

KALAMAZOO HISTORIC PRESERVATION COMMISSION

CITY HALL – 3rd Floor Conference Room

Tuesday, June 10, 2014 – 7:00pm

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 (Steppenwolf) **No report this month – revisions underway.**

VII. Action and Discussion Items

a. Work Plan Reports from Team Leaders

i. Designation (D) – Aardema

ii. Sustainability (SU) – Stevens (Hidden Kalamazoo)

iii. Preservation Month (PM) – Holewinski

iv. Iannelli Fountain (IF) – Brose

v. Operations (O) – Wright

vi. Sites (SI) – Aardema

VIII. Old/New Business

a. Approve a light meal to be served to the Fountain of the Pioneers Campaign Planning meeting on Tuesday June 17

b. Approve \$480 for 12 add'l copies of Modern by Design to sell at Heritage Co and to have available as needed for grant applications

c. Approve reimbursement to Pam O'Connor for postage in the amount of \$12.35 – for mailing a copy of *Modern By Design* to the Alphawood Foundation in Chicago

d. Consider purchase of two drawings by Alfonso Iannelli of the fountain (\$1500)

IX. Approval of meeting notes: May 14, 2014 **(ITEM A)**

X. Correspondence

XI. Coordinators Reports on non-agenda items Coordinator's Report **(ITEM B)**

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 2014

PRESERVATION MONTH 2014 Leader: Tony Holewinski

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 of the Fountain of the Pioneers by 2015.

1. Develop Friends of the Fountain Committee to lead & secure lead gifts and City/County commitments: 2013.
2. ~~Submit Jeffris Foundation Grant application 2013.~~
3. Submit full (art & local history) NATIONAL level NRHP nomination to SHPO 2013.* (PO)
4. Create Public Interpretation Task Force: 2014
5. Implement tiered public fund raising 2013 - 2015.
6. Submit PRESERVE AMERICA and other public agency grant applications: 2014 (SF).
7. Celebrate Fund-raising success, launch interpretive programs - monitor work on Fountain complex: 2015

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. Identify funding sources to assist property owners or the HPC in preparing documentation
4. 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

NATIONAL REGISTER DESIGNATION

- Continue work to create new Washington Square NR HD
- State Theater
- Fifth Third and PNC Bank Buildings
- Bronson/Upjohn Headquarters Buildings
- Kalamazoo Gazette Building
- Milwood Neighborhood
- Hillcrest/Waite Farm Neighborhood
- Westnedge Hill Neighborhood
- Parkwyn Village Neighborhood
- Update Bronson Park NR HD
- *Update East Campus NR HD to include Oakland Recital Hall and remove demolished buildings*

SUSTAINABILITY Leader: Lynn Stevens

1. ~~Identify new fund raising sources for HPC~~
2. ~~Create subcommittee to explore options~~
3. ~~Present short list of options to HPC~~
4. ~~Identify a working group to explore market feasibility and budget for fund raising project~~
5. Provide support to oversight of the Lost & Found Book sales and O'Connor Fund for Historic Preservation.

OPERATIONS Leader: Chris Wright

1. Working quarterly or as needed with Jeff Chamberlain to discuss KHPC activities.
2. Ensuring quorum at meetings.
3. ~~Conduct O'Connor fund appeal in November.~~
4. ~~Help create monthly agendas with the coordinator.~~
5. Oversight and updates of operational plans monthly.
6. Ensure succession plans for HPC

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. ~~Identify and list the historic school buildings in Kalamazoo.~~
2. ~~Host remote KHPC meetings at schools around the city.~~
3. Research and compile information related to the schools on the list. Concentrate on the Lincoln School.
4. Establish a communication link with local school administrators.
5. Establish a program and presentation to share with school teachers, students, administrators, parents, etc.

KALAMAZOO HISTORIC PRESERVATION COMMISSION**MEETING NOTES - CITY HALL – 3rd Floor Conference Room****Tuesday, May 13, 2014 – 7:00pm**

