

KALAMAZOO HISTORIC PRESERVATION COMMISSION

CITY HALL - 241 W. South – Community Room – 2nd
floor TUESDAY, May 14, 2019 – 6:00pm

I. Call to order:

II. Approval of Absences:

III. Approval of Agenda:

IV. Introduction of Guests:

V. SPECIAL PRESENTATION – Annual Orientation update – history and current issues

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

VII. Financial Report (20 min) (Sabel) *This data is from April.*

- 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) Report at meeting
- b. Kalamazoo Reservation Public Education (Gorham) (10 min) Report at meeting
- c. Practical Homeowner Workshops (Gorham/Ferraro)
 - i. Approve letter of agreement between Old House Network and HPC (ITEM A)
 - ii. Approve budget for OHOW – “not to exceed \$5000”
- d. Grave Issues – Cemetery Project (Timmerman) Report at meeting
- e. Preservation Month (PM) (Gorham) (15 min)
 - i. Ladies Library May 29, 5:30 – approve \$500 for room and snacks.
- f. Designation & Sites (D) – Robinson (10 min) Report at meeting
- g. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book) Report at meeting
- h. Operations (O) – Koenig (5 min) Report at meeting
- i. Binder unveiling (Sullivan) Report at meeting

IX. Old/New Business

- a. Approve a resolution in support of the reinstatement of the Michigan Historic Preservation Income Tax Credit (ITEM B)
- b. Appoint a committee to work on historic text for Bronson Park kiosks – Deadline mid-August
- c. Discussion of Archipedia

X. Approval of meeting notes: (5 min)

- a. April 9, 2019 (ITEM C)

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

- a. Coordinators monthly report (ITEM D)
- b. Correspondence - None

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

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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 – 200th 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: 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) 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 Statement of Significance and permission letter from owner, redevelopment project might be eligible for Federal and possibly Michigan Tax Credits.
1. Edison Elementary (KPS)
2. El Sol/Vine Elementary (KPS) (In local historic district)
3. Milwood Middle School (KPS)
4. Winchell Elementary (KPS)
5. Greenwood Elementary (KPS)
6. Hackett High School (Catholic Diocese)
7. St. Augustine Elementary (Catholic Diocese)
8. St. Monica Elementary (Catholic Diocese)
9. Kalamazoo Christian High School (Christian Schools)
10. Community Education Center (former Kalamazoo Central High School) (KPS) NR & Local HD
11. (Former) South Christian Elementary on Westnedge – owned by KPS
12. Hillcrest School (Kazoo School - private)
13. 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)



Old House Network

1014 Davis Street
Kalamazoo MI 49008
269 720-0403
www.oldhousenetwork.org

LETTER OF AGREEMENT

Kalamazoo Historic Preservation Commission Old House Owner Workshops – OHOW And Old House Network

The Old House Network proposes to provide the following services to facilitate the presentation of Old House Owners Workshops:

1. Supply equipment from the Old House Network including but not limited to:
 - a. Speedheater infrared paint removers
 - b. Hand tools such as scrapers, putty knives, hammers, clamps, ladders, work benches, dropcloths
 - c. HEPA vacuum, Shop Vacuum
2. Purchase supplies as needed including but not limited to: glazing compound, sash rope, sandpaper, chip brushes, paint, paper towels, dust masks
3. Provide lead-safe work practices instruction book
4. Provide coffee and doughnuts for all four workshops
5. Provide lunch for workshops on Saturday July 27 and Saturday August 3
6. Handle registration through Event Brite and transfer funds to the HPC
7. Open and prepare the Sextons Lodge and be responsible for cleanup after workshops.

