

# **KALAMAZOO HISTORIC PRESERVATION COMMISSION**

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

**TUESDAY, April 9, 2019 – 6:00pm**

**I. Call to order:**

**II. Approval of Absences:**

**III. Approval of Agenda:**

**IV. Introduction of Guests:**

**V. SPECIAL PRESENTATION – kiosks for Bronson Park, Rachel Hughes-Nillson\* (ITEM A)**

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

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

- a. REVENUE March (\$330.06 March YTD (\$781.11)
- b. EXPENDITURES March \$150 YTD (\$150)
  - i. MHPN Membership
- c. BALANCE REMAINING (\$27,643.88)
- d. RESERVE FUND including O'Connor Fund? (\$83,461.45) (Quarterly reports – Feb., May, Aug, Nov)

**VIII. Action and Discussion Items**

- a. Reconnaissance Level Historic Resource Survey (Ferraro/Sabel) **(No report)**
- b. Kalamazoo Reservation Public Education (Gorham) (10 min) **Verbal report at meeting**
- c. Practical Homeowner Workshops (Gorham/Ferraro) **(ITEM B)**
- d. Grave Issues – Cemetery Project (Timmerman) **No report**
- e. Preservation Month (PM) (Gorham) **(15 min) (ITEM C)**
  - i. 5 nominations Need a site for ceremony
- f. Designation & Sites (D) – Larson & Robinson (10 min) **(Verbal report at meeting)**
- g. Sustainability (SU) – **(10 min)** (Ferraro/Koenig) (Hidden Kalamazoo Book) **(Verbal report at meeting)**
- h. Operations (O) – Koenig (5 min)
  - i. Information and/or fundraising table at Earth Day
- i. Binder report (Sullivan) **(ITEM D)**

**IX. Old/New Business**

- a. Consideration of applicants for a seat on the HPC **(ITEM E)**
- b. Approve donation of a copy of Alfonso Iannelli: Modern by Design to KVCC library
- c. Review and approve the Historic Preservation Binder
- d. Section 106 report – 1<sup>st</sup> quarter 2019 **(ITEM F)**
- e. Report on Historic District Study Committee progress **(ITEM G)**

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

- a. February 26, 2019 – public participation meeting **(ITEM H)**
- b. March 12, 2019 **(ITEM I)**

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

- a. Coordinators monthly report **(ITEM J)**
- b. Correspondence –
  - i. Thank you letter from MHPN **(ITEM K)**
  - ii. SHPO Regional Planning Workshops Invitation **(ITEM L)**
  - iii. Changes to National Register – invitation to comment **(ITEM M)**

**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 2019-2022

Chair: Josh Koenig Vice-chair: Regina Gorham  
Secretary: Kerrie LeClercq Treasurer: Nicole Sabel

+++++

## **PRIORITY GOAL #1 LEADER: Nicole Sabel 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 After planning meeting 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 Beth Timmerman 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: Ciara Sullivan and Sue Robinson**

**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

1. Support a new historic resource survey for the entire city
2. 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
3. Research new properties for potential designation and addition to public records (Local History Room, etc) working with Public History students (Hist 4100).
4. 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.
5. 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 LEADERS: Coordinator & Josh Koenig 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 might be 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) NR & Local HD
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 NR and 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) (National Register listed)
- 6) Allen Chapel AME (West North Street)

Please see the attached layout and detail sheets for the signage kiosks at Bronson Park. We're looking for historical information to be installed on the back side of each of the two (2) kiosks in the park. If these are a success, I think there is potential for at least one more to be installed in the future in the northeast corner of the park.

I think we'd previously discussed subjects like 1) overall history of the park, 2) history of the monuments, or 3) Native American history with the park, but obviously the final subject matter is up to you and your commission.

I've also attached pictures of the proposed two (2) interpretive signs that would be installed on either end of the new Honor Walk. The concept art work is extremely conceptual and just something that I'd quickly put together for a surprise meeting. It obviously needs more work, but wanted you to see it to see if you had any thoughts or input. After input from that previous meeting, we will be adding the cannon and the Spanish American monument to the sign, even though they're not really part of the Honor Walk due to their size.

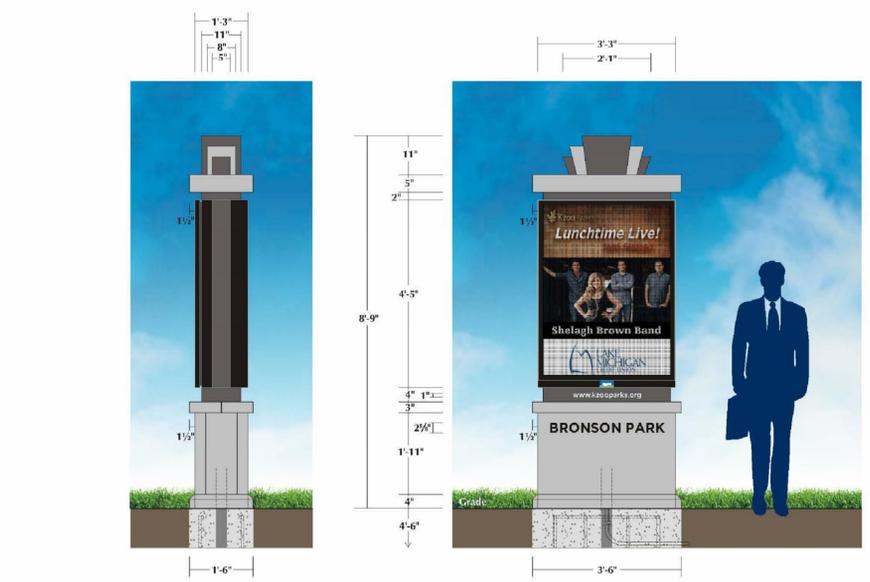
Rachel Hughes Nillson

# Bronson Park Honor Walk Memorials Plan



## Bronson Park Honor Walk Memorials Key

| Key | Memorial Name                             | QR Code | QR Code | QR Code                          |  |    |  |  |
|-----|---|---------|---------|----------------------------------|--|----|--|--|
| 1   | September 11, 2001 Memorial               |         | 5       | Orcutt G.A.R. Rock               |  | 9  | Korean War Memorial                            |  |
| 2   | Vietnam Veterans of America Memorial      |         | 6       | Fusako Nakamura Memorial         |  | 10 | USS Maine Memorial                             |  |
| 3   | Orcutt Post G.A.R. Tree Stone Marker 1909 |         | 7       | Molly Barker Memorial            |  | 11 | Liberty Pole Stone & Lucinda Hinsdale Memorial |  |
| 4   | U.S. Civil War Monument to 11th Regiment  |         | 8       | Numazu Japanese Sister City Rock |  | 12 | Pushkin Russia Plaque                          |  |
|     |   |         | 13      | Orcutt Post G.A.R. 1925          |  |    |  |  |



Signs #1 - #3 — Double Faced Monument Signs Scale: 1/8" = 1'-0"



**Double Faced Monument Signs**

**Cap/Embellishment**  
Custom fabricated .100 aluminum.  
Paint with GripCard EFX semi-gloss enamel.

**L.D. Sign Cabinet**  
SignComp #K2021/53 Narrow SF body with 1 1/2" Retainer II.  
2" & 4" Aluminum reveals.  
Large format digitally printed historical information with UV overcoat.  
Applied pressure sensitive vinyl web address.  
Paint with GripCard EFX semi-gloss enamel.

**LED Message Center**  
WatchFire 8mm full color LED message center.  
.100 Aluminum filler.

**Electrical Illumination**  
White LEDs powered by low voltage power supplies.  
Toggle disconnect.  
1" Rigid electrical conduit.  
8 gauge ground wire.

**Base**  
Pre-cast base with limestone cap (by others).  
Sand blasted Bronson Park letters infilled black.

**Support Foundation**  
3' x 3' x .250 Steel support tube.  
Standard steel base plate.  
1'-6" x 3'-6" x 4'-6" Deep reinforced concrete foundation.



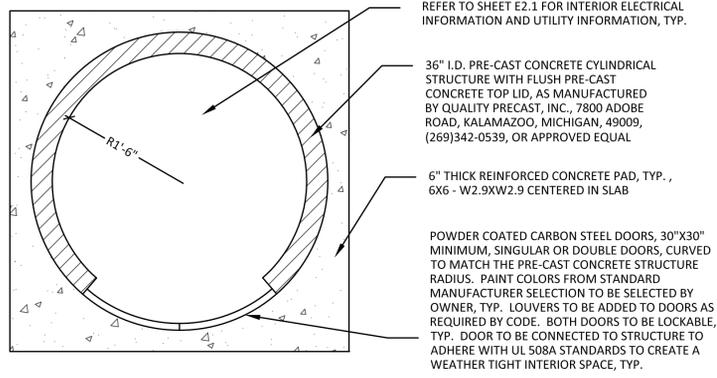
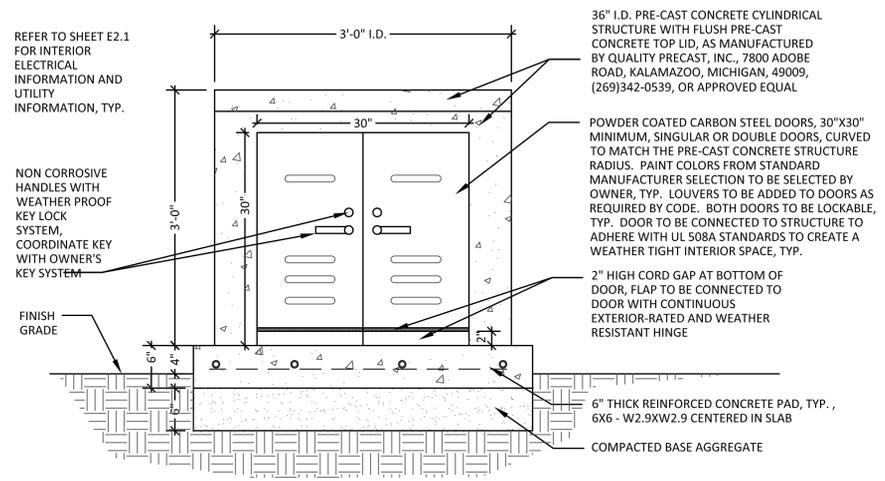
AG 12/27/18  
L:\Design\Centric\General\BronsonPark.dwg Rev: 000

**SIGN KIOSK NOTES:**

- 1) Signs are custom fabricated, internally illuminated double-faced monument signs by SignArt, 5757 East Cork Street, Kalamazoo, Michigan, 49048, (269)381-3012, or approved equal.
- 2) First side to be internally illuminated (white LED lighting system with photoeye), UL approved and labeled, 3'-3"x4'-5"x5" deep. SignComp K2021/53 Narrow SF body with 1 1/2" retainers primed and painted semi-gloss GripCard EFX black. Graphics to be larger format digitally printed translucent pressure sensitive vinyl and applied to second surface.
- 3) Second side to be WatchFire by Time-O-Matic 8mm LED/RGB full color LED display. Active LED area to be 3'-0" x 4'-0" with 108 x 144 pixel matrix, capable of 1.2 Quintillion colors. Includes ignite graphics software and communication via lifetime broadband wireless. Sign includes 5-year standard product warranty, 1 year labor and lifetime training/tech support.
- 4) Sign to include custom fabricated, .100 thick aluminum constructed, 1'-4" x 3'-3" x 1'-3" deep, decorative top cap, horizontal/vertical reveals primed and painted semi-gloss GripCard EFX #811M silver metallic and charcoal metallic. Lower reveal to be removable and include web address applied opaque white pressure sensitive vinyl.
- 5) Sign to be supported using one (1) 3" x 3" x .250 thick square steel support tube with companion plate mounting. Sign to be concealed using cast concrete base/cap and standard grey mortar mounted to 3/4" pressure treated plywood backer/hanging system. "BRONSON" to be sandblasted/painted semi-gloss GripCard black. Depth of relief to be verified with Owner.
- 6) Direct embed pre-assembled monument sign support assembly in 1'-6" x 3'-6" x 4'-6" deep, reinforced concrete foundations with #5 rebar 12" O.C., one (1) 1" rigid conduit stubbed out towards customer provided 120 volt 20 amp primary electrical circuit, and one (1) 8 gauge copper ground wire. Top 6" to be formed and extending 4" above grade with 1 1/2" chamfer on all exposed edges. Haul excavated soil from site. Clean work site thoroughly.
- 7) Install and level pre-assembled pre-cast concrete base assembly on concrete foundation. All joints to have standard grey mortar. Acid wash base, if necessary.
- 8) Install and level monument sign on support structure using companion plate mounting system. Wire sign to base. Connect ground wire per WatchFire requirement. Test light and communications. Clean work site thoroughly.
- 9) Content for static and LED display to be provided by Owner.
- 10) City of Kalamazoo sign & electrical permits to be included.
- 11) All color specifications to be verified with Owner and Landscape Architect.
- 12) Sign Contractor is required to coordinate with General Contractor and all sub-contractors for all work.

For Review Only -  
Not For Construction

**1 Signage Kiosks**  
Not to Scale



**2 Above Grade Electrical System Doghouse Details**  
Not to Scale

HARD COPY IS INTENDED TO BE 24"x36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

| Issued For:          | Date     |
|----------------------|----------|
| PRE-SPR SUBMISSION   | 12/19/18 |
| FINAL SPR SUBMISSION | 02/27/19 |

Project:  
**The City of Kalamazoo  
Bronson Park  
Improvements  
- Phase 1**  
**200 South Rose Street  
Kalamazoo, MI 49007**  
Sheet Title

**Site Details**

Job No. \_\_\_\_\_ Sheet No. \_\_\_\_\_

**51407 C4.2**



350 East Michigan Avenue, Suite #415  
 Kalamazoo, Michigan 49007  
 Phone (269) 381-3357  
 Fax (269) 381-2944

Landscape Architecture  
 Urban Planning  
 Parks & Recreation  
 Campus & Institutional Planning  
 Camp Planning & Design

**PROPOSED FEATURES LEGEND:**

| SYMBOL     | DESCRIPTION                           |
|------------|---------------------------------------|
| [Symbol A] | HONOR WALK 4" COLORED CONCRETE PAVING |
| [Symbol B] | 4" PLAIN CONCRETE PAVING              |
| [Symbol D] | TABLE AND CHAIRS                      |
| [Symbol E] | BENCH                                 |
| [Symbol F] | TRASH RECEPTACLE                      |
| [Symbol G] | SIGNAGE KIOSK                         |
| [Symbol H] | "CJ THE PEACOCK" FLOWER STRUCTURE     |
| [Symbol J] | "MIKE THE PEACOCK" FLOWER STRUCTURE   |
| [Symbol K] | RELOCATED FLAGPOLE AND FOOTING        |
| [Symbol M] | RECYCLING RECEPTACLE                  |
| [Symbol N] | PICNIC TABLE                          |
| [Symbol P] | FREESTANDING BENCH                    |

--- PROJECT LIMITS  
 - - - ENLARGEMENT LIMIT LINE

| KEY | DESCRIPTION                              | DETAIL       |
|-----|--|--------------|
| A   | HONOR WALK 4" COLORED CONCRETE PAVING    | 1/C4.0       |
| B   | 4" PLAIN CONCRETE PAVING                 | 1/C4.0       |
| C   | CHILDREN'S SCULPTURES AND CONCRETE BASES | SEE SHT C2.3 |
| D   | FREESTANDING TABLE AND CHAIRS            | SEE SPECS.   |
| E1  | BACKED BENCH                             | 4/C4.1       |
| E2  | BACKLESS BENCH                           | 5/C4.1       |
| F   | TRASH RECEPTACLE                         | 7/C4.0       |
| G   | SIGNAGE KIOSK                            | 1/C4.2       |
| H   | "CJ THE PEACOCK" FLOWER STRUCTURE        | 3/C4.1       |
| J   | "MIKE THE PEACOCK" FLOWER STRUCTURE      | 3/C4.1       |
| K   | RELOCATED FLAGPOLE AND FOOTING           | 2/C4.0       |
| L   | DOG WASTE RECEPTACLE                     | SEE SPECS.   |
| M   | RECYCLING & TRASH RECEPTACLE             | 5/C4.1       |
| N1  | STANDARD PICNIC TABLE                    | 7/C4.1       |
| N2  | BARRIER FREE PICNIC TABLE                | 7/C4.1       |
| P   | FREESTANDING BENCH                       | SEE SPECS    |

| SIGNS | DESCRIPTION          | DETAIL |
|-------|----------------------|--------|
| S1    | INTERPRETIVE SIGN #1 | 8/C4.0 |
| S2    | INTERPRETIVE SIGN #2 | 8/C4.0 |

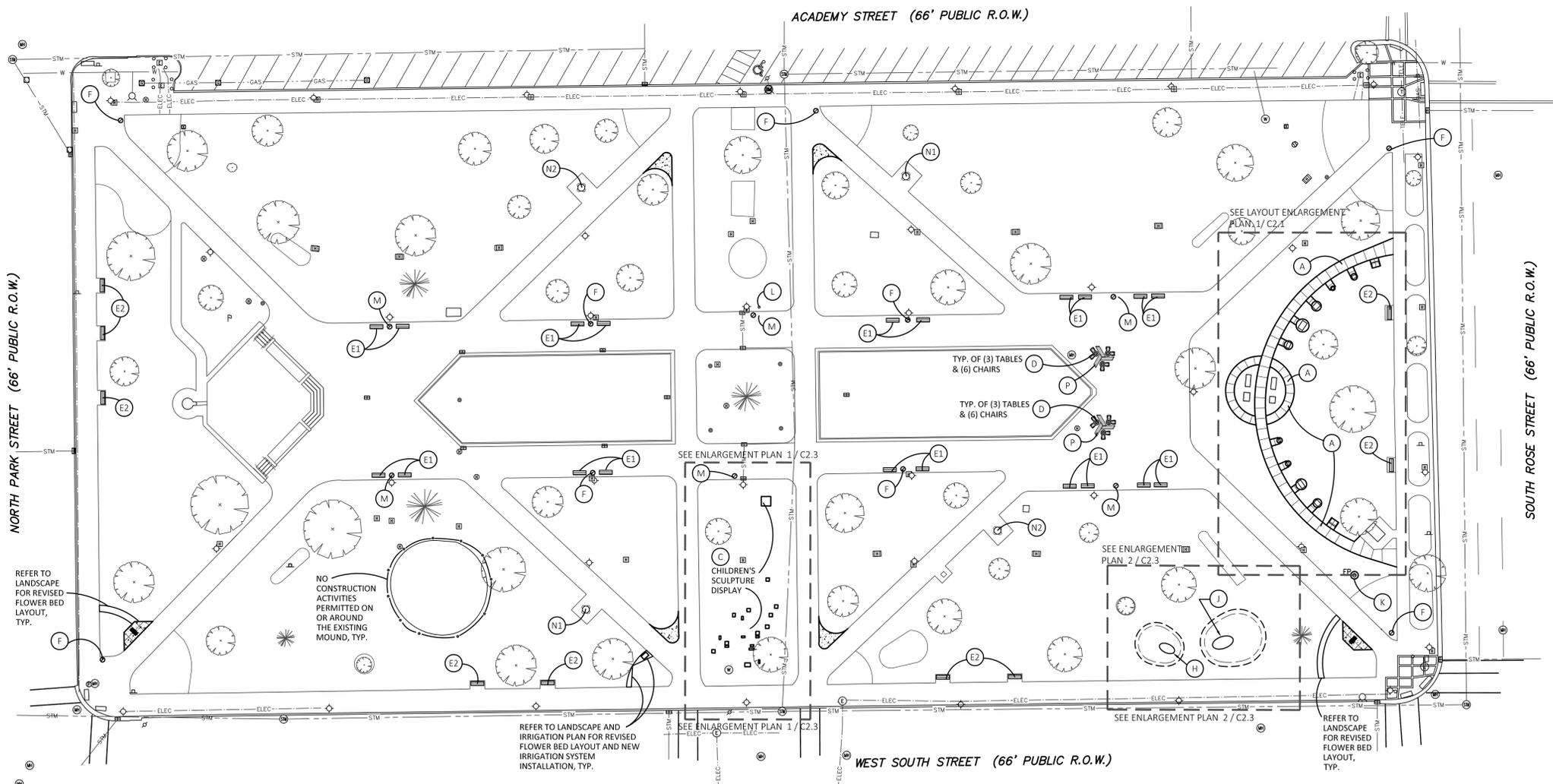
For Review Only -  
Not For Construction

