

KALAMAZOO HISTORIC PRESERVATION COMMISSION
3rd Floor Conference Room – City Hall – 241 West South Street
Tuesday, July 14, 2009 – 7:00 pm

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|--------------|---|-----------------------------|
| I. | Call to Order – 7:00 pm | 15 minutes |
| II. | Approval of Absences | |
| III. | Approval of Agenda | |
| IV. | Approval of Minutes: June 9, 2009 (Item B) | |
| V. | Introduction of Guests | |
| VI. | Citizen Comments on NON-agenda items | |
| VII. | Correspondence | |
| VIII. | Financial Report | 30 minutes |
| | a. City (Item C) | |
| | b. O’Connor Fund (O’Connor) No Report | |
| | c. <u>Kalamazoo: Lost and Found</u> book project (O’Connor) No Report | |
| IX. | Action and Discussion Items | 30 minutes |
| | a. Work Plan Reports from Team Leaders | |
| | i. Designation (D) - Jacobs | |
| | ii. Communication (C) - Milne | |
| | iii. Partnership Development (PD) - Willson | |
| | iv. Preservation Month (PM) – Holewinski | |
| | v. Iannelli Fountain (IF) – Carroll | |
| | vi. Operations (O) – Wright | |
| X. | STUDY COMMITTEE (This needs to be a separate agenda item from the work plan) | |
| | a. Rickman House report Attachment (Item D) | |
| XI. | Coordinators Reports | 15 minutes |
| | a. Site Watch & Issues (Item E) | |
| XII. | 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.

2009 Workplan

Designation K..J.

- D1 Iannelli Fountain national register designated K.J.
 - 1 Write preliminary IF nomination
 - 2 Complete preliminary IF nomination
 - 3 Submit preliminary IF nomination to SHPO
 - 4 Prepare nomination for RFP
 - 5 Prepare IF nomination after SHPO approval
 - 6 Complete IF nomination
 - 7 Submit IF nomination for SHPO approval
 - 8 Notify property owners
 - 9 Present IF nomination to SHPO Review Board
 - 10 Celebrate Iannelli Fountain designation
- D2 Fin. local designation doc for 100 Block S.F.
 - 1 Prep 100 Block NR nomination & study comm.
 - 2 Prepare local/national historic district report
 - 3 Notify property owners in district
 - 4 Send local nomination to Planning Comm.
 - 5 Send NR nomination to SHPO for review
 - 6 Send local nomination to SHPO, SHPRB, HDC
 - 7 Revise report based on SHPO comments
 - 8 Hold public hearings
 - 9 Resubmit report
 - 10 Submit to city comm. for consideration
 - 11 Update city ordinance
 - 12 Celebrate 100 Block designation
- D3 Explore Local Designation for State Theater & Gazette Buildings S.F.
 - 1 Contact State & Gazette Building owners
 - 2 Obtain property owner support letters
 - 3 Possibly meet State & Gazette Building owners
 - 4 Prep State & Gazette prelim nomination
 - 5 Submit State & Gazette Buildings prelim nomination to HPC and Planning Comm.
 - 6 Submit State & Gazette prelim nomination to SHPRB & HDC
 - 7 Hold Public Hearing
 - 8 Review Public Hearing comments
 - 9 Resubmit State & Gazette prelim designation to Planning Comm.
 - 10 Resubmit State & Gazette Buildings prelim designation to City Comm.
- D4 Explore Local Designation for E. Campus S.F.
 - 1 Present local designation to task force
 - 2 Obtain support letter from task force
 - 3 Prepare E.Campus prelim nomination
 - 4 Submit E. Campus prelim nomination to HPC and Planning Comm.
 - 5 Submit E.Campus prelim nomination to SHPRB & HDC
 - 6 Hold Public Hearing
 - 7 Review Public Hearing comments
 - 8 Resubmit East Campus prelim designation to Planning Comm.
 - 9 Resubmit E.Campus prelim designation to City Comm.
- D5 Create Designation Pipeline K.J.
 - 1 Maintain watchlist
 - 2 Create Designation Pipeline Process
 - 3 Form pipeline subcommittee
 - 4 Develop exploration shortlist
 - 5 Research exploration shortlist
 - 6 Recommend exploration projects for next year
 - 7 Recommend designation projects for next year

COMMUNICATIONS C.M.

- C1 Develop 300 Subscriber e-Newsletter Address List C.W.
 - 1 Investigate internet mailing application
 - 2 Contact FOMEC for email list, if needed

- 3 Contact Old House Network for email list, if
- 4 Contact neighborhood associations for email list,
- 5 Develop 300 Subscriber E-Newsletter email list
- C2 Develop e-Newsletter Template K..J.
 - 1 Investigate who will send e-Newsletter
 - 2 Design e-Newsletter template
 - 3 Investigate e-Newsletter software
 - 4 Investigate e-Newsletter legal issues
- C3 Publish 2 e-Newsletters P.C.
 - 1 Develop e-Newsletter topic list
 - 2 Shortlist e-Newsletter topics for each issue
 - 3 Draft first e-Newsletter
 - 4 Edit first e-Newsletter using template
 - 5 Publish first e-Newsletter
 - 6 Draft second e-Newsletter
 - 7 Edit second e-Newsletter using template
 - 8 Publish second e-Newsletter
- C4 Develop long-term e-Newsletter oversight and maintenance C.W.
 - 1 Review e-mail address list before 1st publication
 - 2 Institute regular e-Newsletter topic generation agenda item
 - 3 Institute e-Newsletter topic assignment scheme
 - 4 Institute e-newsletter address list review process
- C5 Define packet for historic district new homeowners S.F.
 - 1 Meet with OHN to discuss homeowner packet partnership
 - 2 Define new homeownership packet
 - 3 Discuss possible homeownership packet printing grants
 - 4 Brainstorm ultimate new homeowner packet
 - 5 Work with city assessors or realtors to ID new homeowners in historic districts

PARTNERSHIP DEVELOPMENT J.W.

- PD1 Help KCPA get their 501 (c) (3) L.B.
 - 1 Contact CLR for pro bono help
 - 2 Contact pro bono attorney for 501 (c) (3) help
 - 3 Research potential grants for 501 (c) (3) attorney
 - 4 Apply for grant for 501 (c) (3) attorney fees
- PD2 Facilitate KCPA organizing event L.B.
 - 1 Request MHPN Representative Nan Taylor's help
 - 2 Hold organizing event planning meeting
 - 3 Create organizing event agenda
 - 4 Develop organizing event attendee list
 - 5 Invite organizing event speakers
 - 6 Arrange organizing event logistics
 - 7 Invite organizing event attendees
 - 8 Publicize organizing event
 - 9 Hold organizing event

PRESERVATION MONTH T.H.

