask for comment.

- I. Call to Order – 7:00 pm**
- II. Approval of Absences:**
- III. Approval of Agenda:**
- IV. Introduction of Guests:**
- V. Citizen Comments on NON-agenda items\* & Correspondence:**
- VI. Financial Report**
  - a. City (Dix) at meeting
- VII. Action and Discussion Items**
  - a. Work Plan Reports from Team Leaders
    - i. Sustainability (SU) – Stevens (Hidden Kalamazoo Tour)
    - ii. Preservation Month (PM) – Holewinski
    - iii. Iannelli Fountain (IF)
      - 1. Fundraising
      - 2. Planning
      - 3. Education – Brose
    - iv. Operations (O) – Wright
    - v. Sites (SI) – Aardema
    - vi. Designation (D) – Aardema
- VIII. Old/New Business**
- IX. Approval of meeting notes and minutes:**
  - a. June 14, 2016 – (ITEM A)
- X. Correspondence**
  - a. Letter from SHPO about State Historic Preservation Review Board site visit on August 23. (ITEM B)
- XI. Coordinators Reports on non-agenda items**
  - a. Coordinators monthly report (ITEM C)
- XII. Citizen Comments on NON-agenda items\***
- XIII. Commissioner Comments** **Adjourn 9:00 PM**

The mission of the Kalamazoo Historic Preservation Commission is to educate the public and city leaders on the value of preserving the City's historic resources, and to advise the City Commission accordingly. Questions and comments regarding this agenda should be directed to the Historic Preservation Coordinator at 337-8804. \*The Commission's Work Plan is on the reverse side.

\* Citizen Comments are limited to four minutes on non-agenda items. During agenda items, citizens are also requested to limit their comments to four minutes unless invited to join in the discussion by the Commission.

# **KALAMAZOO HISTORIC PRESERVATION COMMISSION GOALS FOR 2015-2016**

## **PRESERVATION MONTH      2016 Leader: Vacant**

**GOAL:** Present a diverse variety of events to celebrate Preservation Month in May and promote sustainability for the HPC

1. Committee to develop activities & budgets
2. Schedule & promote/publicize events
3. Preservation Awards committee to decide awards
4. Create work schedules, recruit & train volunteers
5. Complete events
6. Post event debrief presented to HPC
7. Form committee for next year

## **FOUNTAIN OF THE PIONEERS Leader: David Brose**

**HIGHEST PRIORITY GOAL:** Restoration & Public Education by 2017

### **Fundraising**

1. Research and submit other private organization grant applications: 2014-2017.
2. Submit public agency grant applications: 2015-2017.
3. Implement tiered public fund raising (2016 - 2017)
4. Celebrate Fund-raising success and launch endowed interpretive programs — monitor work on Fountain complex (2017)

### **Public Education**

- a) Develop and coordinate virtual and physical educational content with Gun Lake Band, KPS, KHPC (2015-16)
- b) Coordinate completed Reservation Marker design and structure with property managers (2016)
- c) Implement and evaluate NextExitHistory presentations (2015-16)
- d) Develop policies and procedures for ongoing and endowed public interpretation and programming in Bronson Park (2016)

## **DESIGNATION Leader: Curt Aardema**

**GOAL:** Enhance Local Historic Districts and National Register designated properties to add development potential and protect important resources.

1. Create a simple process for property owners interested in local or national designation.
2. Research new properties for potential designation.
3. Engage owners of 3 potential sites for local and/or national designation annually.
4. Identify funding sources to assist property owners or the HPC in preparing documentation.
5. Invite property owners to consider local or national designation based on research.

### **LOCAL DESIGNATION**

Isaac Brown House, Woodside Properties, Park Club, South Rose/Cedar Area, Gibson Factory and smokestack, New Single Resource Properties?

### **NATIONAL REGISTER DESIGNATION**

State Theater, Fifth Third, Bronson/Upjohn Headquarters, Kalamazoo Gazette Building, Neighborhood Expansion Opportunities, Update Bronson Park NR HD, Update East Campus NR HD, Gibson Factory and smokestack

## **SUSTAINABILITY      Leader: Lynn Stevens**

1. Interviewing and writing features promoting adaptive use and rehabilitation projects as examples of how preservation can be profitable. These could be used in seeking coverage from various media for this year's tour and on the website.
2. Expand outreach to people interested in Native American history to support the fountain education projects.
3. Provide support to oversight of the Lost & Found Book sales and O'Connor Fund for Historic Preservation.

## **OPERATIONS      Leader: Chris Wright**

1. Meeting quarterly or as needed with Laura Lam and Curt to discuss KHPC activities
2. With the changes in the way that's the Preservation Coordinators position is funded to try and keep up with what she will not be able to do anymore.
3. Ensuring quorum at meetings
4. Conduct O'Connor fund appeal in November
5. Help create monthly agendas with coordinator
6. Oversight and update of operational plans monthly
7. Ensure succession plan for HPC
8. Monitor funding of Preservation Coordinator and City budget (2015-2016)

## **SITES      Leader: Curt Aardema      HISTORIC SCHOOLS INITIATIVE**

**GOAL:** Inform the Kalamazoo community about the history, value, sustainability and significance of preserving local buildings designed for education.