HARD COPY IS INTENDED TO BE 24"X36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

| Issued For:          | Date     |
|----------------------|----------|
| PRE-SPR SUBMISSION   | 12/19/18 |
| FINAL SPR SUBMISSION | 02/27/19 |

**LAYOUT NOTES:**

- SURVEY OF EXISTING CONDITIONS PROVIDED BY: PREIN & NEWHOF INC. 7123 STADIUM DRIVE, KALAMAZOO MI, 49009 PH: 269-372-1158
- PAVEMENT DIMENSIONS AND RADI ARE TO EDGE OF PAVEMENT OR BACK OF CURB.
- DISCREPANCIES BETWEEN SITE AND PLANS SHOULD BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY.
- NOT ALL UNDERGROUND UTILITIES MAY BE SHOWN ON PLAN. VERIFY LOCATIONS OF ALL BELOW GRADE UTILITIES PRIOR TO BEGINNING WORK. 72 HOURS BEFORE YOU DIG CALL "MISS DIG" AT 1-800-482-7171.
- SITE LAYOUT POINTS SHOULD BE ESTABLISHED AND PROTECTED FOR FUTURE SITE WORK.
- BARRIER-FREE PARKING AND ACCESSIBLE ROUTE(S) MUST COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND MICHIGAN BARRIER-FREE CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - 1:50 (2%) MAXIMUM CROSS-SLOPE ON ACCESSIBLE ROUTE.
  - NO CHANGES IN LEVEL GREATER THAN 1/2" ALONG ACCESSIBLE ROUTE.
  - 1:20 (5%) MAXIMUM LONGITUDINAL SLOPE ON ACCESSIBLE ROUTE (EXCEPT WHERE RAMPS ARE PROVIDED).

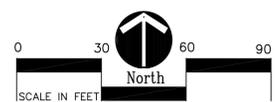


**1 Overall Site Layout + Furniture Plan**  
 SCALE: 1" = 30'-0"

Project:  
**The City of Kalamazoo  
 Bronson Park  
 Improvements  
 - Phase 1**

**200 South Rose Street  
 Kalamazoo, MI 49007**

Sheet Title  
**Overall Site Layout  
 Plan + Furniture Plan**



Job No. Sheet No.

**51407 C2.0**



This page left blank for packets.



### **OHOW Update**

Next meeting: 4/8/2019 (will have more updates for meeting not included in this report)

Logo options were sent from Peter Brakeman & colleague Simon. (see above)

MHPN is finalizing teachers for 2 workshops; other 2 teachers are confirmed.

Budget as of yet (estimates):

Food:

Full Day Sessions (17 people @ \$13 each x 2): \$450

Full Day Sessions Coffee/Donuts (17 people x 2): \$90

Half Day Sessions Coffee/Donuts (32 people x 2): \$160

Paper coffee cups (100 people): \$25

Paper napkins: \$8

From Peter, to finish logo: \$700-\$1,000.

Other marketing needs include:

Poster design, 2 sizes (11x17 & 8.5x11), and a 1/3 “pick-up” flyer, banner, yard signs & a Facebook cover photo and profile: \$500

Total grant request for marketing/logo, etc.: \$1,500

TOTAL: \$2,233

(\*without any extra to put in for printing costs, if needed, from City.)

This page left blank for packets.

**Kalamazoo Historic Preservation Commission**  
**Historic Preservation Awards of Merit - 2019**  
**HISTORIC STRUCTURE**

Address of Structure \_\_\_318 Woodward\_\_\_\_\_

Owner Name\_\_James Pejka\_\_\_Arch Limited LLC\_\_\_\_\_

Owner Address \_\_11902 Yorkshire\_\_\_\_\_

City \_\_\_Richland\_\_\_\_\_ State \_\_MI\_\_\_ Zip\_\_49083\_\_\_

Owners Phone # \_269-720-0599 \_\_\_\_\_ Owners email \_\_\_[pejka1@yahoo.com](mailto:pejka1@yahoo.com)\_\_\_\_\_

Nominated by \_\_Sharon Ferraro & Sue Robinson\_\_\_\_\_

Nominators may be neighborhood organizations, owners or friends.

Did this project utilize Federal or Michigan Historic Preservation Tax Credits? Yes x No \_\_\_\_\_

If the awards committee has questions about this nomination, who should be contacted?

Contact name \_\_\_Sharon Ferraro\_\_\_\_\_ Contact phone # (269) \_337-8804

Contact email address    [ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)\_\_\_\_\_

Which category is this property nominated in? Choose only ONE

| <u>Residential Property*</u>   | <u>Rehabilitation</u> | <u>Stewardship*</u> |
|--|-----------------------|---------------------|
| a. Owner Occupied  | [ ]                   | [ ]                 |
| b. Rental properties (Sattem-Cavender Award of Excellence)             | [X]                   | [ ]                 |
| c. Infill residential (NEW CONSTRUCTION)                               | [ ]                   | [ ]                 |
| <u>Interior</u> (owner must provide access to interior)                | [ ]                   | [ ]                 |
| <u>Commercial/Institutional/Government Property Projects/programs*</u> | [ ]                   | [ ]                 |
| <u>Mixed Use (commercial and Residential or others) Property *</u>     | [ ]                   | [ ]                 |
| <u>Individuals or Institutions*</u>                                    |                       | [ ]                 |
| <u>Innovative Solutions in Preservation</u>                            | [ ]                   | [ ]                 |
| <u>Archaeology Award</u>   | [ ]                   | [ ]                 |

\* See next page for definitions

ATTACHMENTS (required):

- In one page or less, in a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.
- Five to ten photographs showing the project itself, important details and the project within the greater context. Front and rear shots of the structure, a shot of the streetscape (buildings on both sides) and close-ups of the project area are required. Photos should be a minimum of 3"x 5", color or black and white. Digital photos are acceptable with a resolution of at least 300 dpi. "Before" photos can be especially compelling and while not

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, April 8, 2019** to:  
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001

[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

## ITEM C

required, they add a great deal to the nomination. (This item is not required for “Individuals or Institutions”.)  
Photos may be submitted on a CD, attached to an email or printed. No fax photos please!

- Nominations **MUST** be on paper or submitted electronically (CD or by email) – no faxed submissions will be accepted. EMAIL: [ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, April 8, 2019** to:  
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001  
[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

318 Woodward – Rehabilitation of the George and Emma Steers House  
Date of construction 1885, converted to apartments in 1927.

The George and Emma Steers House is a contributing historic resource in the Stuart Area National Register and Local Historic District. Despite a devastating fire in August 2014, the house retains its historic features and finishes. Changes to the house, including the addition of a rear exterior stair and porches on the east and north/east side when the house was converted to the Woodlawn Apartments in 1927 have substantially respected the historic character of the original house.

The house was built in 1885 and the earliest documented resident was Edward McCaffrey, a traveling salesman. Since he was listed in city directories with others living in the house, he may have rented out rooms to others. In 1901, the house was purchased by George and Emma Steers. George Steers was a businessman, heading the Kalamazoo Ice and Fuel Company and later president of Kalamazoo Creamery. The Steers raised their family in the house and converted it to Woodlawn Apartments with Neil Verburg. Verburg continued to own the apartments until 1969.

On Wednesday, August 27, 2014, a fire broke out in the third floor of 318 Woodward. About 75% of the roof was incinerated along with massive smoke, fire and water damage to the interior. What had been a seven unit apartment was now a roofless box. The house was tarped and in February 2015, it changed hands to the ownership of Jim Pejka and Arch Limited. Arch Limited owns and beautifully maintains seven rental houses in the historic districts, most notable four houses on the northeast corner of West Vine and Locust across the street from O'Duffy's.

Work to restore and update the house began in March of 2015 with the careful removal of the remains of the roof to reuse the trim and dentillations. On the inside there was a substantial loss of plaster and many other materials. The roof was rebuilt first, matching the configuration closely and allowing the re-use of the original trim with missing pieces replicated.

Once the roof was complete, work began in earnest, drying the house out, removing damaged and moldy material and planning the new configuration into an eight unit apartment building thoroughly updated for electrical, egress, fire suppression, heating and cooling. The non-historic second floor of a small north porch was removed along with a damaged, unneeded chimney, with HDC approval. The wing walls on the front steps were repaired and much, much more.

The project was submitted for the Federal Rehabilitation Investment Tax Credit and most of the original, undamaged material was retained, including the majority of the windows. New windows as needed, replicated the originals. The Secretary of the Interior Standards were followed throughout the project.

Jim Pejka has set a high bar for the rehabilitation of a house that most would have written off as damaged beyond repair. This is a save worth celebrating.

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, April 8, 2019** to:  
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001

[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

318 Woodward – before the fire in 2003, and after rehabilitation was complete in 2016.



## Housefire obstructs traffic

The Kalamazoo Department of Public Safety is investigating a house fire Thursday morning that shut down traffic for more than two hours on West Kalamazoo Avenue near Woodward Avenue in Kalamazoo's Stuart neighborhood. KDPS was called about 6 a.m. and found large flames shooting through the roof. Firefighters used defensive tactics to battle the blaze. Two fire trucks were used to spray water onto the roof. By about 7:45 a.m., the flames were put out, and firefighters were working to put out hot spots. Kalamazoo Department of Public Safety Chief Jeff Hadley said everyone escaped the home safely. Investigators are working to determine the cause. (Aaron [Mueller/MLive.com](http://MLive.com))



Powered by TECNAVIA

Copyright © 2014 Kalamazoo Gazette 08/29/2014



(1) 318 Woodward – SW corner – before fire Aug 28 2014  
(3) SW corner – later in the day of the fire



HPC Meeting 04/09/2019



(2) East rear - before fire Aug 28 2014  
(4) East rear 3<sup>rd</sup> floor – fire started here

A



Page 6 of 36



(1) 318 Woodward – SE corner – 2<sup>nd</sup> floor worst damage  
(3) Kitchen cabinets with inlay 1<sup>st</sup> floor



HPC Meeting 04/09/2019



ITEM C

**B**

(2) Interior stair – 2 landings  
(4) East rear 3<sup>rd</sup> floor – fire started here



Kalamazoo Historic Preservation Commission  
Historic Preservation Awards of Merit - 2019  
HISTORIC STRUCTURE

Address of Structure \_\_\_602 West South\_\_\_\_\_

Owner Name\_\_Bishop James A. Murray\_\_\_Catholic Diocese of Kalamazoo\_\_\_\_\_

Owner Address \_\_215 North Westnedge\_\_\_\_\_

City \_\_\_Kalamazoo\_\_\_\_\_ State \_\_MI\_\_\_ Zip\_\_49007\_\_\_

Owners Phone # \_269-207-7365 \_\_\_\_\_ Owners email\_\_\_ [mmo@diokzoo.org](mailto:mmo@diokzoo.org) \_\_\_\_\_

Nominated by \_\_Sharon Ferraro \_\_\_\_\_

Nominators may be neighborhood organizations, owners or friends.

Did this project utilize Federal or Michigan Historic Preservation Tax Credits? Yes\_\_ No\_\_x\_\_

If the awards committee has questions about this nomination, who should be contacted?

Contact name \_\_\_Sharon Ferraro\_\_\_\_\_ Contact phone # (269) \_337-8804

Contact email address [ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org) \_\_\_\_\_

Which category is this property nominated in? Choose only ONE

| <u>Residential Property*</u>   | <u>Rehabilitation</u> | <u>Stewardship*</u> |
|--|-----------------------|---------------------|
| a. Owner Occupied  | [ x ]                 | [ ]                 |
| b. Rental properties (Sattem-Cavender Award of Excellence)             | [ ]                   | [ ]                 |
| c. Infill residential (NEW CONSTRUCTION)                               | [ ]                   |                     |
| <u>Interior</u> (owner must provide access to interior)                | [ ]                   | [ ]                 |
| <u>Commercial/Institutional/Government Property Projects/programs*</u> | [ ]                   | [ ]                 |
| <u>Mixed Use (commercial and Residential or others) Property *</u>     | [ ]                   | [ ]                 |
| <u>Individuals or Institutions*</u>                                    |                       | [ ]                 |
| <u>Innovative Solutions in Preservation</u>                            | [ ]                   | [ ]                 |
| <u>Archaeology Award</u>   | [ ]                   | [ ]                 |

\* See next page for definitions

ATTACHMENTS (required):

- In one page or less, in a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.
- Five to ten photographs showing the project itself, important details and the project within the greater context. Front and rear shots of the structure, a shot of the streetscape (buildings on both sides) and close-ups of the project area are required. Photos should be a minimum of 3”x 5”, color or black and white. Digital photos are acceptable with a resolution of at least 300 dpi. “Before” photos can be especially compelling and while not

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, April 8, 2019** to:  
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001

[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

## ITEM C

required, they add a great deal to the nomination. (This item is not required for “Individuals or Institutions”.)  
Photos may be submitted on a CD, attached to an email or printed. No fax photos please!

- Nominations **MUST** be on paper or submitted electronically (CD or by email) – no faxed submissions will be accepted. EMAIL: [ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, April 8, 2019** to:  
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001  
[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

602 West South – William and Maria DeYoe House  
Built 1853-4

Originally built for William and Maria DeYoe, an attorney and postmaster in Kalamazoo's early years, this home is one of the finest examples of the Gothic Revival style in the city. In the 1920s and into the 1940s, the layout of the house changed, moving the primary entrance from the southeast corner to face the driveway on the west side. On the interior most ceilings were lowered with handsome Gothic plaster decorations throughout. Bathrooms were added and neatly tiled.

The Roman Catholic Diocese purchased this house in 2001, using it for several years as a guest house or for young men with a calling to the priesthood. Starting in 2015, the Diocese determined to make upgrades and long neglected repairs. They had installed a new roof in 2009, and, under the guidance of Monsignor Michael Osborne, a true update and rehabilitation began.

They started with an assessment of needed work – everything from exterior trim repair, to repositioning a gas meter to electrical upgrades that eliminated a nest of wires installed since the 1940s. Monsignor referred to a historic photo that showed the earliest recorded paint colors were much lighter than the current ones. Along with repairing and replicating missing and damaged pendils and other trim, the original color scheme would be restored.

The front of the house boasts a spectacular triple set of spear point windows with diamond glass. These windows were carefully removed and the windows fully restored using original material. Loose or missing trim on the exterior was replicated and re-installed. The house was repointed as needed, gutters repaired and re-attached, small details such as a built in garbage bin on the west side porch, were all repaired and made operable.

On the east side, severely deteriorated windows on a three season porch were replaced along with a non-historic door. Screening was repaired on the dependency between the rear of the house and the garage. Other interior work brought the home into the 21<sup>st</sup> century while retaining period details.

The rehabilitation is an excellent example of modernizing an important historic home while respecting its evolution over time.

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, April 8, 2019** to:  
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001  
[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

318 Woodward – Rehabilitation of the George and Emma Steers House  
Date of construction 1885, converted to apartments in 1927.

The George and Emma Steers House is a contributing historic resource in the Stuart Area National Register and Local Historic District. Despite a devastating fire in August 2014, the house retains its historic features and finishes. Changes to the house, including the addition of a rear exterior stair and porches on the east and north/east side when the house was converted to the Woodlawn Apartments in 1927 have substantially respected the historic character of the original house.

The house was built in 1885 and the earliest documented resident was Edward McCaffrey, a traveling salesman. Since he was listed in city directories with others living in the house, he may have rented out rooms to others. In 1901, the house was purchased by George and Emma Steers. George Steers was a businessman, heading the Kalamazoo Ice and Fuel Company and later president of Kalamazoo Creamery. The Steers raised their family in the house and converted it to Woodlawn Apartments with Neil Verburg. Verburg continued to own the apartments until 1969.

On Wednesday, August 27, 2014, a fire broke out in the third floor of 318 Woodward. About 75% of the roof was incinerated along with massive smoke, fire and water damage to the interior. What had been a seven unit apartment was now a roofless box. The house was tarped and in February 2015, it changed hands to the ownership of Jim Pejka and Arch Limited. Arch Limited owns and beautifully maintains seven rental houses in the historic districts, most notable four houses on the northeast corner of West Vine and Locust across the street from O'Duffy's.

Work to restore and update the house began in March of 2015 with the careful removal of the remains of the roof to reuse the trim and dentillations. On the inside there was a substantial loss of plaster and many other materials. The roof was rebuilt first, matching the configuration closely and allowing the re-use of the original trim with missing pieces replicated.