- PM1 Prepare awards ceremony - Ferraro ~~1, 2, 3, 4, 5~~
 - 6 Develop agenda for awards ceremony
 - 7 Recruit presenters
 - 8 Rehearse agenda
- PM2 Prepare awards reception S.F.
 - 1 Develop awards reception budget
 - 2 Brainstorm potential sponsor list
 - 3 Create sponsorship letter
 - 4 Send letter to potential sponsors
 - 5 Followup on sponsorship letters
 - 6 Select awards reception location
 - 7 Order food and drink
 - 8 Buy decorations
- PM3 Have awards ceremony and reception - TBD
 - 1 Decorate awards reception location
 - 2 Oversee food and drink installation
 - 3 Host reception
- PM4 Investigate speakers T.H.

- 1 Brainstorm list of potential speakers
- 2 Select speaker
- 3 Find a location
- 4 Set a date
- 5 Present information to KHPC
- 6 Contract speaker with KHPC approval
- 7 Develop information about event
- 8 Ask Comm Committee publicize speaker event
- 9 Handle event logistics
- 10 Conduct event
- PM5 Investigate Series partnerships T.H.
 - 1 Brainstorm possible 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

IANNELI FOUNTAIN P.C.

- IF1 Fundraise \$ for Iannelli Fountain P.C.
 - 1 Prepare exec summary/case statement
 - 2 Prepare grant application text
 - 3 Prepare brochure for private gift adds
 - 4 Identify means for brochure distribution
 - 5 Identify funds for brochure distribution
 - 6 Identify potential private donors
 - 7 Insert IF into 2010 CIP funding process
 - 8 Obtain \$50,000 in commitments
 - 9 Formulate plan for exhibition

OPERATIONS C.W.

- O1 Adopt 2010 Budget T.H.
 - 1 Draft 2010 budget
 - 2 Propose 2010 budget
 - 3 Adopt 2010 budget
- ~~O2 Create Workplan C.W.~~
- O3 Manage Workplan Implementation C.W.
 - ~~1, 2, 3, 4~~
 - 5 Ask for 2nd quarter committee updates
 - 6 Review 2nd quarter revised workplan
 - 7 Contact chairs on 2nd quarter progress
 - 8 Ask for 3rd quarter committee updates
 - 9 Review 3rd quarter revised workplan
 - 10 Followup with chairs on 3rd quarter progress
 - 11 Ask for 4th quarter committee updates
 - 12 Review final 2009 revised workplan
- O4 Nominate Potential Commissioners C.W.
 - 1 Convene comm. nomination meeting
 - 2 Brainstorm potential commissioners
 - 3 Assign comm. to interview potential comm.
 - 4 Create nomination slate
- O5 Nominate Workplan Committee Chairs C.W.
 - 1 Have workplan committee chair nomination meeting
 - 2 locate possible workplan committee chairs
 - 3 Assign someone to interview potential workplan committee chairs
 - 4 Create workplan committee chair list
- O6 Recruit 5 New Volunteers C.W.
 - 1 Brainstorm volunteer recruitment ideas
 - 2 Develop recruitment materials and assistance for Preservation Month events
 - 3 Contact Public History month interns
 - 4 Interview 5 recruits for interests
 - 5 Place 5 recruited volunteers on committees

HISTORIC PRESERVATION COMMISSION
Minutes
June 9, 2009
DRAFT

City Commission Chambers
2nd Floor, City Hall
241 W. South Street, Kalamazoo, MI 49009

Members Present: Chris Wright, Vice Chair (Acting Chair); Peter Carroll; Tony Holewinski; Katie Jacobs; Josh Willson

Members Excused: Clair Milne, Chair; Michael Dunn

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

Guests: Norman Jung; Curt Aardema

Guests Absent: Pam O'Connor; Linda Bennett

I. CALL TO ORDER

Mr. Wright called the meeting to order at 7:03 p.m.

II. APPROVAL OF ABSENCES

Ms. Milne and Mr. Dunn advised that they would not be at the June HPC meeting.

Ms. Jacobs, supported by Mr. Wright, moved approval of the absences of Ms. Milne and Mr. Dunn from the June HPC meeting.

III. APPROVAL OF AGENDA (June 9, 2009)

Ms. Jacobs requested the addition of an agenda item under Old/New Business regarding appointment of a Treasurer for the HPC. She also requested a discussion regarding the July HPC meeting to determine if it would be cancelled this year. Under Action/Discussion Item, add Designation of Nomination Sub-Committee. Ms. Jacobs stated that she had more information to discuss under Commissioner comments.

Ms. Jacobs, supported by Mr. Holewinski, moved approval of the June 9, 2009 HPC agenda as amended. With a voice vote, the motion carried unanimously.

IV. APPROVAL OF MINUTES (May 12, 2009) (Item B)

There were no changes to the minutes.

Mr. Carroll, supported by Ms. Jacobs, moved approval of the May 12, 2009 HPC minutes as submitted. With a voice, the motion carried unanimously.

V. INTRODUCTION OF GUESTS

Curt Aardema and Norman Jung were present at the June 9th HPC meeting.

VI. CITIZEN COMMENTS ON NON-AGENDA ITEMS

Mr. Jung commented that the map of the proposed arena between West Kalamazoo and West Michigan and North Park and North Westnedge appears to still include most of the old post office. Ms. Ferraro stated that the last she heard from the Federal office in Chicago indicated that they had not been approached by any developers. Mr. Aardema mentioned that there is one house on the property on Cooley Street, and Ms. Ferraro advised that the house will likely be moved this summer.

Mr. Aardema requested an update regarding the Park Trades building. Ms. Ferraro stated that she hadn't heard anything to indicate that the Park Trades building or the Otto Kihm building were in danger of being eliminated in conjunction with the proposed arena project. Mr. Aardema advised that those properties have been designated in the map as being part of the overall plan. Mr. Carroll stated that Park Street is supposed to be the boundary where the arena project would stop. Mr. Aardema referred to the "mental health building" (Kalamazoo County Community Mental Health on the northwest corner of North Park and West Kalamazoo), which will also be available; Ms. Ferraro advised that it might not be available to build on a new site, but Kalamazoo County Community Mental Health has an option on the new site. She stated that she has no information other than what has already been stated in a Gazette article. There appears to be no cause for concern at this point, but information will be provided as updates become available. Mr. Aardema inquired if there were any designations in that area, and Ms. Ferraro advised that there are not. She stated that the maps she has seen indicate that the area behind Saint Augustine Cathedral in the Stuart Neighborhood is part of the proposed arena project. However, that area is part of the historic district and could not be included in the project area.

