

KALAMAZOO HISTORIC PRESERVATION COMMISSION

CITY HALL - 241 W. South – Community Room – 2nd floor

Tuesday, September 13, 2016 – 7:00pm

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

- 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. Revenue (\$6270) , expenses (\$127.50) and Balance remaining (\$9388.66)
- VII. Action and Discussion Items**
 - a. Work Plan Reports from Team Leaders
 - i. Sustainability (SU) – Stevens (Hidden Kalamazoo Tour) Final financial report on 2016 Hidden Kalamazoo Tour **(ITEM A)**
 - ii. Preservation Month (PM) – Holewinski
 - iii. Bronson Park 21st Century (BP21)
 - 1. Fundraising
 - 2. Planning
 - 3. Education – Brose
 - iv. Operations (O) – Wright
 - v. Sites (SI) – Aardema
 - vi. Designation (D) – Aardema
- VIII. Old/New Business**
- IX. Approval of meeting notes and minutes:**
 - a. August 9, 2016 – **(ITEM B)**
- X. Correspondence**
 - a. Notice of September 23 meeting of State Historic Preservation Review Board **(ITEM C)**
- XI. Coordinators Report on non-agenda items**
 - a. Coordinators monthly report **(ITEM D)**
- XII. Citizen Comments on NON-agenda items***
- XIII. Commissioner Comments**

Adjourn 9:00 PM

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

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

KALAMAZOO HISTORIC PRESERVATION COMMISSION GOALS FOR 2015-2016

PRESERVATION MONTH 2016 Leader: Vacant

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

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

BRONSON PARK 21ST CENTURY Leader: David Brose

HIGHEST PRIORITY GOAL: Restoration & Public Education by 2017

Fundraising

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

Public Education

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

DESIGNATION Leader: Curt Aardema

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

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

LOCAL DESIGNATION

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

NATIONAL REGISTER DESIGNATION

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

SUSTAINABILITY Leader: Lynn Stevens

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

OPERATIONS Leader: Chris Wright

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

SITES Leader: Curt Aardema HISTORIC SCHOOLS INITIATIVE

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

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

Hidden Kalamazoo Tour Report Pretty Much FINAL

August 16, 2016

1. 85 volunteers
2. 9 sites
3. 1200 tickets printed
4. 275 tickets remaining (not distributed)
5. 945 distributed (some of these were returned)
6. 200 comps (volunteers, sites, sponsors, etc)
7. **685 tickets sold (corrected – gross ticket income divided by \$15)**

\$ 8,730.00 gross ticket sales (D&W \$6270, city \$2460 includes spirit of Kzo)
1,550.00 sponsors and ads

\$10,280.00 Total

- 2,012.19* expenses

\$ 8,267.81 NET

EXPENSES*

- \$ 300.00 – ad in Spark
 - \$ 500.00 – State Theatre staff and cleaning
 - \$ 840.00 – A-1 printing covers
 - \$ 83.11 – Reimburse SRF, pizza, balloons, Craft paper, tape
 - \$ 127.50 – Studio Grill – lunches Sunday
 - \$ 161.58 – Just Good Foods – lunches Saturday
- \$2012.19 Total expenses

+++++

RECAP OF ALL FOUR YEARS

- 2013 \$11,579.70
- 2014 \$ 9,496.35
- 2015 \$ 9,976.88
- 2016 \$ 8,267.81

GRAND TOTAL

\$39, 329.21

Historic Preservation Commission ITEM B
KALAMAZOO HISTORIC PRESERVATION COMMISSION

CITY HALL - 241 W. South – Community Room – 2nd floor

Tuesday, August 9, 2016 – 7:00pm

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

MEETING NOTES

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

Rebekah Kik presented current status of the Master Planning process, Asked whether HDC or HPC ever referenced the existing Master Plan. Not really. Language of preservation should be in the Master Plan, integrated into the plan. Working session tonight is meant to speak to the historic preservation needs and to define how this fits into the city goals as a whole. Building on the past - 2010 plan had 127 non-prioritized goals - now we are looking for more specific action oriented goals.

I. Call to Order – 7:13 pm

II. Approval of Absences: David Brose CA/CW

III. Approval of Agenda: CA/CW

IV. Introduction of Guests: Sue Robinson, Norman Jung, Pam O'Connor, Josh Koenig, Jack Urban, Tony Holewinski

V. Citizen Comments on NON-agenda items* & Correspondence: Pam talked about the National Trust conference in Houston and the Legacy Cities conference in Detroit in September. Tony Holewinski talked about Farmers Alley project and delays and cost over-runs.