- i. **Call to Order – 7:00 pm**
- II. **Approval of Absences:**
- III. **Approval of Agenda:**
- IV. **Introduction of Guests:** Norman Jung
- V. **Citizen Comments on NON-agenda items* & Correspondence**
- VI. **Financial Report**
 - a. City (Steppenwolf) **No report this month – revisions underway.**
- VII. **Action and Discussion Items**
 - a. Work Plan Reports from Team Leaders
 - i. Designation (D) – Aardema – We will be exploring the designation with the Land Bank at the end of June. Sharon Will set up a meeting. Curt reported that he wants to wait until potential historic properties have actually changed hands.
 - ii. Sustainability (SU) – Stevens (Hidden Kalamazoo) Update from Lynn and Sharon on plans. Contact Levines about possible use of Brown House? Mr. Presidents?
 - iii. Preservation Month (PM) – Holewinski
 1. Presentation at City Commission meeting for Preservation Month? June 2 will be the date to make a presentation to the city commission and to give each of the city commissioners a pair of tickets.
 2. Choose/authorize food Tony will take care of the food for up to 50 people.
 3. **CA/DBrose- move to approve up to \$350 for damage deposit and funds for Awards ceremony passed unanimously**
 - iv. Iannelli Fountain (IF) – Brose
 1. FotP committee met on April 25. We have set up separated funds in the city to accept donations. Sharon has set up accounts with the help of Marcy Dix to accept donations. Still looking for another organization serve as fiduciary – currently working mostly with the Kalamazoo Community Foundation. KCF was willing to accept funds if there was an endowment component in the fund, which we included. Working on the partnership. Jeff Chamberlain has taken the lead. Jeff will meet with KCF, on May 19, David Brose meets with Jeff the day after. We are also considering other organizations that might have the capacity to handle funds of this size. Some foundations are hesitant to place funds with the city so we do need an outside fund. We have also submitted a packet to the city manager for the Appleyard fund. Also looking into Rotary as part of their 100th anniversary to explore diversity. (Jeff is also interested in following up on the Rotary.)
 - v. Operations (O) – Wright No report
 - vi. Sites (SI) – Aardema – Lincoln School. David Kohrman and Sharon and Curt Aardema met with the principal and is very excited about expanding the students' awareness of the history of the school. We were invited to do a short (10 minute) presentation at their scholar awards ceremony on May 29 at the end of the school day.
- VIII. **Old/New Business**
 - a. **Section 106 reviews – 1st quarter of 2014 (ITEM A)**
- IX. **Approval of meeting notes:** April 8, 2014 **(ITEM B)** CA/ TH – **approved unanimously.**

X. Correspondence

XI. Coordinators Reports on non-agenda items Coordinator's Report **(ITEM C)**

XII. Citizen Comments on NON-agenda items*

XIII. Commissioner Comments

Adjourn

8:40 PM

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REVIEWS:**Historic District Commission:**

- ✓ HDC cases to 05/06/14 – 57 total Fees total to date
 - 34 no fee \$ 0
 - 13 building permit -\$30 \$ 390
 - 10 - HDC hearing-\$75 \$ 750
 - In 2013, 57 total cases by 06/03/13 (53 Administrative)

Section 106 reviews (Federally funded projects)

- ✓ Section 106 reviews to 06/03/14 – 17
 - In 2013, 14 reviews were complete by 06/03/13

SITES and PROJECTS:

- PNC (1st National Bank Building) – **NO CHANGE**
- North & Douglas commercial Buildings –1017-1029 West North– **NO CHANGE** New zoning ordinance will not allow a new convenience store with beer and wine sales in this location)
- Old Douglass Community Center (231 East Ransom) – **NO CHANGE**
- M.D. Ellis Clock – City Electrician Franz-Erich Griggs has located and accepted a bid for the underpowered motor and will include a universal control that will keep the clock set to the correct time. We are in the process of determining whether the city of DKI should order and pay for the clock motor and regulator.

PRESERVATION MONTH:

- Great Unveiling – Saturday May 3 – 501 Elm in partnership with the Old House Network – 23 volunteers and a record 2½ hours – a little over 3 hours with all clean-up complete.
- On Thursday May 8, the coordinator made a presentation at the Kalamazoo Public Library on the history and evolution of the downtown pedestrian mall. There were about 50 people in attendance.
- Awards ceremony on Wednesday May 28 at Ladies Library – approximately 50 people in attendance including Kalamazoo Public School Board of Trustees, Dr. Michael Rice, Superintendent of Schools, other senior KPS staff, architects and contractors.

We are exploring two different possible presentations at the Kalamazoo Valley Museum in the fall and into 2015:

- VIRTUAL HIDDEN KALAMAZOO – photos from the tour AND other undeveloped sites – may increase awareness of historic buildings that could be redeveloped.
- REHAB YOUR OLD HOUSE AND KEEP THE CHARM – in partnership with the museum and Community Homeworks

(Presented by Curt Aardema to the Kalamazoo City Commission on Monday June 2, 2014)

Thank you for giving the Historic Preservation Commission a few minutes to update you on our preservation month activities.

Kalamazoo has been ahead of the curve on preservation in Michigan, since the middle 1960s. On June 1, 1965, originally encouraged by the chair of the Western Michigan University History Department, Willis Dunbar and later by Doctor Peter Schmitt, the Kalamazoo City Commission established the Kalamazoo Commission for Historical Preservation. This took place a full year before the national Historic Preservation Act of 1966 which created the National Register of Historic Places. Kalamazoo stayed ahead of the curve in preservation with one of Michigan's first nominations to the National Register – the Ladies Library Building and one of the first historic districts in 1973, the South Street historic district.