Mr. Carroll stated that he spoke with John Thingstad about designating the Park Trades Center building. Mr. Thingstad did not appear to be enthused about proceeding with a historic designation for the building; a nomination would require certain resources. Ms. Ferraro suggested inquiring if any of the historic preservation students at Eastern Michigan University historic preservation program Michigan University would be interested in doing an independent study project, which would be less expensive than hiring a consultant to do the study. Mr. Aardema commented that something should be done with regard to a historic designation for that site to protect it from possible development in the future. Ms. Ferraro stated that a National Register designation would not protect the building if the owner decides to sell it to a developer. Mr. Aardema inquired if the Park Trades building could be added to an existing local historic district.

Ms. Ferraro stated that adding that site to a local historic district cannot be required, but it can be encouraged. There would not be a to designate the site as a single-resource district. There would be a bigger tax credit associated with the National Register designation if rehabilitation is done on the building. However, the local district designation would provide more protection for the building.

VII. CORRESPONDENCE

Ms. Ferraro advised that the only correspondence she had was already included in the packets provided to the commissioners.

Mr. Carroll stated that he had a proclamation from the Mayor of Kalamazoo designating National Preservation Month, May 2009.

VIII. FINANCIAL REPORT

a. City (Item C)

Ms. Ferraro advised that several items related to preservation month have been posted. The donations from and FOHEC (Friends of Historic East Campus) have not shown up on the financial report yet. Ms. Jacobs stated that Matt Bastos should be forwarding the AIA donation shortly.

In response to Ms. Ferraro's inquiry, the HPC members indicated that their expenses had been reimbursed. Ms. Jacobs stated that she has one more expense to submit from the Mike Jackson event. Ms. Ferraro advised that Dave Dakin the architect for WMU was among those touring East Campus with FOHEC members the day after his speech.

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

Ms. Ferraro stated that there have been no changes to the O'Connor Fund (per Ms. O'Connor).

c. Kalamazoo Lost and Found book project (O'Connor) (Item D)

Ms. Ferraro stated that there have been no changes regarding the Kalamazoo Lost and Found book project (per Ms. O'Connor).

XI. Action and Discussion Items

a. Work Plan Reports from Team Leaders

i. Designation (D) – Jacobs

Ms. Jacobs indicated that there had been some discussion with regard to creating a designation pipeline to help keep the Park Trades building and other sites on the radar as Ms. Ferraro's watch list grows. Toward the end of the year, the subcommittee can meet and discuss which items on the watch list have potential for nominations next year. When discussion proceeds with the work plan in 2010, there should be a list of items on the watch to be designated for the following year.

Ms. Ferraro suggested sending out an invitation from the HPC to properties that have potential for historic designation. The letter could contain information on how a historic district designation would be of benefit, including preservation of heritage and financial benefits to property owners. The letter could be on HPC letterhead, and could include an invitation to an HPC meeting for property owners to have an opportunity to ask questions about historic district designation. Ms. Ferraro also suggested that Mr. Willson could be present to answer questions about the tax credits, since he has been through that process. The HPC members were in favor of this concept.

Mr. Willson and Mr. Jung referred to a segment on the Channel 3 News regarding the 100 block of E. Michigan Ave. Mr. Jung advised that the story on the Channel 3 News discussed the 100 block of E. Michigan Ave. as though they had just recently been discovered. There was also an article in the Gazette on Monday (6-9-09) regarding the same block of buildings. The Gazette article stated that there would be stores, offices, and moderately priced housing for workers in the renovated buildings.

Ms. Ferraro advised that she spoke with George Larimore at the MHPN Conference. Mr. Larimore has been retained by the developers of the 100 block to advise them regarding the low-income housing tax credit and historic preservation tax credit. Mr. Larimore wrote the introduction to *Where Place Prospers*. Ms. Ferraro stated that she is working on the historic designation and hopes to have it done in the near future.

Mr. Wright inquired if the building in which A-1 Printing is located could be included in the designation. Ms. Ferraro indicated that the owner could pursue the historic designation if she chose to do so. Mr. Wright inquired if there are any other buildings being considered for possible inclusion in the historic district, and Ms. Ferraro advised that there are not. She suggested that the 100 block of E. Michigan should be a separate district and not part of the adjacent Haymarket Historic District.

Mr. Jung inquired if the Dewing building was eligible for historic designation. Ms. Ferraro advised that it may not be eligible because of the addition and other work that has been done on the building. The hope is that nominating the 100 block of E. Michigan as a separate district, may allow the process to proceed more rapidly and effectively. She hopes to have the nomination done in time for the fall Preservation Review Board meeting. Accordingly, the HPC may be reviewing this process at next month's meeting. The hope is to have the nomination ready for review by the Planning Commission and the State of Michigan at the same time. Planning Commission approval is required prior to approval at the state level. If the target dates are met, the designation could be ready by the end of 2009.

Discussion followed with regard to the current tenants in the 100 block. Ms. Ferraro stated that Subway, the Fraternal Order of Police Club House, and A-1 Printing all occupy space in that block. The FOP is the only occupant on the upper floors. Mr. Wright advised that the FOP and the Subway are both in the project area. He recalled that the Subway lease expires in 2011 and includes an option to buy.

Ms. Jacobs suggested there should be three HPC members on the Designation Subcommittee. Ms. Ferraro suggested sending an invitation to owners of properties with potential for historic designation. The invitations could be sent every May during preservation month.

Ms. Jacobs, Ms. Ferraro, Mr. Wright and Mr. Holewinski volunteered to be on the Designation Subcommittee. Ms. Jacobs suggested that the first meeting of the subcommittee should be later in the summer. Ms. Ferraro advised that there is not enough time in her schedule to designate another large historic district at this point. She advised designating individual structures that need to be protected.

Mr. Wright inquired as the number of staff in the Grand Rapids Historic Preservation office. Ms. Ferraro advised that there is one, full time Historic Preservation Coordinator and a field inspector.