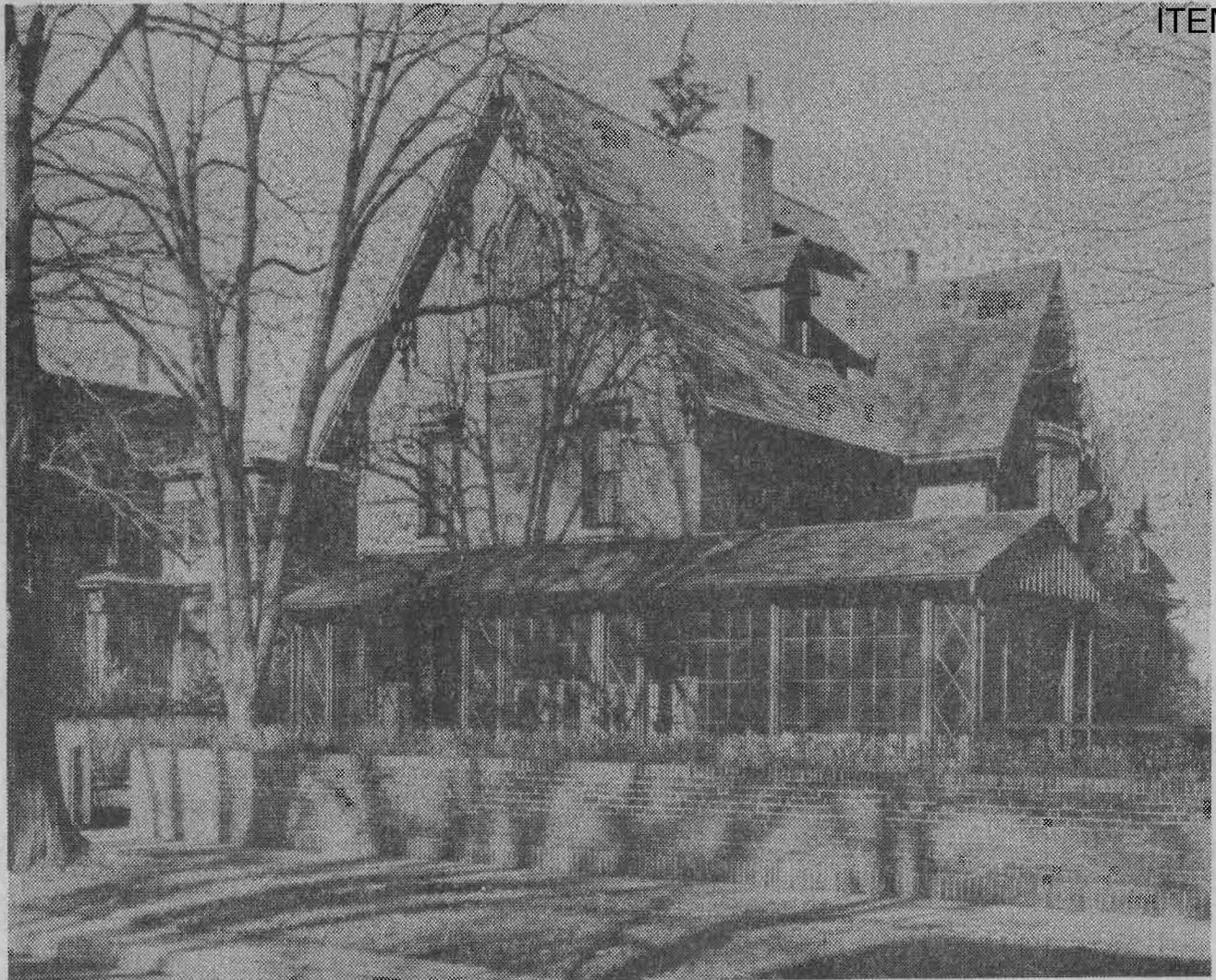
Once the roof was complete, work began in earnest, drying the house out, removing damaged and moldy material and planning the new configuration into an eight unit apartment building thoroughly updated for electrical, egress, fire suppression, heating and cooling. The non-historic second floor of a small north porch was removed along with a damaged, unneeded chimney, with HDC approval. The wing walls on the front steps were repaired and much, much more.

The project was submitted for the Federal Rehabilitation Investment Tax Credit and most of the original, undamaged material was retained, including the majority of the windows. New windows as needed, replicated the originals. The Secretary of the Interior Standards were followed throughout the project.

Jim Pejka has set a high bar for the rehabilitation of a house that most would have written off as damaged beyond repair. This is a save worth celebrating.

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, April 8, 2019** to:  
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001

[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)



**CITY - OWNED HISTORIC HOME AT 602 W. SOUTH IS UP FOR SALE**  
Officials Say No Reasonable Public Use Can Be Made Of The Home

602 W  
South  
-Gazette photo  
9-14-74

# *'Historic Home' Owned By City Is Up For Sale*

By **TOM DONIA**  
Gazette Staff Writer



In the meantime, the house has been used as an art gallery by Western Michigan University. It

# 'Historic Home' Owned By City Is Up For Sale

By TOM DONIA  
Gazette Staff Writer



The City of Kalamazoo has put up for sale one of the two "historic homes" it owns on South Street because it says it has no use for the structure.

The proposed sale of the house at 602 W. South has sparked protests from some members of the city's own Historical Commission and others. There has also been criticism of the city's low key effort to sell the home.

The gothic style house is known among local historians as the William DeYoe house (for the man who had it built in 1853) and popularly called the Upjohn house (for long-time residents Grace and Harold Upjohn).

The asking price is "about \$105,000," according to Marvin (Mike) Bierenga of the city's purchasing department. He said the house is not listed with a real estate broker.

The home was given to the city by the Harold and Grace Upjohn Foundation. The current president of the foundation is Edwin Meader. Meader is married to the former Rachael Mary Upjohn, daughter of Harold and Grace Upjohn. The Meaders were the last occupants of the house.

Meader said last week he was not aware that the city planned to sell the house. He said that possibility had been discussed with city officials, however.

"The (Upjohn) foundation gave the house with no strings attached," he said. "I'd be delighted if the city could find some public use for the house, but if it can't I would understand."

Meader said that if the house is sold, he hoped it would not be drastically altered by "someone making it into a tenement."

He also noted that the Upjohn foundation at one time had offered the city \$6,000 for five years if the city decided to use the house for historic purposes.

The city turned down the cash because it said it couldn't find such a use.

Some members of the Historical Commission feel that the city should have discussed the proposed sale with them. One member said she felt the house was given to the city "because of our existence. It seems to me the city has not recognized our role in this at all."

She added, "There was no consultation about the sale with our commission. It was simply announced to us last week that the house was on the market."

Bierenga confirmed that the historical commission members were not consulted. He said, "It was a managerial decision made by the city manager."

Mayor Francis P. Hamilton said the city commission had discussed the proposed sale. "In fact, I think the idea came up from the commission level," Hamilton said. "I don't think we should own property we can't use. We would like to get it back on the tax rolls."

Originally, the Historical Commission had talked about making the house into a museum and furnishing it with period furniture.

But after studying the plans, commissioners agreed with city officials that the modernized interior would need too much work, at too high a price, to restore it for use as a museum.

So city officials began to look at other possible uses. Bierenga said the city had made overtures to put the National Tennis Hall of Fame in the house, "but that never came to fruition."

In the meantime, the house has been used as an art gallery by Western Michigan University. It has been the meeting place for small groups, including the Historic District Commission. The city's parks and recreation department also has offices on the second floor of the house.

City Manager James Caplinger said last week in an interview, "We have not made a definite decision to sell" the house. "We are still trying to develop long-range plans for it, and one option is to sell it."

If the house is sold, Bierenga said, "We want to see it as a real nice home for a family. We don't want offices in there."

A real estate broker said the house is zoned so that it could be made into apartments, or offices under certain conditions.

Bierenga said he thought the house costs about \$300 a month for heat, light and water. That amount does not include insurance or taxes, he said, because the house is now tax-exempt as city property. "I have no idea what it would be assessed for," he commented.

The proposed sale has triggered alternate suggestions for its use.

A number of persons in interviews had reactions similar to those expressed by Mrs. Douglas Averitt, chairman of the Historical Commission: "It's too bad the city couldn't find something to do with that house. Why not make it into a conference grounds, meeting place and guest house for distinguished visitors to the city?"

Dr. Peter Schmitt, the historian at Western Michigan University whose research led to the "historic home" designation for the DeYoe house, said his primary concern was that the exterior of the house remain unaltered, whatever functions are assigned to its interior.

Dr. Schmitt said, "It would be a serious blow if the exterior were altered in any way. This house is probably the third oldest in town and one of only a few of the city's houses."



(1) 602 West South – 3<sup>rd</sup> floor Gothic windows  
(3) Rebuilding the windows



A

(2) Window frame damage  
(4) Re-installing the windows



HPC Meeting 04/09/2019





(1) 602 West South – photo by Fran Dwight  
 (3) Restored missing pendils



HPC Meeting 04/09/2019



(2) Previous paint job  
 (4) The restored paint job

**B**



## Kalamazoo Historic Preservation Commission Historic Preservation Awards of Merit - 2019 HISTORIC STRUCTURE

Address of Structure 1104 PORTAGE ST.

Owner Name ALBOX PROPERTIES, LLC

Owner Address 1916 OAKLAND DR.

City KALAMAZOO State MI Zip 49008

Owners Phone # \_\_\_\_\_ Owners email \_\_\_\_\_

Nominated by CURT AARDEMA

Nominators may be neighborhood organizations, owners or friends.

Did this project utilize Federal or Michigan Historic Preservation Tax Credits? Yes \_\_\_ No

If the awards committee has questions about this nomination, who should be contacted?

Contact name CURT AARDEMA Contact phone # (269) 492-2692 (cell)

Contact email address curtis.aardema@gmail.com

Which category is this property nominated in? Choose only ONE

| Residential Property*  | Rehabilitation                          | Stewardship* |
|--|---|--------------|
| a. Owner Occupied  | [ ]                                     | [ ]          |
| b. Rental properties (Sattem-Cavender Award of Excellence)             | [ ]                                     | [ ]          |
| c. Infill residential (NEW CONSTRUCTION)                               | [ ]                                     |              |
| <u>Interior</u> (owner must provide access to interior)                | [ ]                                     | [ ]          |
| <u>Commercial/Institutional/Government Property Projects/programs*</u> | [ <input checked="" type="checkbox"/> ] | [ ]          |
| <u>Mixed Use (commercial and Residential or others) Property *</u>     | [ ]                                     | [ ]          |
| <u>Individuals or Institutions*</u>                                    |   | [ ]          |
| <u>Innovative Solutions in Preservation</u>                            | [ ]                                     | [ ]          |
| <u>Archaeology Award</u>   | [ ]                                     | [ ]          |

\* See next page for definitions

**ATTACHMENTS (required):**

- In one page or less, in a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.
- Five to ten photographs showing the project itself, important details and the project within the greater context. Front and rear shots of the structure, a shot of the streetscape (buildings on both sides) and close-ups of the project area are required. Photos should be a minimum of 3"x 5", color or black and white. Digital photos are acceptable with a resolution of at least 300 dpi. "Before" photos can be especially compelling and while not

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, March 25, 2019** to:  
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001  
[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

Archaeology Award - Award is open to individuals, institutions, or organizations, public or private, who merit recognition for their contributions to the preservation of Kalamazoo's archaeological heritage.

**ALL PROPERTIES:** Nominated properties must be located in the city of Kalamazoo, but may be inside OR outside the historic districts.

If you have questions about the awards, please call Sharon Ferraro at (269) 337-8804.

Mail or deliver the completed nomination by 5:00 pm on Monday March 25, 2019 to:

Sharon Ferraro, Preservation Coordinator  
Community Planning and Development  
415 East Stockbridge  
Kalamazoo, MI 49001

By email: [ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

Faxed nominations are not accepted.

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, March 25, 2019** to:  
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001  
[ferraros@kalamazoocity.org](mailto:ferraros@kalamazoocity.org)

1104 Portage Street

Since its construction in 1950, this small building at the southwest corner of Portage and Lake Streets in Kalamazoo has housed a variety of local entrepreneurs. Originally designed as an automotive service station to meet the needs of the growing Washington Square neighborhood, the 2,190 square foot building features several modern design elements, including glazed blue brick and a glass storefront system. In spite of its modern design and automotive focus, the building is scaled appropriately to fit its compact urban location.

The prominent three bay doors of the building have offered flexibility over its sixty-nine years of existence. City tax records indicate that 1104 Portage Street has housed several automotive-related businesses over the past few decades, including a foreign car specialist until 2016. A local glass company also occupied the structure in the 1980's. At some point during its first half century on Portage Street, the building's brick façade, including the glazed blue brick, was painted white. Contemporary backlit wall signs were also added to accommodate the needs of its business occupants.

Beginning in late 2016, the building was purchased by Albox Properties, LLC and a renovation was started to convert the building into a modern distillery. The bay garage doors were updated with frosted glass, the glazed brick at the base of the building was exposed and cleaned, and the building was freshly painted with a light-blue color scheme to match the brick base. These investments in the building have not only returned the luster to the building's exterior, but they have ensured that the southwest corner of Portage and Lake Streets will maintain an anchor structure as the surrounding neighborhood continues to grow and evolve.

2005



2016



2017



2018





March 21, 2019

Hand Delivered

Ms. Sharon Ferraro  
Historic Preservation Coordinator  
City of Kalamazoo  
415 E. Stockbridge  
Kalamazoo, MI 49001

**Re: Historic Preservation Awards of Merit – 2019**

Dear Sharon,

As the managers of 400 Bryant St., LLC, PlazaCorp Realty Advisors, Inc. respectfully submits this application for the Historic Awards of Merit – 2019 program. Located in the Edison neighborhood, the former Illinois Envelope Company building is the last remaining building in a once prosperous paper manufacturing industry in Kalamazoo. The building is listed on the National Registry of Historic Places. As you review this application you will see that the exterior has been renovated comparable to its historic past. The interior has been modified and adapted to commercial office use. The building now houses the Kalamazoo County Health and Human Services department. It is also a part of the City's Community Service Campus that co-locates human service agencies into one geographic area.

Should you or any members of the Historic Preservation Commission have any questions, please feel free to contact me at (269) 383-5775 or e-mail at [knacci@plazacorp.net](mailto:knacci@plazacorp.net).

Sincerely,

**PlazaCorp Realty Advisors, Inc.**

A handwritten signature in blue ink, appearing to read "Kenneth A. Nacci", is written over the printed name.

Kenneth A. Nacci  
Development Advisor

Enclosures

Kalamazoo Historic Preservation Commission  
Historic Preservation Awards of Merit - 2019  
HISTORIC STRUCTURE

Address of Structure 400 BRYANT ST.  
 Owner Name 400 BRYANT, LLC.  
 Owner Address 200 W. MICHIGAN, SUITE 201  
 City KALAMAZOO State MI Zip 49007  
 Owners Phone # 383-5775 Owners email KNACCI@PLAZACORP.NET  
 Nominated by PLAZACORP REALTY ADVISORS, INC.  
 Nominators may be neighborhood organizations, owners or friends.

Did this project utilize Federal or Michigan Historic Preservation Tax Credits? Yes  No

If the awards committee has questions about this nomination, who should be contacted?

Contact name KEN NACCI Contact phone # (269) 383-5775 (cell)

Contact email address KNACCI@PLAZACORP.NET

Which category is this property nominated in? Choose only ONE

| <u>Residential Property*</u>   | <u>Rehabilitation</u>               | <u>Stewardship*</u> |
|--|-------------------------------------|---------------------|
| a. Owner Occupied  | [ ]                                 | [ ]                 |
| b. Rental properties (Sattem-Cavender Award of Excellence)             | [ ]                                 | [ ]                 |
| c. Infill residential (NEW CONSTRUCTION)                               | [ ]                                 | [ ]                 |
| <u>Interior</u> (owner must provide access to interior)                | [ ]                                 | [ ]                 |
| <u>Commercial/Institutional/Government Property Projects/programs*</u> | <input checked="" type="checkbox"/> | [ ]                 |
| <u>Mixed Use (commercial and Residential or others) Property *</u>     | [ ]                                 | [ ]                 |
| <u>Individuals or Institutions*</u>                                    | [ ]                                 | [ ]                 |
| <u>Innovative Solutions in Preservation</u>                            | [ ]                                 | [ ]                 |
| <u>Archaeology Award</u>   | [ ]                                 | [ ]                 |

\* See next page for definitions

**ATTACHMENTS (required):**

- In one page or less, in a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.
- Five to ten photographs showing the project itself, important details and the project within the greater context. Front and rear shots of the structure, a shot of the streetscape (buildings on both sides) and close-ups of the project area are required. Photos should be a minimum of 3"x 5", color or black and white. Digital photos are acceptable with a resolution of at least 300 dpi. "Before" photos can be especially compelling and while not

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, March 25, 2019** to:  
 Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001

[ferraros@kalamazoo-city.org](mailto:ferraros@kalamazoo-city.org)

**Illinois Envelope Company Building  
400 Bryant St.**

The former Illinois Envelope Company is a historic factory building located at 400 Bryant St., between the Norfolk Southern railroad and Portage Creek. The primary structure (the original building) is a large, rectangular, three-story tan brick structure of heavy mill-type frame construction with a flat roof pierced by four saw-tooth skylights. It was built between 1904 and 1905 by Albert White, a prolific African American building contractor who lived and worked in Kalamazoo from the 1870s to 1930.

The Illinois Envelope Company owned and operated the building until 1999 when the building was sold to Kalamazoo Realty Investments LLC. Envelope manufacturing continued in the building from 1999 to 2013, operated by the smaller F M Envelope Inc. The building has been vacant since 2013.

The Illinois Envelope Company Building is on the National Registry of Historic Places.