COMMISSION WILL HANDLE – PAYING INSTRUCTORS AND GRAPHIC ARTIST:

8. Contract with the Michigan Historic Preservation Network to provide an instructor for Old House Maintenance and Old House condition assessment on Saturday July 20, 2019 (\$300)
9. Contract with instructor for a hands-on window rehabilitation work shop from 9 am to 4 pm on Saturday July 27, 2019 at the Sexton's Lodge at Mountain Home Cemetery (\$600)
10. Contract with instructor for a hands-on masonry and mortar work shop from 9 am to 4 pm on Saturday August 3, 2019 at the Sexton's Lodge at Mountain Home Cemetery. (\$600)
11. Paying graphic artist for logos and products.

- When the registrations are complete, Old House Network will transfer funds to the Historic Preservation Commission.
- After the completion of the workshops, Old House Network will submit a final invoice including all the expenses, including a fee, in an amount not to exceed \$2000

The Old House Network is a 501c3 tax exempt organization (EIN 26-1408704) and a Michigan non-profit corporation (70027X).

Josh Koenig for the HPC

Sharon Ferraro for the Old House Network

Date _____



MICHIGAN HISTORIC PRESERVATION NETWORK

Reinstatement of Historic Preservation Tax Credit Introduced in Michigan Senate

A bill to reinstate the Michigan Historic Preservation Tax Credit has been introduced in the state Senate. Senate Bill 54 (Sen. Wayne Schmidt), and House Bill 4100 (Rep. Ben Frederick) would reinstate the popular program that offers a credit of up to 25 percent of rehabilitation expenses against state income tax.

The tax credit, which was an integral part of restoration projects from Detroit to Menominee, was phased out in 2011 as part of the Snyder administration's plan to eliminate most tax carve-out programs. In its 11-year life, the credit leveraged \$71 million in credits to generate more than \$1.46 billion in investment in Michigan rehabilitation projects. It leveraged an additional \$251 million in federal tax credits and led to the creation of 36,000 jobs.

These bills will bring back one of the most valuable tools to level the financial playing field for historic preservation projects – and the only tool available for those restoring owner-occupied homes. Historic preservation projects have been a key part of nearly every successful “revitalization” story in Michigan, and have helped make Michigan places more attractive, more economically viable and more emotionally engaging with both residents and visitors. This tax credit is a powerful tool to save historic resources and the communities they are in.



The economic impacts of our Historic Preservation economic development tools are well documented:

- Each \$1.00 of credit issued leverages \$10.56 in direct economic impact.
- The HTC has leveraged \$251 million in Federal historic tax credits. This is federal dollars coming back into Michigan's economy!
- Michigan Historic tax credits make projects feasible when others have given up. They put underutilized and core urban real estate back on local and state tax rolls.

These programs are used to fill gaps in the financing of rehabilitation real estate projects and are issued only after rehabilitation expenses are incurred. Therefore projects generate significant economic impact and state and local tax revenue before the credits are issued.

Michigan's HTC program is one of the state's most useful tools for revitalizing older communities. They make rehabilitation projects possible, and those projects drive economic growth in Michigan

Resources

Senate Bill 54

<https://www.legislature.mi.gov/documents/2019-2020/billintroduced/Senate/pdf/2019-SIB-0054.pdf>

House Bill 4100

<https://www.legislature.mi.gov/documents/2019-2020/billintroduced/House/pdf/2019-HIB-4100.pdf>

Michigan Historic Preservation Network Tax Credit Press Release

http://www.mhpn.org/wp-content/uploads/2016/02/MHPN-Backs-Newly-Introduced-State-Tax-Credit-Legislation_06.24.2017.pdf

Michigan Historic Preservation Tax Credit Success Stories

http://www.michigan.gov/mshda/0,4641,7-141-54317_19320_76313---,00.html

For Additional Information

MHPN Executive Director

PHONE: (517) 371-8080

E-MAIL: finegood@mhpn.org

City of Kalamazoo – Kalamazoo Historic Preservation Commission
RESOLUTION No.
Date: May 14, 2019

