

# **KALAMAZOO HISTORIC PRESERVATION COMMISSION**

**CITY HALL – 3<sup>rd</sup> Floor Conference Room**

**Tuesday, August 12, 2014 – 7:00pm**

**I. Call to Order – 7:00 pm**

**II. Approval of Absences:** Tony Holewinski (07-31-14)

**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.**
- b. O'Connor Fund (O'Connor) **(ITEM A)**

**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 (No report)
  - iv. Iannelli Fountain (IF) – Brose
  - v. Operations (O) – Wright
  - vi. Sites (SI) – Aardema

**VIII. Old/New Business**

- a. Disposition for permanent storage of newly acquired Iannelli's drawings of Fountain of the Pioneers Complex (O'Connor) **(ITEM B)**
- b. National Trust for Historic Preservation - Historic Tax Credit sign-on letter (O'Connor)

**IX. Approval of meeting notes:** July 8, 2014 **(ITEM C)**

**X. Correspondence**

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

- a. Review of proposed demolition of 1115 Jefferson – comments for SHPO **Packet available at meeting**

**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.



**O'Connor Fund for Historic Preservation in the City of  
 Kalamazoo  
 OCON02**

For the period of 1/1/2014 through 6/30/2014

**Fund Activity**

<b>Your asset balance as of 1/1/2014</b>	<b>\$191,515.68</b>
Gifts received (see detail)	\$565.00
Grants approved (see detail)	(\$9,000.00)
Net investment return	\$11,210.00
Foundation annual administrative fee	(\$1,235.29)
Other adjustments	\$0.00
<b>Your asset balance as of 6/30/2014</b>	<b>\$193,055.39</b>

**Funds Available to Grant as of 7/26/2014** **\$25,945.28**

<b>Gift Detail</b>	<b>Date</b>	<b>Amount</b>
Terry and Pam O'Connor	02/05/2014	\$160.00
Pfizer Foundation Matching Gifts Program	02/12/2014	\$25.00
Pfizer Foundation Matching Gifts Program	02/12/2014	\$50.00
Pfizer Foundation Matching Gifts Program	03/11/2014	\$50.00
Mark and Mary Sue Hoffman	04/08/2014	\$150.00
Pfizer Foundation Matching Gifts Program	04/08/2014	\$80.00
Pfizer Foundation Matching Gifts Program	04/08/2014	\$50.00
<b>Total Gifts</b>		<b>\$565.00</b>

<b>Grant Detail</b>	<b>Date</b>	<b>Amount</b>
Kalamazoo Historic Preservation Commission	02/10/2014	\$9,000.00
<b>Total Grants</b>		<b>\$9,000.00</b>

**Where shall the C1938 Iannelli sketches be deposited long term?****Pam O'Connor 7-17-14**WMU Archives (Sharon Carlson on 6-13-14)

Hi Pam:

We have some materials placed on deposit. These are then made available to the public for research. I think these have research value and since they depict the fountain, it is documentation of a local landmark as well as a prominent international artist.

My concerns about these prints are the size and our storage situation. We would typically would store a drawing in a map case. I do not know how we would store them in our shelving configuration. If we could box them or wrap them, that would work.

I am attaching a copy of our deposit agreement. Let me know if you have any questions.

Sharon

Kalamazoo Public Library/Local History Room (Beth Timmerman on 6-12-14)

Hi Pam,

We would love to store them for you, although I suspect all the other institutions you mentioned would too, and they probably have a better storage environment than we do. So – you can count on us if you need a place for them, but I understand if a better option is found. Thanks for considering the library!

Beth

Kalamazoo Valley Museum (Paula Metzner on June 9)

“Generally we don't accept items on permanent loan but I would consider it because of the organization and it's mission. We get lots of requests such as yours from private individuals who just don't know what to do with Grandma's stuff but aren't ready to part with it yet. Your case is a bit different.

We would do a long-term loan that is renewable -- probably every 5 years. That's the best way for us to keep track of it. We would also have to discuss liability because we would be taking it in, not to the KVM's benefit (for exhibition let's say) but to the benefit of the Historic Preservation Commission. We would want the Commission insure the pieces. The liability issue would have to be reviewed by our Risk Management Department at the College.

So, the quick answer is yes, we would consider it, but with KVM/KVCC there might be a lot of red tape that you might be able to avoid with some other institution. If you don't mind the red tape, then let's pursue it.  
Paula”

KIA (Vicki Wright, by phone, June 10)

The KIA would not likely be interested in storing and conserving (in case of an emergency), even with compensation to cover expenses for storage, insurance and possible conservation in case of an emergency. Perhaps would consider a short-term loan agreement, or a request to take as a gift w/conditions for both donor & recipient, including the following kinds of things (not intended to be an exhaustive list):

- The KIA could not de-accession the work, or,
- if it were to be de-accessioned, it would have to go back to the KHPC/City
- The KHPC/City would retain reproduction rights
- The KIA would have permission to put on exhibition
- and so on...

Whether or not this could happen is determined by the KIA's collections committee...

