

KALAMAZOO HISTORIC PRESERVATION COMMISSION

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

TUESDAY, March 13, 2018 – 7:00pm

- I. Approval of Absences: Beth Timmerman**
- II. Approval of Agenda:**
- III. Introduction of Guests:**
- IV. Citizen Comments on NON-agenda items* & Correspondence:**
- V. Financial Report (20 min)**
 - a. REVENUE January (\$356.02*) (\$144.96 Feb) YTD (\$500.98)
 - i. \$259 – Alamo Drafthouse (Jan)
 - ii. \$97.02 book sales (Jan)
 - iii. 144.96 book sales (Feb)
 - b. EXPENDITURES January \$45.00 YTD (\$519.55)
 - i. Blouin-Policelli –Oct updates to NEH (January)
 - ii. Hid Kzoo website \$102
 - iii. K:L&F Marketing \$232.75
 - iv. KL&F Royalties \$139.80
 - c. BALANCE REMAINING \$16,823
 - d. RESERVE FUND (\$27,960.00) (Quarterly reports **Feb, May, Aug, Nov**)
- VI. Action and Discussion Items**
 - a. Work Plan Reports from Team Leaders Note any changes to the work plan
 - i. Sustainability (SU) – **(10 min)** (Ferraro) (Hidden Kalamazoo Tour) **(ITEM A)**
 - ii. Preservation Month (PM) (Gorham) **(5 min)**
 1. Preservation Month project **(ITEM B)**
 2. Preservation Awards (in packet)
 - iii. Bronson Park 21st Century (BP21) (Brose) (15 min)
 1. Fundraising – ON HOLD
 2. Planning – ON HOLD
 3. Education (Brose/Benac)
 - iv. Operations (O) – Koenig (5 min)
 1. Two terms are up on March 31, 2018 – Sue Robinson (eligible for re-appointment) and David Brose – final term. Start search for new commissioner(s). Sue has said she is interested in re-appointment (*Previous commissioners need to be “out of office” for a full term, three years, before they are eligible for re- appointment*) **NO APPLICATIONS**
 2. Report on meeting with Rebekah Kik and Christina Anderson.
 - v. Sites (SI) – Robinson & Kohrman (5 min) report at meeting
 - vi. Designation (D) – Kohrman (10 min)
- VII. Old/New Business**
 - a. O’Connor Fund grant ideas **(ITEM C)**
 - b. Approval of Annual Report to be submitted to city commission in March **(ITEM D)**
 - c. Bronson Park changes following City Commission decision of March 5 to remove the Fountain of the Pioneers from Bronson Park (Discussion)
- VIII. Approval of meeting notes: (5 min)**
 - a. January 9, 2018 **(ITEM E)**
- IX. Coordinators Report on non-agenda items (5 min)**
 - a. Coordinators monthly report **(ITEM F)**
 - b. Nazareth Historic District Study Committee Report (Postponed to April)
- X. Citizen Comments on NON-agenda items***
- XI. 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 2017-2018

Chair: Josh Koenig
Vice-chair: David Brose

Secretary:
Treasurer: Regina Gorham

PRESERVATION MONTH & OTHER EVENTS 2017 Leader: Regina Gorham

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

1. Committee to develop activities & budgets
2. Schedule & promote/publicize events
3. 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: Public Education by 2017 and FOTP Restoration in 2018

Fundraising – Pam O'Connor & David Brose

1. Research and submit 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 programs (2018)

Fountain Rehabilitation Work - Pam O'Connor

1. ~~Draft RFP for prep of Plans & Specs (2017)~~
2. ~~Solicit & Award Job to prepare Plans & Specs (2017)~~
3. Draft RFP, Solicit & Award Job for fountain rehabilitation work (2017-2018)
4. Monitor work on Fountain complex restoration (2018-2019)

Public Education – David Brose (David Benac)

After the markers are installed and the program begins, there will be an ongoing care for the markers, updating and maintaining Next Exit History, determining public education projects like speaking and other events.

- a) ~~Establish NextExitHistory websites~~
 - a. ~~Text and Static Pictures (2016—17)~~
 - b. ~~Integrate Gun Lake Band video stories (2017)~~
- b) Coordinate Corner Marker & Bronson Park panel design, structure and location with property managers (2017)
- c) Complete requisite fund raising (2017)
- d) Implement Street Sign placement (2017-18)
- e) Construct and install Reservation Corner markers and Bronson Park panel (2017-18)
- f) Evaluate completed NextExitHistory + Video presentations (2017-18)
- g) Develop policies and procedures for ongoing and endowed public interpretation and programming in Bronson Park (2017)

DESIGNATION: Leader David Kohrman (Curt Aardema will stay involved)

GOAL: Increase the number of properties with local and/or national designations in Kalamazoo.