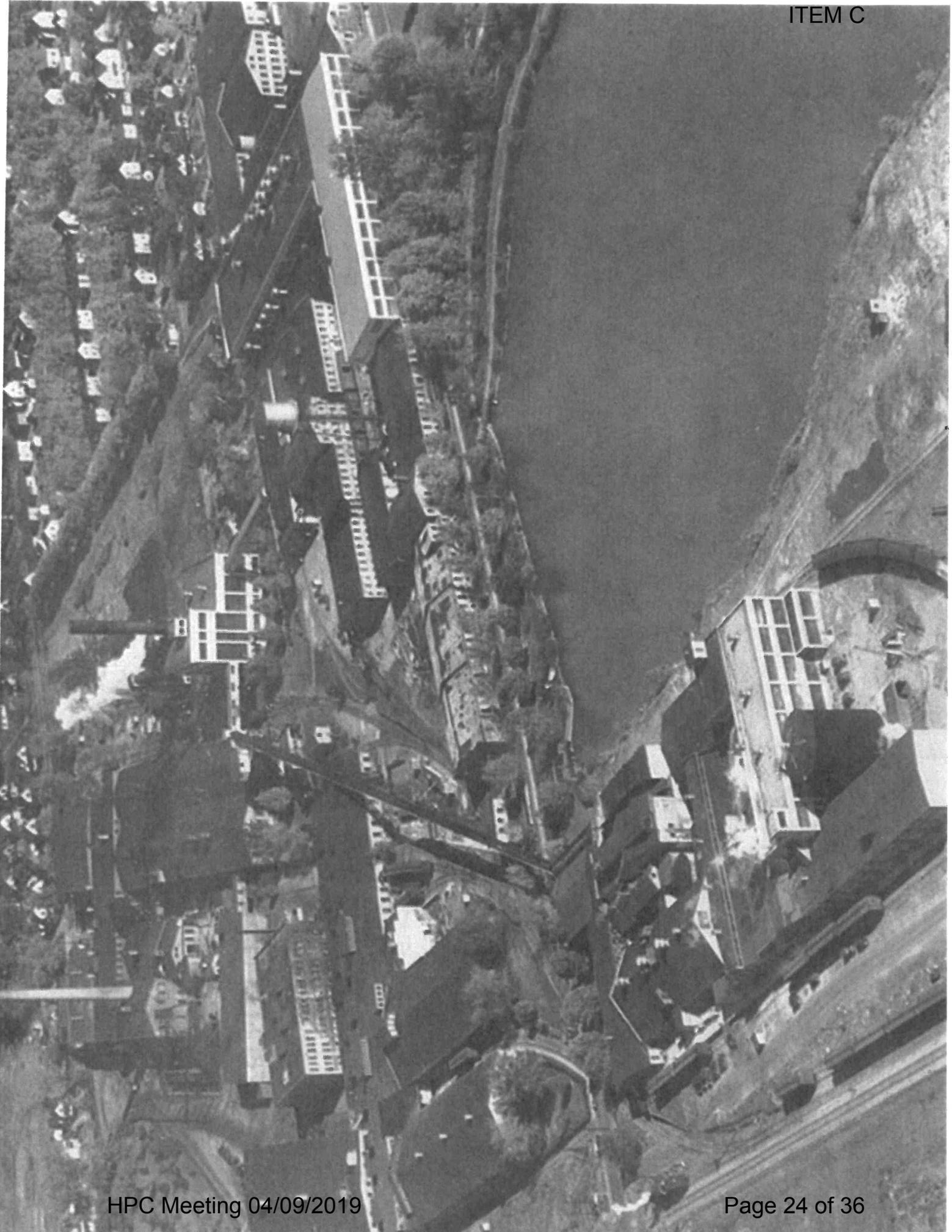
The building is to be converted into a clinic and office facility to house Kalamazoo County's Health and Human Services Department. A 1990 addition will be removed, and the exterior of the original building will be restored with new windows installed in existing openings.

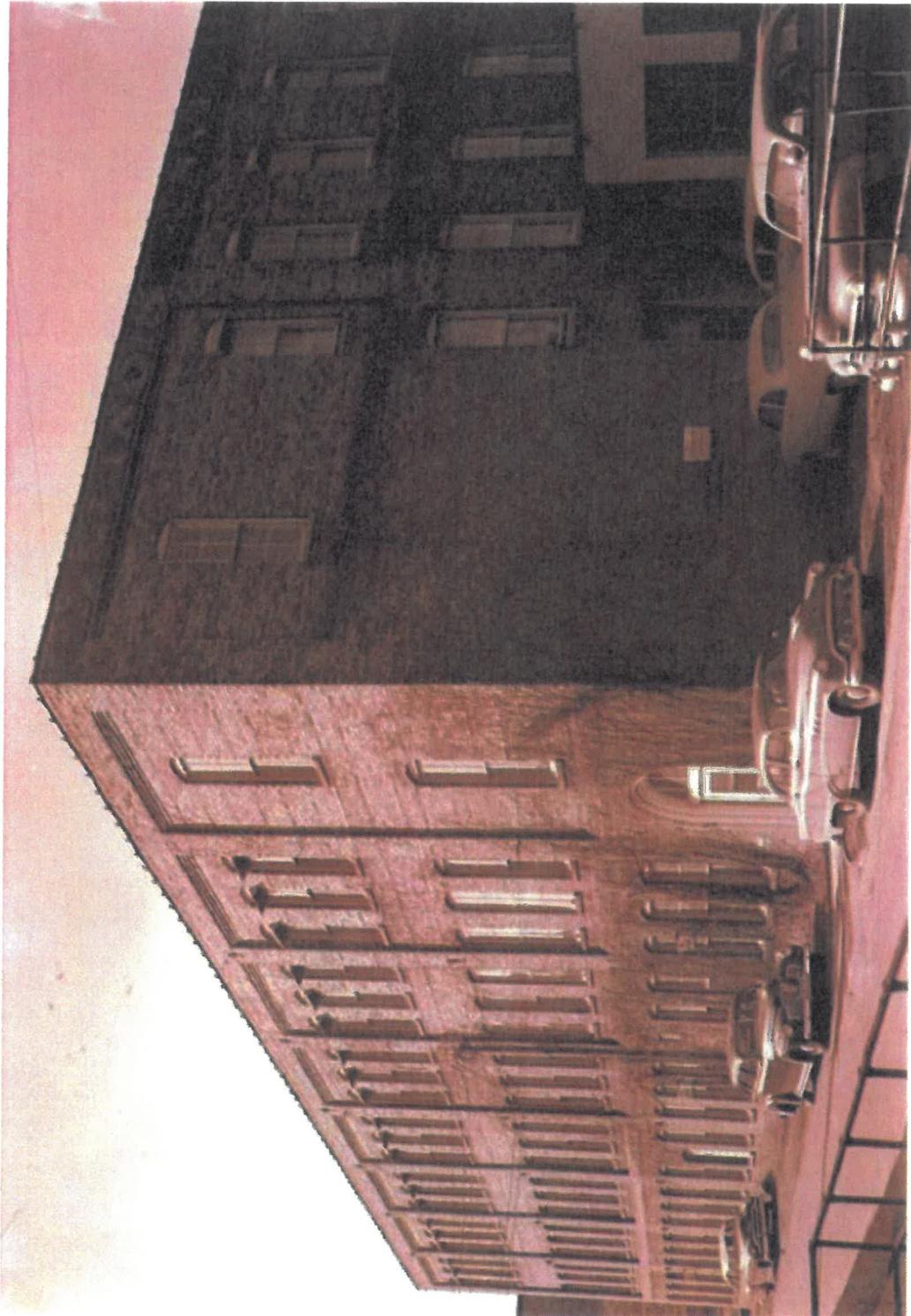
This project is part of the City's Community Service Campus. The campus is home to the Kalamazoo County Health and Human Services Department (located in 400 Bryant St.), the Family Heath Center, Kalamazoo Community Mental Health and Substance Abuse Agency and the State Department of Human Services currently under construction. The campus creates a critical mass of development for client services, increases the City's tax base, provides significant employment opportunities and serves as a springboard for the Edison neighborhood's revitalization.

While the Community Service Campus clusters essential human service agencies within the Edison neighborhood, all but this building have been constructed within the last twenty years. The historic preservation of the Illinois Envelope Building maintains a link to this area's historic industrial past of paper manufacturing.

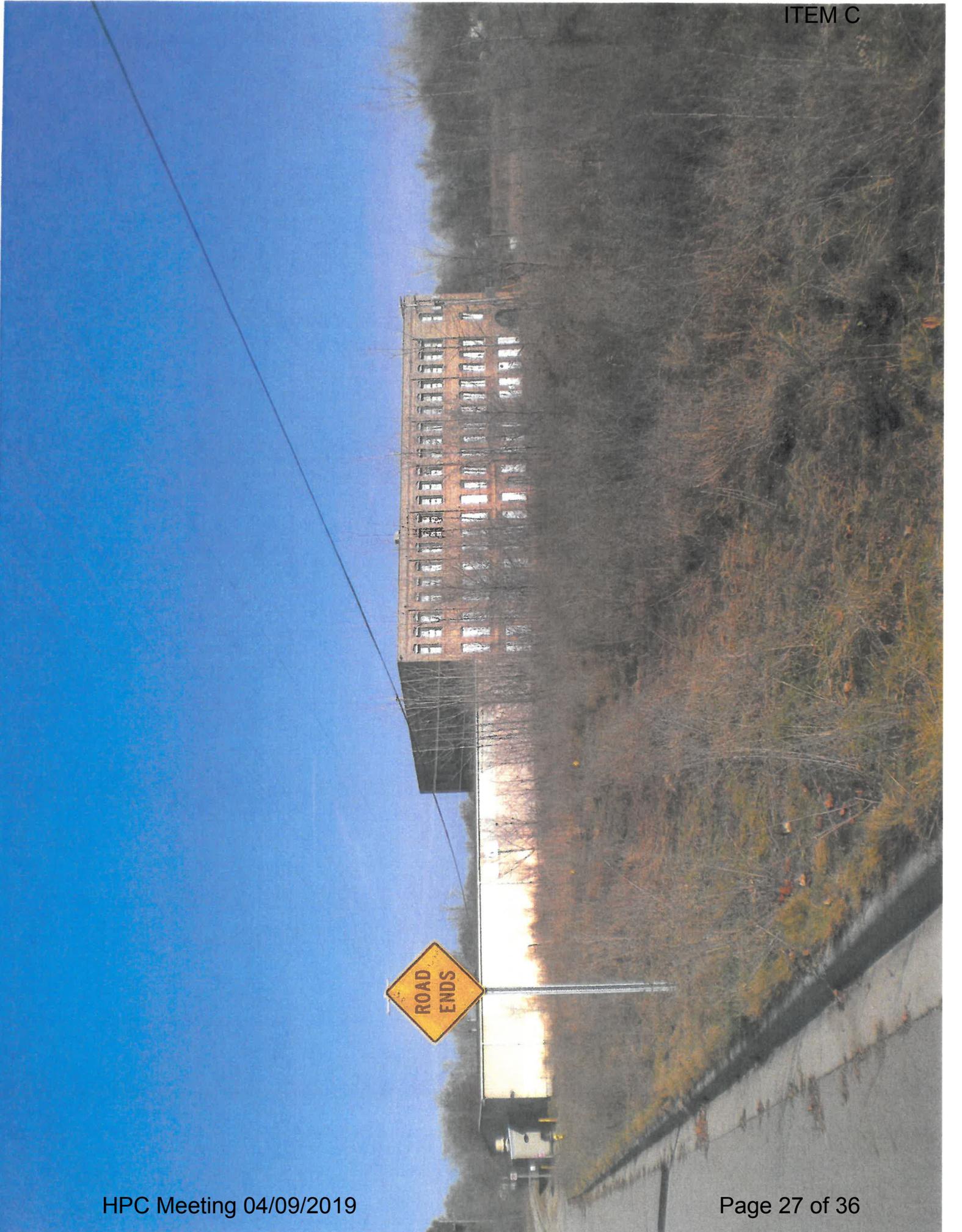
Photos (in order):

- Early 19<sup>th</sup> century aerial. Illinois Envelope Building located in NW corner.
- 1952 photo (south and east) of Illinois Envelope Building.
- 2016 aerial of Community Service Campus. KCCHHS in Illinois Envelope Building.
- 2016 front view (south) Illinois Envelope Building.
- 2016 front door(south) Illinois Envelope Building.
- 2018 front view (south) renovated Illinois Envelope Building.
- 2016 side view (west) Illinois Envelope Building.
- 2016 back view (north) Illinois Envelope Building.
- 2018 back and side view (north and west) Illinois Envelope Building.
- Window replacement selection samples.
- Window replacement selection samples. Far left window selected.











May 7, 2018

ITEM C













2019 Kalamazoo Historic Preservation Commission  
Annual Preservation Awards of Merit - Nomination

March 15, 2019

Prepared by: Pamela Hall O'Connor  
Nominated for: Institutional Stewardship

The W.E. Upjohn Institute has a long history in Kalamazoo. Originally founded as the W.E. Upjohn Unemployment Trustee Corporation by Upjohn just before Upjohn's 1932 death, its mission was then to provide garden land to grow food, or work on the company's farm co-op during the depression. This was three years before the federal Unemployment Insurance System was created.

The Institute's 1965 building sits on the west side of the 300 S. Westnedge block, between the east edges the Vine and South Street local historic districts, both of which were created after the Institution located there. While that building's placement and later growth along W. Lovell Street in the Vine Local Historic District has posed community preservation challenges in the past; just around the corner to the north, in the South Street Historic District, the Institute has since taken a different approach.

In 1987, the Institute quietly bought and moved some of its offices into the 1905 Georgian Colonial built by Kalamazoo attorney and school board member Dallas Boudeman and his wife Mary Jane, for their oldest son, Donald. Donald lived there with his first and second wives (Mable and Donna, respectively), until he died in 1949. Donna Boudeman remained in the home until the Institute bought it.

The Boudeman's home was very on-trend for the time. Colonial Revival homes came in all sizes, and were widely popular between 1880 and 1955. And like this larger, excellent example, they all featured balanced facades, sometimes accentuated center entrances, double-hung windows and hipped or side-gabled roofs. The Boudeman House is a very significant resource in the South Street Local District, and a testament to its development.

The W.E. Upjohn Institute has been an excellent Boudeman House steward over its 30+ years there. In 2000, it did general repairs, including work on the soffit venting, fixed and replaced as needed exterior rails and rear ramp rails, spindles at Porte-cochere, front porch, widows walk, and painted. And within the last decade, they've made additional roof and porch repairs as needed.

The Carder-Van Deusen House at 527 W. South St. is another turn of the century houses in the South Street Local District, and also has a significant history. The house began life as an Italian Villa, built in 1866 by furniture merchant Edwin Carder and his wife, Sarah.

By 1878, Edwin & Cynthia Van Deusen had moved in. Sometime after, remodeled the front facade, adding the colossal, columned front entrance there today.

Dr. Van Deusen served as superintendent of the Michigan Asylum for the Insane for about three decades, and over time, he and Cynthia became leading Kalamazoo philanthropists. Between they and other owners, the building was residentially occupied until 1985, when the Junior League bought it for use as the Hospital Hospitality House, which continued that use.

2019 Kalamazoo Historic Preservation Commission  
Annual Preservation Awards of Merit - Nomination

In 2018, a new Hospitality House was built near Bronson hospital, and the non-profit put this building on the market. I watched anxiously to see how long it would be for sale. It wasn't long. I don't remember where I heard that the Institute had bought it, but I was glad, because they had already established an excellent history of caring for an important Kalamazoo building.

The Institute is planning to remove a c1960s rear porch and build a new, two-story addition that provides a new entry and second story guest accommodation, which continues its now well-established legacy of stewardship in the South Street historic district.

May that stewardship continue always.



Boudeman House, 515 W. South St. (Kalamazoo Public Library image)



Carder-Van Deusen House, 527 W. South St. (Kalamazoo Historic Preservation Commission; image from *Kalamazoo Lost & Found*.)



## Board and Commission Application

# Alex LaPorte

Application created: 10/17/2018

### **I would like to serve on the following board(s) or commission(s):**

- 1 **Kalamazoo Historic Preservation Commission**

### **Education and Experience**

|                                 |  |
|---------------------------------|--|
| <b>Occupation</b>               | Transportation Planner   |
| <b>Company name</b>             | Michigan Department of Transportation  |
| <b>Position</b>                 | Transportation Planner   |
| <b>Availability details</b>     | Monday-Friday after 430. Have leave time for community functions that can be used. |
| <b>Education and Experience</b> |  |

Please see attached documents for resume and transcripts.

Current Job: Transportation Planner, Michigan Department of Transportation

Previous Job: Teaching/Research Assistant, Dept. of Geography Western Michigan University

Education: BS. Political Science. Minor in History/Geography

Education: MS. Geography. Environmental and Resource Analysis

Education: Graduate Certificate. Geographic Information Science

**Qualifications****Non-Resident Members Permitted**

Applicant: I am a city resident

**Demonstrated Interest in the History of Kalamazoo and/or Principles of Historic Preservation**

Applicant: I was born and raised in Kalamazoo County and have always had an interest in the history of the City of Kalamazoo. As a recent graduate of WMU, where I obtained my Master of Science degree in Geography, I purchased a house within the city limits. I have always had a love for history and obtained a minor in history from CMU. My interest for the history of the City of Kalamazoo stems from my family history. Multiple generations of my family have lived and worked in the area. I was born at Bronson and have lived the past three years of my life enjoying everything the city has to offer. I joined the National Guard right out of High School and attended CMU following that. Residing in many different places over the years has made me realize that I want to build my future in Kalamazoo and the historic nature of the area is important to me. I would like to be apart of its preservation for the years to come.

**Contact Information**

**Email**            alexlaporte@msn.com

**Cell**             (269) 329-8416

**Address**        1904 Cambridge Dr.  
Kalamazoo MI, 49001

**Diversity Information**

{LIST Applicant.Details}

**Current Appointments to City of Kalamazoo Boards/Commissions****Attachments**

[Alex LaPorte - Resume](#)

[WMM Official Transcript \(Masters\)](#)

[CMU Official Transcript \(Bachelors\)](#)



# Alex LaPorte

---

1904 Cambridge Dr. Kalamazoo, MI 49001  
 Cell: 269-329-8416 Email: alexlaporte@msn.com

## Career Objectives

---

To advance and grow in a professional community development setting while building experience and utilizing my skills in a field that will bring personal satisfaction. To obtain experience which provides self-development while helping me achieve personal, as well as organization goals. Enter an atmosphere that allows me to utilize my skills and pushes me to strive for excellence, while enhancing the community I live in.

## Summary of Skills

---

- |                                    |                           |
|------------------------------------|---------------------------|
| ▪ Policy Interpretation            | ▪ Land-use Analysis       |
| ▪ Data Collection/Analysis         | ▪ Statistical Examination |
| ▪ Environmental Impact Assessments | ▪ Public Speaking         |
| ▪ Geographic Information Systems   | ▪ Transportation Analysis |

## Education and Coursework

---

**Bachelor of Science: Political Science**, Graduated December 2015

**Central Michigan University** – Mount Pleasant, MI

- Minor in Geography
- Minor in History
- 3.5 GPA

**Kalamazoo Valley Community College, 2016**

- Statistics
- Material Science
- Computer Aided Design

**Master of Science: Geography**, Current

**Western Michigan University** – Kalamazoo, MI

- Environmental and resource analysis
- Geographic Information Systems
- Transportation Analysis

**Certificate: Geographic Information Science**, Current

**Western Michigan University** – Kalamazoo, MI

- Analyze and interpret patterns and trends in spatial data to aid decision making.
- Collect, assemble, organize, and manipulate spatial data using geographic information system software.
- Use GIS and image analysis software to model, design and analyze geographic

## Military Experience

---

**Multichannel Transmission Systems Operator-Maintainer / Section Chief**

**Michigan Army National Guard** – Kalamazoo, MI

January 2011 to Present

- Senior Transmission Systems Section Chief in an Expeditionary Signal Company
- Provide rapidly deployable, secure and nonsecure voice, data, and visual communications support
- Supervises the installation, operation, and maintenance all communication equipment
- Responsible for the health, welfare, training, and professional development of five Non-Commissioned Officers and 25 soldiers.
- Continuously training in the most up-to-date technologies offered in communication systems environment
- Work with fellow Officers and NCOs to complete missions and derive and execute plans

## Work Experience

---

### Western Michigan University Department of Geography – Research Assistant (Summer 2017)

- Analyze and interpret patterns and trends in spatial data to aid decision making
- Collect, assemble, organize, and manipulate spatial data using geographic information system software
- Use Geographic Information Science and image analysis software to model, design and analyze geographic problems and produce professional cartographic products such as maps and charts to aid solutions of those problems.