Ms. Ferraro suggested having a name of the designation subcommittee, such as Kalamazoo Local Landmark or Distinguished Landmark.

ii. Communication (C) – Milne

Ms. Milne was unable to attend the meeting to provide an update.

iii. Partnership Development (PD) – Willson

Mr. Willson had no updates regarding partnership development.

iv. Preservation Month (PM) - Holewinski

DEBRIEFING AND EVALUATION (Item E)

Mr. Holewinski had no updates regarding Preservation Month.

Ms. Ferraro referred to the notes she provided to the HPC regarding Preservation Month. The notes provide information on what was accomplished, approximate attendance at each event, public suggestions, comments regarding programs that were very successful, and some that were not as successful as hoped. She suggested doing another neighborhood program next year in cooperation with the library. The program regarding the Vine Neighborhood, and Lynn Houghton's downtown walking tour were well-attended this year.

Ms. Jacobs advised that the June Art Hop was also a success. Photographs by John Lacko were featured during Art Hop. Ms. Jacobs distributed magnets to the HPC and city staff that Mr. Lacko provided to her. The magnets were imprinted with a picture of the Haymarket Building photographed by the photographer in 1972.

Mr. Willson mentioned that Mr. Lacko is considering publishing a postcard-sized book of his photographs. A suggestion was made that the HPC could partner with Mr. Lacko to have the book published, since it might be cost prohibitive for the artist to publish the book on his own. Mr. Jung commented that if the books were small and relatively inexpensive they might sell rapidly. Mr. Willson suggested a price range of \$12.00 to \$15.00.

Mr. Wright mentioned the need for better organization at certain programs. He provided a cup of water for one of the speakers, who had to set the cup on the floor during his presentation. It would also be helpful if someone could familiarize the presenters with the Kalamazoo area when they are visiting.

Ms. Jacobs inquired if there was publicity in the Gazette regarding Preservation Month. Ms. Ferraro stated that the Gazette provided information about Preservation Month events on the day before the events were scheduled to occur.

She suggested budgeting for an ad next year in the Sunday paper or City Life, which would contain information regarding upcoming events, and a link to a website with more information. A city staff member has been assigned to update the city's website. Ms. Jacobs mentioned that the city's website was helpful.

Mr. Willson advised that he has lined up some good resources to advertise for Preservation Month. One of the reporters at the Gazette would be willing to provide the stories. Details regarding the cost of advertising can be provided if requested. Ms. Ferraro stated that the Gazette is more likely to provide articles about events if the articles are accompanied with paid advertising.

Mr. Wright suggested that the HPC send thank you letters to people and organizations who contributed to Preservation Month. It was suggested that letters be sent to John Donaldson, the Kalamazoo Public Library (downtown branch), First Methodist Church, the KIA, Lynn Houghton, Julie DeLuca, Gazelle Sports, Eckert Wordell, and John Lacko. Ms. Ferraro suggested that Mr. Wright provide a draft of the proposed letter to her so she can review the letter and print it on HPC letterhead.

Ms. Ferraro advised that 19 people attended the Great Unveiling at 706 Minor. Removing the siding took five hours. One of the city's housing inspectors reported that a neighbor five houses from the subject property is interested in removing the siding from his house after seeing the Great Unveiling.

v. Iannelli Fountain

Mr. Carroll advised that he wants to pursue more grant funds for the fountain restoration. He distributed a list of potential donors who might receive the proposed brochures regarding the fountain restoration. More pictures were obtained from the archives, and an old image of Alfonso Iannelli's signature was also added to the brochure. The background of the brochure is the blueprint for the fountain. Mr. Carroll suggested printing about 4,000 of the smaller brochures and 100 of the larger ones. Printing the brochures will cost approximately \$1,000. The wording in the brochures will be further refined before the information is distributed. The grants to be pursued will be identified by the next HPC meeting. Ms. O'Connor will be available later in the summer to assist with the grant writing process. There will be due dates on the grants the HPC wants to pursue, so as the years progress the HPC can continually apply for grants.

Ms. Ferraro advised that the HPC may need City Commission permission to set up a fund to receive money for this project. Someone in the finance department will be looking into that possibility. It may be possible for the HPC and city staff to make a presentation to the City Commission to ask for approval, or this matter might be placed on the consent agenda.

Mr. Carroll requested that Ms. Ferraro bring the assessment report to the subcommittee meeting. She stated that she would e-mail the report to him. Mr. Carroll advised that it will be necessary to define what the costs are and where the money will go.

Mr. Carroll stated that there has been a setback with the KIA. Initially, they were supportive about hosting an exhibit of the artist's work, but recently they decided not to support the exhibit. The fountain is a very controversial topic and the KIA is hesitant about getting involved. Some of the KIA board members feel that the fountain is not a piece of art that should be recognizing; some people think it's ugly, and shouldn't be considered as art. This information has been conveyed to

Ms. O'Connor. It appears that some members of the KIA board swayed the opinion of other board members. The exhibit is not about the fountain, it's about the artist. Vicki Wright and Jim Bridenstine of the KIA spoke about the possibility of the KIA hosting an exhibit of Iannelli's works. Mr. Bridenstine inquired if Ms. Wright would have considered supporting an exhibit of Iannelli's works if someone hadn't approached her about it, and she indicated that she probably would not. Mr. Carroll advised that the fund raising process can continue without an exhibit, and an exhibit could be held at another location.

Mr. Aardema advised exercising caution when sending out the flyers to initiate the fund raising process. The brochures should not be directed toward people who may be offended by the fountain. The fountain was a controversial topic at the City Commission level a couple of years ago. Ms. Ferraro mentioned that some of the people associated with the KIA are also connected to non-profit organizations in the community. For some people, the image of the Iannelli Fountain is considered negative because they think it represents the white man as being superior to Native Americans.

Mr. Wright suggested that an interpretive sign by the fountain might be helpful. Mr. Jung advised that an interpretive sign would be part of the exhibit. He cautioned that a sign might inhibit the fund raising process. Ms. Ferraro suggested that efforts to obtain a plaque should occur concurrently with the fund raising process. Therefore, when the fountain is restored, it will be accompanied by interpretive material. A cover for the fountain should be pursued at this point so that it will be protected when it is restored.

Mr. Carroll suggested contacting a company called Cincinnati Fountain. They provided consulting services for the fountain in Marshall, MI. They didn't do the restoration work, but they provided information on how best to proceed with the restoration process. The report they provided included information on what type of pump, filtration system and LED lighting would be preferable, etc. Local contractors provided the labor. The City of Marshall had a budget of \$250,000 for restoration of the fountain, and the consulting services were within that budget. Building Restoration did the concrete work. The LED lighting cost \$11,000; it is computerized and will provide any color in the spectrum of light. The LED lighting uses three percent of the electricity that the old lights used. When the fountain isn't running in the winter, the LED lights can be turned on to help illuminate the park. The fountain in Marshall is not considered to be controversial. Ms. Ferraro advised that she would look into getting more information from the Cincinnati Fountain Company.

