

KALAMAZOO HISTORIC PRESERVATION COMMISSION
3rd Floor Conference Room – City Hall – 241 West South Street
Wednesday, November 5, 2008 – 6:30 pm

I. Call to Order - 6:30 pm

II. Approval of Absences

III. Approval of Agenda

6:30 pm - REVIEW Downtown Comprehensive Plan – Guest - Steve Deisler, DKI

IV. Approval of Minutes of the Oct. 16, 2008 meeting

V. Introduction of Guests

VI. Citizen Comments on NON-agenda items

VII. Correspondence

VIII. Financial Report

- a. City (**Item C**)
- b. O'Connor Fund (O'Connor)
- c. Kalamazoo: Lost and Found book project (O'Connor) (**Item D**)

IX. Action and Discussion Items

- a. Work Plan Reports from Team Leaders (**Item E**)
 - i. Designation (D) - Seaverson
 - ii. Communication (C) - Wright
 - iii. Partnership Development (PD) - Milne
 - iv. Preservation Month (PM) - Jacobs
 - v. Iannelli Fountain (IF) – Carroll (Subcommittee report – **Item F**)
 - vi. Budget (B) - Gentry-Bennett (City commission agenda memo – **Item G**)

X. Old/New Business

- a. Affirm Kalamazoo: Lost and Found underwriting on WMUK
- b. Report on WMU Campus Plan (Wright/Willson)
- c. Report on the Traditional Building Show (Peter Carroll) (**Item H**)

XI. Coordinators Reports

- a. Site Watch & Issues (**Item I**)

XII. Commissioner Comments

Adjourn

8.40 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.

**Historic Preservation Commission
November Monthly Report**

Revenue

Book Fund	\$ 31,702.85
Interest Income	\$ (98.48)
Interest on Investments	
Total Revenue	\$ 31,604.37

Expenses

Commissioner Education	\$ 766.52
O'Connor Fund	
Memberships	\$ 840.00
Public Education	\$ 10,909.21
Publications	\$ 4,631.55
Miscellaneous	\$ 1,009.27
Total Expenses	\$ 18,156.55
Ending Working Capital	\$ 13,447.82

(as of 10/27/08)

Historic Preservation Revenue Ledger

<u>Date</u>	<u>Description</u>	<u>Amount</u>
1/19/2007	L&F Book Sales - Fervor, Inc.	\$ 98.28
1/24/2007	L&F Book Sales - Old House Expo	\$ 67.00
1/29/2007	L&F Book Sales - Barnes & Noble	\$ 1,216.92
1/30/2007	L&F Book Sales - Vertegres	\$ 224.73
2/8/2007	L&F Book Sales - Lynn Houghton	\$20.97
3/6/2007	L&F Book Sales - Barnes & Noble	\$ 279.60
3/29/2007	L&F Book Sales - Fervor, Inc.	\$ 98.28
5/2/2007	L&F Book Sales - Wild Goose Chase	\$ 659.16
5/8/2007	L&F Book Sales - Barnes & Noble	\$ 281.28
5/8/2007	L&F Book Sales - City of Kalamazoo	\$ 187.80
5/15/2007	L&F Book Sales - KSOL Homes Tour	\$ 128.85
5/15/2007	L&F Book Sales - Heritage Co.	\$ 245.70
5/30/2007	L&F Book Sales - Christine Teugh	\$ 46.95
5/30/2007	L&F Book Sales - Jane Bailey	\$ 69.90
5/30/2007	L&F Book Sales - Fervor	\$ 45.04
6/26/2007	L&F Book Sales - Amy Livezey	\$ 42.95
6/26/2007	L&F Book Sales - Pam O'Connor	\$ 58.34
7/5/2007	L&F Book Sales - Barnes & Noble	\$ 223.68
7/30/2007	L&F Book Sales - Michael Sackett	\$ 46.95
8/6/2007	Kingscott Assoc - 2 copies of award	\$ 130.00
9/20/2007	L&F Book Sales - Steven Terranella	\$ 46.95
10/9/2007	Book Sales - Carol Venema	\$ 46.95
10/9/2007	Book Sales - Barnes & Noble	\$ 907.68
10/19/2007	Book Sales	\$ 98.28
11/1/2007	Book Sales - Fervor	\$ 64.26
12/11/2007	National Trust - Grant for brochure	\$ 1,000.00
12/18/2007	Kroll - book sales	\$ 46.95
12/18/2007	Kimberly - book sales	\$ 34.95
12/18/2007	cash book sales	\$ 69.90
12/24/2007	book sales - Vertegres	\$ 302.04
12/24/2007	book sales - Fervor	\$ 19.22
12/28/2007	book sales - Kazoo Books	\$ 84.51