VI. Financial Report

- a. City (Dix) at meeting

VII. Action and Discussion Items

- a. Work Plan Reports from Team Leaders

- i. Sustainability (SU) – Stevens (Hidden Kalamazoo Tour)
Probably raised over \$9000 but we have not yet received the ticket sales checks from D&W
- ii. Preservation Month (PM) – Holewinski Commission recommended using Riverfront Crossing for 2017 awards
- iii. Bronson Park 21st Century Campaign (BP21)
 - 1. Fundraising – FOTP complex has been listed on the National Register of Historic Places at the National Level of significance on June 23rd, 2016. We have raised 20% of the \$2.8 goal. Pam reviewed the downtown component, 100 Extraordinary women and other initiatives.
 - 2. Planning
 - 3. Education – Brose (Benac) David reported that the Next Exit History live edit is now operational.
- iv. Operations (O) – Wright – Chris and Curt reported about their meeting with Laura Lam and Rebekah Kik – that HPC is encouraged to participate more fully in various planning processes inc/ Site Plan Review, Zoning and Planning. This is a quarterly meeting with CP&D.
- v. Sites (SI) – Aardema – Good response from KPS at the awards ceremony. Curt believes we are making progress with the schools.
- vi. Designation (D) – Aardema

VIII. Old/New Business

IX. Approval of meeting notes and minutes:

Historic Preservation Commission

ITEM B

a. June 14, 2016 – DBenac/CW approved as presented

X. Correspondence

a. Letter from SHPO about State Historic Preservation Review Board site visit on August 23.

XI. Coordinators Reports on non-agenda items

a. Coordinators monthly report

b. Programmatic Agreement has been signed and is in effect.

XII. Citizen Comments on NON-agenda items*

XIII. Commissioner Comments

Adjourn

8:17 PM



STATE OF MICHIGAN

RICK SNYDER
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

KEVIN ELSENHEIMER
EXECUTIVE DIRECTOR

August 19, 2016

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

Dear Ms. Ferraro:

We wish to inform you that the Western Michigan Normal School Historic District (Additional Documentation), a new nomination form for East Campus, Western Michigan University, Kalamazoo, Kalamazoo County, will be considered for nomination to the National Register of Historic Places by the Michigan Historic Preservation Review Board at the meeting to be held on September 23, 2016, at 10:00 a.m., in the Board Room, 4th Floor, Michigan State Housing Development Authority, 735 East Michigan Avenue, Lansing, Michigan 48912-1474. Parking for the meeting is not available in MSHDA's parking lot but there is metered parking along Michigan Avenue or you may park at Stober's Bar at 812 E Michigan Avenue.

The National Register of Historic Places is the federal government's official list of properties deemed worthy of preservation because of their importance in American history and culture. Listing in the National Register provides recognition and assists in preserving our national heritage.

Listing in the National Register provides the following benefits to historic properties:

- Recognition that a property is significant to the nation, the state, or the community.
- Consideration in the planning for federal or federally assisted projects.
- Eligibility for federal tax incentives and other preservation assistance.

Listing in the National Register does not interfere with a private property owner's rights to alter, manage, or dispose of property. Listing does not mean that limitations will be placed on the properties by the federal or state government. Public visitation rights are not required of owners. Neither the federal nor state government will attach restrictive covenants to the properties or seek to acquire them. Attached please find a notice that explains in greater detail the results of listing in the National Register.

You are invited to attend the review board meeting at which the nomination will be considered, or to comment in writing concerning this National Register nomination. All written correspondence should be mailed in time to be received prior to the date of the review board meeting.

Any comments and questions you may have concerning this nomination and the National Register program may be directed to Robert Christensen, National Register coordinator, by phone at 517/335-2719, by e-mail at christensenr@michigan.gov, or by mail at the above address.

Sincerely,

Brian D. Conway
State Historic Preservation Officer

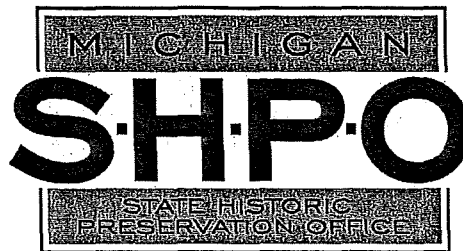
State Historic Preservation Office

Michigan Library and Historical Center • 702 West Kalamazoo Street • P.O. Box 30740 Lansing, Michigan 48909-8240

michigan.gov/shpo • 517.373.1630 • FAX 517.335.0348 • TTY 800.382.4568

Meeting September 13, 2016

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RESULTS OF LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

- **Eligibility for federal tax provisions:**

If a property is listed in the National Register, certain federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, and the Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 and 20 percent investment tax credits (ITCs) for rehabilitation of older commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936. The Tax Treatment Extension Act of 1980 provides federal deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67.