Over the years the commission's name has changed, the number of appointed commissioners has changed, but the goal of preserving Kalamazoo's heritage to stand witness to our history and accomplishments has never changed.

During that time, the commission celebrated Preservation in May each year with events ranging from tours to workshops to speakers. Since the mid-1990s, the Historic Preservation Awards of Merit have recognized preservation activities including rehabilitation projects and people in Kalamazoo. Over the years, awards have been given to bridges, non-profits, new construction, neon signs, theaters, schools, train stations, churches and many, many houses.

On Wednesday, May 28th, the Commission presented SEVEN Awards of Merit:

1. **The** Institutional Award of Merit was presented to Dr. Michael Rice, four members of the Kalamazoo Public Schools Board of Trustees, staff, CSM construction managers and Tower, Pinkster architects for the rehabilitation of the Woodward School for Technology and Research. The entire project, inside and outside, was valued at \$1.8 million and included replacing the 1970s window covering with more appropriate windows and uncovering the long closed windows in the gym and cafeteria to allow in natural light. The deteriorated columns on the front of the school, facing Stuart, were also replaced. The KPS administration asked for advisory review and comment from both the Historic District Commission and Historic Preservation Commission before work began.
2. The awards for the rehabilitation of 838 West Main went to the Spaulding brothers as the latest in a series of projects that have restored the north side of West Main between the railroad tracks and Woodward.
3. **The** Henry Gilbert House at 315 West Lovell received a meticulous new paint job from the owners Scott and Patricia Tribby and received an award.

4. **In 2013, a small house** outside the historic districts was rehabilitated in the East Side neighborhood at 803 Dwight was rehabilitated by contractors Carol and Mark Larsen and Tim and Robin Jackson. Their careful work was rewarded and the house sold last week.
5. Kalamazoo Neighborhood Housing Services was recognized again by the commission for the rehabilitation of 316 and 318 Burr Oak house just outside the historic district as part of their Lease-to-Buy program. This award recognizes the most recent project as well as an organizational culture that respects historic character while making safe, attractive housing available to low to moderate income families in Kalamazoo.
6. **The house at 435 Stuart** had been neglected by the bank after a foreclosure including burst heating pipes, a roof leak and stolen plumbing. In February 2013, the Kohlers recognized the classic grace of the house and transformed it from a 3-unit rental back to a single family home.
7. The individual achievement award went to Karen Leys – Karen has been a staunch supporter of historic houses and the Stuart neighborhood since 1972. Along with her brother, Steve, and her mother, they rehabilitated seven houses in Stuart as well as being involved in almost every activity of the Stuart Area Restoration Association from its founding in the mid-1970s.

The next big project for the commission is in two weeks – we have the SECOND ANNUAL HIDDEN KALAMAZOO TOUR coming up on June 14 and 15. Last year's tour raised over \$20,000 for the commission's projects. This year ticket sales are limited and will only be sold in advance. The tour sites include the State Theater, the Stevens Building (aka The Studio Grille), the 5/3 Bank Building, the Arlington Hotel (aka Bimbos), the 401 Building (aka Food Dance) and the final site will be the Dynamic Mr. President Lounge and Restaurant at 308 North Burdick. The Preservation Commission would like to invite the city commissioners, City Manager, City Attorney and City clerk to attend.

The Commission is making steady progress in planning for the rehabilitation and repair of the Fountain of the Pioneers in Bronson Park.

And the commission has a new project to help shape our work for the next half century and beyond. The Historic Preservation Commission is seeking comments, ideas, observations and more to evaluate what has worked, how our approach could be improved and the future direction of preservation in Kalamazoo. We have prepared a short, anonymous questionnaire available through the preservation coordinator through June 16. We welcome anyone to submit their answers to our questions and comments.

**Kalamazoo Historic Preservation Commission Budget
2013 Budget**

	2012 Adopted Budget	2013 Adopted Budget	2014 Proposed Budget
RESOURCES			
K:L&F Book Sales/Hidden Kzoo tour	7,950	6,400	9,850
Other	0	0	0
TOTAL RESOURCES	7,950	6,400	9,850
EXPENDITURES			
O'Connor Fund	200	600	1,000
Commissioner Education	500	0	1,000
Memberships	500	500	500
Public Education	4,375	3,100	3,500
Promotion/Publications	1,575	200	250
Historic Designation	0	0	3,500
Misc	800	100	100
TOTAL EXPENDITURES	7,750	3,900	9,850
Revenue Over Expenditures	200	2,500	0