1/8/2008 book sales - Michigan News Agency	\$	207.60
1/11/2008 book sales - Greenleaf Ventures	\$	338.04
1/18/2008 Book Sales - Barnes & Noble	\$	1,000.32
1/22/2008 book sales	\$	150.73
1/29/2008 Book Sales - Barnes & Noble	\$	659.16
2/6/2008 Book Sales - Barnes & Noble	\$	262.08
3/4/2008 Book Sales - Fervor & Rick Reeves	\$	70.43
4/22/2008 Book Sales - Barnes & Noble	\$	327.60
6/13/2008 Book Sales - Kazoo Books	\$	245.70
6/19/2008 Book Sales - Alan Robandt	\$	46.95
6/23/2008 "Where Place Prospers" - Willson Ins.	\$	250.00
7/2/2008 "Where Place Prospers" - Claire Milne	\$	200.00
7/22/2008 "Where Place Prospers" - Linda Bennett	\$	250.00
9/23/2008 Book Sales - Barnes & Noble	\$	327.60
10/2/2008 Book Sales - Lynn Houghton	\$	80.91
10/3/2008 Book Sales - Barnes & Noble	\$	655.20

Totals \$ **11,966.39**

**Publications
2008**

	2008 Budget
Promotion	\$ 1,200.00
Consultants - Fulfillment, Marketing and Royalty	\$ 2,500.00

Expenses

<u>Date</u>	<u>Description</u>	<u>Amount</u>
3/1/2007	Lynn Houghton - Marketing	\$315.00
3/29/2007	Pamela O'Connor	\$322.87
5/4/2007	Pamela O'Connor	\$190.19
7/12/2007	Pamela O'Connor	\$216.86
9/5/2007	Pamela O'Connor	\$74.29
11/7/2007	Pamela O'Connor	\$164.30
12/5/2007	WMUK underwriting support	\$525.00
1/31/2008	WMUK underwriting support	\$725.00
3/13/2008	Lynn Houghton - Marketing	\$120.00
4/4/2008	Pamela O'Connor	\$67.51
5/7/2008	Pamela O'Connor	\$109.99
7/2/2008	Pamela O'Connor	\$148.20
	Total	\$2,979.21

**Public Education
2008**

	2008 Budget
Neighborhood Assistance	\$ 700.00
Preservation Month	\$ 2,000.00
General Preservation Education	\$2,650.00

Expenses

<u>Date</u>	<u>Description</u>	<u>Amount</u>
2/13/2007	Old House Network - Sponsorship	\$500.00
6/6/2007	Kalamazoo Public Library	\$ 10.00
8/20/2007	The Framemaker-award certificates	\$ 506.92
4/1/2008	Meal reimbursement to Sharon for GR seminar	\$ 56.00
5/21/2008	The Canopeum - Tables and chairs	\$ 104.94
5/21/2008	The Framemaker-award certificates	\$ 188.07
5/21/2008	Claire Milne (Hardings-fruit for reception)	\$ 41.88
5/21/2008	Claire Milne (Gordon Food-paper/table ware)	\$ 41.88
5/21/2008	Goal Trac, LLC - workplan services	\$ 2,052.90
10/2/2008	Judith Fagin - Where Place Prospers	\$ 1,000.00
10/9/2008	Printing of Where Place Prospers	\$ 2,500.00
	Total	\$7,002.59