**KALAMAZOO HISTORIC PRESERVATION COMMISSION****CITY HALL – 3<sup>rd</sup> Floor Conference Room****Tuesday, July 8, 2014 – 7:00pm****I. Call to Order – 7:03 pm****II. Approval of Absences:****III. Approval of Agenda:** (Add – Letter to Congress about saving the Federal tax credit) DBr/DBe**IV. Introduction of Guests:** Norman Jung, Pam O'Connor and commissioner Jack Urban**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

East Campus and East Hall National Register listing. A large portion of North Hall is gone and the wings of East Hall are gutted. Discussion of the timing for asking the National Register of Historic Places to modify the current listing of the East Campus NR district and the individual listing of East Hall to determine if there has been a substantial loss of integrity.

ii. Sustainability (SU) – Stevens (Hidden Kalamazoo) Hidden Kalamazoo Tour raised \$10,500 gross and \$9000-9500 net. The committee is looking into sites for next year – preferably at least 5 new sites. The decision will be made by Thanksgiving whether to have a tour next year.

iii. Preservation Month (PM) – Holewinski

iv. Iannelli Fountain (IF) – Brose

1. David Brose has written a report about the Gun Lake Band and the reservation boundary markers – including interactive markers that would tie into a more comprehensive history. (1827 Chicago Treaty.) with markers at the four corners that might be tied into a master history and also accessible from Bronson Park.
2. Still looking for a group to accept our donations
3. The Fountain committee is looking at the possibility of dividing the fundraising. The first part would be for the fountain itself and meet the expectations and conditions of the Jeffris grant. The second part of the fountain plan fundraising might join with the new Bronson Park Master Plan to raise funds together.
4. 3 meetings – 1- staff only with Fountain committee; 2 - campaign planning committee (with major donors/advisors) 3 - with core committee
5. The fountain committee does not yet have a fiduciary. MHPN has agreed to be our fiduciary agent for the fountain restoration (but not the entire park master plan unless the plan preserves the historic character of the National Register listed Bronson Park.)
6. Pam asks for authorization to have a high resolution scan made of the newly purchased Iannelli drawing (David Brose will send Pam contact info for WMU Digitized geography unit Greg Anderson - 387-3405 – perhaps these folks could scan for no cost)

**DBr/LS - Move up to \$250 for high-resolution scan and resealing the frames.  
PASSED UNANIMOUSLY**

v. Operations (O) – Wright

vi. Sites (SI) – Aardema - Curt reported on the meeting with the principal at Lincoln.

**VIII. Old/New Business**

a. Discussion of Reservation Boundary marker project (Brose) (See VII.a. iv.1 above)

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- b. Report on Hidden Kalamazoo Tour – preliminary plans for 2015 (Stevens, Holewinski, Wright, Ferraro) **(ITEM A)** (See VII. A. 1 above)
- c. Coordinator requests approval for HPC to reimburse the cost of gas and tolls for her trip to NAPC conference July 17-20 in Philadelphia PA **(ITEM B)**  
**DBe/TH Approve up to \$300 – passed unanimously.**
- d. Meeting in August. Discussion of whether there may be issues about the Fountain that would require HPC action in the next 8 weeks. (Until the regular September meeting) Comm. Urban advises considering a recommendation to the city administration to combine the Bronson Park master plan and the fountain fundraising committee.
- e. Discussion of updating Work Plan (Wright)  
Commission feels updates to the work plan are better pursued in the winter.
- f. **Letter to Congress about saving the Federal tax credit (added 7/8/14) MI has been identified as one of 6 states that it is important to support retaining the RITC. (Can the city commission pass a resolution in support of the RITC – what did we do for the MI tax credit?) How quickly can we get it on the city commission agenda for the July 21<sup>st</sup> meeting. Pam will get a resolution to the coordinator by the end of the week**

IX. **Approval of meeting notes:** June 10, 2014 **(ITEM C)** CA/CW – approved unanimously as presented.

X. **Correspondence -**

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

- a. Second Quarter Report on Section 106 reviews **(ITEM E)**

XII. **Citizen Comments on NON-agenda items\*** Pam – on October 11, MHPN is moving its annual fundraiser to the Tibbetts Opera House in Coldwater. HPC members are invited to attend. This is the first time MHPN has moved this far from southeast Michigan!

XIII. **Commissioner Comments**

**Adjourn 9:00 PM**

REVIEWS:

Historic District Commission:

- ✓ HDC cases to 08/05/14 – 120 total    Fees total to date..... \$2175
  - 77 no fee                                    \$ 0
  - 26 building permit -\$32                \$ 832
  - 17 - HDC hearing-\$79                 \$ 1343
  - HDC cases to 08/05/14 – 87 total (68 no fee, 11 building permit -\$330; 8-HDC hearing-\$600)
  - In 2012, 171 cases by 08/05/12 (155 Administrative, 16 HDC hearing)

Section 106 reviews (Federally funded projects)

- ✓ Section 106 reviews to 07/01/14 – 28
  - In 2013, 14 reviews were complete by 08/05/13
- ✓ The city has received additional funds from NSP2 – to be used for some demolitions – including 722 West Cedar.



SITES and PROJECTS:

- PNC (1<sup>st</sup> 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. The motor and regulator will be ordered within a fortnight.
- Streetcar Barn 1301 Cameron – the collapsed section includes half of the east or rear of the building
- East Campus – Demolition on North hall and the wings of East Hall are scheduled for completion within the next 60 days.
- 501 Elm – a SAVE from Stuart! The owners anticipate being able to celebrate the holidays with the house completely done!



**Kalamazoo Historic Preservation Commission Budget  
2013 Budget**

	<b>2012 Adopted Budget</b>	<b>2013 Adopted Budget</b>	<b>2014 Proposed Budget</b>
<b>RESOURCES</b>			
K:L&F Book Sales/Hidden Kzoo tour	7,950	6,400	9,850
Other	0	0	0
<b>TOTAL RESOURCES</b>	<b>7,950</b>	<b>6,400</b>	<b>9,850</b>
<b>EXPENDITURES</b>			
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
<b>TOTAL EXPENDITURES</b>	<b>7,750</b>	<b>3,900</b>	<b>9,850</b>
<b>Revenue Over Expenditures</b>	<b>200</b>	<b>2,500</b>	<b>0</b>