1. Support a new historic resource survey for the entire city
2. Create a simple process for property owners interested in local or national designation.
 - a. Create a process for designation
 - b. Post necessary documents on the city website
3. Research new properties for potential designation.
4. Identify funding sources to assist property owners or the HPC in preparing documentation.
 - a. HPC funds to assist property owners?
5. Invite property owners to consider local or national designation based on research.
 - a. Educate property owners on listing
 - b. Sponsor/create a workshop on documenting your historic building.
 - c. Create a collection of National Register Bulletins for Local History Room
 - d. Research and create for markers and a Kalamazoo Register of Historic Places

LOCAL DESIGNATION -

- **Isaac Brown House**
- Woodside Properties (West Main Hill addition) and panhandle Greenlawn
- **Park Club**
- Milwood Area (New Survey may identify more issues)
- Edison/Washington Square Area (New Survey may identify more issues)
- Hillcrest/Winchell Area (New Survey may identify more issues)
- Parkwyn Village (New Survey may identify more issues)
- Mid-Century Resources (New Survey may identify more issues)

- Loring-McMartin Farmhouse and railroad viaduct

NATIONAL REGISTER DESIGNATION

- Nazareth College/Sisters of St. Joseph - Eligible
- Kalamazoo County Courthouse – Already listed as part of Bronson Park NRHD
- State Theater - Eligible
- American National/Fifth Third Bank Tower - Eligible
- Bronson/Upjohn Headquarters
- Kalamazoo Gazette Building
- Parkwyn Village
- Mid Century Resources

SUSTAINABILITY/ REVENUE Leader:

1. Provide support to oversight of the Lost & Found Book sales and O'Connor Fund for Historic Preservation.
2. Work with Hidden Kalamazoo Tour Committee
3. Possible marketing person to inform people about historic preservation
4. Develop a 3 year plan (What replaces the Hidden Kalamazoo tour?)
5. Start looking for other fund-raising plans to implement when the Hidden Kalamazoo Tour is ended.
6. Research and create for markers and a Kalamazoo Register of Historic Places – fee?

OPERATIONS Leader: Koenig

1. To see that 1-2 representatives from KHPC meet quarterly w/ Rebekah Kik to discuss KHPC
2. Review financial status & reserve account quarterly in advance of opportunities for budget adjustment
3. Create budget in July or August
4. Coordinate with the O'Connor fund for planning expenditures from the fund
5. Monitor the preservation coordinator position so that it remains funded by City
6. Ensure quorum at meetings
7. Ensure that O'Connor fund appeal is done in November
8. Help create monthly agendas with coordinator
9. Oversight and update of operational plans monthly
10. Ensure succession plan for HPC
11. Ensure a representative from KHPC is permitted to attend DDRC meeting

SITES: HISTORIC SCHOOLS INITIATIVE Leaders: Sue Robinson & David Kohrman

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

1. Research and compile information related to local school buildings.
2. Generate a list of local school buildings, prioritizing by highest likelihood of demolition or extensive renovation.
3. Establish a communication link with local school administrators/leadership teams.
4. Establish a program and presentation for each school on the list to share with school teachers, students, administrators, parents, etc.

Prioritized List of Local Public and Private School Buildings (Suggestions---should add year built info, etc.):

Underlined – recently completed substantial renovations

1. Nazareth College/Sisters of St. Joseph - Eligible
2. Loy Norrix High School (KPS)
3. El Sol/Vine Elementary (KPS) (In local historic district)
4. Edison Elementary (KPS)
5. Lincoln Elementary (KPS)
6. Milwood Middle School (KPS)
7. Woodward Elementary (KPS) (In local historic district)
8. Greenwood Elementary (KPS)
9. Former Ebenezer School (Bronson, Former K Christian John St)
10. Hackett High School (Catholic Diocese)
11. St. Augustine Elementary (Catholic Diocese)
12. St. Monica Elementary (Catholic Diocese)
13. Kalamazoo Christian High School
14. Parkwood/Upjohn Elementary (KPS)
15. Winchell Elementary (KPS)
16. Former Kalamazoo Central High School (KPS)
17. (Former) South Christian on Westnedge – owned by KPS
18. Hillcrest School (Kazoo School)