**Memberships
2008**

Membership - NTHP, HPC, HDC, NAPC **2008 Budget**
\$500.00

Expenses

<u>Date</u>	<u>Description</u>	<u>Amount</u>
2/13/2007	NTHP membership gifts	\$146.00
6/29/2007	Erin Seaverson - reimbursement	\$15.00
9/21/2007	Katie Jacobs - reimbursement	\$15.00
1/31/2008	MHPN memberships	\$150.00
3/4/2008	NTHP membership gifts	\$146.00
9/25/2008	Katie Jacobs - reimbursement	\$15.00
	Total	\$487.00

O'Connor Fund
2008

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O'Connor Fund
For Appeal Costs

2008 Budget
\$400.00

Expenses

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Total	\$ -

**Commissioner Education
2008**

Commissioner Education - NTHP,
MHPN, State HP

2008 Budget
\$750.00

Expenses

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/16/2007	Martini's - retreat meeting	\$ 83.50
	Total	\$ 83.50

Kalamazoo: Lost & Found **Monthly Sales Report --** **through October 27, 2008**

Sales

As of 10-27-08:	\$ 139,012.20	Last Report: \$ 138,062.16
Increase from previous report:	\$ 950.04	
Hard Covers Sold/Distributed:	2,290	Last Report: 2,274
Soft Covers Sold/Distributed:	2,489	Last Report: 2,473

Marketing

I will follow up w/Kazoo Books before our meeting on Kazoo Books Internet sales. As of the week following the KHPC's last meeting, Barnes & Noble ONLINE had only used copies available; new copies were available through Abe, Amazon and Alibris via Kazoo Books.

I've not yet been able to ascertain if the KHPC has budgeted the right amount for WMUK underwriting spots. Working through this with Linda & Sharon.

Lynn and Pam have book-signing at Barnes & Noble set for Sunday, December 14. There is another book-signing set for --

Book Retailers

- Everyone should continue to think about where this book might be a good seller, and let me know so I can follow up! We have another 5,000 books in our inventory!
- Nature Connection -- no response yet from Josh/store owner.
- Would Gazelle be willing to carry? Working w/Lynn Houghton to see who we should talk to.
- Have appointment with Convention & Visitors Bureau this coming Friday!

Action Items

Other

- Sharon checking to see if Clyde Robinson, new City Attorney, has copy of K:L&F (from July)

Respectfully,
Pam O'Connor

DESIGNATION

TEAM LEADER: SEAVERSON

D1- Finish local designation paperwork for 100 block (Seaverson)

- 1- Advise City of consideration
- 2- Determine extent of designation
- 3- Decide who is to do study
- 4- Send letter to property owners
- 5- Do study
- 6- Prepare local historic district report
- 7- Submit report to State
- 8- Revise report based on SHPO recommendations
- 9- Resubmit report
- 10- Notify property owners in potential district
- 11- Hold public hearings
- 12- Submit to City Commission for consideration
- 13- Update City ordinance
- 14- Celebrate 100 block designation

D2- Apply for Ianelli Fountain National Register designation (Jacobs)

- 1-Determine who will do work
- 2- Hire consultant to write nomination via RFP
- 3- Attain City Commission approval
- 4- Complete preliminary evaluation
- 5- Forward preliminary evaluation to SHPO
- 6- Prepare nomination after SHPO approval
- 7- Submit nomination
- 8- Get City Commission approval
- 9- Present nomination to SHPO review Board
- 10- Submit nomination for NPS approval
- 11- Celebrate Ianelli Fountain designation

D3- Explore type of designation for State Theater (Jacobs)

- 1- Investigate State rules re: interior
- 2- Investigate ordinance re: interior
- 3- Make decision on type of designation
- 4- Prepare local designation plan

COMMUNICATION

TEAM LEADER: WRIGHT

C1- Initiate Monthly public education e-mail (Ferraro)

- 1- Gather list
- 2- Create first e-mail
- 3- Publish e-mail to list
- 4- Set up monthly e-mail blast

C2- Create packet for homeowners in new historic districts (Milne)

- 1- Gather pertinent info.
- 2- Draft homeowner packet documents
- 2- Create format
- 3- Write welcome cover letter
- 4- Review draft packets
- 6- Revise packets as necessary
- 7- Research potential businesses for advertisements/sponsorship
- 8- Solicit advertisers/sponsors
- 9- Create final packet