Mr. Carroll suggested beginning the public fund raising process by defining what the fountain is. Many people know it as, "the fountain in Bronson Park" rather than the Iannelli Fountain. It is also known as the Fountain of the Pioneers.

Ms. Ferraro advised that during a recent trip to Lansing, she noticed the fountain in that city's park. The fountain in Lansing may have been ordered from a catalog. Many cities have fountains similar to the one in Lansing. The Iannelli Fountain is a unique piece that was designed for the City of Kalamazoo, and that needs to be stressed during the fund raising process.

Discussion followed with regard to the water feature of the Iannelli fountain. Ms. Ferraro advised that it is not generally filled with water when events are being held in the park, such as the Art Fair that was held in the park during the past weekend. The reflecting pool is part of the design of the fountain, but the pool may not have been filled due to liability issues; people tend to sit on the fountain and climb on it. Mr. Carroll mentioned that there is more cost involved with maintenance of pools in the parks than there is with all of the pools in the city.

Ms. Ferraro advised that restoration of the fountain is not a priority for the City of Kalamazoo. It may not be possible to get city funding in addition to the \$40,000 that has already been allotted for the restoration. There is a possibility that the City Commission may decide that further fund raising efforts for restoration of the fountain are not appropriate at this time. Once the funds have been earmarked for restoration of the fountain, it would be unlikely that the money would be redirected for another project.

vi. Operations (O) – Wright

Mr. Wright advised that he had nothing to report regarding operations.

Ms. Jacobs requested a lunch meeting next week to discuss the content and design of the e-newsletter, and how it will work with the software. Ms. Ferraro advised compiling a list of people who will receive the newsletter prior to the subcommittee meeting. According to the city's I.T. dept., the HPC e-newsletter should not be difficult to implement. Mr. Wright suggested making a template for the newsletter.

X. OLD/NEW BUSINESS

a. Appointment of Treasurer for HPC

The decision regarding appointment of a Treasurer for the HPC was postponed from last month. Mr. Willson had volunteered to serve as Treasurer on a prior occasion, but he voiced concerns about the time constraints he will be dealing with. Ms. Jacobs offered to serve as Treasurer.

Mr. Willson, supported by Mr. Wright, moved to nominate Katie Jacobs as Treasurer of the HPC. With a voice vote, the motion carried unanimously.

b. Discussion regarding possible Cancellation of July HPC meeting.

Mr. Wright advised against cancelling the July HPC due to issues that may develop with the 100 block of E. Michigan. The general consensus was that cancellation of the August meeting would be more appropriate. Ms. Ferraro suggested proceeding with the July HPC meeting, and having a pre-meeting (6 p.m.) to discuss the study committee reports. The next meeting is scheduled for July 14th.

Mr. Carroll, supported by Mr. Willson, moved to cancel the August 2009 meeting of the Historic Preservation Commission. With a voice vote, the motion carried unanimously.

XI. COORDINATOR'S REPORTS

a. Site Watch & Issues (Item F)

Ms. Ferraro advised that some of the federal stimulus funds will be utilized to improve energy efficiency at city hall. The intention is to rejuvenate the existing windows and install different storm windows. Also, under discussion is the possibility of a "green" roof for city hall. Funding for these projects would be provided through an energy efficiency grant via the stimulus package.

Ms. Ferraro attended a meeting of the Vine Neighborhood Association. During the meeting, Don Jones from Habitat for Humanity advised that he spoke with several different neighborhood organizations (primarily the Vine and Northside Neighborhoods) with regard to refocusing Habitat for Humanity from new construction to rehabilitation projects. This may come to fruition within the next year, with a focus on finding the right houses to rehab. The new concept may entail saving the façade of the house, but not the interior, but many of the houses in these neighborhoods have few historic details remaining. The rehab projects may be done in focus areas, rather than scattered sites. Habitat may partner with the city and other local groups to accomplish this goal.

Working on multiple houses in a block will help foster a feeling of community, rather than rehabbing one house and leaving other houses on the block vacant or in disrepair. Habitat has a program which utilizes groups of high school students and other young people to paint an entire block of houses. This allows the neighborhood to be transformed over the summer, while teaching work skills to the students. This would be on a larger scale than the Building Blocks program, which focuses on smaller projects such as steps, lamps, sidewalks, and porch rails, etc. There is no specific plan at this point, but dialogue continues with various city officials and individuals from local organizations. Other local communities such as Grand Rapids and Battle Creek are also concentrating on rehab projects.

Mr. Holewinski suggested that the students from the upcoming window rehab seminar could gain experience working with Habitat on this project. Also, the master gardener program requires community service for their members, who may be able to assist with landscaping for this program. The Smart Shop may be able to provide metal rails and other local entities may provide stained glass windows for the subject properties. This would also be an opportunity to teach skills to the Habitat workers. Ms. Ferraro will provide further updates as information becomes available. She suggested that people from the Vine Neighborhood volunteer to help with rehab projects in the Northside Neighborhood and vice versa. The average house that Habitat builds costs around \$90,000; the average rehab is around \$60,000.

Mr. Aardema advised that there is a group of people in Grand Rapids doing a project called LEED (Leadership in Energy and Environmental Design) and Currently, this project is for new neighborhoods that want to be LEED certified. However, there has been discussion about having such a program for rehabbed homes. Ms. Ferraro advised that there is already a trend in that direction. Habitat’s construction guidelines require their buildings to score 80 or below in terms of energy efficiency. Mr. Jones advised that Habitat hasn’t built any homes above a score of 65 during the past couple of years.

Ms. Ferraro advised that an article in the Kalamazoo Gazette listed the HPC as a partner for the 100 block (W. Michigan Ave.) project. The HPC will be doing the designation for those buildings.

XII. COMMISSIONER COMMENTS

None

XIII. ADJOURNMENT

Ms. Jacobs, supported by Mr. Wright, moved to adjourn the June 9, 2009 meeting of the Historic District Commission. With a voice vote, the motion carried unanimously.

The meeting adjourned at 8: 30 p.m.