NOTES:

REPORT TO HPC 03-13-2018

Hidden Kalamazoo

Sat. June 16 & Sun June 17, 2018 - Fathers' Day weekend

Lynn Stevens, Tony Holewinski, Sharon Ferraro, Brianna Clawson, Michael Ianni, Regina Gorham, Brittany Williams, Sarah Mead

PLANNING - Sites - 2013-2017 Bronson Park WILL NOT BE UNDER CONSTRUCTION – INCLUDE in Tour?

| Site | 1 st contact | response | decision | contact person |
|---|---------------------------|---|--------------------|--------------------------------|
| 1. ANB - 5/3 Bank | VERSAIC+Sponsor? | Nothing yet | PENDING | VERSAIC/Ron Foor |
| 2. Hall-Coney | 10/13 email 10/24 mail | Nothing | YES | Adams |
| 3. HUFF 1 st Nat'l Bank, MontWards + Int'l Hotel? | 10/13 email | Tour of PNC/FNB with Tom Int'l Hotel | YES Maybe | Tom Huff and Natalie Valentine |
| 4. State Theatre | 10/13 email 10/24 mail | Texted | YES | Stephanie Hinman |
| 5. Upjohn HQ + Secret site Gazette building? | 10/13 email | 10/16 Way | YES 90% YES 90% | Mike Way |
| 6. VanKersen/Food Dance | 10/13 email | 10/16 Owen | YES | Patti Owen Catalyst |
| 7. City Hall as the HUB | | | YES | |
| 8. Studio Grill | Historic photos | Display | Large prints | 10 prints |
| 9. Never on tour before | Sharon contacted | Maybe? | | |

- **Hidden Kalamazoo Book**– working team –first Subcommittee meeting (Sue, Sharon, Regina, Lynn, Brittany) Set up a Google docs box so we can share work. See sample from DiggyPOD in Tecumseh, MI
- **Tickets** \$15 we can sell from our new website. Sales from website – We could sell other things as well
- **Volunteers** - Scheduling volunteers from the website also. Volunteers schedule themselves.
- **T-shirts** - Kalamazoo Sportswear – 100 guide shorts – 25 committee & Site manager!
Confirmed SOCIAL MEDIA – PUBLICITY (Michael Ianni, Sarah Mead) – be sure to like us and follow on Facebook
- **Restaurants** – recruiting partners through April 1.
- **MOVIE?** Approach State and/or AMC Movie theater? Have contact info – go to AMC site look for “rentals”

This page left blank for packets.

HPC Report
Preservation Month
3/13/18

Awards

How are we doing on nominations?
Date nailed down.

Grave Issues Squad

New email address! GraveSquadKzoo@gmail.com

We will need to plan another outing to narrow down the focus sections and start getting together supplies, etc.

Date

Need to choose a date for this event to get any volunteer coordination and get the word out.
We propose Saturday May 5.

Volunteers

Facebook: Can use Vanished Kalamazoo as a source as well as the Hidden Kalamazoo page?

Hidden Kalamazoo email lists.

WMU

K College

PHR

KPL

Local Neighborhood association

Thinking that initially we utilize the Facebook page of Hidden Kzoo & Vanished Kzoo?

We will want to have a final time for when anyone who wants to volunteer signs up by, presumably the Wednesday before the weekend of the event. In case of weather not agreeing with our chosen date, I would suggest having a backup date, either both a Saturday & Sunday, or a date in the following week where we could try again. Ideally we

would do this during May, but we could, if needed, push it into June if weather doesn't agree.

Language for getting the word out i.e. used in emails & social media postings:

Do you like preservation? Do you like hanging out in cemeteries? Do we have a project for you!