C3- Create and employ a distribution system for the Historic District Homeowner Packets (Ferraro)

C4- Create 100 block urban design study (Nave)

- 1- Form team
- 2- Revise timelines
- 3- Write up contract
- 4- Sign contract
- 5- Arrange design charrette
- 6- Meet with stakeholder groups
- 7- Complete findings
- 8- Make backgrounds for drawings
- 9- Build study model
- 10- Photograph site
- 11- Create initial drawings
- 12- Review initial drawings
- 13- Create final drawings
- 14- Build final model
- 15- Present model and drawings to client

C5- Publicly present 100 block urban design study (Nave)

- 1- Request City Commission meeting date
- 2- Create PowerPoint presentation
- 3- Set up video recording equipment
- 4- Make presentation
- 5- Respond to Questions
- 6- Write up report
- 7- Add a narrative to recorded presentation

PARTNERSHIP DEVELOPMENT

TEAM LEADER: MILNE

PD1- Get quarterly meetings on the City Commission Agenda (Ferraro)

PD2- Develop relationship with Kalamazoo Gazette (Willson)

- 1- Obtain agreement with the *Gazette* for article space
- 2- Write first article
- 3- Review first article with *Gazette*
- 4- Arrange for a year's worth of additional articles

PD3- Help the KCPA obtain 501(c) (3) status (Ferraro)

PRESERVATION MONTH

TEAM LEADER: JACOBS

PM1- Prepare awards ceremony (Ferraro)

- 2008 – 2009 – 2010 – 2011 – 2012
- 1- Develop list of potential awardees
 - 2- Decide on awardees
 - 3- Write wording of plaques
 - 4- Order plaques
 - 5- Select location
 - 6- Develop agenda
 - 7- Recruit presenters
 - 8- Rehearse agenda

PM2- Prepare awards ceremony reception (Ferraro/Milne)

- 2008 – 2009 – 2010 – 2011 – 2012
- 1- Develop budget
 - 2- Brainstorm potential sponsors
 - 3- Create sponsorship letter
 - 4- Send letter to potential sponsors
 - 5- Follow up sponsorship letter responses
 - 6- Select reception location (if different from awards location)
 - 7- Order food, beverages, supplies
 - 8- Order decorations

PM3- Conduct awards ceremony and reception (Milne)

- 2008 – 2009 – 2010 – 2011 – 2012
- 1- Decorate location(s)
 - 2- Oversee food and beverage installation/service
 - 3- Host reception

PM4- Investigate Preservation Month speaker and/or event (Wright)

- 2009 – 2010 – 2011 – 2012
- 1- Brainstorm list of potential speakers and/or events
 - 2- Select speaker/event
 - 3- Select location(s)
 - 4- Set date(s)
 - 5- Present info to KHPC
 - 6- Contract with speaker(s)/participant(s) upon KHPC approval
 - 7- Develop info about event(s)
 - 8- Request publicity through the Communication Committee
 - 9- Handle event logistics
 - 10- Conduct event(s)

PM5- Investigate series partnerships (Seaverson)

- 2009 – 2010 – 2011 – 2012
- 1- ~~Brainstorm potential partners~~
 - 2- Research partners
 - 3- Contact organizations
 - 4- Reach agreement with each partner
 - 5- Prepare plan with each partner
 - 6- Research topics
 - 7- Research speakers
 - 8- Carry out plan

IANELLI FOUNTAIN

TEAM LEADER: CARROLL

IF1- Create fund raising plan (Jung/Carroll)

- 1- Prepare draft proposal
- 2- Present proposal to KHPC
- 3- Present finished proposal to Arts Council
- 4- Present finished proposal to other community groups

BUDGET

TEAM LEADER: BENNETT

B1- Prepare budget (Bennett)

- 2008 – 2009 – 2010 – 2011 – 2012

Fountain of the Pioneers, Alfonso Iannelli
Restoration Workplan meeting
September 27, 2009
Peter Carroll, Norman Jung, Pam O'Connor

Pam will prepare draft outline, Peter & Norman will comment back to Pam before Thursday, October 9, so she can incorporate and Peter can report at KHPC meeting 10-14-08

1) need to prepare a case statement outline (below, to be developed into grant proposal) both for use in approaching funders

- should include:
 - who, what, where, etc.
 - restoration cost
 - cost of attendant exhibition about the Fountain/Iannelli
 - cost of interpretive marker?

