

# **KALAMAZOO HISTORIC PRESERVATION COMMISSION**

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

**TUESDAY, January 8, 2019 – 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:** SHPO letter placing delisting of the Fountain of the Pioneers on the agenda for the January 18, 2019 State Historic Preservation Review Board agenda. **(ITEM A)**

**VI. Financial Report (20 min) (No update)**

- a. REVENUE March (\$191.76 Oct) YTD (\$4303.80)
- b. EXPENDITURES Oct \$1100 YTD (\$3776.68)
- c. BALANCE REMAINING (\$27,363.32)
- d. RESERVE FUND (\$27,804.44) (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 Book)
- b. Preservation Month (PM) (Gorham) **(5 min) (No report)**
  - i. Review and approve new awards categories if available (This could be moved to February)
- c. Public Education (Gorham) (10 min) **(No report)**
- d. Operations (O) – Koenig (5 min)
  - i. Elect a treasurer
  - ii. Review draft correspondence
- e. Sites (SI) – Robinson & Kohrman (5 min)
- f. Designation (D) – Kohrman (10 min)

**VIII. Old/New Business**

- a. Work plan (FINAL PLAN - **ITEM B**)
  - i. Approval of FINAL Five Year Workplan
  - ii. Assign HPC Workplan leaders
  - iii. Assign/review proposed completion dates

**IX. Approval of minutes: (5 min)**

- a. December 11, 2018 **(ITEM C)**

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

- a. Fourth quarter report on Section 106 (Federally funded projects) **(ITEM D)**
- b. 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.





RECEIVED  
ITEM A

DEC 20

CITY MGR'S OFFICE

EARL J. POLESKI  
EXECUTIVE DIRECTOR

RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
LANSING

December 12, 2018

The Honorable Bobby J. Hopewell, Mayor  
City of Kalamazoo  
241 West South Street  
Kalamazoo, Michigan 49007

Dear Mayor Hopewell,

We have received your letter of October 29, 2018, informing the SHPO of the dismantling of the **Fountain of the Pioneers** in 2018, and requesting the removal of this property from the National Register of Historic Places.

In response to this request, SHPO staff reviewed the available information and concurs with the assessment provided in your letter that the property has “ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed...” (36 CFR Part 60, §60.15).

We will, therefore, petition the Keeper of the National Register of Historic Places to remove the property from the National Register following a presentation to the State Historic Preservation Review Board on January 18, 2019.

Please note that removal (e.g. delisting) from the National Register does not impact any local historic district designation. Alterations to local designations must be processed through city council.

Any written comments concerning this removal should be sent to my attention at the address below by January 15, 2019.

If you have questions or comments regarding the removal of these properties or the National Register program in general, please contact National Register Coordinator Todd A. Walsh at [walsht@michigan.gov](mailto:walsht@michigan.gov) or (517) 373-1979.

Sincerely,

Brian D. Conway  
State Historic Preservation Officer  
Michigan State Historic Preservation Office

STATE HISTORIC PRESERVATION OFFICE  
735 EAST MICHIGAN AVENUE • P.O. BOX 30044 • LANSING, MICHIGAN 48909  
[michigan.gov/shpo](http://michigan.gov/shpo) • 517-373-1630 • Fax: 517-335-0348

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**KALAMAZOO HISTORIC PRESERVATION COMMISSION GOALS FOR 2019-2022**

Chair: Josh Koenig Vice-chair: Regina Gorham

Secretary: Kerri LeClerq Treasurer:

**PRIORITY GOAL #1**

Leader: \_\_\_\_\_

**PROJECT COMPLETE – JULY 2020****RECONNAISSANCE LEVEL HISTORIC RESOURCE SURVEY****GOAL:** Prepare a historic resource survey of all structures and resources within the boundaries of the city of Kalamazoo

- a) Design survey to comply with SHPO and NPS standards
- b) Obtain funding – CLG grant or other sources
- c) Organize public outreach meetings to take place before field work on survey begins.
- d) Begin Survey in Fall 2019 – complete by July 2020

