

**KALAMAZOO HISTORIC PRESERVATION COMMISSION**  
**CITY HALL - 241 W. South – Community Room – 2<sup>nd</sup> floor**  
**TUESDAY, Sept 10, 2019 – 6:00pm**

**I. Call to order:**

**II. Approval of Absences: Sue Robinson**

**III. Approval of Agenda:**

**IV. Introduction of Guests:**

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

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

- a. REVENUE August \$0 YTD (\$821.25)
- b. EXPENDITURES August \$0 YTD (\$1076.13)
- c. BALANCE REMAINING (\$83,260.75)
- d. ~~RESERVE FUND (\$28,492.74) (Quarterly reports Feb., May, Aug, Nov)~~

**VII. Action and Discussion Items**

- a. Reconnaissance Level Historic Resource Survey (Ferraro/Sabel) **ITEM A**
- b. Kalamazoo Reservation Public Education (Gorham) (10 min) **ITEM B**
  - i. Renew Next Exit History
- c. Practical Homeowner Workshops (Gorham/Ferraro) **ITEM C**
  - i. Report on workshops, request for reimbursement from Old House Network
- d. Grave Issues – Cemetery Project (Timmerman) **ITEM D**
- e. Preservation Month (PM) (Gorham) **(15 min) No report**
- 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

**VIII. Old/New Business**

- a. Recruiting new HPC members
  - i. Application from Tim Hills **ITEM E**
- b. Approve annual budget **ITEM F (at meeting)**
- c. Approve a letter supporting the grant application to the State Historic Preservation Office to fund an Intensive Level Historic Resources Survey **ITEM G**
- d. Move October 2019 HPC meeting from Tuesday October 8 to Tuesday October 1 to allow for the coordinator's absence
- e. Move March 2020 HPC meeting to Wednesday March 11 to allow for the Presidential Primary

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

- a. July 9, 2019 **None – looking for notes**

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

- a. Coordinators monthly report **ITEM H**
- b. Correspondence - None

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

**XIII. Commissioner Comments**

**Adjourn**

**8:00 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: 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 (Nomination being prepared by Peter Copeland)
- 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)

**INVENTORY KALAMAZOO 2020**Kalamazoo Reconnaissance Level Historic Resource Survey  
Monthly report to the Historic Preservation Commission

September 10, 2019

Sharon Ferraro &amp; Nicole Sabel

**SURVEY PLAN**

The survey will be broken into three parts:

1. **2019 – Part A** - Pilot survey of three Kalamazoo neighborhoods with volunteers from the History 4100 class (Historic Preservation) Public History Program at Western Michigan University in the field using paper survey forms from the Above Ground Survey Manual. The chosen neighborhoods will be one high density, one medium density and one low density. This will take place between October 1 and December 1, 2019. The students will also prepare context reports as specified in the 2018 Above Ground Survey Manual. Survey Part A should be a proof of concept for using volunteers and cell phone cameras in the field. This survey will be a pilot and will produce a final report on the process not on the historic findings. This survey will be funded by the city and the historic preservation commission.
1. **2020 Survey – Part B** – Create a Reconnaissance Level Historic Resources Survey Reconnaissance survey with photographic documentation accompanied by research to place the inventoried properties in historic contexts and to suggest which may warrant intensive level survey.
  - a. Starting on January 1<sup>st</sup>, 2020, using ESRI Survey 123 on tablets and smartphones in the field, data will also be collected on a minimum of three neighborhoods – Edison, Eastside and Northside.
    - i. Field volunteers will verify the address and take three to five photographs of each resource. Preliminary pilot samples using this technique have taken 3-5 minutes per resource including time to walk between structures, verify the address from dropdown menus and take the photos.
    - ii. The survey photos and addresses will be stored in the cloud or on city servers.
    - iii. The photos will be analyzed by 36CFR61 qualified preservationists who will also be able to access the city’s historic assessor’s cards online, GIS aerial maps and Pictometry aerials which document all four sides of buildings. As needed, they can also reference Google Earth and Google Street View. All the required fields in the Above Ground Survey manual will be completed for each property.
    - iv. A final report for 2020 Survey Part B will be produced in house by the historic preservation coordinator and planning staff using the 2018 Michigan Above Ground Survey Manual. ESRI Survey 123 also enables mapping.
2. **2020 Survey – Part C** – Intensive Level Historic Resources Survey documenting the (Edison, Northside or Eastside) neighborhoods and utilizing a Certified Local Government Grant from the State Historic Preservation Office – with no required match. The grant requires hiring a 36 CFR 61 qualified historic consultant A final report for 2020 Survey Part C will be produced by the consultant hired under the CLG grant.
3. Both Part B and Part C will also comply with the requirements of the City of Kalamazoo 2016 Programmatic Agreement.

