

# **KALAMAZOO HISTORIC PRESERVATION COMMISSION**

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

**TUESDAY, July 10, 2018 – 7:00pm**

**I. Call to order:**

**II. Approval of Absences:** Retroactive approval of David Kohrman’s absence on June 12 (he emailed about 3PM)

**III. Approval of Agenda:**

**IV. Introduction of Guests:**

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

**VI. Financial Report (20 min)** – My apologies – available at the meeting.

- a. REVENUE March (\$1235.56 May) YTD (\$2034.83)
- b. EXPENDITURES May \$1041.02 YTD (\$1870.18)
- c. BALANCE REMAINING \$16,783.47
- d. RESERVE FUND (\$27,960.00) (Quarterly reports ~~Feb, MAY~~, Aug, Nov)

**VII.** Action and Discussion Items - Work Plan Reports from Team Leaders Note any changes to the work plan

- a. Sustainability (SU) – (10 min) (Ferraro) (Hidden Kalamazoo Tour)
- b. Preservation Month (PM) (Gorham) (5 min)
- c. Bronson Park 21<sup>st</sup> Century (BP21) (Brose) (15 min)
- d. Education (Brose)
- e. Operations (O) – Koenig (5 min)
- f. Sites (SI) – Robinson & Kohrman (5 min) report at meeting
- g. Designation (D) – Kohrman (10 min)

**VIII. Old/New Business**

- a. Proposal from Ciara Larson to create a binder on National Register designation for the library local history room (ITEM A)
- b. Discussion on O’Connor Fund grants & administration (ITEM B)
- c. Still one opening on the commission
- d. Second quarter report on Federally funded projects (ITEM C)

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

- a. June 12, 2018 (ITEM D) *My apologies – available at the meeting.*

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

- a. Coordinators monthly report (ITEM E)

**XI. Citizen Comments on NON-agenda items\***

**XII. 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)



**KHPC**  
Kalamazoo Historic  
Preservation Commission

Meeting – July 10, 2018

Proposal:

In the listing of set goals for this commission, I've noticed that an informational historic preservation binder has been requested to be made for use in the local history room. This binder is proposed to contain information for designating your home or a building on the Register of Historic Places locally and nationally. I would like to take on this project by creating such a binder which will include the benefits of listing on the National Register, the process, and reference materials for completing the application. In addition, I would like to list every local, state, and federally registered property in Kalamazoo in this binder along with background information and pictures for each. This will allow patrons to see examples of listed properties and inspire them to list others that they're passionate about.

While this binder is meant for use in the local history room, it may also be used as an aid for various events around the community. Multiple copies of this informational binder can be made and used for educating the community at events sponsored by the commission. This binder will not be for sale and will only be used as an educational aid by and at the discretion of the Historic Preservation Commission. I expect that the price for creating such a binder will be fairly cheap, with only the binder itself and lamination as expenses. I will propose a budget for this project if the commission decides that it would like to go forward.

Throughout the process of creating this binder, I will need the help of the HPC to compile the relevant information. This may include gathering information on all registered properties in the area, outlines of the registration process, etc. All additions, drafts, and changes to the layout of this binder will be approved by the HPC through discussion and a vote. Any and all contributions and comments in the creation of this educational tool are welcome, I will simply be tasked with putting everything together. Please let me know if this project is something that the commission would like to appropriate its time and money towards.

Ciara Larson

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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
<b>LARGE MARKERS</b> <b>Dimensions: 42" Wide x 54" High</b> <b>Uses 2 Installation Posts</b>	
With the <b>SAME TEXT</b> on both sides Includes: 2 Installation Posts and Shipping	\$3,750
With <b>DIFFERENT TEXT</b> on each side Includes: 2 Installation Posts and Shipping	\$3,900
Wall-mounted Includes: Shipping	\$2,800
<b>SMALL MARKERS</b> <b>Dimensions: 24" Wide x 36" High</b> <b>Uses 1 Installation Post</b>	
With the <b>SAME TEXT</b> on both sides Includes: 1 Installation Post and Shipping	\$2,600
With <b>DIFFERENT TEXT</b> on each side Includes: 1 Installation Post and Shipping	\$2,700
Wall-mounted Includes: Shipping	\$1,900
<b>MISCELLANEOUS</b>	
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.

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1. 05/22/2018 215 Emerson Southside  
 PROPOSED WORK: Roof  
 AREA OF POTENTIAL EFFECT: Limited to this house and adjacent houses  
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Balch-Emerson potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.  
 DETERMINATION OF EFFECT: NO ADVERSE EFFECT.
- Work may proceed without further review.

KNHS



2. 05/22/2018 1203 Washington Clinton-Egleston  
 PROPOSED WORK: Roof  
 AREA OF POTENTIAL EFFECT: Limited to this house and adjacent houses  
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston (Driving Park) potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.  
 DETERMINATION OF EFFECT: NO ADVERSE EFFECT.
- Work may proceed without further review.

KNHS



3. 05/22/2018 815 Stuart Northside  
 PROPOSED WORK: Roof  
 AREA OF POTENTIAL EFFECT: Limited to this house and adjacent houses  
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the North Stuart potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.  
 DETERMINATION OF EFFECT: NO ADVERSE EFFECT.
- Work may proceed without further review.

KNHS



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

TUESDAY, June 12, 2018 – 7:00pm

**MEETING NOTES**

**These are not the actual notes –  
placeholder for notes to be presented at  
the meeting.**

**I. Call to order:****II. Approval of Absences:** David Kohrman was absent – no notice when coordinator left the office.**III. Approval of Agenda:****IV. Introduction of Guests:** Christina Anderson, Norman Jung**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



**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>
○ 48 no fee		\$ 0	33 no fee	\$ 0
○ 19 bldg permit-\$35*		\$ 665	21	\$ 735
○ 17 HDC hearing - \$85		\$ 935	8	\$ 680
55 TOTAL		\$ 1600	22	\$ 1415

**Section 106 reviews (Federally funded projects)**

- ✓ Section 106 reviews to 07/03/18 – 6 (no change from June)
- ✓ In 2017, 0 reviews were complete by 07/03/18 (no change from June)

**SITES and PROJECTS:**

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



**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
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!