

# **KALAMAZOO HISTORIC PRESERVATION COMMISSION**

**CITY HALL - 241 W. South – Community Room – 2<sup>nd</sup> floor**

**TUESDAY, June 12, 2018 – 7:00pm**

**I. Call to order:**

**II. Approval of Absences:**

**III. Approval of Agenda:**

**IV. Introduction of Guests:**

**V. Citizen Comments on NON-agenda items\* & Correspondence:**

**VI. SPECIAL PRESENTATION – Christina Anderson, city planner, on Form-Based Code (30-45 minutes)**

**VII. Financial Report (20 min)**

- a. REVENUE March (\$1235.56 May) YTD (\$2034.83)
  - i. \$160.56 – K:L&F sales; \$100 Private donation; \$975 Ads & tickets for HidKzo
- b. EXPENDITURES May \$1041.02 YTD (\$1870.18)
  - i. Yardsticks \$9.80; HidKzo website (\$242.07); HidKzo tickets (\$798.95)
- c. BALANCE REMAINING \$16,783.47
- d. RESERVE FUND (\$27,960.00) (Quarterly reports ~~Feb, MAY~~, Aug, Nov)

**VIII. 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)
    - 1. Sell K: L&F at Hub during tour? Special price? Cash or check only
  - ii. Preservation Month (PM) (Gorham) (5 min)
    - 1. Report (ITEM A)
  - iii. Bronson Park 21<sup>st</sup> Century (BP21) (Brose) (15 min)
    - 1. Presentation/briefing – context of fountain, planning and fundraising and current status – update on what comes next.
    - 2. Education (Brose)
  - iv. Operations (O) – Koenig (5 min) – Sue Robinson’s reappointed (through 03/31/2021 – last term) and Ciara Larson’s appointment (through 03/31/2021 – eligible for 1 reappointment)
  - v. Sites (SI) – Robinson & Kohrman (5 min) report at meeting
  - vi. Designation (D) – Kohrman (10 min)

**IX. Old/New Business**

- a. Discussion of HABS/HALS recordation for Alfonso Iannelli’s Fountain of the Pioneers and Bronson Park Landscape.
- b. Discussion of launching an independent HP non-profit. (O’Connor Fund to help? This IS Historic Preservation in the City of Kalamazoo!)
- c. Still one opening on the commission

**X. Approval of meeting notes: (5 min)**

- a. May 8, 2018 (ITEM B)

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

- a. Coordinators monthly report (ITEM C)

**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 2018-2019

Chair: Josh Koenig Vice-chair: David Brose

Secretary:

Treasurer: Regina Gorham

## PRESERVATION MONTH & OTHER EVENTS 2018 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 21<sup>ST</sup> CENTURY Leader: David Brose

### **HIGHEST PRIORITY GOAL: Public Education by 2018**

#### **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) Coordinate Corner Marker & Bronson Park panel design, structure and location with property managers (2017)
- b) Complete requisite fund raising (2017)
- c) Implement Street Sign placement (2017-18)
- d) Construct and install Reservation Corner markers and Bronson Park panel (2017-18)
- e) Evaluate completed NextExitHistory + Video presentations (2017-18)
- f) Develop policies & 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 (W) and panhandle Greenlawn
- **Park Club**
- Milwood Area
- Edison/Washington Square Area
- Hillcrest/Winchell Area
- Parkwyn Village
- Mid-Century Resources
- Loring-McMartin Farm /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/5/3 Bank Tower - NRE
  - 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/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)

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**Report to the Historic Preservation Commission**

**Tuesday June 12, 2018**

**Preservation Month**

Cemetery Inventory

Need to set a meeting to see what our next steps will be.

Preservation Awards

Went well!

Need to discuss what we would like to amend in the rules surrounding the awards for next year. There were concerns raised this year that we should address.

Regina Gorham

6/06/18

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**HPC Meeting Notes 5/8/18**

Meeting called to order at 7:06

Present: David Brose, David Kohrman, Beth Timmerman, Regina Gorham.