### Western Michigan University Department of Geography - Teaching Assistant (Fall 2016 – Spring 2018)

- Teach lab sections of Physical Geography
- Overseeing the utilization of GIS and other computer software in labs.
- Teach seasonal and latitudinal distribution of solar energy; analyze the many elements of weather, climate, vegetation, and soils; and finally considers the earth's major landforms and the processes which shape them.

### Michigan Department of Transportation – Transportation Planner (Current)

- Develop, plan, and organize activities that relate to the review and classification for the annual road and street certification of mileages for the State of Michigan
- Review and verification of records associated with the 83 county transportation agencies in the state
- Main department contact for access and interpretation for how to establish the legal requirements of the Act 51 law.

## Advisory Board Experience

---

### Kalamazoo County Transportation Authority Board

- 9-member board works in coordination with the CCTA to plan, promote, finance, operate, the public transportation in Kalamazoo County

### Kalamazoo Area Transportation Study Policy Committee

- Kalamazoo's Metropolitan Planning Organization

## Extracurricular

---

### Student Government Association (2014)

- House of Representatives Member

### Collegiate Council of Social Studies (2014)

- E- board Representative

### Learn Today Teach Tomorrow (2015)

- Representative

### Pi Sigma Alpha (2014 - Current)

- National Political Science Honor Society

### Gamma Theta Epsilon (2016 – Current)

- International Geographical Honor Society

### Western Michigan University Geography Club (2016 – 2018)



## **Board and Commission Application**

### **Karla Ragainis**

Application created: 10/17/2018

#### **I would like to serve on the following board(s) or commission(s):**

- 1 **Kalamazoo Historic Preservation Commission**
- 2 **Kalamazoo Historic District Commission**

#### **Education and Experience**

##### **Occupation**

Homemaker

##### **Availability details**

I am available most daytime and evening hours.

##### **Education and Experience**

Born and raised in Kalamazoo, Michigan. Attended Kalamazoo Public Schools and KVCC. Worked as a Registered Dental Hygienist for 23 years and currently do not work outside of the home.

#### **Qualifications**

##### **Must be a City Resident (General Requirement, Multiple Boards)**

Applicant: I was born and raised in the city of Kalamazoo and have always lived in the area. Three years ago I moved back into the Edison neighborhood that I grew up in.

##### **Non-Resident Members Permitted**

Applicant: I live within the city limits of Kalamazoo.

##### **Demonstrated Interest in the History of Kalamazoo and/or Principles of Historic Preservation**

Applicant: I love Kalamazoo and the history of this city! I love to learn about the way things used to be in Kalamazoo many years ago, especially in the Edison neighborhood where I grew up and currently live. I love to research and look at old photographs of the

area and compare them to what is there now. I also enjoy historical items local to our area. The local history department of our downtown library is one of my favorite places.

**Contact Information**

**Email** kmwerner26@yahoo.com

**Cell** (269) 501-0500

**Address** 2235 Cameron Street  
Kalamazoo MI, 49001

**Diversity Information**

{LIST Applicant.Details}

**Current Appointments to City of Kalamazoo Boards/Commissions**

**Attachments**



## **Board and Commission Application**

# **Rebecca Macleery**

Application created: 02/08/2019

### **I would like to serve on the following board(s) or commission(s):**

- 1 **Kalamazoo Historic Preservation Commission**

### **Education and Experience**

|                                 |   |
|---------------------------------|---|
| <b>Occupation</b>               | Business owner, nonprofit administrator |
| <b>Company name</b>             | Loose Parts Studio LLC                  |
| <b>Position</b>                 | Proprietor                              |
| <b>Education and Experience</b> |   |

Please see attached.

### **Qualifications**

#### **Non-Resident Members Permitted**

Applicant: I am a resident of the city of Kalamazoo.

#### **Demonstrated Interest in the History of Kalamazoo and/or Principles of Historic Preservation**

Applicant: As an owner of both a home and a business located in Historic districts, I have both interest in and knowledge of the principles of historic preservation.

### **Contact Information**

|                |                                       |
|----------------|---------------------------------------|
| <b>Email</b>   | macleery@umich.edu                    |
| <b>Cell</b>    | (269) 365-2764                        |
| <b>Address</b> | 1425 Grand Ave<br>Kalamazoo MI, 49006 |

**Diversity Information**

{LIST Applicant.Details}

**Current Appointments to City of Kalamazoo Boards/Commissions**

**Attachments**

[Macleery\\_Rebecca\\_Resume 10.2018](#)

## REBECCA L. MACLEERY

C: 269.365.2765

[macleery@umich.edu](mailto:macleery@umich.edu)1425 Grand Avenue  
Kalamazoo, MI 49006

## PROFESSIONAL IDENTITY

As a seasoned executive with over 14 years of nonprofit management tenure and experience working with diverse populations including low-income and homeless families, at-risk youth, and survivors of sexual assault and domestic violence, I strive for innovation, strategic decision-making, and the pursuit of excellence through personal and professional leadership. High ethical standards, a belief in racial, economic and social justice, and my unique ability to integrate theory and practice are among the strengths that have driven my success and my passion for service.

## EXPERIENCE

CENTER FOR TRANSFORMATION, Kalamazoo, Michigan  
Executive Director

2017-Present

***Fund Development and Financial Management***

- Successfully submitted 3 grant proposals within first six months in position, including 2 first-time foundation awards
- Responsible for all aspects of grant writing and grants management, including oversight of funds awarded to CFT as a fiscal sponsor for a partner organization
- Implemented new internal controls policies that are consistent with GAAP standards
- Utilize QuickBooks for all accounting, including monthly account reconciliations and fund management

***Program Development and Community Outreach***

- Created a Returning Citizen Advisory Council to ensure programming is informed by consumers
- Developed a Women Supporting Women mentoring group, the first group specifically designed by and for women in the organization's history
- Initiated collaboration with stakeholder groups in Van Buren and Branch counties to broaden CFT's geographical reach
- Engage in networking and research to launch innovative practices reflective of emerging trends

BOYS & GIRLS CLUBS OF GREATER KALAMAZOO, Kalamazoo, Michigan  
Director of Administration & Development

2015-2017

***Fund Development***

- Successfully submitted 18 grant proposals, with over \$512,000 in awards confirmed, during first 10 months in this position
- Responsible for all aspects of grant writing and grants management, including oversight of financial management of grant funds, program implementation, data and outcomes measurement, and completion of associated reporting
- Cultivated and maintained relationships with individual donors, corporations, and foundations
- Worked closely with the chief professional officer and Board of Directors to plan and implement fundraising events

***Human Resources***

- Oversaw all human resources functions, including hiring, payroll, benefits administration, staffing, and accurate and timely maintenance of all personnel files for up to 60 staff at 4 locations
- Assisted chief professional officer and program director with supervision, training, and discipline of program staff

***Financial Management***

- Oversaw expense allocation, including payroll allocation, to over 20 funding streams and cost centers
- Responsible for preparing grant budgets, invoices, reimbursement reports, and revenue projections
- Initiated a change from cash basis to accrual accounting and improved internal controls

***Marketing and Public Relations***

- Increased Facebook following by 77% through targeted advertising and the online promotion of programs and events
- Selected to serve on Kalamazoo Community Foundation's Homeless LGBT Youth Initiative, providing the opportunity to collaborate with the Foundation as well as other youth-serving and faith-based organizations
- Worked extensively with vendors, sponsors, donors, and funders to increase revenue, promote partnerships, develop programs, and strengthen Boys & Girls Clubs' position in the community

COMMUNITY ACTION AGENCY OF SOUTH CENTRAL MICHIGAN, Battle Creek, Michigan  
Director of Education and Children Services

2014-2015

**Governance and Leadership**

- Provided operational, financial, supervisory, and educational leadership and oversight to the organization's early childhood programs, comprised of 160 staff and 900 children at 14 campuses across 3 counties
- Led team of 12 direct reports, including specialists in education, mental health, community engagement, enrollment and recruitment, and other content areas

**Program Management**

- Managed multiple distinct programs, including Head Start, Early Head Start, Great Start Readiness Program, and Foster Grandparent programs
- Successfully led the organization through several federal grant review site visits

**Budget and Financial Management**

- Managed federal, state, and private foundation funds, including a grant from the W.K. Kellogg Foundation
- Responsible for managing budget of over \$9 million
- Worked with Director of Human Resources to develop and adopt market-based compensation schedules to better recruit and retain staff for competitive and high-priority positions

ARBOR YOUTH SERVICES, Lexington, Kentucky  
Executive Director

2006-2013

**Governance and Leadership**

- Successfully led agency through its first accreditation process as well as re-accreditation four years later
- Responsible for guiding Board of Directors through short and long-term strategic planning process
- Served on Fayette County's Restorative Justice Committee, Juvenile Drug Court Advisory Council and Disproportionate Minority Confinement Committee

**Program Development and Administration**

- Responsible for all aspects of program development, including concept development, grant writing, grants management, hiring and supervision, and ongoing oversight
- Developed and coordinated Performance and Quality Improvement and Risk Management plans

**Budget and Financial Management**

- Responsible for developing and managing agency-wide and program and grant-specific annual budgets
- Administered up to \$750,000 annually in federal, local, and foundation grants
- Developed and implemented policies governing internal controls, financial planning, and financial management

**Human Resources Management**

- Experienced in hiring, training, benefits administration, and severance practices
- Established comprehensive benefits package, including initiating a retirement plan
- Developed agency anti-discrimination, whistleblower, workplace violence and volunteer management policies

BLUEGRASS DOMESTIC VIOLENCE PROGRAM, Lexington, Kentucky  
Development Specialist/Development Director, 2005 - 2006

2004 - 2006

- Secured \$450,000 in new grants in first year as Development Specialist
- Reviewed grants for local funding award process
- Administered financial literacy and low-income homeownership education programs
- Coordinated Kentucky Housing Corporation housing voucher program in the Bluegrass region
- Administered Kentucky Domestic Violence Association IDA program in Bluegrass region
- Established Montessori-style children's advocacy and learning center from concept to implementation

- Administered Redevelopment Opportunities for Women financial literacy program in Bluegrass region
- Developed community fundraisers and annual giving campaign
- Wrote and managed multiple concurrent governmental and private grants

**Family Advocate, 2004 - 2005**

- Instrumental in all aspects of initial agency development including contract negotiation and strategic plan
- Provided legal, housing, and education advocacy for women and children victimized by domestic violence
- Maintained compliance with local, state, and federal regulations and standards
- Facilitated groups on various topics including financial literacy, setting goals, and building self esteem
- Initiated strategic relationships with funders, vendors, and community organizations

**EDUCATION**

|   |               |
|---|---------------|
| UNIVERSITY OF MICHIGAN, ROSS SCHOOL OF BUSINESS<br><b>Master of Business Administration, 2012</b>             | Ann Arbor, MI |
| EASTERN KENTUCKY UNIVERSITY<br><b>Master of Public Health, 2006</b><br>Concentration in Public Administration | Richmond, KY  |
| UNIVERSITY OF OREGON<br><b>Bachelor of Arts, English Literature, 2004</b><br>Minor in Women's Studies         | Eugene, OR    |

**VOLUNTEER EXPERIENCE IN LEADERSHIP AND GOVERNANCE**

|  |              |
|--|--------------|
| GRETA BERMAN ARBETTER KAZOO SCHOOL, Kalamazoo, MI<br><b>Trustee, Board of Trustees</b>                       | 2016-present |
| COUNCIL ON ACCREDITATION, New York, New York<br><b>Peer Reviewer</b>   | 2009 - 2013  |
| CHILDREN'S ALLIANCE OF KENTUCKY, Frankfort, Kentucky<br><b>Director, Board of Directors</b>                  | 2006 - 2013  |
| CENTRAL KENTUCKY HOUSING AND HOMELESS INITIATIVE, Lexington, Kentucky<br><b>Director, Board of Directors</b> | 2005 - 2013  |
| YOUTH AND FAMILY SERVICES NETWORK, Bonita Springs, Florida<br><b>Director, Board of Directors</b>            | 2009 - 2010  |
| BLUEGRASS RAPE CRISIS CENTER, Lexington, Kentucky<br><b>Director, Board of Directors</b>                     | 2004 - 2005  |

**2019 ER 96-713 106 Review Log**  
**First Quarter report to Historic Preservation Commission**  
**City of Kalamazoo, Kalamazoo County – A Certified Local Government**

| Date | Address | Neighborhood | Sub-recipient |
|------|---------|--------------|---------------|
|------|---------|--------------|---------------|

\*ALSO REVIEWED – No Historic Property – end of this document

- |    |            |                 |      |                     |
|----|------------|-----------------|------|---------------------|
| 1. | 01/22/2019 | 431 West Dutton | VINE | Community Homeworks |
|----|------------|-----------------|------|---------------------|

PROPOSED WORK: Replace water heater and furnace

AREA OF POTENTIAL EFFECT: Limited to the interior of this house

HISTORIC PROPERTIES PRESENT: This house is a contributing structure in the South Street – Vine Area local Historic District.

The proposed work is entirely inside the house and is exempt from review under *Appendix C – item b* of the 2016 Programmatic Agreement between the City of Kalamazoo and the State Historic Preservation Office.

DETERMINATION OF EFFECT: NO EFFECT.

- Work may proceed without further review.

- |    |            |            |        |       |
|----|------------|------------|--------|-------|
| 2. | 02/11/2019 | 525 Vernon | Edison | KNHS? |
|----|------------|------------|--------|-------|

PROPOSED WORK: Roof only

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 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 if work complies with standards below:

1. Medium to dark color shingle
2. Dark "D" type drip edge.
3. Ridge vent colored to blend with roof.
4. Single cut or open valleys (no woven shingle valleys).
5. New deck is to be installed to protect/accommodate crown moulding by installing decking to hang over 3/4" - 1" past existing or future crown moulding.
6. Flashing shall be a color to complement the roof color (Not bright metal) and shall be properly installed:
  - a. Flashing must be tucked behind clapboards or siding on porches, dormers and side roofs.
  - b. Flashing must be tucked into mortar joints of chimneys.
7. Any unpainted wood must be painted within six months from the date of completion (not counting months between November and April.)

Work may proceed without further review.

- |    |            |              |      |         |
|----|------------|--------------|------|---------|
| 3. | 02/21/2019 | 623 W. Cedar | VINE | ??????? |
|----|------------|--------------|------|---------|

PROPOSED WORK: replace water heater, possibly furnace

AREA OF POTENTIAL EFFECT: Limited to the interior of this house

HISTORIC PROPERTIES PRESENT: This house is a contributing structure in the South Street – Vine Area local Historic District.

The proposed work is entirely inside the house and is exempt from review under *Appendix C – item b* of the 2016 Programmatic Agreement between the City of Kalamazoo and the State Historic Preservation Office.

DETERMINATION OF EFFECT: NO EFFECT.

- Work may proceed without further review.

- |    |            |           |        |      |
|----|------------|-----------|--------|------|
| 4. | 03/08/2019 | 1510 Lane | Edison | KNHS |
|----|------------|-----------|--------|------|

PROPOSED WORK: Roof only

AREA OF POTENTIAL EFFECT: Limited to this house and adjacent houses







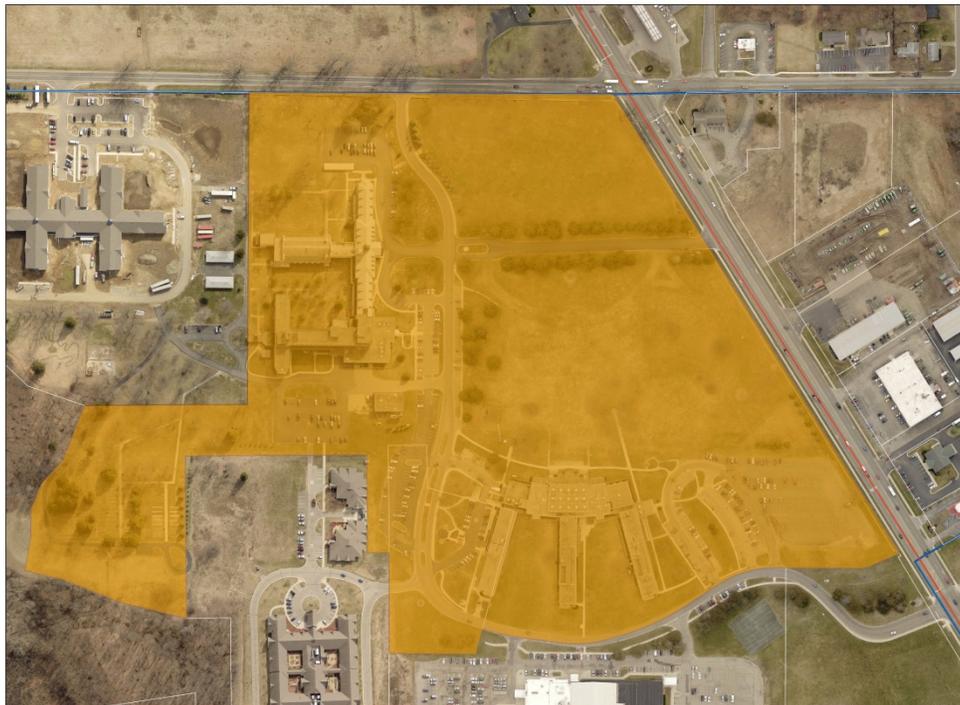
## HISTORIC DISTRICT STUDY COMMITTEE

Progress toward establishing the Nazareth & Bronson Park Local Historic Districts  
Report – 04/03/19 for HPC on 4/09/19

- 2018-12-11 Nazareth final Historic District Study Committee Report - Agenda item 9b: acceptance of study committee report for Nazareth - Historic Preservation Commission unanimously accepts the report.
- 2019-02-05 (Special meeting of the Historic Preservation Commission, postponed due to the terribly cold weather the previous week – January 22-24) – Bronson Park final Historic District Study Committee Report – Historic Preservation Commission unanimously accepts the report.
- 2019-02-05 – Historic Preservation Commission unanimously approves a public participation meeting on Tuesday, February 26 at 6pm in the Community Room at City Hall. Letters of invitation will be sent to all property owners and most will also be contacted directly by phone before the letters arrive.
- 2019-02-07 – Invitation letters sent to all property owners
- 2019-02-12 – Regular meeting of the HPC – first few responses to the letters including an attorney from Troy for the Congregation of Saint Joseph.
- 2019-02-19 – Regularly scheduled Historic District Commission meeting. Briefed the commission on the process of establishing the new districts and the process. Invited them to attend the Public Participation meeting on February 26.
- 2016-02-26 – Public Participation meeting. Originally scheduled in the community room, as 6:00 pm approached it became clear that we should instead use commission chambers. Kerrie LeClerq, recording secretary, took notes. At least 61 people were in attendance and left their names and email addresses on the sign in sheets. Most of those in attendance spoke against the proposed district. Two people spoke in support. The session lasted for about 90 minutes.
- 2019-02-28 – City staff meets to review next steps.
- 2019-03-11 - Property owners from the Bronson Park meet at Ladies Library – most of the comments are still negative, expressing strong opposition to the proposed local historic district. Planner Christina Anderson proposes a pause in the historic district process and any applications for demolition to take time to engage the wider community for comments and input on Bronson Park.
- 2019-03-11 – Nazareth representatives meet with city staff at the Kalamazoo Community Foundation on Thursday March 14.
- 2019-03-27 – Pam O’Connor and Sharon Ferraro met with members of the Kalamazoo AIA at the Van Deusen Room of the Kalamazoo Public Library to brief them on the status of the historic districts. They were all very supportive of the proposed historic districts.
- 2019-03-27 – Sharon Ferraro met with the Presbyterian Session at 7pm and presented information, as well as answering questions about the proposed historic district and the details of the HD review process.
- 2019-03-29 – City Commission agenda includes a resolution directing the HPC to stop the historic district process completely. The packet also includes a 17 page letter from Pastor Nathan Dannison of First Congregational Church.
- 2019-04-01 – at a three hour city commission meeting, over 20 people speak to the resolution – the majority of the speakers are from Kalamazoo and support the proposed historic districts. The city commission votes 4-3 to approve the resolution to truncate the process.