1. Compile information related to the schools on the list. Concentrate on the Lincoln School.
2. Establish a communication link with local school administrators.
3. Establish a program and presentation to share with school teachers, students, administrators, parents, etc.

Historic Preservation Commission ITEM A  
**KALAMAZOO HISTORIC PRESERVATION COMMISSION**

**CITY HALL - 241 W. South – Community Room – 2<sup>nd</sup> floor**

**Tuesday, June 14, 2016 – 7:00pm**

**MEETING NOTES**

*HPC meeting in November will be on Wednesday November 9 to accommodate elections.*

**I. Call to Order – 7:00 pm**

**II. Approval of Absences: David Kohrman**

**III. Approval of Agenda:**

**IV. Introduction of Guests:**

**V. Citizen Comments on NON-agenda items\* & Correspondence:**

Missing from this document – notes taken from discussion of the First Congregational Church potential plans for the Reformed Church (River Church) at 302 Academy.

**VI. Financial Report**

a. City (Dix) **REPORT AT MEETING**

**VII. Action and Discussion Items**

a. Work Plan Reports from Team Leaders

i. Sustainability (SU) – Stevens (Hidden Kalamazoo Tour) Missing from this document – corrected meeting notes will be available at the meeting.

ii. Preservation Month (PM) – Holewinski

iii. Iannelli Fountain (IF)

1. Fundraising

I. At the HPC meeting on May 10, the commission approved up to \$1,500 as a match from Parks and Recreation. HPC also requested a RFP to see if any other local video companies could match the bid. Another bid was received and the Act Naturally bid, at a reduced rate was the better bid. In a unanimous vote the commission approved a slightly higher figure of \$1790 to be matched by the Parks and Recreation Department.

2. Planning

3. Education – Brose

I. Next Exit History contract amendments – **Approved with a unanimous vote**

iv. Operations (O) – Wright

v. Sites (SI) – Aardema

vi. Designation (D) – Aardema

**VIII. Old/New Business**

a. Discuss possible joint meeting in August with HDC to participate in a session for the new Kalamazoo Master Plan – possibly BEFORE the August 9 HPC meeting starting about 5:30 and ending by 7PM – or after the HDC meeting on August 16. Or a separate date? The commission approved a joint meeting with the HDC preceding their meeting on August 9 beginning at 5:30PM. The HPC will provide a dinner.

b. Consideration of application to serve on HPC – new commissioner to replace Olga Bonfiglio. The commission has an active application from Sue Robinson. The commission voted unanimously to recommend her appointment to the mayor.

c. Section 106 Reviews – demolitions – The commission approved the two emergency demolitions but recommended that the rest of the properties be marketed to try and find buyers.

i. 1008 Conant

ii. 1006 Lane

iii. 1619 Lane

iv. 1813 March

v. 1708 Race (emergency)

vi. 1119 Douglas Terrace  
(emergency)

**IX. Approval of meeting notes and minutes:**

a. May 10, 2016 Approved unanimously as written.

**X. Correspondence**

Historic Preservation Commission

ITEM A

- XI. Coordinators Reports on non-agenda items**
  - a.** Coordinators monthly report
- XII. Citizen Comments on NON-agenda items\***
- XIII. Commissioner Comments**

**Adjourn      9:00 PM**



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
STATE HISTORIC PRESERVATION OFFICE

KEVIN ELSENHEIMER  
EXECUTIVE DIRECTOR

August 3, 2016

Ms. Sharon R. Ferraro  
Historic Preservation Coordinator  
Downtown Design Review Coordinator  
Community Planning and Development  
City of Kalamazoo  
415 East Stockbridge  
Kalamazoo, MI 49001

Dear Ms. Ferraro:

We provided copies of National Register of Historic Places nomination forms for two properties at Western Michigan University for the city's review prior to the last, May 6, meeting of the State Historic Preservation Review Board. These nomination forms were as follows:

- One nomination form is for the Administration Building. This building is already listed in the National Register as East Hall, located on East Campus. This new form requests a name change for the building's National Register designation from "East Hall" to "Administration Building," the name initially given the building, and a change in the boundaries of the property included in the nomination to reflect current conditions, and also provides an updated description of the building and additional documentation of its historic significance.
- The second is for the Western Michigan Normal School Historic District (East Campus), also already listed in the National Register. This new nomination form provides an updated description of the district and its buildings as it currently exists and additional discussion of the district's historic significance.

As you know, the review board at its May 6 meeting voted to make a site visit to Kalamazoo to look at these properties prior to the next review board meeting and to table votes on the nominations until that next board meeting on September 23, 2016. The site visit is scheduled for August 23, 2016, with the board members meeting in front of Heritage Hall at 1:30 pm. The stated intention of the board is to see the properties for themselves and not hear any new public testimony. There will be an opportunity for additional public comment at the September 23 review board meeting.

In accordance with our Certification Agreement with the city, we requested for the May 6 review board meeting the city's review of these nominations by the city's Historic District Commission. We have on file the city's response, along with other written comments, and the minutes for the May 6 meeting summarize your and other comments made then. If the city has any additional written comments on the two nominations to provide, please submit them prior to the September 23, 2016, review board meeting.