**PRIORITY GOAL #2**

Leader: Regina Gorham

**PROJECT COMPLETE – DEC 2021****KALAMAZOO RESERVATION PUBLIC EDUCATION COMMITTEE***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) Non-destructive archaeological survey of Bronson Park & the mound. (2019)
- b) Implement Street Sign placement (April 2019 – Earth Day)
- c) Coordinate Corner Marker & Bronson Park panel design, structure and location with property managers (2020)
- d) Continue requisite fund raising (2020)
- e) Construct and install Reservation Corner markers and Bronson Park panel (2021 – 200<sup>th</sup> anniversary of reservation)
- f) Evaluate and update Next Exit History + Videopresentations (Ongoing)
- g) Develop policies & procedures for ongoing and endowed public interpretation and programming in Bronson Park (Ongoing)

**PRIORITY GOAL #3**

LEADER \_\_\_\_\_

**ANNUAL/ONGOING****CREATE A PROGRAM OF HOMEOWNER PRACTICAL PRESERVATION WORKSHOPS FUNDED BY THE O’CONNOR FUND FOR HISTORIC PRESERVATION**

- a) Appoint a sub-committee in January 2019 to plan pilot program for 2019
  - a. Both “hands-on” programs and in-seat informational sessions
  - b. Local instructors or MHPN provided
- b) Announce during Preservation Month (May 2019)
- c) All publicity and promotional materials should include the KHPC Logo and note the program is funded by the O’Connor Fund for Historic Preservation
- d) Engage neighborhoods to host or sponsor workshops
- e) Create a digital resource library for reference materials – possibly a web page with resources and links
- f) Explore making instructional videos in cooperation with instructors and KPL Local History.

**PRIORITY GOAL #4**

LEADER \_\_\_\_\_

**ANNUAL/ONGOING****CEMETERIES - survey grave marker condition and assist city staff in developing a long term plan for repair, cleaning and maintenance in Kalamazoo’s two historic cemeteries, Mountain Home and Riverview. Engage the public in the care of the cemeteries**

- a) Establish a sub-committee to outline to plan cemetery surveys, condition assessment and repairs (February 2019)
- b) Create a condition/inventory program for use on smart phones or tablets
- c) Working with city staff, organize a regular public event for interested people to assist in survey in the spring
- d) Encourage interested people to independently add data to the survey using the program
- e) Research appropriate techniques for repairing and cleaning grave markers
- f) Create long term plan to clean and repair using public volunteers and professionals when necessary

**PRESERVATION MONTH & OTHER EVENTS**

Leader: Regina Gorham

GOAL: Present a variety of events to celebrate Preservation Month in May

ANNUAL/ONGOING

1. Committee to develop activities & budgets
2. Schedule & promote/publicize events
3. Revise award categories and new criteria (January 2019)
4. Awards sub-committee to decide awards
5. Create work schedules, recruit & train volunteers
6. Complete events
7. Post event debrief presented to HPC
8. Form committee for next year
9. Create a three year plan for future events to celebrate Preservation Month (August 2019)

**DESIGNATION (Preservation Tools/Outreach): Leaders: David Kohrman and \_\_\_\_\_**ANNUAL/ONGOING

(See appendix A to C for current DRAFT lists)

GOAL: Increase public awareness of history and historic preservation with ongoing programs to document and designate historic resources and make historic information easily accessible to the public

- a. Support a new historic resource survey for the entire city
- b. Invite property owners to consider local or national designation based on research.
  - a. Create a process for designation
  - b. Sponsor/create a workshop on documenting your historic building.
  - c. Create a collection of National Register Bulletins for Local History Room
  - d. Identify funding sources to assist property owners or the HPC in preparing documentation
  - e. Post necessary documents on the city website
- c. Research new properties for potential designation and addition to public records (Local History Room, etc) working with Public History students (Hist 4100).
- d. Prepare Historical Reports on buildings including schools, churches and other sites.
  - a. Generate a list of local school, church and public buildings, prioritizing by highest likelihood of demolition or extensive renovation.
  - b. Prepare a history of school, church and public buildings to be shared with the public on the school, KPS, Local History Rooms and other websites
  - c. Establish a communication link with local school administrators/leadership teams, churches and public buildings. Offer a historical program/presentation for each building on the list.
- e. Using results of Reconnaissance Level Survey, create a list of threatened or endangered properties, upgrade regularly (Start August 2020, then ongoing)
  - a. Consider a thematic surveys of schools and churches in Kalamazoo in part derived from Survey Report
  - b. Research and create a program for a Kalamazoo Register of Historic Places and markers for eligible properties (December 2021)