In honor this year's Preservation Month, the Historic Preservation Commission is planning – drumroll please! – a cemetery inventory! On May **th we will work together to get a better idea of the condition of the grave markers in Mountain Home Cemetery so that we can figure out how to proceed. Working with Suzanne Rowland with the City of Kalamazoo,

Since this is our first year, we're going to focus on a few areas in the cemetery. There will be a short orientation with information on what to look for and how we'll take notes and document the stones. If you're interested in volunteering or would like more information, contact the HPC at GraveSquadKzoo@gmail.com

PAM O'CONNOR

471 W. South Street, #508, Kalamazoo, Michigan 49007
269-342-4608 - phoc508@gmail.com

Date: 30 January 2018
To: KHPC members
Subject: O'Connor Fund Grant ideas for discussion at February 2018 meeting
CC: Sharon Ferraro; Curt Aardema, Chris Wright, Norman Jung, Claire Milne, Tony Holewinski

KHPC Josh Koenig, Regina Gorham and I met on 1-22-18 to discuss ideas for possible O'Connor Fund grants in 2018, and after considering a number of options, recommend the KHPC consider the following, (in no particular order):

- **Rehab the Edward Israel State Historical marker in Mt. Home Cemetery, and the Pioneer Cemetery marker in South Westnedge Park.**

These markers belong to the State of Michigan. The entities which have installed them are responsible for their care and maintenance. Refinishing must be coordinated through the State. I think Parks & Recreation would be responsible for removing and reinstalling the refinished markers. Large marker refinishing is \$1,200 ea; new posts (if needed) are \$390 ea. If the two markers were refinished in 2018, the costs would be just under \$4,000. In the case of the Edward Israel marker, it may be worth contacting the synagogue he belonged to and see if they'd like to partner in covering those costs.

- **IF the Bronson Park Campaign goes forward with the Fountain complex in place, helping fund the Fountain "info panel" to be erected adjacent to the Fountain.** (Bronson Park Master Plan)

- **Local and NR Historic District Street markers (Imagine Kalamazoo)**

This item was called out in our new City Master Plan as helpful to both residents and visitors, and we agreed that both Local and NR districts should be marked if we take this forward. I am gathering examples and process info. Conversations with public works would be needed as well.

- **Homeowner Practical Preservation Workshops (Imagine Kalamazoo)**

This item was also called out in the new Master Plan, and MHPN has a number of them available. I spoke with MHPN's Amanda Reintjes on January 26 to get responses to our questions. These workshops are covered in the (attached) descriptions, and costs estimated. Together, we discussed how these might be set up – do them in different neighborhoods over time, for example?

Amanda said most of the workshops are flexible, emphasis can be put on particular parts of a topic, and workshops can be stacked, 1 topic AM, 1 topic pm. They can extend and do half-day workshops too. They like to do them on site, in a house where they can demonstrate, but are not normally meant to be hands on. Tech needs vary, and may not be necessary if the right location is provided. Smaller groups are best (10-12) people, because most homes don't have the space to both set up the demo work and have a crowd (unless the work is demonstrated on the exterior only. After our meeting, I wondered if this might be a good partnership with the Kal, County Land Bank, who may have empty properties in neighborhoods that would make good demo sites.)

She also told me that MHPN will be doing some this summer in Battle Creek, if we'd like to get an idea of who they work. She will put me on the list and keep me informed, and I can share that info with you, and maybe see if one of us can attend as an "auditor".

Attachments: MHPN Practical Preservation Work Shop descriptions; Michigan History Center "Caring for a Michigan Historical Marker" and (reverse) "Michigan Historical Marker Price Information."

Michigan History Center

MICHIGAN HISTORY CENTER / ABOUT US / HISTORICAL MARKERS / APPLY FOR A MARKER

Caring for a Michigan Historical Marker

The



manufacturer of Michigan Historical Markers recommends washing the marker twice per year with mild soap (i.e. dish detergent) and water and a soft bristle brush. The spring and late fall would be most advisable. It is imperative that the soap be mild and the brush soft so as not to abrade the surface of the marker.

Additionally, care should be taken not to damage the posts with lawn mowers, snow blowers, weed trimmers, etc. Constant contact with machinery may cause the aluminum skin on the posts to split and peel.

The Michigan Historical Commission recommends planting a small flower bed around the base of the marker or adding landscaping in order to discourage close contact with machines.

REFINISHING A MICHIGAN HISTORICAL MARKER

After many years, a historical marker may begin to show wear. Do not paint the marker yourself! If it needs to be refinished, contact Mary Patrick at 517-373-1650 or patrickm@michigan.gov. The marker must be shipped to the manufacturer, where the surface will be stripped and repainted. The result will be a "like-new" historical marker.

New posts are available for purchase at any time.

Please consult the Michigan Historical Marker price list for current pricing on marker refinishing and posts.