2) prepare *detailed* case statement should include, (roughly in this order)

- establish who KHPC is, its interest and "authority" as city HP advisory body
- provide recent history of KHPC's involvement
 - have directed use of CIP funds from City a number of years ago to do
 - some short-term maintenance
 - restoration study
- discuss history of fountain's creation in Kazoo
 - Professional Business Women's Club competition and outcome
 - project to Iannelli
 - WPA project work
 - dedicated 100 years after the removal of area's native people (1840 - 1940)
 - only Iannelli work in Michigan
 - (may be) largest work he designed
- discuss artist's personal history
 - his other works, where they are
- discuss this period in American's culture & art
- provide artist's statement
 - we can't know his "intention" but we have statement
- *good* art inspires, makes us think, elicits emotion & often reaction
 - sometimes causes difference of opinion or controversy
 - Iannelli's Fountain has done all of that
 - provide excerpts from earlier "opinions" ???
- reason why Iannelli Fountain should be restored

- it can never be replaced
 - restoration demonstrates careful stewardship by city of cultural resources
 - work of a nationally-known sculptor & designer
 - one of the best-known (and last major?) WPA era projects in Kazoo
 - has been center of Bronson Park for almost 75 years
 - one of Kazoo's best-known character-defining features
 - restoration is sustainable
 - technical assessment of restoration complete
 - grant from NTHP assisted -- shows support for preservation
 - 2008 cost for restoration = (250K is top end cost for cement, plumbing, & pool)
 - \$40,000 left in former CIP allocation
 - currently part of "Bronson Park" National Register district
 - INDIVIDUAL nomination for National Register of Historic Places in process
- to do:
- must still determine costs for:
 - interpretive marker
 - Iannelli exhibition (where/content/featured speakers (Tim Samuelson and David Jameson))
 - lobby for new CIP allocation from City beginning January 2009 for 2010
 - seek outside funds
 - first have conversations w/potential funders to determine level of interest
 - set up responses to question of controversy (see above "reasons why..")
 - consider using David Jameson's letter as "expert testimony"
 - carry out restoration and plan for exhibit to coincide with completion of restoration

list of potential funders OTHER than the City:

I.S Gilmore	H & G Upjohn	D. Dalton
Arcus Fnd.	Kal. County	Chicago org. w/Iannelli interest?
DKI	Chamber of Commerce	MPI
Apjohn	Greenleaf	Bill Johnson& Rhonda Stryker
CSM Corp.	Miller Canfield	Miller (Davis?) Fnd.
David Evans (MAF)	Cert. Local Gov't.	



Commission Agenda Report

City of Kalamazoo

TO: Mayor McKinney, Vice Mayor Hopewell, and City Commissioners

FROM: Kenneth P. Collard, City Manager, ICMA-CM, P.E.
Reviewed By: Jeff Chamberlain, Director, Community Planning & Development Department
Prepared By: Sharon Ferraro, Historic Preservation Coordinator

DATE: October 29, 2008

SUBJECT: Kalamazoo Historic Preservation Commission – 2009 Budget

RECOMMENDATION

It is recommended that the City Commission approve the attached Kalamazoo Historic Preservation Commission Budget for 2009.

BACKGROUND

In 2001, the Historic Preservation Commission published a book, *Kalamazoo: Lost and Found* on the history of Kalamazoo. There was a dual purpose – to raise awareness of the city's history and architectural heritage and to provide funding for future preservation projects. The plan was to use the proceeds from the book to fund small local initiatives directly or to leverage grants for preservation and community stewardship projects. Thus the Historic Preservation Commission budget is entirely funded by book sales. In 2005, a second printing of an additional 5000 copies of the book was completed.