**A Resolution in Support of the Reinstatement of State Historic Tax Credits
Senate Bill 54/ House Bill 4100**

WHEREAS, the historic buildings, neighborhoods and places in Michigan villages, towns and cities distinguish each community and provide character and a sense of place that contribute significantly to the quality of life and the economic benefits enjoyed in and by each community; and

WHEREAS, the preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character, and economic vitality of Michigan communities; and,

WHEREAS, the labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction; and

WHEREAS, demolition or destruction of historic buildings creates costs to Michigan and its communities by destroying the often-irreplaceable construction and ornamental materials of each structure and by adding significantly to landfills, whose makeup is estimated to be more than 40 percent building materials and waste; and

WHEREAS, development and redevelopment within established villages, townships and cities is encouraged by Governor Whitmer; and

WHEREAS, many public policies and financial and lending practices and policies create disincentives or barriers to the preservation, renovation and rehabilitation of historic buildings and resources and create a preferential financial environment for new construction; and

WHEREAS, Michigan has measured the economic impacts of the former Michigan Historic Tax Credit programs between their enactment in 1999 and their elimination in 2011 and seen significant positive direct impacts on the revitalization of neighborhoods and communities, the preservation and creation of affordable and market-rate housing, the creation of skilled local jobs, and the subsequent private investment in areas surrounding tax-credit-driven revitalization projects; and

WHEREAS, each \$1.00 of credit issued leverages \$11.37 in direct economic impact, such that the former Michigan Historic Tax Credit programs during their twelve-year history have leveraged \$251 million in Federal historic tax credits that otherwise would not have returned to Michigan, spurred \$1.46 billion in direct rehabilitation activity, and created 36,000 jobs; and

WHEREAS in Kalamazoo, before the tax credit was eliminated in 2012, historic property owners spent \$17,658,363 on rehabilitation, earning tax credits of over \$4 million – not counting the extensive rehabilitations to the Metropolitan Center on East Michigan.

WHEREAS, the Michigan Legislature is presently considering Senate Bill 54 and House Bill 4100 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties;

NOW, THEREFORE, BE IT RESOLVED that the (Governing Body) _____ of the (Governmental Unit or Preservation Partner Organization) _____ endorses and supports both Senate Bill 54 and House Bill 4100 and calls upon the Michigan Legislature to pass this important legislation and Governor Whitmer to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities.

BE IT FURTHER RESOLVED THAT a copy of this Resolution be forwarded to the Michigan Historic Preservation Network.