Updated 10/02/2015

**Michigan Historical Marker Price Information
For Applications Received Beginning May 15, 2015**

| Name of Unit | Price |
|--|---------|
| LARGE MARKERS Dimensions: 42" Wide x 54" High Uses 2 Installation Posts | |
| With the SAME TEXT on both sides Includes: 2 Installation Posts and Shipping | \$3,750 |
| With DIFFERENT TEXT on each side Includes: 2 Installation Posts and Shipping | \$3,900 |
| Wall-mounted Includes: Shipping | \$2,800 |
| SMALL MARKERS Dimensions: 24" Wide x 36" High Uses 1 Installation Post | |
| With the SAME TEXT on both sides Includes: 1 Installation Post and Shipping | \$2,600 |
| With DIFFERENT TEXT on each side Includes: 1 Installation Post and Shipping | \$2,700 |
| Wall-mounted Includes: Shipping | \$1,900 |
| MISCELLANEOUS | |
| Sponsor Strip for Large Marker (for use by non-profits only) | \$590 |
| Aluminum Replacement Post | \$390 |
| Refinishing of Large Marker (Includes Round-Trip Delivery) | \$1,200 |
| Refinishing of Small Marker (Includes Round-Trip Delivery) | \$800 |
| Refinishing of Identification Plaque (Includes Round-Trip Delivery) | \$275 |

PLEASE NOTE: Installation and maintenance of Michigan Historical Markers are the responsibility of the Sponsor/Applicant.

Michigan Historic Preservation Network's Educational Offerings: *Workshops, Trainings, and Presentations*



Practical Preservation Workshops

These workshops usually last between two and four hours.

Communities with member commissions or organizations: \$300 plus instructor mileage*

Communities without member commissions or organizations: \$400 plus instructor mileage*

*fee is per workshop, not per attendee. Qualifying memberships are those in good standing from the following membership levels: Organization, Business, Institution, Government, Historic District Commission, or Historic District Study Committee. Presenter overnight accommodations may also need to be added to the honorarium.

BUILDING ASSESSMENT 101

This workshop is intended for people who are considering purchasing an older home or small commercial property, and want to know the main trouble spots to look for and how to evaluate them. Participants learn how to complete a basic building assessment and how to determine whether signs of disrepair indicate a simple cosmetic problem or serious structural failure.

GENERAL MAINTENANCE FOR HISTORIC BUILDINGS

This workshop's participants will learn of the problems common to many older structures, how to remedy them, and how to institute a maintenance program that will prevent the need for many future repairs.

MASONRY MAINTENANCE AND REPAIR

This workshop investigates stone and brick as building materials, and examines some common issues associated with their deterioration and repair. Participants will learn how to assess mortar conditions, how and when to re-point (often referred to as tuckpointing), how and when to replace stones or bricks, and the importance of selecting and using the right replacement mortar.

PAINTING FOR LONG-LASTING RESULTS

Participants in this workshop will learn how to prepare historic surfaces for painting, including interior and exterior wood, brick, and other materials. Cleaning and patching

techniques necessary prior to repainting will be demonstrated, and participants will learn and practice painting methods using the most appropriate tools. Also, methods for safely removing lead-based paint will be addressed.

PLASTER AND STUCCO REPAIR

Participants in this workshop will learn various methods for repairing and restoring plaster and stucco surfaces — both on flat and decorative features — and will also learn maintenance tips to keep their homes looking great well into the future.

PORCH REPAIR

Participants will learn how to diagnose problems, how to repair columns, railings, decking, and steps, and maintenance tips.

ROOF RESTORATION

Wood, metal, and slate roofing materials and components such as gutters and flashings will be examined, and instruction as to how to assess their age and condition will be provided. Participants will learn how to troubleshoot, maintain, and repair their roofs and roof components, and how to hire the right contractor for the job.

WINDOW RESTORATION AND REPAIR

Participants will learn what it takes to repair and restore wood and steel windows. With the right upgrades, window repair and restoration often provides the same or better energy efficiency than new windows, costs less than replacement, and protects the building's historic integrity.

This page left blank for packets.

**CITY OF KALAMAZOO
HISTORIC PRESERVATION COMMISSION
ANNUAL REPORT
2017**

Introduction

In 2017, the Kalamazoo Historic Preservation Commission was involved in a wide variety of projects including public education, publication, awards, historical resource surveys and rehabilitation advice.

The duties of the Historic Preservation Commission are defined in Article V of the Code of Ordinance of the City of Kalamazoo. In support of its duties, the commission undertook or continued a variety of projects in 2016:

“The commission may support and produce historical publications”:

The commission continued selling their most recent publication, Kalamazoo: Lost and Found which is in its second printing.