Submitted by: _____
(Recording Secretary)

Dated: _____

Reviewed by: _____
(Staff Liaison)

Dated: _____

Approved by: _____
(HPC Chair)

Dated: _____

**Historic Preservation Commission
June 2009 Monthly Report**

Revenue

Book Fund	\$	34,927.87
Interest Income	\$	(98.48)
Interest on Investments		
Total Revenue	\$	34,829.39

Expenses

Commissioner Education	\$	1,651.89
O'Connor Fund	\$	243.11
Memberships	\$	1,001.00
Public Education	\$	14,863.60
Publications	\$	7,138.18
Miscellaneous	\$	1,057.32
Total Expenses	\$	25,955.10
Ending Working Capital		
(as of 6/1/09)	\$	8,874.29

Historic Preservation Revenue Ledger

<u>Date</u>	<u>Description</u>	<u>Amount</u>
2007	BOOK SALES	\$6,894.07
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
12/22/2008	Book Sales - Radisson/Greenleaf	\$ 393.12
12/31/2008	Book Sales - Nature Connection	\$ 196.56
12/31/2008	Book Sales - Wild Goose Chase	\$ 377.46
1/22/2009	Book Sales - Barnes & Noble	\$ 682.32
1/26/2009	Book Sales - Lost & Found/Walking Time	\$ 122.00
2/10/2009	Book Sales - Barnes & Noble	\$ 1,030.80
5/4/2009	Green Preservation Sponsorship	\$ 250.00
5/26/2009	Walking Through Time	\$ 5.00
5/21/2009	Book Sales - Nature Connection	\$ 167.76
Totals		\$15,191.41

**Miscellaneous
2009**

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Misc: Travel/Supplies/Materials

2009 Budget
\$300.00

<u>Date</u>	<u>Description</u>	<u>Expenses</u>	<u>Amount</u>
2007	Miscellaneous Materials		243.85
4/4/2008	Negatives for Lost and Found book	\$	60.00
10/23/2008	Pam O'Connor - picking up Iannelli material	\$	18.05
3/3/2009	Kalamazoo Public Library - DVD and room rental	\$	30.00
	Total	\$	351.90

**Publications
2009**

	2009 Budget
Promotion	\$ 1,200.00
Consultants - Fulfillment, Marketing and Royalty	\$ 2,500.00

Expenses

<u>Date</u>	<u>Description</u>	<u>Amount</u>
2007	Publications	\$1,808.51
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
11/5/2008	Pamela O'Connor	\$247.88
12/31/2008	Pamela O'Connor	\$742.46
3/4/2009	Pamela O'Connor	\$215.66
3/4/2009	WMUK underwriting support	\$1,250.00
5/7/2009	Pamela O'Connor	\$50.63
	Total	\$5,485.84

**Public Education
2009**

	2009 Budget
Neighborhood Assistance	\$ 700.00
Preservation Month	\$2,000.00
General Preservation Education	\$2,650.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	2007 Public Education	1016.92
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
10/23/2008	Pam O'Connor - reimbursement Where Place Prospers	\$ 177.13
11/21/2008	A-1 Printing - Where Place Prospers	\$ 599.50
1/27/2009	Old House Network - Sponsorship	\$ 500.00
3/16/2009	Goal Trac, LLC - workplan services	\$ 2,450.00
5/18/2009	The Canopeum - Tables and chairs	\$ 104.94
5/19/2009	Printmill, Inc - lamination	\$ 66.07
5/20/2009	Reimburse Chris Wright for HPC supplies	\$ 56.75
	Total	\$10,956.98

**Memberships
2009**

Membership - NTHP, HPC, HDC, NAPC **2009 Budget**
\$500.00

Expenses

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	2007 Memberships	\$ 176.00
1/31/2008	MHPN memberships	\$150.00
3/4/2008	NTHP membership gifts	\$146.00
9/25/2008	Katie Jacobs - reimbursement	\$15.00
10/30/2008	Erin Seaverson - reimbursement	\$15.00
2/11/2009	NTHP membership gifts	\$146.00
	Total	\$648.00

O'Connor Fund
2009

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O'Connor Fund
For Appeal Costs

2009 Budget
\$400.00

Expenses

<u>Date</u>	<u>Description</u>	<u>Amount</u>
11/13/2008	Pam O'Connor - appeal postage	243.11
	Total	\$ 243.11

**Commissioner Education
2009**

Commissioner Education - NTHP,
MHPN, State HP

2009 Budget
\$750.00

Expenses

<u>Date</u>	<u>Description</u>	<u>Amount</u>
2007	Commissioner Education	\$ 83.50
3/26/2009	Reimburse Peter Carroll	\$ 365.00
3/18/2009	Martini's Pizza	\$ 67.52
3/26/2009	Reimburse Katie Jacobs for beverages	\$ 7.85
4/14/2009	Reimburse Katie Jacobs for MHPN	\$ 245.00
4/14/2009	Rimburse Tony Holewinski for MHPN	\$ 80.00
4/28/2009	MHPN for Erin Seaverson	\$ 25.00
4/28/2009	MHPN for James Tribu	\$ 25.00
5/20/2009	Reimburse Chris Wright for MHPN	\$ 70.00
	Total	\$ 968.87

Kalamazoo Historic District Study Committee Report Rickman House

On April 30th, 2007, the Kalamazoo City Commission amended Chapter 16 of the Code of Ordinance (Local Historic District) and appointed the Kalamazoo Preservation Commission as a permanent standing Historic District Study Committee. The Historic Preservation Commission as established in Chapter 2 of the Code of Ordinances for the City of Kalamazoo will fulfill the duties of the historic district study committee set forth in section 3 of 1970 P.A. No. 169, MCL 399.203 as amended. Pursuant to that charge, the Kalamazoo Historic Preservation Commission proposes to the north side of the 100 block of East Michigan and the Rickman House local historic district and to prepare documents to dissolve the South Burdick local historic district.

2. Composition of Committee Membership:

Members of the Historic Preservation Commission

Christopher Wright, chairperson

Peter Carroll, Vice-chairperson

Tony Holewinski, Katie Jacobs, Claire Milne, Josh Willson, Michael Dunn

3. Name of the Historic District Studied:

Rickman House Local Historic District – also known as 345 North Burdick Street.

4. Boundaries of the Proposed District

a. Verbal Boundary Description

The following boundary description includes the single building in the Rickman House Local Historic District:

970 ORIGINAL PLAT BLK 6 N 46.33 FT OF LOT 5 E 16 FT OF N 46.33 FT OF LOT 4

b. Visual Boundary Description

MAP – See attachment A

Occupying a prominent corner lot, the Rickman Hotel has two (east and north) fully detailed facades and is designed with a three part vertical composition. A glazed, white brick superstructure sits on a two-story cut limestone base evenly divided by eight rusticated pilasters. The pilasters are topped by a rounded and crowned entablature with swag and egg and dart detailing. Scrolled acanthus leaf brackets rest upon each pilaster and supports a dentiled entablature.