Signature _____

Title _____

Date _____

KALAMAZOO HISTORIC PRESERVATION COMMISSION

CITY HALL - 241 W. South – Community Room –

2nd floor TUESDAY, April 9, 2019 – 6:00pm**MEETING NOTES**

- I. Call to order: 6:00pm**
- II. Approval of Absences:**
- III. Approval of Agenda:**
- a. Add discussion of Grave Issues Squad under VIIIId – possible inventory program (Beth Timmerman)
 - i. Motion by Sullivan/ second by Gorham – passed unanimously by voice vote
 - b. Add donation of a copy of Kalamazoo: Lost and Found to the Silent Observer fundraising auction – item XIXf.
- IV. Introduction of Guests:** Pam O'Connor, Jack Urban, Norman Jung, Pam Thorne, Dana Underwood, Luis Pena, Chris Breaubridge, Karla Ragainis (candidate for appointment to HPC)
- V. SPECIAL PRESENTATION – kiosks for Bronson Park, Rachel Hughes-Nillson* (ITEM A)**
- a. Phase 1 of the Bronson Park Plan – signage kiosks will have two sides with changing signage. There may be a third kiosk added at Academy and Rose in the future.
 - b. Rear (facing park) proposed for historical material about the park and will be permanent. What should be on the signs? Appoint a subcommittee to work on the text. – 28 point type, 3' x 4'
 - c. Construction to start in the first week of September
 - d. On the memorials – reviewed the new memorial space at the east end. All the owners support the move. There will be no change to the height of the existing monuments. A QR code on each monument will link to a space on the city website – each group will create their own signage and interpretive material for the web page.
- 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)
- VIII. Action and Discussion Items**
- a. Reconnaissance Level Historic Resource Survey (Ferraro/Sabel)
 - i. Sharon reported that she is still waiting for the program to field test. Tablets will be purchased to use for the survey and for other HPC projects – like the Grave Issues Squad. So the entire original schedule has been pushed about 6 weeks later.
 - b. Kalamazoo Reservation Public Education (Gorham)
 - i. The group met on April 9 at the Kalamazoo Valley Museum.
 - ii. David Brose says the city will be contracting with Wightman for the below ground survey of Bronson Park. Work should be starting on Monday April 15. He will be working with Wightman as the archeologist. The work is weather dependent.
 - iii. Earth Day – April 20 – the Match-E-Be-Nash-She-Wish Band will have a table and will talk about the boundary marker project. John Shagonaby is waiting for confirmation that they will participate with a presentation and go on stage.
 - iv. Regina emailed Jeff Chamberlain to find out if/when the first boundary marker – street signs will be unveiled. 7th Gen Architects is printing handouts for Earth Day.
 - v. David BVrose is working with the Kalamazoo Communist Foundation to see if funds can be deposited there for the boundary marker project for the corner markers and whether left over funds from Bronson Park fundraising in that fund can be used for this project.
 - vi. Is HPC interested in paying Jennifer Policelli to update the park information on Next Exit History including the loss of the fountain.
 - c. Practical Homeowner Workshops (Gorham/Ferraro) (ITEM B)

Sabel, second by David Kohrman to approve the donation. Passed unanimously by a roll call vote.

- c. Review and approve the Historic Preservation Binder - **Nicole Sabel moved to approve the binder as created and the distribution plan with the material to be updated as needed. David Kohrman seconded the motion and the motion passed unanimously by roll call vote.**
- d. Section 106 report – 1st 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) **The minutes were approved as presented with a motion from Gorham, seconded by Kohrman and a unanimous voice vote.**
- b. March 12, 2019 (ITEM I) Add Regina Gorham as present. **The minutes were approved as corrected with a motion from Sullivan, seconded by Gorham and a unanimous voice vote.**

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)
 - Pam O’Connor and Sue Robinson will go to Grand Rapids on April 23 with Sharon. Need to leave by 4pm.
 - iii. Changes to National Register – invitation to comment – by April 30

XII. Citizen Comments on NON-agenda items*

- i. Pam O’Connor requested that the HPC reach out to the Kalamazoo Institute of Arts to offer support or ideas for a project that would leave the First Church of Christ Scientist intact
- ii. The commission was interested in having the Archipedia idea on the agenda for discussion in May

XIII. Commissioner Comments

XIV. Adjourn – motion by Sabel, second by Koenig passed unanimously by voice vote

8:45 PM

This page left blank for packets.

REVIEWS: Historic District Commission:

✓ HDC cases to 05/07/19 –35 total	Fees total year to date, 2019 \$725		
2019	2019	2018	2018 fees
○ 20 no fee	\$ 0	26 no fee	\$ 0
○ 11 bldg permit–\$35*	\$ 385	9	\$ 395
○ 4 HDC hearing - \$85	<u>\$ 340</u>	<u>9</u>	<u>\$ 765</u>
35 TOTAL	\$ 725	5	\$ 1150

Section 106 reviews (Federally funded projects)