“... inventory of historic resources within the city which, in its judgment, have such value as to warrant preservation and/or redevelopment; to publish such inventory; and to cooperate with owners of such resources in devising and carrying out appropriate means for their preservation.” And “The commission shall be responsible for the coordination and nomination of National Register and state register historic districts, sites and/or individual properties, and may support the creation of local historic districts”:

“The commission shall encourage and promote historic preservation and educate the public on preservation wherever possible”:

HIDDEN KALAMAZOO TOUR

Since the first tour in 2013, “Hidden Kalamazoo” has raised almost \$50,000 for the Historic Preservation Commission. While the Sixth Annual Hidden Kalamazoo Tour is planned for Father’s Day weekend in June of 2018, the commission believes this may be the last year. Most old buildings downtown have been redeveloped and the “hidden” sites are nearly unavailable.

HISTORIC PRESERVATION COMMISSION AWARDS OF MERIT

For the seventeenth year, the HPC worked with members of the Historic District Commission to identify candidates for the HPC’s annual Preservation Awards of Merit for buildings, people and projects. The 2017 Awards of Merit were presented on a very rainy Wednesday, May 24, 2017 at the County Land Bank’s Riverview Launch.

These awards are given annually in local recognition of National Historic Preservation Month. This year’s award recipients have done an outstanding job of rehabilitating a historic structure or have actively promoted or contributed to historic preservation in the city of Kalamazoo.

Residential Property

- W.G. Bartholomew House at 832 Elmwood – Rehabilitation. One of the oldest houses in the city, Jean Harden purchased the house at a tax sale auction in August of 2014. The house was originally located on West Main and was moved to the current location in the 1870s. Over three years, the owner has repaired structural issues, updated a bathroom and restored the original windows.

Commercial/Institutional

- Grand Trunk Western Depot – 421 & 427 East Michigan – Plazacorp Realty Advisors
Built in 1890 as a one of over a dozen freight sheds located in downtown Kalamazoo, when Plazacorp Realty Advisors bought the property in 2014, the building had been vacant for several years. The building is unique, one of only two surviving freight sheds downtown and Plazacorp wanted to pay tribute to the city’s industrial, manufacturing and agricultural past by returning the building to a new use. Completed in late 2016, the building houses two restaurants (Hop Cat and Maru) and offices.
- City Savings Bank building – 1301 Portage – Kalamazoo County Land Bank
In 1920, when Washington Square and today’s Edison neighborhood were the place for prosperous middle income homes, the City Savings Bank built its first branch on the corner of Portage and Washington with room for small offices on the second floor filled with doctors and dentists. Over the near century in between the building has been used as a drug store, laundromat and insurance agency. In 2013 the building was acquired by the Kalamazoo County Land Bank and with the assistance of a façade grant the exterior of the building was restored. A new restaurant will open in the building in May 2017.

Individuals or Institutions

- Kalamazoo Public Library – Local History Room website “All About Kalamazoo History”
The website is leader in web-based historical information and includes an online index of the Kalamazoo Gazette, hundreds of local photographs from three local institutions, nearly 600 interconnected web pages covering more than 20 categories. A special delight are pages about people and places from Kalamazoo’s past, researched and written by members of the Kalamazoo Public Library staff including biographies, cemeteries, rural schools, houses/buildings, businesses, educational, and cultural institutions. This website is an invaluable resource for researchers ranging from middle school students competing in History Day to genealogists.

“The commission shall also encourage the collection of materials illustrative of the history of Kalamazoo and encourage their deposit into public or educational institutions within the city or the state that the commission deems most suitable for their preservation and use”:

“The commission may support the inclusion of historic preservation concepts in planning and land use...”

As participants in the 2016 Programmatic Agreement between the State Historic Preservation Office, the Advisory Council on Historic Preservation and the City of Kalamazoo, the HPC commented on 8 projects.

“... cooperate with owners of such (historic) resources in devising and carrying out appropriate means for their preservation...”

Fountain of the Pioneers – Bronson Park – Bronson Park 21st Century - The HPC is the primary driver behind the fundraising for \$2.8M to execute the master plan in the park. Fundraising so far for the park has exceeded \$2.1 million. On the October 16th City Commission meeting, during the Citizen Comments at the end of the meeting, several members of the public spoke very emotionally against the sculpture of the Indian and the pioneer facing each other and called for removal of the statue. As a result of that meeting, fundraising for the park was suspended. Appeal letters and the final phase of the fundraising campaign was put on hold. The city commission asked staff to prepare a memo to present to the commission on November 20th.