Two of the original six (four of them leaded and beveled) first floor windows remain intact. They are highly detailed leaded and beveled transoms sitting upon large plate glass windows. The four replacement windows are sympathetic replications in dark anodized aluminum. The second floor has all original highly detailed segmentally arched multilight windows. First floor doors are modern replacements.

The glazed brick midsection is unassuming except for the brick quoins and a stamped metal stringcourse which separates this section from the one above. Windows in this section are dark anodized aluminum double hung replacements.

Kalamazoo Historic District Study Committee Report Rickman House

The eighth floor was originally topped by a bracketed and dentiled stamped metal cornice which had been removed many years earlier. A renovation ten years ago covered this exposed area where the cornice had been with a synthetic cladding material creating raised areas where the brackets had once been and recessed panels where stamped metal panels had been.

With the exception of the cornice, and the window and door treatment on the first floor, the exterior remains relatively intact. The interior is relatively unremarkable with the exception of what had once been a very grand but small lobby on the first floor. The modified coffered ceiling is elaborate with highly detailed plaster ornamentation. The rooms on the other floors have been remodeled and are without architectural merit.

The interior is comprised of an enclosed foyer entrance off of the east facade. The entrance consists of marble wainscot and is enhanced with fluted wood pilasters flanking both the main entry door and the secondary set of doors opening to the lobby proper.

The lobby occupies the northern one half of the first floor running east/west. It has a marble wainscot and a modified coffered ceiling with elaborate and highly detailed plaster ornamentation, comprised of Egg and Dart, Greek Key, and Fruit and Floral Rope designs. Scamozzi capitals adorn smooth Doric pilasters which conceal structural columns. Paired and single plaster brackets of a scroll and acanthus leaf design project off of spaced structural columns.

The southern half of the first floor contains a relatively nondescript room to the east, and stairway and elevator shaft to the west. The stairs are marble with marble wainscot.

The second floor, following the same footprint as the first, was once a ballroom containing some similar but not as extensive or elaborate plaster ornamentation as the main lobby. The remnants of three plaster ceiling medallions remain. Decorative multi-paned windows grace these spaces on the east and northern facades.

Floors three through eight are resident rooms which have been remodeled in the past and possess no significant architectural merit.

c. Boundary Justification

The Rickman House occupies the entire lot described above.

Kalamazoo Historic District Study Committee Report Rickman House

5. History of the District

The Rickman Hotel was one of Kalamazoo's leading hostelries during its early history and is the only important old hotel building left in the city with a residential use. The building is an important example of the commercial work of its architect, Claire Allen, a leading figure in the architectural profession in southern Michigan at the beginning of the twentieth century. The Rickman House, originally called the Rickman Hotel building, has both historical and architectural significance to the City of Kalamazoo.

In 1907 on May 14th, the announcement of the construction of a new fireproof, multi-story hotel, made the front page. The Rickman Hotel was to be built by the local construction firm of Rickman Brothers, and the brothers intended to own and operate it as well.

The Rickman family was one of Kalamazoo's most distinguished and active construction firms. The company began in 1872 with the arrival, of George Rickman, Sr., who, came to Kalamazoo to become the superintendent of construction and general contractor at the Kalamazoo State Hospital. He formed his own company called Rickman & Sons in 1884. He was known for his houses, four of which can be found within the Stuart National Register Historic District just west of downtown Kalamazoo. Over the years, George Rickman, Sr., was joined by four of his seven sons. His son Arthur already had been working as a contractor with W. E. Atkins, building several local structures including Henderson Castle (1895) which is listed on the on the National Register the and the Bryant Paper Mill (1896) which was demolished between 2003 and 2008.

The Rickman & Sons construction firm was renamed Rickman Brothers in 1900 (presumably after the death of George Rickman, Sr.) and became mainly known for the construction of public buildings. For the next eight years they completed such projects as the Ihling-Cone Building in the Haymarket Historic District, Kalamazoo (1903), the Van Buren County Courthouse, Paw Paw (1905), and the Shiawassee County Courthouse, Corunna (1906), all of which are listed in the National Register. By 1904 Rickman Brothers employed over 250 workmen.

The Rickman Brothers purchased land at the southwest corner of North Burdick Street and Kalamazoo Avenue in June 1905 for \$6,250. According to county tax records, the land was assessed at \$5,000 and taxes paid in the amount of \$50. By May of 1907 the news was released that the Rickman Brothers were to build a new eight-story hotel, with seventy rooms, at an estimated cost of \$150,000. The exterior of the first two stories was to be of stone and the remaining six floors were to be finished in pressed brick. The lobby was to be decorated in marble and mosaic tile was to be used on the floors. The building was to be completed by January, 1908.

The brothers chose the corner of North Burdick Street and Kalamazoo Avenue for the new hotel for its proximity to the Michigan Central Railroad station across Kalamazoo Avenue. According to the 1908 Kalamazoo City and County Directory, of the fifteen hotels located in the city of Kalamazoo, five of them (including the Rickman Hotel) were located on North Burdick Street adjacent to the station. By 1918 when fifty-seven passenger trains rolled through Kalamazoo daily, over half came to the Michigan Central Railroad Station. The Rickman Hotel was the only building of these five structures that was built exclusively as a luxury hotel.

Kalamazoo Historic District Study Committee Report Rickman House

The building was designed by architect Claire Allen (1853-1942) of Jackson, Michigan, who collaborated with the Rickman Brothers on several projects including the Van Buren County Courthouse (1905) and the Shiawassee County Courthouse (1906) The Rickman Brothers naturally chose Claire Allen, who had a considerable reputation for quality and esthetics, to design their family business, the Rickman Hotel.

Construction of the building actually took twelve months, rather than the projected eight. The hotel was completed and ready for opening in May of 1908. It was advertised as completely fireproof with steel and concrete construction. There were no wood floors, all being made of tile, marble or cement and had a total of seventy-two rooms, forty-eight of which had private bathrooms. The grand opening included a luncheon for fifty people, a reception for over 2000 and a banquet for 300.