**SUSTAINABILITY/ REVENUE**

Leader \_\_\_\_\_

ANNUAL/ONGOING

1. Provide support to oversight of the Kalamazoo: Lost & Found book sales and O'Connor Fund for Historic Preservation.
2. Review plans annually for ongoing and new O'Connor Fund expenditures and support Ensure that O'Connor fund appeal is done in November
3. Start looking for future fund-raising plans

**OPERATIONS/Chairperson's responsibilities**

Leader: Josh Koenig (Chairperson)

ANNUAL/ONGOING

1. To see that 1-2 representatives from KHPC meet quarterly w/ Director of CPED and City Planner 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. Monitor the preservation coordinator position so that it remains funded by City
5. Ensure quorum at meetings
6. Meet monthly with Historic Preservation Coordinator to review issues and plan agendas.
7. Oversight and update of operational plans monthly
8. Ensure succession plan for HPC
9. Ensure a representative from KHPC is permitted to attend DDRC meeting

**APPENDIX A:** sites eligible for additional designation – to be expanded and revised after the Reconnaissance Level Historic Resources Survey is complete

**LOCAL DESIGNATION**

- **Isaac Brown House (NR listed)**
- **Nazareth Center/Sisters of St. Joseph -** National Register eligible
- Woodside Properties (W) and panhandle Greenlawn
- **Bronson Park Historic District (NR listed)**
- Milwood Area
- Edison/Washington Square Area
- Hillcrest/Winchell Area
- Parkwyn Village
- Mid-Century Resources
- Loring-McMartin Farm /railroad viaduct

**NATIONAL REGISTER DESIGNATION**

- **Nazareth Center/Sisters of St. Joseph -** National Register eligible – need new photos, expanded and detailed Statement of Significance and permission letter from owner, redevelopment project eligible for Federal and possibly Michigan Tax Credits.
- State Theater – National Register eligible – need new photos and permission letter from owner
- American National/5/3 Bank Tower - National Register eligible – need new photos and permission letter from owner
- Bronson/Upjohn Headquarters and Kalamazoo Gazette Building-
- Parkwyn Village
- Mid Century Resources

**APPENDIX B:** Schools – encourage and prepare history and heritage of schools to post on KPL Local History Room and KPS, Kal Christian Schools, Catholic Schools websites. Encourage adaptive use if buildings become vacant.

**Prioritized List of Local Public and Private School Buildings**

1. **Nazareth Center/Sisters of St. Joseph -** National Register eligible – need new photos, expanded and detailed Statement of Significance and permission letter from owner, redevelopment project eligible for Federal and possibly Michigan Tax Credits.
2. Edison Elementary (KPS)
3. El Sol/Vine Elementary (KPS) (In local historic district)
4. Milwood Middle School (KPS)
5. Winchell Elementary (KPS)
6. Greenwood Elementary (KPS)
7. Hackett High School (Catholic Diocese)
8. St. Augustine Elementary (Catholic Diocese)
9. St. Monica Elementary (Catholic Diocese)
10. Kalamazoo Christian High School (Christian Schools)
11. Community Education Center (former Kalamazoo Central High School) (KPS)
12. (Former) South Christian Elementary on Westnedge – owned by KPS
13. Hillcrest School (Kazoo School - private)
14. Former Ebenezer School (Bronson, Former K Christian John St)

**Work completed on upgrades and new construction (Nov 2018)**

1. Loy Norrix High School (KPS)
2. Lincoln Elementary (KPS)
3. Woodward Elementary (KPS) (In local historic district)
4. Parkwood/Upjohn Elementary (KPS)

**APPENDIX C:** Churches (by address and denomination)

- 1) North Presbyterian (North Rose)
- 2) West Paterson and North Westnedge
- 3) North Westnedge next to William
- 4) Christian Science Church (National Register listed)
- 5) First Christian Reformed (302 Academy)
- 6) Allen Chapel AME (West North Street)

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**KALAMAZOO HISTORIC PRESERVATION COMMISSION**

City Hall – 241 West South Street – Community Room 2<sup>nd</sup> Floor

TUESDAY, DECEMBER 11, 2018 – 7:00 PM

**MEETING MINUTES - Draft**

**Members Present:** Joshua Koenig, Regina Gorham, Sue Robinson, Ciara Larson, David Kohrman

**City Staff Present:** Sharon Ferraro – Historic Preservation Coordinator, Kerrie LeClercq – Recording Secretary

- I. **Call to Order:** Mr. Koenig called the meeting to order at 7:03 PM
  
- II. **Approval of Absences:** Elizabeth Timmerman. *A motion was made by Mr. Kohrman and seconded by Ms. Robinson approve the absence of Elizabeth Timmerman from the Historical Preservation Commission meeting on December 11, 2018. The motion passed unanimously.* Nicole Sabel was also absent, but had provided no advanced notice of her absence, so she was not included in the motion to excuse.
  