The Historic District Study Committee Reports are complete but will not be sent on to the planning commission, the Michigan Historical Commission, the Michigan Historic Preservation Review Board and the State Historic Preservation Office for comment.

Submitted 04/03/19 Sharon Ferraro



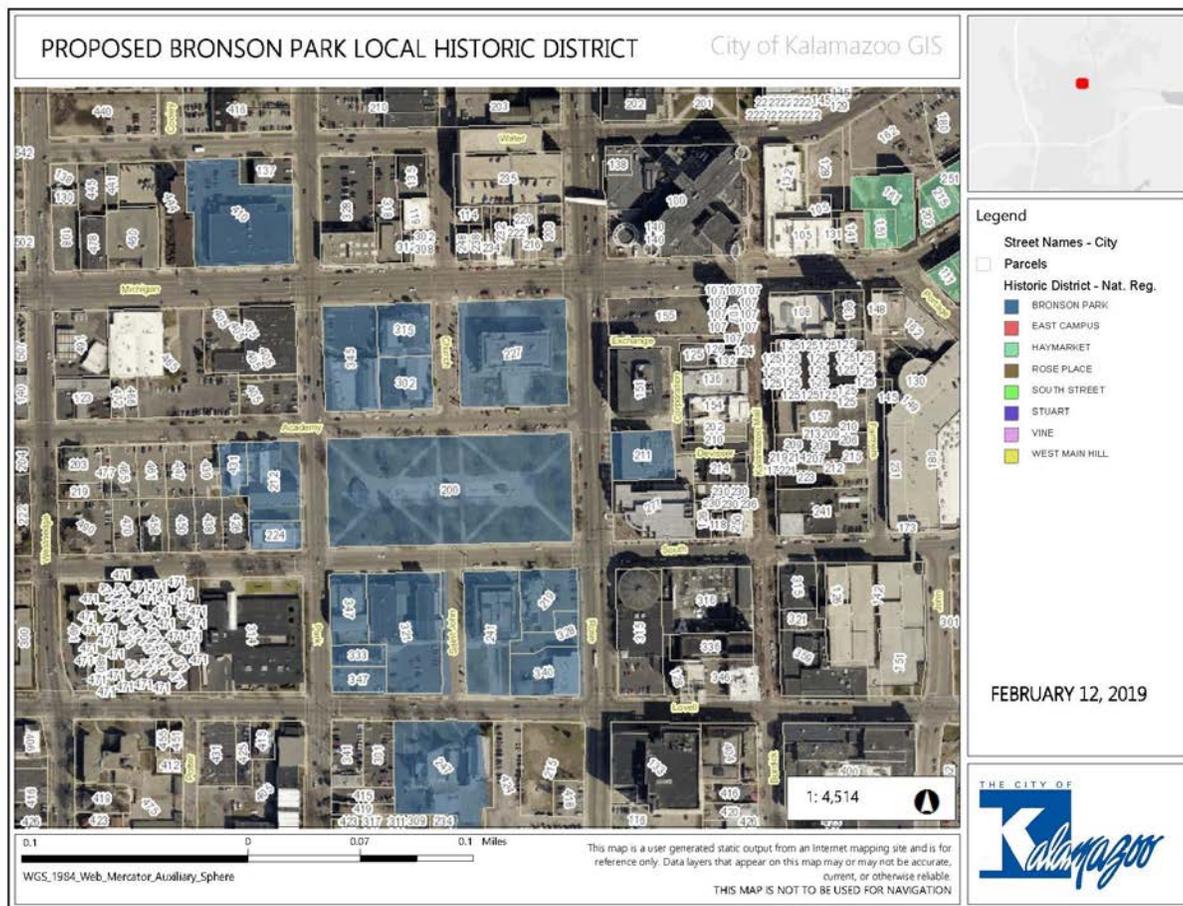
0 150 300 450 600  
Feet

North Arrow

LOCATION WITHIN CITY LIMITS

**Legend**

- Proposed District Boundary
- Primary (State) Highways
- Parcel
- City Limits
- Railroads



**CITY OF KALAMAZOO - PROPOSED HISTORIC DISTRICTS**City Hall – 241 West South Street – City Council Chambers 2<sup>nd</sup> Floor

TUESDAY, FEBRUARY 26, 2019 – 6:00 PM

**PUBLIC PARTICIPATION MEETING MINUTES - Draft****Call to Order:**

Ms. Sharon Ferraro, City of Kalamazoo Historic Preservation Coordinator, called the meeting to order at 6:00 PM. She advised attendees that she would give a brief introduction of the purpose and background of the meeting and would be happy to take all questions and comments following her presentation.

**Purpose of the Public Meeting:**

Ms. Ferraro explained that the purpose of the meeting was to gather comments and answer citizen questions regarding the potential establishment of two new local historic districts. The proposed historic districts are the Bronson Park Local Historic District (which is already listed on the National Register) and the Nazareth Local Historic District. This is the first public step in a process which has four more steps and three additional public hearings. Ms. Ferraro stated that no decisions will be made this evening.

The proposed Nazareth Complex Local Historic District includes the Mother House, Dormitory Complex, Gate of Heaven Cemetery, and the stone walls facing Gull Road and Nazareth Road. The proposed Bronson Park Local Historic District includes 17 buildings and has the same dimensions as the existing National Register for that area. The overlay of the National and Local Bronson Park Historic Districts would be identical.

The Kalamazoo Historic Preservation Commission was created to “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.” For the last couple of years, the Commission has been concerned with the possible loss of local historic buildings, particularly around Bronson Park and at the Nazareth campus of the Congregation of Saint Joseph. The Commission began studying these two areas to determine if the buildings retained enough historical integrity to be eligible for designation as a local historic district following the study committee process required by the City of Kalamazoo Code of Ordinance.

**Background of the Kalamazoo Historic Preservation Commission and the Establishment of Local Historic Districts:**

Ms. Ferraro presented a slide show detailing the history of historic preservation in Kalamazoo. In June of 1965, the Historic Preservation Commission was established. In June of 1970, MI Public Act 169 enabled the creation of historic districts and in September of that year the first Kalamazoo Historic District Study Committee was formed. Also in 1970, the Ladies Library was entered on the National Register. Between 1973 and 2001, seven historic surveys were conducted.

A historic district can be either a single significant building or a collection of buildings that tell a story about the history of an area. The significance is in the shared history of all the buildings, which serve as a mute witness to the story of a city over time.

Ms. Ferraro presented photos of historic districts within Kalamazoo and explained the difference between a national historic district and a local historic district. A national historic district requires a review of federally

Historic District Public Participation Meeting Minutes  
February 26, 2019

funded projects for impact on a historic site. It also allows the use of the 20% national tax credit. Local historic districts require a review of exterior work. A proposed historic preservation state income tax credit of 25% of the cost of work done in local historic districts within Michigan is awaiting action in the House and Senate. It has a lower spending threshold than is required for federal tax credits. The requirements for the State income tax credit are that the property must be located within a local Historic District; the total of eligible costs must be 10% of SEV or more, and the property owners must retain ownership for at least 5 years after the credit is claimed or it is subject to recapture. With regard to property values, there are no documented cases nationwide where historic districts have had a negative impact on property values.

A map of existing historic districts within Kalamazoo was shown which included both single resource properties and larger areas, such as the South Street – Vine historic district, the Stuart district, and West Main Hill.

Ms. Ferraro then explained the process for establishing a local historic district:

- 1) Historic Preservation Commission identifies an area in the City that is eligible to be designated as a local historic district.
- 2) Historic District Study Committee begins the study. In Kalamazoo, the Historic Preservation Commission serves as the Historic District Study Committee under Chapter 2 and Chapter 16 of the Code of Ordinances. (*Section C of Chapter 16 requires review by the Historic District Commission of all exterior projects for a period of 6 months to 1 year. Section D states that if the City Commission determines that pending work will cause irreparable harm to resources located within an established historic district or a proposed historic district, no work of any sort will be allowed for a period of 6 months to 1 year.*)
- 3) Study Committee performs photographic inventory and research.
- 4) Study Committee evaluates resource(s) using National Register of Historic Places criteria Bulletin #15.
- 5) Study Committee prepares a preliminary Historic District Study Committee report according to Section 3 of Public Act 169.
- 6) At a public meeting, the Study Committee presents the Historic District Study Committee report to all property owners within the study area.  
**\*\*\*Please note: the current public hearing reflects this step in the process\*\*\***
- 7) Study Committee officially transmits report to the Planning Commission, SHPO, Michigan Historical Commission and the State Historic Preservation Review Board for review by their staff.
- 8) At least 60 days after the official transmittal of the report, the Study Committee holds a public hearing. All property owners affected will receive a Notice by first class mail at least 10 business days before the hearing.
- 9) Study Committee has up to 1 year after the public hearing to submit a final report including hearing minutes, public input, and comments from planning and State historic entities to the City Commission.
- 10) The recommendation and report is sent to the City Commission, which approves or rejects the proposed historic district along with any necessary changes to the ordinance for adoption. The first reading at a Commission meeting is followed by a public hearing at the next Commission business meeting.

Once a property is designated as part of a historic district, property owners apply to the Historic District Commission for a Certificate of Appropriateness (COA) before undertaking exterior work, new construction and demolition. Exterior work does not include paint, paving or plants. 95 – 97% of projects are approved by the Historic District Commission, which is the same as the national average. Of those proposed projects, 75-80%

need only routine administrative approvals, requiring just 3 business days for review. The remaining 20-25% of projects are reviewed at a monthly Historic District Commission meeting. Applications for review are available on the City of Kalamazoo website, along with complete standards, guidelines and maps. Consultations and site visits with the Historic Preservation Coordinator during the application process may facilitate the review.

**Public Comments / Questions:**

Following her informational presentation, Ms. Ferraro opened the floor to questions and comments from audience members. There were approximately 55 interested members of the public present for the meeting, as well as representatives from the City of Kalamazoo and members of the Kalamazoo Historic Preservation Commission (HPC). Many audience members represented the Congregation of Saint Joseph, which is concerned with the proposed historic district at Nazareth, or were spokespeople or members of several churches surrounding Bronson Park.

- 1) Mr. Pat Lennon, representing the Congregation of the Sisters of Saint Joseph:  
Asked when the HPC would vote to approve the study. Ms. Ferraro explained that the report is preliminary until all comments have been integrated into it, but that the Nazareth and Bronson Park studies have already been approved by the Historic Preservation Commission and a decision has been made to pursue the remainder of the historic districting process. Mr. Lennon asked if there was still time to change the minds of HPC members regarding designating Nazareth as a Historic District. Ms. Ferraro explained that the question was a legal one which she was not comfortable answering. The process does not call for a change in direction as a result of this particular meeting; the purpose is only to gather input from the public to be included in the final report that goes before the City Commission for approval. There are public hearing that will take place in the process including-at the-Planning Commission, a formal hearing after that and the final hearing at a city commission meeting.
- 2) Reverend Doctor Seth Weeldryer, representing the First Presbyterian Church:  
Asked if it was the policy of the City to contact homeowners of affected properties prior to conducting a study of this kind. Ms. Ferraro advised that prior notification is not required, but the City of Kalamazoo has always made a point of asking for citizen input. The Reverend then expressed his frustration with the lack of sufficient notice prior to any decisions being made or any study beginning and inquired if a historic district can be established against the wishes of the property owners. Ms. Ferraro replied that the City does have the authority to designate a particular area or structure as a historic district, but has not done so against the wishes of its inhabitants in the past. First Presbyterian Church has a board meeting scheduled for Wednesday, February 27, 2019 and he needed to report back to the board if there would be any financial benefit to the church if they were part of a local historic district. Ms. Ferraro confirmed that there would not be a benefit in terms of tax credits or any other direct financial benefit, but a historic district preserves the history and character of an area and she believes that preservation efforts have been very beneficial to the City of Kalamazoo.

- 3) Father Randall Warren, pastor of Saint Luke's Episcopal Church:  
Stated that their church is 182 years old and they have done a good job of caring for the property and for the larger Kalamazoo area. They oppose being added as part of a local historic district, as they have a limited pool of funds and adding red tape and costs for projects that meet historic district standards would be cost prohibitive. He also expressed frustration that decisions were made prior to notifying the affected property owners.
- 4) Reverend Nathan Dannison, pastor of the First Congregational Church:  
Voiced his church's opposition to making Bronson Park a local historic district. They have always diligently preserved the church without secular oversight and they have not received adequate notice of a possible change in designation. They would also like to demolish the church located at 302 Academy Street because they believe the building has deteriorated too much and it threatens the structural integrity of their church. They are committed to re-using any salvageable material they can put to use after the demolition, but they don't want to be forced to rehabilitate the building. He stated that they believe the proposal of a local historic district is an infraction of their civil rights, as well as the separation of church and state.
- 5) Clair Milne, property owner in West Main Hill Local Historic District:  
Spoke of her experience as the owner of a historic property in the City of Kalamazoo. She believes that there is a lot of unnecessary fear that is being expressed by attendees of the public meeting, some of it stemming from fear of the government telling people what they can do with their property. She has not found owning a historic residence to be a financial burden and that the Historic District Commission functions as an advisory body. Kalamazoo needs to look toward protecting historically significant buildings in the future, not just the present. Ms. Ferraro pointed out that she has built up a large number of resources and contacts over the years as Historic Preservation Coordinator and she is available to help property owners with any projects that they may be considering.
- 6) Mr. Pat Lennon, representing the Congregation of the Sisters of Saint Joseph:  
Expressed appreciation and respect for Ms. Ferraro and the work that the HPC and HDC have done over the years, even though they oppose this particular process. He believes that the imposition of a historic district at Nazareth would have catastrophic repercussions for the nuns who own the property. He does not believe that the buildings located on the Nazareth property are either special or unique, but the 200 years of service that the nuns have given to Kalamazoo is what is important. The Sisters have already received approval from the Pope to pursue their plans for the property and Mr. Lennon believes that being designated as a local historic district would impede their ability to minister to their community.
- 7) Three Sisters from the Congregation of the Sisters of Saint Joseph then rose to speak:
  - a. Sister Marie Hogan advised that Nazareth is very important to them, it is holy ground. She appreciates the recognition of their history, but they should be left to manage their own property as they see fit.
  - b. Sister Pat Warbritton explained that she is saddened that the HPC is trying to control how they minister and how they steward their buildings and property. It has forced them to redirect their focus and funds to this issue.

- c. Sister Kathy Brazda reiterated the strong opposition expressed by Sister Hogan and Sister Warbritton.
- 8) **A gentleman who lives in the Westwood neighborhood:**  
Explained that he went to Nazareth for college. He believes that the Sisters answer to a much higher authority than a local government and they should be listened to. He also asked when the process started and Ms. Ferraro explained that they began considering the issue approximately 3 years previously and the study then picked up momentum in 2018. The Commission will look at any building that may be under threat. He then asked why notification was not made at the very earliest moment of consideration. Ms. Ferraro replied that they made notifications 3-4 weeks after the report was completed and that it is not feasible to notify property owners until they have completed a study and determined if further action is going to be pursued.
- 9) Susan Shaw, representing the Kairos Dwelling:  
Inquired as to whether or not the Kairos Dwelling would be affected by the proposed local historic district at Nazareth. Ms. Ferraro confirmed that they would not be a part of the district and Ms. Shaw then spoke in support of the Sisters, praising them for all of the assistance they have provided to Kairos Dwelling over the years.
- 10) Sara Nicholson, Attorney representing the First Congregational Church:  
Expressed the church's appreciation for everything the Historic Preservation Commission does for the community. Their primary concern lies with the building at 302 Academy Street. They have been unable to find a buyer for the property and have put together a plan to put the space to public use. They would prefer not to pursue a legal action, but are willing to if forced by the proposed Bronson Park Historic District going forward.
- 11) Reverend David Nichols from the First Baptist Church:  
Stated that their church is the oldest public building in Kalamazoo. They have worked for years to preserve the building and its character. He asked Ms. Ferraro if historic preservation was only about appearance or if it also included the substance of a building. He pointed out that there are times when a building cannot be saved and must come down. Ms. Ferraro responded that they do have to recognize that some buildings can be a hazard to the public and in those situations, demolition permits will be approved. It is a decision that is made by the Historic District Commission and there have been times in the past when a building was approved for demolition only to be saved at the last minute by a new developer interceding. Once a building is torn down, opportunities can be lost. The Historic District Commission must consider and weigh both aspects.
- 12) Joyce Standish, a member of the First Baptist Church:  
Asked if there is a hold on the work that can be completed while the process of determining local historic districts moves forward. She was concerned that they would have to wait to do anything to save their church from the danger of the building at 302 Academy Street. Ms. Ferraro replied that, at the moment, there is no stay on projects moving forward. The Historic Preservation Commission has asked for a moratorium on projects, but it will have to be decided by the City Commission.