The Historic Preservation Commission will oversee the survey, receive regular reports and provide guidance and advice. The Historic Preservation Coordinator is the PROJECT MANAGER, responsible for the successful completion of the surveys. The planning and implementation will be handled by the qualified historic consultant hired for the CLG grant and the historic preservation coordinator, city planning staff and Information Technology staff.

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**KRPEC**  
**Report to Historic Preservation Commission**  
**Regina Gorham**

**Sept 10, 2019**

Next Exit History

We have 25 sites total (5 are currently being used).

Renewal last year came in August, was paid in November, and was for the 25 sites at \$1800.

\*Need to vote to pay subscription.

\*\*Updated text for the Fountain: need a vote on the text updates. (see text below)

\*\*\*Committee working on next meeting date.

**Proposed Text****Alfonso Iannelli and the Fountain of the Pioneers Design**

*The Fountain of the Pioneers* was a rare cement fountain and sculpture located in Bronson Park in downtown Kalamazoo, Michigan. The fountain was built in 1939 by local workmen with Works Progress Administration funding. It has marked an important gathering place for Kalamazoo since its dedication on June 6, 1940.

A 1936 contest sponsored by the Kalamazoo Professional and Business Women's Club led to the designs for the fountain. The winner of the contest was Chicago art teacher Marcelline Gougler, a student of Alfonso Iannelli. Iannelli was later hired to finalize the designs and to effectively integrate the fountain into the existing architecture and landscape surrounding Bronson Park.

An accomplished artist, Iannelli immigrated to New Jersey from Italy in 1898. He later studied on scholarship at the Art Students League in New York with Mount Rushmore sculptor Gutzon Borglum. Following a cross-country trip which landed him in Los Angeles, Iannelli moved permanently to Chicago after a highly successful collaboration with Frank Lloyd Wright on Chicago's Midway Gardens.

Iannelli was a prominent early leader of America's modernist movement. Adept at both the Prairie-Modern and Art Deco styles, Iannelli incorporated both into the final design of the fountain. The Fountain of the Pioneers was a nationally significant example of these styles, and was added to the National Register of Historic Places in 2016.

**The Match-E-Be-Nash-She-Wish Band of Pottawatomi and Public Outcry Over the Fountain**

In his fountain, Iannelli wished to commemorate what he understood as the stoic but futile resistance of the Native Americans to the westward expansion of European American settlers. ~~According to a myth perpetuated by popular culture, any remaining Native Americans lived "out west."~~

American popular culture was focused on the 19th Century Indians on the western plains and in earlier visits to Kalamazoo Iannelli had seen the DAR bronze plaque mounted on a wall of the Kalamazoo railroad station. That plaque confused the 1827 reversion of the Match-E-Be-Nash-She-Wish reservation with a vivid description of the 1840 forced removal of some Match-E-Be-Nash-She-Wish Band families to Kansas.

Iannelli, therefore, ~~was ignorant of~~ did not know the Match-E-Be-Nash-She-Wish Band and other Pottawatomi still lived in southwest Michigan.

In 2005, a small group of Kalamazoo citizens interpreting the symbolic figures of Iannelli's fountain as a manifestation of racism, demanded the fountain be destroyed. However, a subsequent "Issues Resolution Committee" was formed. Working with the local Match-E-Be-

Nash-She-Wish Band of Pottawatomi, they resolved to use the fountain to inspire a more accurate history, one that included the many federal treaties with the United States.