- III. **Approval of Agenda:** Ms. Ferraro asked for the opportunity to present an orientation program to Commission members before the main items of the agenda. She was seeking input from Commissioners regarding the content, as she intends for it to be presented to Commission members annually each spring. Mr. Koenig stated that it would be added to the agenda between Items III and IV, just prior to the introduction of guests. *Ms. Larson made a motion to approve the Agenda as amended for the December 11, 2018 Historic Preservation Commission meeting. The motion was seconded by Mr. Koenig and approved unanimously.*
  
- IV. **Presentation of Orientation Program (added to agenda):** Ms. Ferraro presented approximately 30 slides, giving information about early preservation efforts in Kalamazoo, City Ordinances involving KHPC, Acronyms & Abbreviations, an overview of Kalamazoo Historic Districts and Designations, a timeline of historic preservation and upcoming projects. Commission members will contact Ms. Ferraro with any suggestions/comments/questions.
  
- V. **Introduction of Guests:** Pam O'Connor, Pam Thornton (DAR representative)
  
- VI. **Citizen Comments on Non-Agenda Items and Correspondence:** None
  
- VII. **Financial Report:**
  - a. REVENUE – March (\$191.76 Oct) YTD (\$4303.80)
  - b. EXPENDITURES – Oct \$1100 YTD (\$3776.68)
  - c. BALANCE REMAINING - \$27,363.32
  - d. RESERVE FUND - \$27,804.44 (Quarterly reports – ~~Feb, May, Aug, Nov~~)
  
- VIII. **Action and Discussion Items**
  - a. SUSTAINABILITY – Ms. Ferraro explained that the Hidden Kalamazoo team is meeting to discuss the publishing details for the proposed book project. They will be laying out a technical plan that includes deadlines, and will be working backward from the ultimate deadline of having

the book ready for sale in time for the holiday 2019 season. The plan will be presented to the HPC in January 2019.

- b. PRESERVATION MONTH –
  - i. Ms. Gorham will be adding Ms. O’Connor’s comments regarding workshops and the logo.
  - ii. Ms. Gorham advised the Commission that Dubuque, Iowa, has a program that involves high school students. She is going to forward information about their programs to members of HPC.
- c. PUBLIC EDUCATION – Ms. Gorham advised that the Kalamazoo Reservation Public Education Committee met to talk though the next steps for many of the work plan goals and have confirmed the 2019 timing of the street signs, which will be centered on Earth Day, and a non-destructive archeological survey of Bronson Park. The other goals, including fundraising, have less concrete timelines since no sub-committees have yet been formed.
- d. OPERATIONS –
  - i. Election of HPC Vice Chairperson:  
David Brose’s departure from the Commission has opened up the position of Vice Chairperson. Mr. Koenig offered a brief overview of the duties of the position and a brief discussion was held. ***Mr. Koenig nominated Ms. Gorham for the position of Vice-Chairperson of the Historic Preservation Commission. The motion was supported by Mr. Kohrman unanimously.*** It was also decided that the election of a Commission Treasurer would be added to the January 2019 HPC meeting agenda.
  - ii. Email Correspondence with Jeff Chamberlain about Bronson Park Master Plan:  
Per Mr. Chamberlain’s email, city staff is compiling a year-end financial statement, and the preliminary figures show that most of the work detailed in the Master Plan can be completed with the funds raised, so they will be moving forward with the rest of the Plan. The existing master plan will be used with the exception of the parts related to the fountain and pools. Mr. Koenig was seeking consensus from Commission members regarding the form of the response to Mr. Chamberlain. Ms. O’Connor suggested that the response state that it should be remembered that Bronson Park is an historic resource and that HPC would like to remain informed and involved with any future decisions. Ms. Gorham added that the response needs to emphasize that a central piece to the Park in place of the fountain is extremely important as an educational component of the history of Kalamazoo. If the City is undecided about what to put there, it should nevertheless be kept available. A place holder needs to be set and the City needs to commit to placing something there. Mr. Koenig requested that Commission members contact him if they have any additional input, as he will begin drafting a Commission response.
- e. SITES – Ms. Robinson was able to contact Karen Jackson and Julie McDonald and set up a date to meet to discuss obtaining access to Edison School and record the interior. This would not be published until after the demolition of the building.
- f. DESIGNATION – There were no updates regarding this agenda item.