- 13) Rex Brueggeman, member of the First Congregational Church:  
Stated that he is opposed to the new local historic districts the HPC is proposing. He believes that a large and blunt instrument is being used on 302 Academy Street and he doesn't think that the facts have been correctly presented in the documentation. He also believes that what is being proposed doesn't take into consideration the proper use of Church Square.
- 14) Reverend Doctor Seth Weeldryer, representing the First Presbyterian Church:  
Stood up to speak once again. He thanked HPC for the work that it has done for Kalamazoo, then asked if it was possible for the proposal to be amended to continue on with some structures, but to remove some of the churches that are in opposition to the plan. He is supportive of the plan in principal, if property owners and churches are able to have a voice in whether they participate. Ms. Ferraro knew of one past instance in which some severely damaged properties were removed from consideration as part of the Stuart Neighborhood Historic District. This was one of the purposes of the public meetings, to gather comments from the community. When the Reverend Doctor again mentioned his board meeting the following evening, Ms. Ferraro volunteered to attend and answer any questions that she could.
- 15) Clair Milne, property owner in West Main Hill Local Historic District:  
As the owner of a historic property who spoke once earlier in the meeting, Ms. Milne emphasized the importance of having local historic districts. A historic district protects against anyone deciding, years down the line, to erect something inappropriate inside of a historic district. She explained that being part of a historic district is not an onerous situation and it protects the spirit of an area. If the church wishes to pursue a particular building project, it would just need to be reviewed by the Historic District Commission to ensure that it matched the age of the building and its surroundings. The mission of the churches can continue, and they can know that their building will be there, protected, 100 years in the future.
- 16) Mr. Pat Lennon, representing the Congregation of the Sisters of Saint Joseph:  
Pointed out that, although the Historic District Commission has chosen in the past to not play the role of "big brother", it does not mean that they can't decide to do so in the future.
- 17) Father Randall Warren, pastor of Saint Luke's Episcopal Church:  
Requested clarification from Ms. Ferraro regarding costs of repairs for historical buildings. If the HPC determines that the church cannot take down a structure, does the resulting expense of repair and maintenance fall back upon the property owner? He emphasized again that conversations and legal decisions have been made without anyone from his church being notified. As a result, he has no trust level and he believes that all of the decisions made about historic properties in the past have been made to benefit the rich, not the poor.
- 18) Reverend Nathan Dannison, pastor of the First Congregational Church:  
He lives in a named historic home in the Vine Neighborhood Historic District. He is strongly supportive of preservation efforts and believes that history is important. 190 years ago, Titus Bronson declared that there would be a corner of the community reserved for public use and named it Church Square. It is his understanding that if a property owner cannot keep up with necessary maintenance for a building, the

Historic District Public Participation Meeting Minutes  
February 26, 2019

result is a process known as “demolition by neglect”. In those cases, the City can step in and make repairs and then send the bill to the property owner. He asked Ms. Ferraro to further elucidate the process of demolition by neglect and pointed out that he did not believe any member of the Commission had the requisite experience and knowledge about preservation to make appropriate decisions about historic properties. Ms. Ferraro briefly summarized the credentials of numerous Commission members and also pointed out that there are additional resources and contacts available through various historic preservation networks. She added that the Commission has very rarely relied upon the demolition by neglect law and has always begun by working with property owners. It is an option available in the ordinance, but is not one that has been used.

**Adjournment:** The meeting was adjourned by Ms. Ferraro at 7:30 PM

**Public meeting minutes respectfully submitted by Kerrie LeClercq, Recording Secretary, March 7, 2019**

This page left blank for packets.

**KALAMAZOO HISTORIC PRESERVATION COMMISSION**

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

TUESDAY, March 12, 2019 – 6:00 PM

**MEETING NOTES - Draft**

**Members Present:** Joshua Koenig, Sue Robinson, Ciara Sullivan, David Kohrman, Nicole Sabel

**Members Absent:** Elizabeth Timmerman

**City Staff Present:** Sharon Ferraro – Historic Preservation Coordinator; Clyde Robinson – city attorney, Christina Anderson, city planner

**City Commissioners Present:** Jack Urban, David Anderson, Bobby Hopewell (30 minutes)

**Call to Order:** Mr. Koenig called the meeting to order at 6:00 PM

- I. **Approval of Absences:** Beth Timmerman. Motion to approve the absence by Sabel, seconded by Robinson, passed unanimously by voice vote.
- II. **Approval of Agenda:** *Move item VIIIb to the beginning of the agenda. This item is Report on Historic District Study Committee progress. The move is to accommodate all the guests in attendance. Motion made by Sullivan, seconded by Sabel, approved unanimously by voice vote.*
- III. **Introduction of Guests:** Pam O'Connor, Sara Nicholson, Jody Brylinsky, Marlo Cookston, Christopher Schram, Daniel Kastner, Rebecca MacLeery, Bill Rose, Belden Smith, Christina Anderson, Sister Sally Latkovich (sp?), Denise Garman, Sister Marie Hogan CSJ, Sister Kathy Brazda CSJ,
- IV. **Citizen Comments on Non-Agenda Items and Correspondence:** Pam O'Connor spoke about the idea of establishing a local archipedia to include information on Kalamazoo buildings. She brought sample pages from other cities. Currently a lot of information is available at scattered sites with a lot not accessible on the web. Ms. O'Connor also spoke about the Michigan Historic preservation Network conference in Holland from May 16-18. She pointed out, and Ms. Ferraro affirmed, that the HPC has paid for registration in the past, if commissioners are interested in attending. Josh K. asked that everyone check out archipedia prior to next meeting. Explore library being a partner in archepeia project.
- V. **Financial Report:** Ms. Ferraro advised that she has not received an update from Marcy Dix this month.

ITEM VIII b Report on Historic District Study Committee progress

G. Meeting 2/26/19 in Commission Chambers. This meeting, with invitations sent to all the property owners, introduced the completed Historic District Study Committee reports and invited comments. (*Minutes from that meeting will be included in the packet for the April 9, 2019 HPC meeting*)

A. Originally planned for the Community Room, it was very quickly obvious that we needed the space in commission chambers.

- B. 61 people signed in; probably more attended since commission chambers was almost full. Minutes are complete; not approved yet (need to figure out how to process them). Most voices at the meeting were not in favor. (see minutes in 4/9/19 packet.)
- H. Met Monday, March 11 with Bronson Park buildings owners at the Ladies Library Association.
  - A. Discussed idea of a pause in the process to make a more profound decision on what to do with the area, in keeping with Imagine 2025. Christina Anderson proposed engaging the wider public city wide to consider the character of the Bronson Park area. During the city wide engagement, the building owners would agree to no demolitions.
  - B. No decisions were made or planned. This meeting was meant to engage stakeholders and explore a way forward. The city and HPC are still comment gathering.
  - C. The next step would be transmitting the study committee reports to the planning commission, the Michigan Historical Commission, the State Historic Preservation Office and the State Historic Preservation Review Board. Transmitting study committee reports has not been done yet. After the comments are received from these entities, a public hearing would gather local comments and the final study committee report would integrate all the comments. The final step is sending the report and ordinance language (including boundary descriptions) to the city commission to be placed on the agenda.
- I. Sue Robinson reported on the Advocate meeting on March 11. She didn't bring along the agenda from that meeting to the HPC meeting. The advocates are planning to attend the March 18 city commission meeting. People agreed to speak from advocacy committee group; at least four plan to speak at the commission meeting.

#### PUBLIC COMMENTS ON HISTORIC DISTRICT STUDY COMMITTEE REPORTS:

- Sara Nicholson, attorney for First Congregational Church
  - The Historic District proposal is unnecessary; the congregation has just complete renovation of their buildings; adding requirements takes time, energy & funds away from other work. The church at 302 threatens the adjacent First Baptist Church. First Baptist has not been able to access their south wall since 1880s. 302 Academy is not salvageable; the walls are bowing. First Congregational has spoken with buyers; only offer was a residential rental which included a five story apartment block that would have blocked all the light from the east coming into the First Congregational sanctuary. The organ at 302 is gone and the rose window that shows up in the south gable in historic photos is gone, with scraps of the casing scattered in the church attic. She stated that district creation would cost the church \$3-\$5 million and the moratorium would hinder their progress on the proposed playscape. Any delay in their plans will cost the church money and hinder their fundraising goals goal to contribute to block.
  - Chairperson Koenig asked where the \$3-5 million quote came from
    - Sarah N. said that Pastor Dannison was talking those to working on 1<sup>st</sup> Congregational property when that work was being done and they gave him an estimate around that time.
  - Chairperson Koenig talked to Byce & Associates and their total rehab project quoted at \$3 million in the presentation they prepared for Downtown Kalamazoo Inc.

- No formal written quotes were given; negotiation between interested parties didn't go anywhere. Asked if anything was added to the property agreements after the fact. Sarah N. said that an easement was asked for.
- Josh K. cited a presentation made by Byce & Associates for mixed-use of space, and tear down of the annex; Sarah Nicholson was asked why that project offer fell through, she said that she was not aware of anyone making an offer.
- Belden Smith of FCC asked if Byce-DKI report was public record, and Josh Koenig brought some copies. The report dates to 2016. Sharon said she would email digital copy.
- Sisters Kathy Brazda, Marie Hogan - Nazareth leadership present
  - The Sisters of St. Joseph have been in Kalamazoo for over 130 years. They are firmly opposed to HPC action to establish a historic district at Nazareth. They have engaged in a process to determine the best use of property that fits with their values. The sisters' focus is to commit resources to their ministry & the people of Kalamazoo.
  - Nicole Sabel asked whether leadership lives on campus. They replied that they did not, but see Nazareth as a community home.
  - Nicole Sabel asked about viable partners, like the diocese of southwestern Michigan Kalamazoo as an option. The sister responded that the diocese did not present the sisters with a comprehensive, viable, sustainable plan to them; the diocese didn't have the funds to support the building.
- Pam O'Connor Commented on what extraordinary experience writing the reports was. Before she began, she felt that she knew a lot about the topics at hand, but after she finished, she saw Bronson Park as the true center of the settling and development of Kalamazoo. Stephen Richardson, Titus Bronson's brother in law, gave a gift to the community to kick start it in a big way by platting the four civic squares – Jail, Academy, Courthouse and Church Squares. In the late 1920s, Kalamazoo's first master plan called for eliminating the houses surrounding Bronson Park and replacing them with Civic buildings. In retrospect, the first local historic district should have done Bronson Historic District prior to Haymarket. Pam said that this district needs to be created.
  - Sara Nicholson stated in response to Pam that she appreciates the historic districts, feel that this is not the proper use because the historic district limits the church's choices.
- Josh K. met with Christina Anderson & Rebekah Kik on this topic and discussed a pause on the process. Not prepared to make any rash decisions on this.
- Belden Smith - He doesn't think that anyone is against history; the problem is with the HPC having power over their process.
- Sharon Ferraro gave a small background on preservation history. We have lost so much of our history we have lost post-WWII & urbanization. Kalamazoo is unique; we do these things
  - Federal process rolling; then moved to state level, and the process begins at the local level.
- Josh K. acknowledged that it's a federal process that is frustrating. Without the law, preservation of country would be worse than it is. He respects and understands frustration with the process.
- Sharon Ferraro addressed projects from Trinity Lutheran since the claim has been made that this church, in the South Street Vine Historic District has paid triple the cost for work over what it would have cost if they were not included in the district.
  - All their proposed work was approved – most was maintenance, adding a vent and replacing one rear door. A house that was in the parking lot slated for demo was moved from the property instead & saved.
  - Looking at projects downtown for comparison – comparing to residences in the historic districts would be inappropriate

- Commercial buildings; upper floors have been developed, elevators were added.
  - 100 block of East Michigan slated for demolition; developed took advantage of the then available stackable tax credits (45% at the time, now 25%)
  - Billboard on top of the Penninsula building; found proof that a billboard had been there since 1885; not out of character so a new digital LED billboard was approved.
  - Idea is to keep the buildings and have them reused. Ideal is keeping a building in the original use but can be adapted to a new use. The best way to care for a building is to use it. Kalamazoo has a lively and active downtown - not so in other places, like Lansing.
  - Kalamazoo has kept preservation as one of the considerations in looking at planning.
  - Mention of project with Thom Phillips, looking at a house not in the city, and all that can be done with those sorts of projects.
  - The buildings should be given every chance to be reused in some way.
  - Mentioned brick building on Porter – Plaza Corp redeveloping.
  - Out of date or has issues shouldn't mean that it should be relegated to a landfill.
- Pam O'Connor: almost all churches in Bronson area had made fairly substantial alterations to their buildings. Looking at these changes, all of them were sensitively done. All the work would have been approved by the HDC if there had been a local historic district.
  - Belden Smith: 302 Academy was cheaply built and is a dilapidated mess as well as a blight on the community. They plan to find things to repurpose.
  - Josh Koenig clarified the difference between HPC & HDC.
  - Belden Smith: HDC wouldn't have to make decisions if it was not a district. He would be glad to show us through the building and the plan to recycle interior things. Not everything will be sent to a landfill.
  - Sharon Ferraro (coordinator): The question is "What can we lose, not what we have to gain". HDC has used demolition by neglect only a few times to push a property owner towards repairs or sale, but have never used the \$5000 penalty or the ability to obtain a court order, contract for the work and bill the owner as allowed in the ordinance. The HDC can only regulate work the owner asks to do. They cannot come to the owner and require work on the building unless there is a violation.
  - Nicole Sabel (commissioner): pointed out to Ms. Nicholson that the Historic preservation Commissioners are appointed not elected as are all the boards and commissions except the City Commission. She also asked what happened with the Byce presentation and the DKI reuse proposal
  - Sarah Nicholson said there's no buyer for the property at 302 Academy.
  - Josh Koenig asked if there were a buyer for the property prior to demolition, is there an interest in still selling?
  - Sarah Nicholson said it would have to go to the congregation and that they've been down this path. There are deed restrictions & historic restrictions
  - Sharon Ferraro stated that the HDC dictates form not use
  - Belden Smith – there are restrictions on that block that already apply to the property that were meant to protect the historic area. He sees those deed restrictions as the way to maintain the historic character and that a historic district is not needed. They want the space to remain a religious organization.
  - Jodi Berlinski – the church thinks that after 3 years of research it cannot be reused. 302 is threatening the buildings around it and delaying the betterment of the property.
  - Dan Kastner - Asked if there is a condition report on the property that documents the walls bowing.

- Sarah N. may have mentioned the differing statistics on how much the building is bowing and reminded that the property is privately owned.
- Pastor Dannison came in later about 7:15pm; Josh Koenig. gave him a chance to speak
  - Reminder that conversations about the municipal nature of Bronson Park has been ongoing
  - Clergy members around the park group are longer standing than others.
  - Those clergy feel that this would be a financial burden.
  - Distressed that they were not made part of the conversation.
  - Sent people to the HPC meetings.
  - Council (church council) unanimously voted that is not in their best interest to keep 302 Academy.
  - Recommit to preserve 1<sup>st</sup> Cong. & Baptist and feel existence of ‘former church’ at 302 to give space.
  - Want us to consider putting this to rest. To stop district movement. Committed to LEED certified demolition; upcycle to other buildings.
  - Causing anxiety and financial burden to members.
  - Put a hold on fundraising & ministry activities.
  - He mentioned his house in the South Street - Vine Area historic district.
  - Feels that this is an extraordinarily misguided use of preservation code.

## VI. Action and Discussion Items

- A. Reconnaissance Level Historic Resource Survey - Drafts of the program with data fields will be done by the end of April with a test run scheduled for May. In June the collected data will be analyzed and one of the programs will be chosen. Outreach programs for the neighborhoods will be prepared over the summer and a training protocol for volunteers. The target date to start field work is October 1. Purchasing tablets
  - A. Adding sidewalks and trees to survey
  - B. May need volunteers to do a pilot test in May
    - Analysis done back in the office; Ms. Ferraro asked David Kohrman was interested in helping with the test run of the analysis.
  - C. NPS just changed standards so they allow camera phones for images
  - D. Community outreach – will need commissioners present at those meetings.
  - E. Meet to talk about experiential learning for Josh K.’s class
- B. Kalamazoo Reservation Public Education - PUBLIC EDUCATION – David Brose reported
  - F. PR for Earth Day; John Shaganoby/ Tribe will have a table there; 1<sup>st</sup> street signs up but we don’t know where yet.
  - G. Working on brochures; rack cards; bookmark.
  - H. Cost for the corner markers still looking good; got back in touch with Cassopolis metal works; working with Alchemist Foundry in Kzoo.
  - I. Assist to fund the publication of fliers – run of 200-250
    - Sharon F. mentioned Allegra printing who do runs for non-profits.
  - J. David is getting \$ amounts to put on April agenda to vote on.
  - K. Kalamazoo Parks & Rec. people are involved and they have 3 informal proposals for the non-intrusive survey of Bronson Park.
    - Thought that they might want to go with Wightman
      - Cost for them would include David as a cultural adviser
      - 2.5 times what other are bidding as costs.

- City is getting this underway prior to Earth Day. Celebration & pitch for fundraising of corner markers.
  - Appointment with the Community Foundation with O'Connor Fund to receive donations
- C. Practical Homeowner Workshops - OHOW – notes in packet; need to follow up on possibility of Facebook page.
- D. Grave Issues – Cemetery Project (Timmerman) No report
- E. Preservation Month – No nominations as of yet
- Sharon F. sending out list of possible projects and past projects.
  - RG reaching out to Sean Smith (Sharon F. sending her contact info)
  - Other project mentions: former IL Envelope Co. ; W.E. Upjohn Institute; Catholic Diocese; Blair Bates.
- I. Designation & Sites – No report
- F. SUSTAINABILITY – Hidden Kalamazoo Book
- Photos & sourcing on next agenda along with review of current images
  - Ready by holiday season 2019
  - Do we still want the website? Can use to publicize book. Sharon F. checking if we can save \$ on dropping any features
    - **David Kohrman moved to spend up to \$315 on the website, seconded by Nicole Sabel, passed by unanimous roll call vote.**
- G. Operations – Josh Met with Anderson & Kik
- a. Meeting covered mostly district stuff - There will be another meeting to cover other topics
- H. Binder Report – Ciara Sullivan
- Trying to get it done by preservation month
  - More complete draft to send out; send to everyone for review
  - Meeting with Sharon F. for options for printing & costs
  - April meeting – vote on project; she is reaching out to repositories (listed in agenda notes) – suggestion of adding Greater Kzoo realtors; Kzoo Central & Norrix; K College; KVCC (JK talking to Dockerty/libraries); could put on USB sticks.
  - Project needs to be reviewed every 2 years or so.
- VIII. **Old/New Business**
- A. Discussion of quotes received for HALS Report on Bronson Park
- Three quotes have been received. We need to make a case for why the city should expend this money. HPC should vote on 3 bids at next meeting.
- B. Report on Historic District Study Committee progress – moved to beginning of agenda
- C. Historic District Commission training – March 23, 8:30am to 5pm at Fire Station 5, 619 Douglas. Still 5 spaces left -
- a. Dan Becker from Raleigh-Durham coming to facilitate with two other instructors. We might hit 50 people; food will be from Ample Pantry.
- D. Approval of the Historic Preservation Commission Annual Report to the City Commission – needs minor editing – **Regina Gorham moved to approve the report, David Kohrman seconded – motion passed unanimously by voice vote.**
- E. Consideration of applicants for a seat on the HPC Rebecca MacLeery stayed at the meeting and answered questions. The commission asked to postpone this agenda item to April when more of the applicants can be present. Mr. Kohrman agreed to keep attending the meetings, as allowed by ordinance, until his replacement is appointed.
- F. Jeff Chamberlain, assistant city manager gave a recap of the current status of the historic district study process.