- **Consideration in planning for federal, federally licensed, and federally assisted projects:**

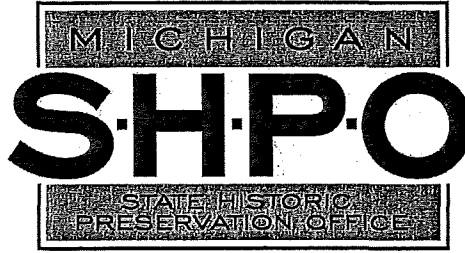
Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies allow for the Advisory Council on Historic Preservation to have an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information, please refer to 36 CFR 800.

- **Consideration in issuing a surface coal mining permit:**

In accordance with the Surface Mining and Control Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 *et seq.*

- **Qualification for federal grants for historic preservation when funds are available:**

Presently, funding is unavailable.



**RIGHTS OF OWNERS TO COMMENT AND/OR TO OBJECT TO LISTING IN
THE NATIONAL REGISTER OF HISTORIC PLACES**

Owners of private properties nominated to the National Register have an opportunity to concur with or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a *notarized* statement certifying that the party is the sole or partial owner of the private property and the party objects to the listing. Each owner or partial owner of private property has one vote regardless of the portion of the property that the party owns. If a majority of private property owners objects, a property shall not be listed. However, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is determined eligible for listing, although not formally listed, Federal agencies will be required to allow for the Advisory Council on Historic Preservation to have an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to the State Historic Preservation Officer at the address shown in the attached letter by the date of the review board meeting.

If you wish to comment on the nomination of the property to the National Register, please send your comments to the State Historic Preservation Officer before the review board considers this nomination. A copy of the nomination and information on the National Register and federal tax provisions are available from the State Historic Preservation Office, Michigan Historical Center, upon request.

REVIEWS:

Historic District Commission:

✓ HDC cases to 09/06/16 – 84 total Fees total to date, 2016 \$1485

2016	2016	2015 (07/05)	2015 fees
○ 56 no fee	\$ 0	60 no fee	\$ 0
○ 19 bldg permit–3@\$34/rest@\$35	\$ 627	25	\$ 766
○ <u>9 HDC hearing - \$85*</u>	<u>\$ 858</u>	<u>22</u>	<u>\$ 1806</u>
84 TOTAL	\$ 1485	96	\$ 2572

Section 106 reviews (Federally funded projects)

2016

- ✓ Section 106 reviews to 09/06/16 – 9
- ✓ In 2015, 11 reviews were complete by 09/06/15

SITES and PROJECTS

- **Fire station at North & Douglas** – Work is nearly complete
- **J. Rhodes Building, North and Douglas – 1019-1025 West North** – Demolition of the two eastern buildings has been completed. Salvaging of the namestone (JB Rhodes) and Vitrolite façade glass is complete. Asbestos abatement nearly complete in the remaining buildings.
- **Gibson Stack** – Work has begun on the smokestack, by Building Restoration Inc.
- **County Courthouse** – no updates
- **Nazareth Center (Nazareth Motherhouse)** Very optimistic. Very positive plans moving forward.

SAVE THE DATES:

September 23, 2016 – State Historic Preservation Review Board meeting in Lansing:

We wish to inform you that the Western Michigan Normal School Historic District (Additional Documentation), a new nomination form for East Campus, Western Michigan University, Kalamazoo, Kalamazoo County, will be considered for nomination to the National Register of Historic Places by the Michigan Historic Preservation Review Board at the meeting to be held on September 23, 2016, at 10:00 a.m., in the Board Room, 4th Floor, Michigan State Housing Development Authority, 735 East Michigan Avenue, Lansing, Michigan 48912-1474. Parking for the meeting is not available in MSHDA’s parking lot but there is metered parking along Michigan Avenue or you may park at Stober’s Bar at 812 E Michigan Avenue.

Comments in advance of the meeting should be sent before end of the day Monday September 19th – or earlier to:

Robert Christensen, christensenr@michigan.gov or by phone at (517) 335-2719

Robert Christensen

State Historic Preservation Office

PO Box 30740

Lansing MI 48906

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

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

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

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

Upper floor unoccupied

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

First floor vacant, upper floors occupied

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

Notice this list is getting shorter!

HK = part of Hidden Kalamazoo Tour