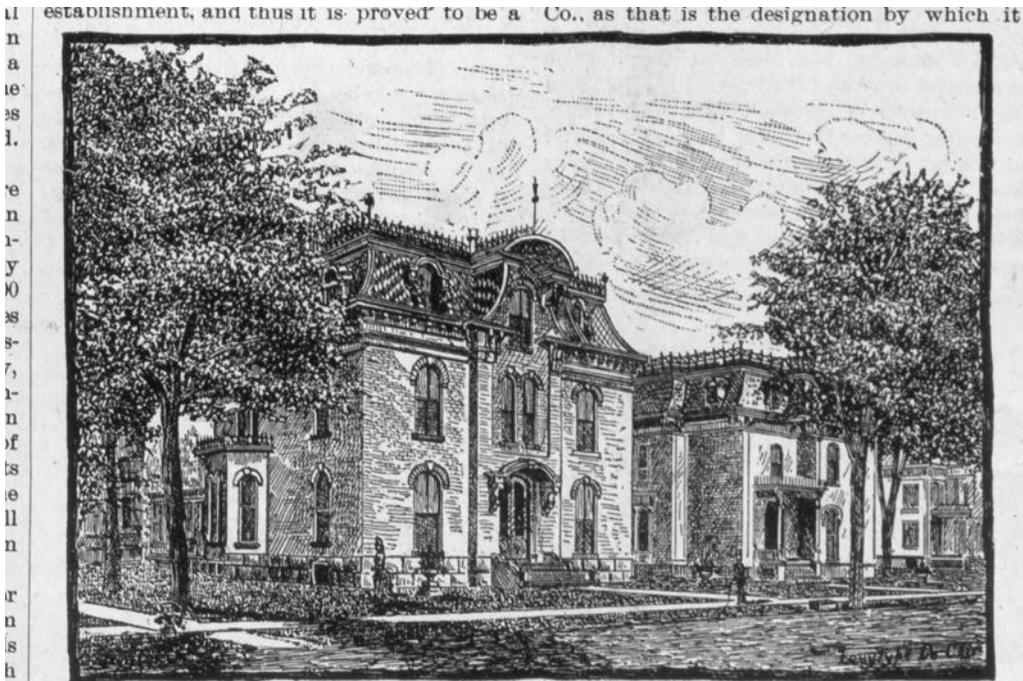
- ✓ Section 106 reviews to 05/07/19:
 - 17 – in Potential Historic Study Areas
 - 39 - in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2018, 3 reviews were complete by 05/07/18
- ✓ The city of Kalamazoo has received a Lead grant from HUD – the 106 reviews will increase after June 1 as that program begins.

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. Natural Features Protection passed the City Commission on May 4, 2019.
- 725 Academy – The Hall-Balch house burned on April 4, 2019



ITEM D
Kalamazoo Historic Preservation Commission
Preservation coordinator's report
Tuesday, May 14, 2019



House on right is this house – moved in 1888 for construction of the Lawrence House – now the Park Club.

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 (2nd & 3rd floors)**
5. **Montgomery Wards – Terrapin/Walgreens – 237 South Kalamazoo Mall* (2nd & 3rd floors) HK**
6. **Fuller Building – Petals & Postings/Invitations by Design – 233 South Kalamazoo Mall (2nd & 3rd floors) HK**
7. **Boudeman Building – Rustica - south end - 236 South Kalamazoo Mall, west side* (2nd & 3rd floors) HK**
8. **Stevens Building – 312 West Michigan – Studio Grill (2nd floor) HK**
9. **Clapham McDonald Building – 131 East Michigan – 3rd floor HK**
10. **Gilmore Building – upper floors along Portage vacant HK**
11. **Winston's (Weber Building) 228 East Michigan - 3rd floor HK**
12. **Hiemstra Optical (Chase Building) - 234-8 East Michigan*(2nd floor) HK**
13. **266 East Michigan – Hall Building – Coney Island – upper three floors HK**
14. **318 East Michigan – Hotel Holt – Alfred E. Bike – 2nd & 3rd floors (NEW OWNER – rehab in progress) HK**
15. **100 North Edwards – Nave Architects – 2nd floor**
16. **150 North Edwards – Heritage Co – 2nd floor & far north, one story bay HK**

Upper floor unoccupied – total 2

17. **American National Bank (5/3) – 136 East Michigan – 15th 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 1st 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)**

Blank on purpose