### **Project to Designate the Match-E-Be-Nash-She-Wish Band's 1821-1827 Reservation with Symbolic Markers**

A series of steps will be taken are designed to promote public discussion of the fountain and to promote a more accurate history. These steps consist of a graphic panel in Bronson Park, street signs identifying the reservation's boundaries, and symbolic markers at the reservation corners providing public information corresponding to digital messages at NextExitHistory.com. This will be accomplished through the cooperation of the City of Kalamazoo and the Match-E-Be-Nash-She-Wish Band of the Pottawatomi, who have continuously occupied southwest Michigan. The Next Exit History sites, in particular, allow the Pottawatomi to tell their own story of the treaties with colonial, United States, and Michigan governments; the establishment and cancellation of their reservation; their resistance to removal; and to show their recent federal recognition. The Next Exit History pages for each corner marker can be found by using the "tours" option, found at the bottom of this page on the app.

### **Fountain Removal and Continued Educational Measures**

Despite the work done in promoting a more accurate history, calls to remove the Fountain were rekindled in late 2017. The issue came to a head early in the morning on March 6, 2018. Despite commending the educational projects, after hours of public comment and debate, the Kalamazoo City Commission voted 5-1 to remove the Fountain of the Pioneers from Bronson Park. In a joint letter issued after the vote, Mayor Bobby Hopewell and City Commissioner Don Cooney explained that removing the Fountain cost \$200,000, whereas the planned preservation work on the Fountain cost \$1 million. The letter also acknowledged that the removal of the Fountain “will not immediately resolve all of the racial issues” in Kalamazoo, but that the vote was made as “a step toward healing.”

On April 24, 2018, the upper portions of the Fountain’s figures were removed and placed into storage, along with a few other small pieces. The remainder of the *Fountain of the Pioneers* was demolished. As of May 2019, the figures still await a new home. Many in the community felt this as a blow to local history and art. However, other educational measures from the project have moved forward. For instance, in April 2019 the Kalamazoo Reservation Public Education Committee oversaw the installation of over 20 new street signs marking the location of the 19<sup>th</sup> century Match-E-Be-Nash-She-Wish reservation. In June the City commissioned a non-invasive ground-penetrating radar study and survey of the aboriginal mound and the adjacent quadrant of Bronson Park. A graphic panel is being planned for the park and funds for the Reservation Corner markers are being raised. Finally, the Next Exit History page for the Fountain of the Pioneers will also remain active. Without the physical reminder of the Fountain serving as a context for teaching about colonization and westward expansion, Next Exit History has become even more important as an educational tool.





OLD HOUSE OWNERS WORKSHOPS  
Kalamazoo Historic Preservation Commission  
Report to the Commission on September 10, 2019

**JULY 20 – OLD HOUSE CONDITION ASSESSMENT AND MAINTENANCE – 4 hours**

- 17 students
- Started with sign in and doughnuts and coffee
- Our instructor John Leegwater started with a Powerpoint about old houses, stressing the envelope (outer walls and roof) as well as foundation, windows and more.
- After the morning break, the class went outside to look at the walls and roof, looking at deterioration (of the roof), ivy growing on the east side and other issues.
- Inside the class looked at damaged interior plaster – reviewing where water might be getting inside from the old roof. Lead paint was discussed along with lead safe work practices.
- In the basement the class looked at some standing water, the failing insulation between the joists and the heating equipment.

**JULY 27 – WINDOW REHABILITATION – 7 hours**

- 13 students signed up (1 free recipient did not show)
- Started with sign in and ordering lunch
- A short Powerpoint by Sharon Ferraro introduced window terminology followed with a demonstration by instructor Marc Ferraro on a double hung window with casing and weights loaned by Heritage Company.
- Gerard Hess of Medullary Studios assisted throughout the day.
- The students all worked on donated windows to avoid “student error” that might permanently damage a Sexton’s Lodge window and to be sure that all the windows on the Lodge were intact after the workshop was over.
- Started with stripping out putty and paint, then removing – carefully! – the glass, cleaning and oiling the rabbet, adding bedding putty and reinstalling the glass. Most of the students worked very well with putting in the new putty and shaping it.
- We did work on one window that had plexiglass – replaced it with a piece of glass that had been cut for the last window workshop.
- The class only covered ropes a little, because we ran out of time. The special bonus round on August 17<sup>th</sup> allowed some to come back and learn about ropes and pulleys.