At the next regular meeting, just before Thanksgiving, over two dozen citizens spoke, including local and regional people. The commission asked for a comprehensive report from staff within 90 days enumerating all the options from continuing with the Bronson Park Master Plan as approved by the commission in March 2016, with no changes to possible removal of the fountain and/or sculpture.

The reservation boundary marker project continues and work is being done on curriculum materials for schoolchildren.

CONCERNS

The HPC expressed these concerns about specific sites within the city in 2016:

- **Nazareth Center** – often called the Nazareth Motherhouse, this 237,000 square foot building was built in 1897 of red brick and clad in marble in 1929. Attached to the rear of the three story building is the Holy Family Chapel, arguably one of the most elegant religious sanctuaries in the Kalamazoo area. In May 2015, the Congregation of St. Joseph announced plans to build a new assisted living facility for their members. The sisters were working to find a suitable use and a qualified building manager.

Recommendations

The HPC makes the following recommendation to the City Commission for the coming year:

The city should explore stronger demolition controls through ordinance revisions allowing historic buildings more protection and considering protection of sound, non-historic commercial buildings, especially in the central business district to maintain the city tax base.

Acknowledgements

The HPC wishes to thank CPD Department Director Rebekah Kik and for her continuing support and encouragement.

Conclusion

Historic preservation is a vital part of Kalamazoo’s community character, enhancing both our existing built environment and future development. Kalamazoo The City of Kalamazoo can look with pride at the handsome, restored, historic buildings along East Michigan Avenue, at the steady improvement of the Stuart and Vine neighborhoods and the preservation of the West Main Hill neighborhood. Much more of our city could be protected and should be preserved and HPC is proud to be part of that process.

Respectfully submitted,
Sharon Ferraro, Historic Preservation Coordinator

This page left blank for packets.

KALAMAZOO HISTORIC PRESERVATION COMMISSION

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

TUESDAY, January 9, 2018 – 7:00pm

MEETING NOTES – Began 7:04

- I. Approval of Absences:** David Benac - DBr/RG unexcused^^ (asked to speak at Kal Co Commission meeting)
- II. Approval of Agenda:** Add Nazareth DBr/BT^^
- III. Introduction of Guests:** Curt Aardema, Pam O'Connor, Norman Jung, City Commissioner Jack Urban
- IV. Citizen Comments on NON-agenda items* & Correspondence:** Norman Jung commented on the city commission's choice for FFE board member at large. Pam O'Connor – Feb 9 will be meeting with NTHP Trustees in Cleveland – Air BNB, Trades training issues
- V. Financial Report (20 min)**
- a. REVENUE November (\$71.91) YTD (\$13,485.11)
 - b. EXPENDITURES November \$45.00 YTD (\$17,038.02)
 - i. Blouin Policelli – Oct updates to NEH
 - c. BALANCE REMAINING (\$17,482.89)
 - d. RESERVE FUND (~~\$27,960.00~~) (Quarterly reports Feb, May, August, November)
- VI. Action and Discussion Items**
- a. Work Plan Reports from Team Leaders Note any changes to the work plan
 - i. Sustainability (SU) – (10 min) (Ferraro) (Hidden Kalamazoo Tour)
 - ii. Preservation Month (PM) (Gorham) (5 min)
 - 1. Preservation Month project (ITEM A) Will check with Suzanne about Grave Issues Squad as a group name and Kalamazoo Cemetery Society for the larger group.
 - iii. Bronson Park 21st Century (BP21) (Brose) (15 min)
 - 1. Fundraising – ON HOLD
 - 2. Planning – ON HOLD – Pam O'Connor – case study by Christine Hahn at Kalamazoo College – mural in the cafeteria. Gathered with 7 people at KPL study Room – Billie Fisher, Christine Hahn, Regina Gorham, Jack Urban, Sharon Ferraro, Pam O'Connor and David Brose. Discussed additional material in the park. Asking questions that encourage the viewer to examine, question and think about the issue presented by the fountain. The importance of addressing the feelings associated with the fountain. The nature of public art is to create discussion. To retain the sculpture allows the conversation to continue. Waiting for the city commission to make a decision about the future of the Bronson Park Master Plan. Collect FAQ for the fountain and use them to stimulate discussion and examination. Most of the speakers at the city commission meetings were speaking emotionally, not from their minds.
 - 3. Education (Brose/Benac) Jodie Palmer of the Gun Lake Band has an appointment with the KPS curriculum staff to begin on the 4th grade curriculum. 3rd Wed (or January 24th) Pub Ed Committee
 - iv. Operations (O) – Koenig (5 min)
 - v. Two terms are up on March 31, 2018 – Sue Robinson (eligible for re-appointment) and David Brose – final term. Start search for new commissioner(s). (*Previous commissioners need to be "out of office" for a full term, three years, before they are eligible for re-appointment*) Meeting with Rebekah Kik on Monday morning. Suzanne Robinson would like to be reappointed DK/DBr
 - vi. Sites (SI) – Robinson & Kehrman (5 min) Talking to El Sol (Vine elementary) to talk about history
 - vii. Designation (D) – Kehrman (10 min) NR Nom for State Theater- Pam is willing to prepare – contact Stephanie