**IX. Old/New Business**

**a. DISCUSSION AND APPROVAL OF NEW HPC WORK PLAN & REVIEW OF PROPOSED COMPLETION DATES -**

Ms. Ferraro has received a few updates/edits from Commission members. Ms. Robinson, for instance, has some positive suggestions that could be implemented once the Work Plan is a bit more detailed. Ms. Ferraro asked if anyone else had any input. Mr. Koenig noted that #6 under the Operations heading in the Work Plan should be changed to “Meet monthly with Historic Preservation Coordinator to review issues and plan agendas.” Ms. O’Connor pointed out that, under Sustainability and Revenue, #2, the language needs to be changed to “Review plans annually for ongoing and new O’Connor Fund expenditures and support”. Ms. Ferraro asked if everyone was now comfortable with the draft as presented. She will be adding the naming of Work Plan leaders to the January 2019 HPC agenda, along with consideration of adding the goal and deadline of the HABS report and delisting the Bronson Park fountain. With these suggestions to be discussed at the next meeting, a vote of final approval was not taken at this meeting.

**b. ACCEPTANCE OF STUDY COMMITTEE REPORT FOR NAZARETH –**

Ms. Ferraro explained the purpose of the study report. Because of the threat to the Mother House at Nazareth, a report was completed about Nazareth as an historic site. If it’s made a temporary historic site, demolition can be delayed. The report will be used if needed, as an emergency moratorium. Ms. Ferraro will be doing further research on the subject. She suggested that the report (and any similar reports) be shared with the property owner and Mr. Koenig advised that this could be done at a public meeting. Representatives from the City could then be present, as well. Ms. O’Connor wrote the Nazareth report and asked if any Commission members had questions, which was answered in the negative. A formal vote to adopt the Study Committee Report is needed, pending the corrected boundary description and a few small edits. *Mr. Kohrman made a motion to adopt the Study Committee Report, as amended. The motion was supported by Ms. Gorham and approved unanimously.*

**X. Approval of Meeting Minutes: Ms. Larson made a motion to approve the Historic Preservation Commission meeting minutes for November 13, 2018. The motion was supported by Ms. Robinson and passed unanimously.**

**XI. Coordinators Report on Non-Agenda Items**

- a. HABS/HALS – No new updates.**
- b. UPDATE ON SURVEY & CLG GRANT –**

Ms. Ferraro is waiting for approval to move ahead from SHPO.

**c. VERMEULEN FARM SITE –**

On Monday, December 3, 2018, the City Commission approved a 6 month moratorium on any development in parcels designated as Natural Feature Protection Areas. For now, the process has been suspended. Also, after a call for parties interested in moving the farmhouse, there have been 3 credible inquiries, all of whom understood the scope of the task.

**XII. Citizen Comments on Non-Agenda Items:** Ms. O'Connor reported that she sent each Commission member an email, reminding them to contact the State House Speaker and Governor with a request to reinstate the Historic Preservation Tax Credit.

**XIII. Commissioner Comments**  
There were no Commissioner comments to close out the meeting.

**XIV. Adjournment**  
The meeting was adjourned at 9:10 PM.

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_  
Recording Secretary

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
Preservation Coordinator

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
HPC Chair

**REVIEWS: Historic District Commission:**

✓	HDC cases to 12/31/18 – 140 total		Fees total year to date, 2018 .....	\$3155
	<b>2018</b>	<b>2018</b>	<b>2017</b>	<b>2017 fees</b>
○	82 no fee	\$ 0	73 no fee	\$ 0
○	44 bldg permit-\$35*	\$ 1540	39	\$ 1575
○	19 HDC hearing - \$85	<u>\$ 1615</u>	<u>18</u>	<u>\$ 1530</u>
	145 TOTAL	\$ 3155	130	\$ 3105
✓	HDC cases to 01/03/19 – 0 total		Fees total year to date, 2019 .....	\$0
	<b>2019</b>	<b>2019</b>	<b>2018</b>	<b>2018 fees</b>
○	0 no fee	\$ 0	0 no fee	\$ 0
○	0 bldg permit-\$35*	\$ 0	0	\$ 0
○	0 HDC hearing - \$85	<u>\$ 0</u>	<u>0</u>	<u>\$ 0</u>
	0 TOTAL	\$ 0	114	\$ 2895