Visitors: Ciara Larson

Approved Absences: Sue Robinson

Absent: Sharon Ferraro

Josh Koenig late

Started off with Pam O'Connor & Curt Aardema's email comments in citizen comments, non-agenda items.

Concern #1: HPC should be involved in Bronson Park Master Plan Committee. We discussed and decided to have Sharon forward our concerns to have one of the committee members involved in the process. DK moved, BT seconded

Concern #2: 302 Academy. Discussed the church placing restrictions on things making it hard to redevelop, and some other concerns surrounding the property's future. Since Sharon was not present at the meeting, we thought that it would be prudent to wait for some more information coming and re-convene at the next meeting to discuss the new information.

Concern #3: Vermeulen property. DB said that at the recent Winchell – Oakland Neighborhood Association meeting Mark Hoffman presented a paper regarding the concerns the association has, and their concern that the city had already made a decision regarding the property. As of the last word from Rebecca Kik, there has been no official city move on it.

Concern #4: Discussion of commenting to the state about the Historic Preservation Income Tax Credit. We could write to the city commission to advise them how to proceed, but DB recalled that a letter had already been sent from the city commission to the state.

**Work Reports**

Sustainability: Hidden Kalamazoo

Regina reported on the event planning, discussed the website and the ease of scheduling volunteers this year via the new website. David Kohrman said that he'll be in town that weekend and can do the Lego display again.

Mentioned that we need a 'runner' for the weekend, someone to run water and lunches to the sites and check on everyone. Sharon looking into the possibility of a scooter.

Preservation Month: Cemetery Inventory & Awards

Cemetery Inventory

18 people total involved in the weekend, 14 people split into groups, section 15 was completed. Good feedback from those present during the weekend, figuring out how to continue forward with suggestions from participants & notes taken from us during the

event. Regina sent out a survey to get feedback from participants on how they would like to proceed and to get any further suggestions & feedback.

#### Awards

Held at the Globe Casket Building, May 30<sup>th</sup>. Help setting up around 4:30, event starting at 5:30.

Decided that we should have cookies, veggies, water & lemonade. (Regina still has water left over from the inventory event that she can bring.)

#### Education Committee

DB met with NMAI director of research & scholarship David Penney (spelling?); the Museum wants to stay involved in the project. They are willing to make their website available via NEH, KVM, KPL, etc.

Community Foundation met: John Shagonaby attended; discussion of how they wanted to move forward; THRT grant from Kellogg means that the city wants efforts to be coordinated and that the Native American history to be folded into the city's efforts. Right now, we don't know what that means.

David Brose & John S. were asked to meet with the city; they have been drafting a letter and working with Commissioner Jack Urban. Letter has been completed at this point.

Jeff Chamberlain asked to meet with John S. & DB; Jeff said that HPC would be involved in the process of planning for Bronson Park. Jeff suggested that the Education Committee start a fundraising campaign to fund their projects. Education Committee asked to look at the costs of the components; David working with Steven Vandebusch (spelling), Jason Weesaw, etc. on project.

Regarding the money the city had put into the Bronson Park project, the \$225,000 was spent on the destruction of the Fountain.

Discussed the \$40,000 spent on the old plan, and the wasted staff time in the project overall, etc.

DB asked of the \$1 million in pledges, how owns the list of donor's names? What is the status of the capital campaign?

If we consider reconstituting a smaller \$300,000-\$400,000 campaign, could think about approaching the Band to see if they would like to be involved in putting money to the street sign portion of the project.

A fundraising campaign would need a new visual and quick movement; Agreed that the boundary marker project would be a thing to start with, roughly \$12,000-\$13,000 (as of last estimate). These would be unveiled in an event, and we could announce the fundraising campaign at the same time. Suggested date: October 8, Indigenous

People's Day. Could we use the O'Connor Fund as a spot for the fundraising efforts to be put towards? Problems with that?