VII. Old/New Business

- a.** Proposal to do a special sale of Kalamazoo Lost and Found, HARD cover books for Feb. 23rd Vanished Kalamazoo event on Sunday 2-24-18 (ITEM B) Special say that day ONLY – hardcovers ONLY for \$10.00 Pam will need one person to help with sales. DBr/RG Move to allow sales of K:L&F for \$10 and proceeds to O’Connor Fund. ^^^
- b.** Review and comment on new barrier free ramp for recently completed Veterans Memorial in Riverside Cemetery. (ITEM C) Reuse stone in existing wall if possible. Otherwise a nice project. supported
- c.** ADD Nazareth Study Committee Report. Include all the land with buildings on including the cemetery.

VIII. Approval of meeting notes: (5 min)

- a.** December 12, 2017 (ITEM D) DBr/RG ^^^

IX. Coordinators Report on non-agenda items (5 min)

- a.** Coordinators monthly report (ITEM E)
- b.** Nazareth Study Committee Report on agenda in February

X. Citizen Comments on NON-agenda items*

XI. Commissioner Comments

Adjourn 9:09 PM

Kalamazoo Historic Preservation Commission
 Preservation coordinators report
 Tuesday, March 13, 2018

REVIEWS:

Historic District Commission:

✓ HDC cases to 03/06/18 – 12 total

Fees total year to date, 2018 \$290

| 2018 | 2018 | 2017 | 2017 fees |
|------------------------|-------------|-------------|------------------|
| ○ 7 no fee | \$ 0 | 8 no fee | \$ 0 |
| ○ 2 bldg permit-\$35* | \$ 35 | 2 | \$ 70 |
| ○ 3 HDC hearing - \$85 | \$ 255 | 4 | \$ 340 |
| 12 TOTAL | \$ 290 | 7 | \$ 410 |

Section 106 reviews (Federally funded projects)

- ✓ Section 106 reviews to 03/06/18 – 3
- ✓ In 2017, 0 reviews were complete by 03/06/17

REPORTS:

- Bates Alley still seems to be a viable project. DDRC is being asked to approve “parklets”. These could also be installed in a parking space on a secondary street. They are completely removable structures. Grand Rapids is also allowing parklets.



- 302 Academy – First Reformed Church – possible urban innovation and incubation center – office, meeting, etc. Other actions, such as demolition are on hold for the present.

SITES and PROJECTS:

NAZARETH - A Historic District Study Committee Report for Nazareth will be prepared and on the agenda for the April HPC meeting. The site includes several lots so the boundary description needs to be correct. I am still working laying it out correctly. Thanks to Pam O'Connor for copying her files for me.

VACANT – NOT REHABBED BUILDINGS AND/OR UPPER FLOORS in Downtown Kalamazoo

Historic buildings – 50+ years old

Underlined- in Historic District (Eligible for Federal HP tax credit except #3)

Entire building vacant and undeveloped

1. **KALAMAZOO GAZETTE BUILDING – 401 SOUTH BURDICK** – Purchased by Bronson Healthcare Group*(East and south additions razed – return to the footprint of the original building with a possible new addition on the south side.)
2. **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

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

Upper floor unoccupied

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

First floor vacant, upper floors occupied

17. Metropolitan Center – one storefront – 105 East Michigan
18. 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 – 2/3 of the vacant/underutilized spaces!