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

- ✓ Section 106 reviews to 12/31/18:
  - 18 – in Potential Historic Study Areas
  - 38- in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2017, 8 reviews were complete by 12/31/17

**SITES and PROJECTS:**

- **Update on HABS/HALS documentation for Bronson Park and the Fountain of the Pioneers – no news**
- **Update on Survey and CLG Grant – looking closely at RuskinARC - <https://www.ruskinarc.com/site/> This program can do everything we want. The app is free but hosting on their website costs money. I have a conference call scheduled with them on January 10. Kalamazoo would be the largest contract they have had.**
- **Vermeulen Farm site (Loring – McMartin Farm and RR – South Drake and Stadium Drive) MORATORIUM**
- **Nazareth – no report**
- **302 Academy – First Christian Reformed Church – at meeting**
- **Streetcar Barn 1301 Cameron – Razed on December 14, 2018**



ITEM D  
Kalamazoo Historic Preservation Commission  
Preservation coordinator's report  
Tuesday, January 8, 2019

**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!**





2018 ER 96-713 106 Review Log  
City of Kalamazoo, Kalamazoo County – A Certified Local Government

Date Address Neighborhood Sub-recipient

ALSO REVIEWED – No Historic Property

1.	08/13/18	616 Ada	roof repairs	
2.	08/13/18	911 Porter	porch roof and front steps - repairs	
3.	09/26/18	1116 Paterson	roof	KNHS
4.	09/26/18	626 Ada	roof	KNHS
5.	09/26/18	218 Garfield	limited repair	Community Homeworks
6.	09/26/18	1435 North Church	roof	KNHS
7.	09/26/18	549 Wallace	roof	KNHS
8.	09/26/18	1118 Hotop	limited repair	Community Homeworks
9.	09/26/18	1118 Hotop	limited repair	Senior Services
10.	10/08/18	408 Drexel Place	limited repair	Community Homeworks
11.	10/08/18	615 Florence	limited repair	???
12.	10/08/18	615 Florence	limited repair	Community Homeworks
13.	10/08/18	515 Elizabeth	limited repair	Community Homeworks
14.	10/08/18	1003 Lake	limited repair	Community Homeworks
15.	10/08/18	712 W. Paterson	limited repair	Community Homeworks
16.	10/08/18	937 N. Park	limited repair	Community Homeworks
17.	10/08/18	1713 N. Park	limited repair	Community Homeworks
18.	10/08/18	526 Pleasant	limited repair	Community Homeworks
19.	10/08/18	911 Porter	roof	???
20.	10/08/18	1006 Princeton	roof	???
21.	10/08/18	608 W. Ransom	roof	???
22.	10/08/18	1402 N. Rose	roof	???
23.	10/08/18	1520 N. Rose	limited repair	Community Homeworks
24.	10/08/18	1808 Woodward	roof	???
25.	11/05/18	410 Bessie	roof	???
26.	11/05/18	415 Parsons	roof	???
27.	11/08/18	1705 Lane	Furnace & H2O heater, steps, plumbing	Community Homeworks
28.	11/08/18	1824 Charles	Furnace & H2O heater	Community Homeworks
29.	11/15/18	719 William	New windows fr porch + front steps	Senior Services
30.	11/21/18	618 Ransom	Water Heater replace	Senior Services
31.	12/07/18	609 Elm	Smoke detectors, minor plumbing	Senior Services
32.	12/12/18	1118 E. Alcott	Furnace & H2O heater	Community Homeworks
33.	12/18/18	630 Dwight	Plumbing repairs	Community Homeworks
34.	12/21/18	2136 Miller Rd.	Furnace repairs	Community Homeworks
35.	12/21/18	2603 Ashton Ave	Water heater repair	Community Homeworks
36.	12/21/18	1103 Cobb	Furnace & H2O heater replace	Community Homeworks
37.	12/21/18	724 N. Park	Furnace & H2O heater replace	Community Homeworks
38.	12/21/18	722 N. Edwards	Furnace & H2O heater replace	Community Homeworks