Must confirm that there will be a place for something in Bronson Park for the education committee & Native American Band to have their equally compelling piece of art in its place.

Also need to update the NEH profile of the Fountain; Discussed having Jennifer Pollicelli add the writing for us. \*Josh thought that we could submit information to her, have her draft a paragraph and send it back to us for approval.

David drafted a scope of work & sent that to archaeology people across the state; proposal is to do a two pronged survey of Bronson Park: 1) focused on the mound, 2) provide information on the park overall.

### **Sites**

DK – Research in schools; Sue gave him templates she talked about at the last meeting. David has added some information.

Discussed if we want to move forward with talking to the state about the nomination of Bronson Park & updating the information on file.

### **Old/New Business**

Jan. 2016 donation to HPC.

DK moved that we get funds returned; BT seconded. Voice vote: all in favor of asking for money back.

Sharon's suggestion that we give money to MHPN

Ask that Sharon double check that this is fine (though we were pretty sure that it would be fine);

\$500 donation to MHPN

Voice vote: all in favor

### **Notes from April 10<sup>th</sup>**

In section VI.II.2 – remove final 3 words.

DK moved to approve minutes as amended; DB seconded

### **Citizen Comments**

Ciara Larson spoke about the old Douglass Community Association building; she is working to see if it would be eligible to put on the register.

\*Josh Arrived

No update on financials; May meeting moving to July or August.

Josh will be meeting with Rebecca Kik & Christina Anderson on May 23<sup>rd</sup>.

If you would like Josh to cover specific topics, send him emails.

Some Topics so far:

Urban archaeology; HPC involvement in the Master Plan process

Sustainability (park plans; sustainable agriculture; permaculture)

For next month's meeting:

Sharon preparing presentation on the Fountain project; give context for new commissioners, and bring everyone up to speed.

Josh also mentioned Sharon's idea to create a separate Kalamazoo Preservation non-profit. Will continue to discuss at next month's meeting.

Josh has no update from the city on Sue's re-assignment or Ciara's approval.

We were curious if Sharon knew anything more on whether or not there is going to be a separate committee formed to deal with the Fountain pieces & the status of the HABS & HALS surveys – is city paying for them?

DK motion to adjourn at 9:01 p.m.

**REVIEWS:**

Historic District Commission:

✓	HDC cases to 06/05/18 –55 total		Fees total year to date, 2018 ..... \$1270	
	<b>2018</b>	<b>2018</b>	<b>2017</b>	<b>2017 fees</b>
○	42 no fee	\$ 0	33 no fee	\$ 0
○	12 bldg permit-\$35*	\$ 420	17	\$ 595
○	10 HDC hearing - \$85	\$ 850	6	\$ 510
	55 TOTAL	\$ 1270	22	\$ 1105

**\*Some 2018 Building permits are missing**

Section 106 reviews (Federally funded projects)

- ✓ Section 106 reviews to 06/06/18 – 6
- ✓ In 2017, 0 reviews were complete by 06/06/17

SITES and PROJECTS:

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

**Loring-McMartin-Vermeulen Farm** – Drake and Stadium – report

**Downtown NEW Construction** : Exchange Building (Plazacorp/Phoenix), Lot 9 Project (Catalyst), Rose and Lovell (AVB/Hinman), Hilton Garden Inn (Masonic Temple – Plazacorp)

**Steetcar Barn** – 1301 Cameron



**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 #2)**

**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 new addition on the south side.)
2. **CHARTER ONE BANK – NORTH SIDE, EAST MICHIGAN 200 BLOCK** (No HP tax credit eligibility)
3. **302 North Burdick – Kalamazoo Overall Co – Mr. Presidents – HK**

**Upper floors vacant or undeveloped – 4 on mall, 6 on Michigan Avenue, 2 on N. Edwards**

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

**Upper floor unoccupied**

16. **American National Bank (5/3) – 136 East Michigan – 15<sup>th</sup> 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!**