All of the projects proposed for funding in the budget are in fulfillment of the mission of the commission. "It is the mission of the Kalamazoo Historic Preservation Commission to work towards the preservation of Kalamazoo's historic resources through advocacy of effective preservation practices; public education; and research, compilation, publication and maintenance of historic resource inventories."

COMMUNITY RESOURCES CONSULTED

The Kalamazoo Historic Preservation Commission consulted local preservation organizations, including the Kalamazoo County Preservation Alliance and the Old House Network as well as historic neighborhood associations.

FISCAL IMPACT

The proposed budget will have no impact on the General Fund budget, since the commission is entirely self-funded.

ALTERNATIVES

The City Commission may elect to not to approve the 2008 budget for the Kalamazoo Historic Preservation Commission. In that event, the commission would be unable to spend the proceeds from their book in 2008. This is not recommended.

ATTACHMENTS

Kalamazoo Historic Preservation Commission Budget for 2009.

2009 Kalamazoo Historic Preservation Commission Budget	(All Historic Preservation Commission funds are derived from the sale of <u>Kalamazoo: Lost and Found</u>)	Proposed budget for 2009 is the same as 2008
Account Description	2008 Budget	2009 Budget
Working Capital	\$11,000.00	\$11,000.00
Spending Plan		
Commissioner Education		
NTHP*, MHPN*, State HP	\$750.00	\$750.00
O'Connor Fund	\$400.00	\$400.00
Memberships		
NTHP* - HPC, HDC - NAPC*	\$500.00	\$500.00
Public Education		
Neighborhood Assistance	\$700.00	\$700.00
Preservation Month	\$2,000.00	\$2,000.00
General Preservation Education	\$2650.00	\$2650.00
Kalamazoo: Lost and Found		
Promotion	\$1,200.00	\$1,200.00
Consultants - Fulfillment, Marketing and Royalty	\$2,500.00	\$2,500.00
Misc. Travel/Supplies/Materials	\$300.00	\$300.00
Totals	\$11,000.00	\$11,000.00

*NTHP – National Trust for
Historic Preservation
*MHPN – Michigan Historic
Preservation Network
*NAPC – National Alliance of
Preservation Commissions

Traditional Building Conference
Chicago, IL
September 18-20, 2008
Submitted by Peter Carroll

Preservation Track Presentations Attended

Building in a time of Global Warming – Michael Lykoudis, AIA, Dean Notre Dame School of Architecture

Sustainable, Profitable, Responsible – Donovan Rypkema, Place Economics

50 years of Chicago Historic Districts – Vincent Micheals – Assoc Prof. The School of the Art Institute of Chicago, Director of the Historic Preservation Program

Assessing Energy Performance in Historic Buildings – Mark Thaler, AIA, Einhorn Yaffee Prescott

Putting the Numbers Together; Incentives for Rehabilitation – William Tippen, LR Development Company & Anne Voshel, AVA Consultants

Window Restoration: Embodied Energy & Efficient Performance – Doug Gilbert, AIA, Harboe Architects

Ah-Ha's brought back For KHPC

Historic Districting preserves urban neighborhoods, limits blight, and maintains value of property over time. We need to continue efforts to create historic districts & educate people about historic districting; restrictions & incentives. Potentially creating an Embodied Energy calculation as part of any demolition & rebuild.

KHPC should be more politically active to create legislation for local incentives for property owners to rehabilitate their properties. (i.e. tax freezes, no permit fees, zoning easements, etc) We should be proactively creating, guiding policy decisions to help property owners.

Attract the 'New Renters' – Baby boomers wanting an urban density, downsize their property maintenance, and have a desire to keep assets liquid. Can the KHPC encourage landlords to convert chop houses back into rental homes?

The battle ground of preservation movement appears to be Windows. This line in the sand represents a tangible scale to evaluate the battle between preservation & a throw away mentality. Every speaker spoke to this.

Trends, Risks, & Opportunity – Donovan Rypkema

Trends

Density

More mixed use & mixed income housing

Infrastructure upgrades for older neighborhoods

Lower rates of home ownership, fewer second home owners.