- City administration asked that a public meeting be held when the study committee reports were complete. This was done on February 26.
- The city scheduled two separate smaller meetings – one on March 11<sup>th</sup> for the Bronson Park owners at Ladies Library and another on March 14<sup>th</sup> for Nazareth at the Kalamazoo Community Foundation.
- The city has not heard support for historic districts from any of the property owners.
- Where we are right now is a mess.
- City Commission hasn't seen the study committee reports. No full blown dialogue has taken place with all owners and sites involved.
- City admin – all parties put a pause to see if there is another way to look at this. What they're hearing is that the city can pause but building owners want to continue to put a stop to the process.
- City Administration needs direction from HPC -Do we push forward or take a different course.
- Concern – city admin – what does this do towards future historic preservation work in the city?
- Josh Koenig mentioned that Christina Anderson wanted a pause while public opinion beyond Bronson Park is gathered to determine the feelings and concerns from other city residents. The HPC and city administration has not heard from about half of the property owners in the proposed historic district.
- Jeff Chamberlain - HPC's charge is to make a recommendation: do we want to send this on to city commission for consideration at a meeting or send the resolution to instate a temporary historic district.
- Pam O'Connor - Asked that the city commission actually read the study committee reports and that the city commission decision should not be made unless they have been informed.
- Those who had not been spoken to yet include the County and Ryan Reedy.
- Put the District question on the agenda for the April 9<sup>th</sup> HPC meeting.
- Jeff C. asked to confirm whether or not HPC was moving forward with the report; confirmed that we were pausing.
- City Commissioner Jack Urban - City commission feels like it's behind the 8 ball on the project; not just city commission needs to be brought up to speed, but community does too. Other approaches to saving the buildings should be explored besides the proposed historic district.
  - Demolition – gone forever; let's not let anyone in the community think we're abandoning the downtown to demolition.
  - Wants the end to be good; wants there to be public participation.
  - Inclusive & open about what we do.

**IX. Approval of Meeting Minutes:** There were minor changes to the meeting minutes for February 12, 2019 and the special meeting of Feb 5, 2019. Ciara Sullivan moved to approve the minutes as amended, seconded by David Korhman. The motion passed unanimously by voice vote.

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

**XI. Citizen Comments on Non-Agenda Items**

**XII. Commissioner Comments**

**XIII. Adjournment**

The meeting was adjourned at 8:15 PM by Mr. Koenig.

Submitted by: \_\_\_\_\_

Date: \_\_\_\_\_

Recording Secretary - SRF

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

Preservation Coordinator

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

HPC Chair

Kalamazoo Historic Preservation Commission  
 Preservation coordinator's report  
 Tuesday, April 9, 2019

**REVIEWS: Historic District Commission:**

✓ HDC cases to 04/02/19 –18 total Fees total year to date, 2019 ..... \$515

| <b>2019</b>            | <b>2019</b>   | <b>2018</b> | <b>2018 fees</b> |
|------------------------|---------------|-------------|------------------|
| ○ 9 no fee             | \$ 0          | 11 no fee   | \$ 0             |
| ○ 5 bldg permit-\$35*  | \$ 175        | 4           | \$ 140           |
| ○ 4 HDC hearing - \$85 | <u>\$ 340</u> | <u>6</u>    | <u>\$ 510</u>    |
| 18 TOTAL               | \$ 515        | 5           | \$ 650           |

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

- ✓ Section 106 reviews to 02/05/19:
  - 11 – in Potential Historic Study Areas
  - 27- in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2018, 3 reviews were complete by 04/02/18

**SITES and PROJECTS:**

- We have three quotes for the HALS work (This was an agenda item for this meeting)
- Vermeulen Farm site (Loring – McMartin Farm and RR – South Drake and Stadium Drive) MORATORIUM through June 3, 2019.



614 Forest – G.D.B. Hall House



ITEM J  
Kalamazoo Historic Preservation Commission  
Preservation coordinator's report  
Tuesday, April 9, 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 – Total 3**

1. **KALAMAZOO GAZETTE BUILDING – 401 SOUTH BURDICK** – Purchased by Bronson Healthcare Group, south addition begins spring 2019, historic building still vacant
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 – total 13**

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 Grill (2<sup>nd</sup> floor) HK**
9. **Clapham McDonald Building – 131 East Michigan – 3<sup>rd</sup> floor HK**
10. **Gilmore Building – upper floors along Portage vacant HK**
11. **Winston's (Weber Building) 228 East Michigan - 3<sup>rd</sup> floor HK**
12. **Hiemstra Optical (Chase Building) - 234-8 East Michigan\*(2<sup>nd</sup> floor) HK**
13. **266 East Michigan – Hall Building – Coney Island – upper three floors HK**
14. **318 East Michigan – Hotel Holt – Alfred E. Bike – 2<sup>nd</sup> & 3<sup>rd</sup> floors (NEW OWNER – rehab in progress) HK**
15. **100 North Edwards – Nave Architects – 2<sup>nd</sup> floor**
16. **150 North Edwards – Heritage Co – 2<sup>nd</sup> floor & far north, one story bay HK**

**Upper floor unoccupied – total 2**

17. **American National Bank (5/3) – 136 East Michigan – 15<sup>th</sup> floor only - now owned by Hinman HK**

**First floor vacant, upper floors occupied – total 3**

18. **Metropolitan Center – one storefront – 105 East Michigan – to be filled by MOMA-grocery store**
19. **Merrill-McCourtie Building – (south storefront only) former Dragon Inn – 232 South Kalamazoo Mall**
20. **Button Jannasch Building - 242 East Michigan – east 1<sup>st</sup> floor bay vacant**

Notice this list is getting shorter! **HK = part of Hidden Kalamazoo Tour – 2/3 of the vacant/underutilized spaces!**

**21 buildings or spaces in historic buildings are unoccupied.  
(Not counting temporary vacancies)**

**MICHIGAN HISTORIC  
PRESERVATION  
NETWORK**

March 15, 2019



Sharon R. Ferraro, Historic Preservation Coordinator  
City of Kalamazoo - Community Planning and Development  
415 East Stockbridge  
Kalamazoo, Michigan 49001

Calendar Year **2018** Contribution

Dear Sharon:

We wish to thank the Kalamazoo Historic Preservation Commission for its contribution of \$500.00 in support of reintroducing the Michigan Historic Preservation Tax Credit. The MI Impact Coalition has been guiding the effort in collaboration with the Michigan Historic Preservation Network (MHPN).

The MHPN was the organization that pushed for the Preservation Tax Credit passed in 1999. When the credit was lost in 2011, it was a blow because it had done some serious good in those dozen years. You know the statistics: 36,000 jobs were created, \$251 M in Federal Tax Credits were attracted into the state, \$1.46 B in direct rehabilitation expenses were underwritten, and, for every \$1 spent, there was \$11 in economic impact.

Thank you for sharing the MHPN's passion to make every possible tool available again to revitalize Michigan communities, both small and large. Historic preservation is one of the most effective of these tools because of its comprehensive economic, environmental, and social benefits, so we thank you for your support. Back to work in 2019 to get the credit passed!

Sincerely,

Janet L. Kreger  
Fund Development  
Office: (734) 222-9310 / E-mail: [kregerj1981@att.net](mailto:kregerj1981@att.net)

CONTRIBUTION FROM: City of Kalamazoo – Kalamazoo Historic Preservation Commission  
DESIGNATION: MI Impact Coalition Support

YOUR RECEIPT: The Michigan Historic Preservation Network is a 501(c)(3) (Tax ID 38-2878515) for which this contribution of \$500.00 (Check received June, 2018) is tax deductible to the extent provided by State and Federal law. This letter confirms the MHPN provided no goods or services in return for your contribution.

*\* Thank you for your support \**

Michigan Historic Preservation Network – Nancy Finegood, Executive Director  
313 César E. Chávez Avenue / Lansing, Michigan 48906 / 517-371-8080 / [info@mhpn.org](mailto:info@mhpn.org) / [www.mhpn.org](http://www.mhpn.org)



## Regional Planning Workshops Michigan's Five –Year State Historic Preservation Plan

### State Historic Preservation Office (SHPO) Michigan State Housing Development Authority

The SHPO is seeking public input for the Michigan Statewide Historic Preservation Plan 2019-2024. This is an opportunity to:

- Share your vision for the future of historic preservation in Michigan
- Identify the threats and opportunities facing Michigan's historic resources
- Set the direction for statewide historic preservation activities over the next five years

#### Regional Workshop Locations

**All meetings are from 5:30 PM to 8:30 PM.** The workshops will be facilitated by Peter Dams of Dams & Associates of Plainwell. They are **free and open to the public**, but we ask that you register in advance at [www.michigan.gov/shpo](http://www.michigan.gov/shpo). Refreshments will be provided.

#### APRIL 23 – BAY CITY

City Hall, Room 317  
301 Washington

#### APRIL 30 – GRAND RAPIDS

Kendall College of Art and Design (KCAD) of Ferris State University  
Old Federal Building, (Woodbridge N. Ferris Building), Room 217  
17 Pearl Street, NW



#### MAY 21 – DETROIT

Wayne County Community College - Northwest Campus  
Larry K. Lewis Education Center – Media Lab, 8200 West Outer Drive  
Parking is free behind the building



School of  
Continuing Education &  
Workforce Developer  
Wayne County Community College District

#### JUNE 11 – TRAVERSE CITY

Traverse City Area District Library, McGuire Room  
610 Woodmere Avenue

#### JUNE 12 – ESCANABA

Catherine Bonifas Civic Center, Main Room  
225 21<sup>st</sup> Street N



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

March 28, 2019

National Park Service  
1849 C Street NW  
MS 7228  
Washington, DC 20240

RE: National Park Service 36CFR Parts 60 & 63 Proposed Rule  
**RIN (1024-AE49)**

To Whom It May Concern:

On behalf of the Washington State Department of Archaeology & Historic Preservation (DAHP), I appreciate this opportunity to comment on the National Park Service's proposal to revise the regulations governing the listing of properties in the National Register of Historic Places—36 CFR 60 and 63.

Washington DAHP believes the proposed rule exceeds the statutory authority provided under the National Historic Preservation Act of 1966. Additionally, the objective of the proposed rule, particularly with regard to the percent of land ownership, remains unclear to our agency. In general, the proposed rule will be impossible for State Historic Preservation Officers to implement. Further, we strenuously object to the finding that tribal consultation was not required as there is no effect on tribes. Rather than implement this proposed rule, we believe the National Parks Service (NPS) should focus on rules that are unclear such as 36 CFR 63.4, which references the Keeper of the National Record of Historic Places visiting sites before making a concurrence determination. Eliminating or revising this requirement to reflect current practice ensures maintenance of decision timelines under the Section 106 process, 36 CFR Part 800. We also contend that instead of these proposed rules, the Department of Interior, using their expert staff, should clarify eligibility requirements to the National Register of Historic Places. Bulletin 38 on Traditional Cultural Places was set to be clarified for years yet this was never accomplished. This type of guidance would be far more effective in assisting the federal process than having rules that negate public participation.

We are greatly concerned with the process by which this proposal was developed, as there is no evidence the Department of Interior sought input from NPS career staff, State Historic Preservation Officers (SHPOs), or Tribal Historic Preservation Officers (THPOs) before releasing this proposed rule. Given the critical role that the nation's state and tribal historic preservation offices play in the successful and efficient execution of the National Register of Historic Places Program, we believe that a robust discussion during the development of the proposed rule could have led to a proposal that achieved shared goals of streamlining and improved performance.



### Majority Concurrence

Washington DAHP strongly opposes the proposed change to the process for the listing of historic districts that requires majority concurrence. The federal statute could not be clearer: It is “one property, one vote.” The laws states that in the boundaries of a proposed historic district, “a majority of the owners of the individual properties within a district in the case of a historic district, shall be given the opportunity (including a reasonable period of time) to concur in, or object to, the nomination of the property for inclusion or designation.” *54 USC 302105*.

The proposed rule creates a new method and standard, by which a “majority of the owners of the land area of the property” must also serve in calculating agreement. This is not stipulated in the statute and appears to lack a legal basis.

Given the wide range of methods by which local governments across the nation provide property information, the calculation of actual percentages of land ownership will be a mathematical nightmare prone to error, confusion, and endless appeal, debate, and revisions since land parcels may be sub-platted and re-platted. The new proposed rule will require, for a replicable and accurate calculation, a robust Geographic Information System (GIS) to process parcel data and aggregate the resulting geospatial data to calculate and tally percentage owners of the total area. Not all SHPOs or THPOs have the GIS infrastructure and staff to accomplish this task.

Making the proposal even more complex, while some local governments have digitized their parcel data, there is no guarantee the information is current. Further, it is not clear how state historic preservation offices are expected to manage the required calculations when a local entity is still dependent on paper maps.

For urban areas, there is no guidance on how state historic preservation offices are expected to manage the calculation of condominiums in proposed historic districts. These are multi-story buildings containing strata-titles of varying square footage.

In our past 50 years of developing, nominating, and listing over 200 historic districts encompassing approximately 1531 individual and contributing historic properties, all totaling 13,636, we have found that the tried and true legal standard of “one property, one vote” in historic district nominations has stood the test of time.

The proposed method of privileging large landowners over smaller landowners within a potential historic district violates the historic “one person, one vote” statutory language. It establishes a tiered advantaged ranking anathema to democratic values. There has never been a time in American history where voting rights were dependent on the size of one’s property. This is a pre-Civil War or feudal method of allowing privilege to supersede equality based on personal wealth or preference.



This is particularly problematic when the largest landowner in an area is a federal agency. The proposed rule gives the federal government “veto” power over the desire of private landowners and other parties, such as tribes, in the historic district nomination process by holding a nomination in abeyance. A federal agency can arbitrarily refuse to forward a nomination to the Keeper of the National Register and in doing so, prevent a listing. It seems to violate the American tenet that our government is “of the people, by the people and for the people”. The federal government functions for the people of the United States, not the other way around.

### **Tribal Consultation**

We strenuously disagree with the statement by the National Park Service that the proposed rule does not require tribal consultation because the rule will not have a substantial effect on Indian Tribes.

Clearly, this proposed rule, giving a federal agency “veto” authority over proposed nominations of traditional cultural properties, strikes at the heart of tribal sovereignty. The proposed process allows a federal agency to effectively block the will and desire of the public and concerned tribal governments. The application of the proposed rules to historic districts that are traditional cultural places nullifies recognizing and honoring those places.

### **Appeals**

The new proposed rules are unclear as to federal properties in proposed historic districts. If there is a federal courthouse in a proposed district is the FPO still required to forward the nomination as opposed to the normal procedure through the state review board? This is unclear in the proposed rules. Is there a right of appeal if the federal agency owner of a building in a district opposes a district nomination?

Overall, the right of the public to appeal a federal agency’s refusal to forward a nomination to the Keeper of the National Register appears to have been eliminated. This removes the due process measures that are inherent in the existing rules and statutory structure consistent with U.S. Constitutional principles. All citizens have a property interest in federally held lands and structures and therefore have a right to be heard in regard to both actions and inactions of the federal government.

### **Site Visitation – 36 CFR 63.4**

Finally, in the interest in being proactive and finding common ground to improve process, we support modifications to 36 CFR 63.4, which discusses having the Keeper visit a property in a Determination of Eligibility concurrence. Eliminating, or revising this requirement to clarify its meaning, would be a helpful rule change. We realize the visitation requirement has never been enforced, however, should it be implemented it could have a devastating effect on the Section 106 process. The Department of Interior would need to ensure that the Keeper has the budget and availability to travel anywhere in the United States and territories to personally inspect an entity that may or may not be eligible to the National Register of Historic Places. We suggest changing 36 CFR 63.4 to reflect actual practice or eliminate this unnecessary rule completely.



On December 5, 2018, I was part of a panel discussing the National Register of Historic Places and Section 106 process at the American Mining and Exploration Association's annual meeting. It was clear during the panel discussions that the industry wanted more clarity and predictability in both the National Register process and the Section 106 process. The proposed rules will actually make the process more nebulous, difficult to implement, and will produce the exact opposite effect.

Instead of moving forward on the proposed rule, we believe that Interior would be much better served by clarifying eligibility requirements to the National Register of Historic Places. For example, the following discussions have been occurring between State Historic Preservation Officers in the American West:

1. State Historic Preservation Officers in western states have been discussing the listing of large scale cultural landscapes. Will the Department list culturally significant landscapes as historic properties regardless of whether they contain archaeological sites, or historic properties, structures or objects?
2. Native American tribes often identify water bodies as culturally significant sites that represent their cultural affiliation to a broader landscape. Washington recognized the importance of water as part of our state's history when we proposed the Washington National Maritime Heritage Area. The National Park Service determined Nantucket Sound to be eligible to the National Register of Historic Places. Is the Department willing to list water bodies (e.g. Nantucket Sound or river systems) as historic properties on the National Register of Historic Places? Can they be listed alone or can they only be considered as contributing properties along with other historic properties as part of a broader landscape?

In order to assist with clarifying the National Register process Interior should focus on providing substantive guidance on applying the National Register criteria. The proposed rule does not clarify eligibility to the National Register, and would create an undue lengthy process that will be of concern to all stakeholders involved in both the National Register and 36 CFR Part 800.

**These rules should not be codified as currently proposed.**

We completely agree with the need for clarification and predictability. We suggest you convene a group of experts to assist you with developing an alternate set of rules that everyone understands, and can be implemented efficiently and expeditiously. I would be more than happy to be a part of that group.



National Park Service  
March 28, 2019  
Page 5

---

Please contact me at 360.586.3066 or at [Allyson.brooks@dahp.wa.gov](mailto:Allyson.brooks@dahp.wa.gov) if you have any questions.

Sincerely,



Dr. Allyson Brooks, Ph.D., Director  
State Historic Preservation Officer

cc: Washington State THPOs  
Erik Hein, Executive Director, NCSHPO