Please contact Robert Christensen with any questions (517/335-2719; christensenr@michigan.gov).

Sincerely yours,

Brian D. Conway  
State Historic Preservation Officer

BDC:roc



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**REVIEWS:**

Historic District Commission:

✓ HDC cases to 08/02/16 – 64 total Fees total to date, 2016 ..... \$1160

**2016 Reports - :**

<b>2016</b>	<b>2016</b>	<b>2015 (07/05)</b>	<b>2015 fees</b>
○ 45 no fee	\$ 0	60 no fee	\$ 0
○ 17 bldg permit-3@\$34/rest@\$35	\$ 557	18	\$ 528
○ <u>6 HDC hearing - \$85*</u>	<u>\$ 603</u>	<u>18</u>	<u>\$ 1482</u>
56 TOTAL	\$ 1160	96	\$ 2010

\* No HDC meeting in April/no change

Section 106 reviews (Federally funded projects)

**2016**

✓ Section 106 reviews to 08/02/16 – 5

✓ In 2015, 11 reviews were complete by 08/02/15

SITES and PROJECTS

- **Fire station at North & Douglas** – Work is nearly complete
- **J. Rhodes Building, North and Douglas – 1019-1025 West North** – Demolition of the two eastern buildings has been completed. Salvaging of the namestone (JB Rhodes) and Vitrolite façade glass is complete.
- **Gibson Stack** – Redevelopment plans have been announced by Plazacorp.
- **County Courthouse** – no updates
- **Nazareth Center (Nazareth Motherhouse)** no further news

**SAVE THE DATES:**

**August 9, 2016 – Remember we will be meeting with the HDC for a presentation and participation for the Kalamazoo 2015 Master Plan. Meeting will start at 5PM and HPC will provide dinner.**

**August 23, 2016 – in the afternoon at 1:30 pm, the State Historic Preservation Review Board will make a visit to WMU to view East Campus and Prospect Hill (Heritage Hall). This is an open meeting – park in visitor spaces in the parking lot. It is unlikely that they will be seeking public comment.**

**VACANT – NOT REHABBED BUILDINGS AND/OR UPPER FLOORS****Downtown Kalamazoo****Historic buildings – 50+ years old****Underlined- in Historic District (Eligible for Federal HP tax credit)****Entire building vacant and undeveloped**

1. **KALAMAZOO GAZETTE BUILDING – 401 SOUTH BURDICK** – Purchased by Bronson Healthcare Group\*
2. FINGERS FURS/BUSINESS REVIEW BUILDING – 423 SOUTH BURDICK
3. CHARTER ONE BANK – NORTH SIDE, EAST MICHIGAN 200 BLOCK (No HP tax credit eligibility – 10% eligible!)

**Upper floors vacant or undeveloped – 4 on mall, 6 on Michigan Avenue**

4. International Hotel – Fandango – 241-7 South Kalamazoo Mall (2<sup>nd</sup> & 3<sup>rd</sup> floors)
5. Montgomery Wards – Terrapin/Walgreens – 237 South Kalamazoo Mall\* (2<sup>nd</sup> & 3<sup>rd</sup> floors) **HK**
6. Fuller Building – Petals & Postings/Invitations by Design – 233 South Kalamazoo Mall (2<sup>nd</sup> & 3<sup>rd</sup> floors) **HK**
7. Boudeman Building – Rustica - south end - 236 South Kalamazoo Mall, west side\* (2<sup>nd</sup> & 3<sup>rd</sup> floors) **HK**
8. Stevens Building – 312 West Michigan – Studio Grille (2<sup>nd</sup> floor) **HK**
9. Clapham McDonald Building – 131 East Michigan – 3<sup>rd</sup> floor **HK**
10. Winstons (Weber Building) 228 East Michigan - 3<sup>rd</sup> floor **HK**
11. Hiemstra Optical (Chase Building) - 234-8 East Michigan\*(2<sup>nd</sup> floor) **HK**
12. 266 East Michigan – Hall Building – Coney Island – upper three floors **HK**
13. 318 East Michigan – Hotel Holt – Alfred E. Bike – 2<sup>nd</sup> and 3<sup>rd</sup> floors (NEW OWNER) **HK**
14. 302 North Burdick – Kalamazoo Overall Co – Mr. Presidents – 2<sup>nd</sup> floor **HK**
15. 100 North Edwards – Nave Architects – 2<sup>nd</sup> floor
16. 150 North Edwards – Heritage Co – 2<sup>nd</sup> floor & far north, one story bay **HK**

**Upper floor unoccupied**

17. American National Bank (5/3) – 136 East Michigan – 15<sup>th</sup> floor only **HK**

**First floor vacant, upper floors occupied**

18. Metropolitan Center – one storefront – 105 East Michigan
19. Merrill-McCourtie Building – (south storefront only) Dragon Inn – 232 South Kalamazoo Mall

Notice this list is getting shorter!

**HK = part of Hidden Kalamazoo Tour**