More multigenerational & non-family households

More parasite builders – more McMansions or Starter Castles

LEED used as justification for demolition, is material being re-used?

Comeback of neighborhood schools, increased demand for sidewalks & bike paths

More at home workers

Limitations on 2nd homes in historic districts.

Material vs Life of Material

Smart code adoption

Risks

Push for density leading to more demolition

New anti-historic district groups.

More Facadectomies

New grounds for economic hardship

Green Buildings over shadowing sustainable developments.

Preserving the recent past – suburban crap

Rich Only center city.

Opportunities

Density at a human scale – neighborhood shops

Baby boomer design & management of rentals

Smaller homes for baby boomers

Back to Urban Townhomes

Size as a contributor to affordability

Embodied energy calculation for demo projects

Salvaged land sites for infill & densification

Preservation skills job training

Design guidelines to encourage innovation

Rethink & design for the Segway

Turn foreclosures into work force housing inventory

Small business & immigrants

Density research – “composite” density instead of #people/acre.

Trade Associations for Preservation Contractors.

Kalamazoo Historic Preservation Commission
Preservation coordinators report
November 5, 2008

REPORT:

State Hospital Water Tower

- ❖ **Condition Assessment Report** – The city has received the reimbursement of \$23,220 from the State Historic Preservation Office.
- ❖ **Plans and Specifications Grant Application** – The team working on the Plans and Specs has met for the first time. Work on the plans and specs should start soon. The 75% draft is due on January 15, 2009. (Nehil-Sivak leads a team including Diekema-Hamann and Building Restoration, Inc.)

Iannelli Fountain/Fountain of the Pioneers:

- ❖ **Condition assessment:** I have spoken to Tom Nehil, who prepared the Condition Assessment and he feels that we should take time to carefully plan the proposed cover and the tie-downs. This should not be rushed into this year, but he supports the idea. We should work on this over the next year – including making contact with the folks responsible for the holiday decorations to work out other modes of display if needed.

Historic District Commission:

- ✓ Last year, I had reviewed 179 Section 106 Federally Funded projects by October 29. This year, I have completed 188.
- ✓ Last year, HDC projects to date on October 29 were 455 – in 2008 we are at 468.

PROJECTS:

Coordinator:

SITES – ONLY UPDATES WILL BE NOTED.

100 block of East Michigan – No official news yet.

East Campus – *The first meeting of the East Campus Task Force went very well..*



Network News

Michigan Historic Preservation Network



Successful partnerships in The Arcadia Creek project area helped create Kalamazoo's most successful planning project of the 20th century.

Michigan Preservation Fund Assists with Publication of New Development Guide

A new preservation development guide, *Where Place Prospers* has been released by the Kalamazoo Historic Preservation Commission, with assistance from the Michigan Preservation Fund.

Where Place Prospers offers a compendium of federal, state and local planning and development tools and incentives that help make old and historic building rehabilitation projects happen. Through a series of case studies and a "toolbox" describing each tool and incentive, the twenty-page publication demonstrates how successful preservation projects are structured.

The guide also offers adaptive reuse and context-sensitive approaches used in Kalamazoo. But the best part? Everything -- the tools, incentives and approaches -- can be used in other Michigan cities.

While important historic places have been lost in Kalamazoo, others have been successfully rehabilitated. A summation of what made some of those projects possible is the result. *Where Place Prospers* provides ideas that, together, have helped build downtown Kalamazoo's authentic "place" identity, and helped downtown prosper.

The Michigan Preservation Fund helped fund the publication. The Fund is jointly administered by the Michigan Historic Preservation Network and the National Trust for Historic Preservation. The funding match came from the Kalamazoo Historic Preservation Commission and several private gifts.

Download the guide, by visiting any of the following web sites:

www.mhpn.org

www.preservationnation.org

www.kzoobiz.org

Print copies are available on a limited basis, and may be obtained by emailing Pam O'Connor (with your name and address) at: ppmarlborough@ameritech.net.



Kalamazoo's Heritage Company and its partners reclaimed this block, using Local Historic District Designation and guidelines.