The Rickman Brothers only owned the building for an additional two years before declaring bankruptcy in 1910. The facility was maintained as a hotel under multiple owners and managers for the next half century. With the waning of the passenger railroad business, the building was transferred to another use and in the 1960's the Rickman Hotel was renamed and became a senior citizen's residence. Thereafter, it has been used as a residence for single adults, particularly catering to the mentally ill adult community. It was renovated in the early 1980's and renamed the Rickman House, reflecting its long history.

6. Significance of The District

The significance of the Rickman House Local Historic District has been evaluated according to the criteria for listing properties in the National register of Historic Places, and meets Criteria C.

Criteria C: Property embodies the distinctive characteristics of a type, period, method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The Rickman Hotel (1908) is the only example of an early 20th Century Revival Commercial building with Beaux Arts styling remaining in the City of Kalamazoo. This eight-story former commercial hotel located near the historic Michigan Central Railroad depot (1887), lies amidst Italianate, Romanesque, and other 19th Century and early 20th Century Revival structures.

The Rickman House was designed by Claire Allen, an architect active in early twentieth century building designs in southern Michigan.

The Rickman House represents the heyday of train travel in the United States and remains the only surviving hotel from the early twentieth century that maintains a residential use. It has remained in constant use for over a century and alterations undertaken in the 1960s to transform it into a senior citizens residence and in the 1980s did not affect the most significant first and second floors. In the early 1990s the building was acquired by the Rickman House Limited Dividend Housing Association as 99% tax paying owner with HRI (tax exempt) as a 1% owner. The partners rehabilitated the building in 1993 and 1994 using Federal Rehabilitation Incentive Tax Credit and Low Income Housing Tax Credits (LITC).

Kalamazoo Historic District Study Committee Report Rickman House

8. Resource Counts and Percentages

The district contains one contributing resource, the eight story Rickman House.

9. List of Historic and Non-Historic Resources

Historic Resources: One

Non- Historic Resources: None

10. Bibliography

BOOKS:

Dunbar, Willis, Kalamazoo and How it Grew... and Grew. (Kalamazoo: Western Michigan University, 1969) p. 139.

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Henehan, Brendan, Walking Through Time, A Pictorial Guide to Historic Kalamazoo, Kalamazoo Historic Commission, 1981

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Schmitt, Peter and Larry Massie, Kalamazoo: The Place Behind the Products. Windsor Publications 1981

DOCUMENTS:

"To Build New Hotel at Once," Kalamazoo Gazette, 14 May 1907, p .1.

"They Point with Pride," Kalamazoo Daily Telegraph, September 1894, p.14.

"George Rickman & Son's Company," Progressive Kalamazoo, (1904), p. 32-33.

"Hotel Rickman," Ross Coller file, Western MI University Archives and Regional History Collection, Kalamazoo, MI.

Kalamazoo County Tax Rolls, 1906. Ibid.

"To Build a New Hotel at Once," Kalamazoo Gazette, 14 May 1907, p.1.

Kalamazoo City and County Directory, (Detroit: R. L. Polk & Co., 1908) p. 660.

"George Rickman, Sr.," Ross Coller File. WMU Archives and Regional History Collection, Kalamazoo, MI.

"Will Open Hotel Rickman," Kalamazoo Gazette, 15 May 1908, p.1.

"Elegant Rickman Hotel Will Open Today for Business," Kalamazoo Gazette, 14 May 1908, p.3.

"First Honor to the Mother," Kalamazoo Gazette, 15 May 1908, p .1.

Kalamazoo Historic Preservation Commission
Preservation coordinators report
June 9, 2009

REPORT:

State Hospital Water Tower

- ❖ **Plans and Specifications Grant Application** – The due date for the 100% plan is July 30th and is on schedule.

Historic District Commission:

- ✓ HDC Reviews to 07/09/09 - 211. (In 2008, 284 reviews were complete by 07/09/08)
- ✓ Section 106 reviews to 07/09/09 – 85 (In 2008, 130 reviews were complete by 07/09/08 – 2008 included the weatherization program)

PROJECTS:

Coordinator:

City: Downtown Design Review Guidelines revisions will be reviewed by the Planning Commission in August – the commission was provided with a copy on CD at the July meeting) meeting. Next step is the City Commission, probably August or early September.

SITES – ONLY UPDATES WILL BE NOTED.

100 block of East Michigan – No official news yet. Watch for an announcement from DK1.

MISCELLANEOUS:

Historic Homes Tour – the tour will be revived this year – to be held on Saturday, September 19th in Vine, Stuart, West Main Hill and downtown. Looking for volunteers and donations – and possible houses to tour in the target area.

Preservation Trades Training – Window rehabilitation July 6-17, 2009

The workshop is going exceptionally well as I write this report. We have had media coverage from WMUK, WUOM and WKZO on the radio and on Wednesday July 8, we spent an hour with the WXMI (Fox 17) news team with Theresa Rashid. I will give a verbal report at the meeting.

MASTER PLAN - upcoming meetings for the Master Plan update, on July 21st and July 28th. I've attached a flyer advertising the events, which we'll be spreading around town this week. We've also sent out a press release, are sending out e-mails and letters to folks. Our website (www.kalamazoo.org/PlanKalamazoo) is up and running, and our Facebook Page is active as well. The last piece of the communication puzzle is you, our steering committee and our working groups. Will you commit to 1) coming to at least one of the meetings; and 2) telling ten people that you know about this unique opportunity to help shape our city's future? Your word will have more impact than anything else we can do to advertise. Remember, our plan is only going to be as good as the input we receive!

Kalamazoo Historic Preservation Commission
Preservation coordinators report
June 9, 2009



**Come Share Your Vision
for Kalamazoo!**

The city of Kalamazoo is updating its land use master plan. Come share your vision for

the city's neighborhoods, commercial and employment areas, green spaces, and the transportation system.

Over the years, Kalamazoo has been a "can do" community. Now in Michigan's current transitional economy, it is time to come together again and re-define our community. Join with other community members to learn more about the master planning process and share your ideas for the city. Children are welcomed and encouraged to participate at our Kids Korner!

**July 21 from 4 - 6 pm at Northside Association for Community
Development (612 N. Park Street)**

Interactive information stations before and after 4:30 pm presentation

**July 28 from 6 - 8 pm at Maple Street Magnet School for the Arts
(922 W. Maple Street)**

Interactive information stations before and after 6:30 pm presentation

For more information contact:
269.337.8044
Plan@kalamazoocity.org

You can also stay informed and involved in the process through:

- www.kalamazoocity.org/PlanKalamazoo
- Plan Kalamazoo Facebook page

Local Food * Free Childcare * Plan Kalamazoo Souvenirs * Bus Tokens

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