**AUGUST 3 – MASONRY AND REPOINTING – 7 hours 9-4**

- 12 students (10 paid on Eventbrite, 1 free, one paid cash – 2 did not show up due to health, but asked that we keep their registration fee)
- Started in the morning with sign in and ordering lunch. Blair Bates, of Building Renovation Inc., presented a Powerpoint on mortar and masonry, history, chemistry and terminology. After a break for lunch, Blair had the students assist in mixing the mortar to be used in the basement. A small part of the mortar was tinted with brick dust from the basement to change the color a little. (Just a little!)
- The students worked in the basement repointing for both bricks in the center load bearing wall, and stone in the southeast corner.

**AUGUST 17 – Bonus round on windows at the Sexton’s Lodge**

- Two years ago, several windows were broken on the Sexton’s Lodge. The glass was replaced, but the putty needed to be painted. So this special bonus round gave some of the window students a chance to paint putty, trim the edges and re-install the windows in the openings, including re-attaching the ropes.

**Comments:**

“Thank you so much for putting those classes on Sharon! I learned so much and feel so much more empowered to work on my house after these couple experiences; and after hearing other people that were just as into fixing up their own properties, had so many questions about how to do stuff as well, I didn’t feel quite as out of the loop.”

“This workshop was extremely well done! I learned so much and feel confident to tackle some projects myself and manage hiring out other projects. Thanks so much. I appreciate the effort that went into putting this on and am looking forward to future Old House Workshops.”

**REPORT ON EXPENDITURES:**

Banner (Sign Writer)	\$ 125
Design services:	
Peter Brakeman	\$1500
Instructors:	
John Leegwater (MHPN)	\$ 457.54 (inc/ Mileage \$57.54)
Marc Ferraro	\$ 600
Blair Bates	<u>\$ 600</u>

**Paid directly from HPC                      \$3282.54**

***These items will be submitted to the city to be paid directly from the HPC account and will be reimbursed by the O'Connor Fund.***

**OLD HOUSE NETWORK - to be reimbursed**

7/9	J&J Glass (glazing compound)	\$ 13.77
7/16	Killians (weather stripping)	\$109.49
7/21	Sweetwater Donuts	\$ 14.49
7/25	Lowes (tools & brushes)	\$ 42.29
7/28	Sweetwater Donuts	\$ 29.97 (inc coffee)
7/28	Jimmy-Johns	\$130.00 (with tip)
8/4	Sweetwater Donuts	\$ 14.49
8/4	Jimmy-Johns	\$ 92.00 (with tip)

**TOTAL    \$446.50**

**Equipment provided by the Old House Network**

Work tables, projector and laptop, hand tools, Speedheater (2), Speedheater Cobra (1), heat guns, ShopVac and HEPA vacuum

**Single use materials from Old House Network:**

Floor coverings, gloves, paper towels, sandpaper, dust masks

**INCOME FROM EVENTBRITE REGISTRATIONS**

Name	Total Eventbrite	- fees	+ ch/cash	Net
Condition Assessment and Maintenance	\$270	- \$25	0	\$245
Window rehab and repair	\$250	- \$31	+ \$25	\$244
Masonry	\$250	- \$31	+ \$25	\$244
			<b>TOTAL</b>	<b>\$733</b>

**All the fees paid for registration from Eventbrite and direct payment have been deposited to the Old House Network account. *The Old House Network proposes that the Historic Preservation Commission approve a motion that all the funds remain in the account as re-imburement for funds paid out, rental of equipment, single use materials and a fee to OHN for facilitating the work.***

## UPCOMING SESSIONS FOR OHOW

November 14, 2019 – Kalamazoo Public Library, Van Deusen Room – Weatherization for your old house – what can be done for this winter, making a long-term plan.

January 2020 – no date scheduled yet – How is an Old House Different from a New House, heating and cooling, stoves and water, deadly wallpaper in old houses – volatile material in new houses.  
Energy efficiency in Old vs New

## SUGGESTIONS for 2020

### Workshops in February and March – Cabin Fever season

- Planning your old house projects
- Fixing old locks and stripping hardware
- Paint colors inside and outside (probably could get people from Douglas and Son to present)

## 2021

Consideration for planning an OLD HOUSE EXPO for January or February of 2021  
Rehabarama



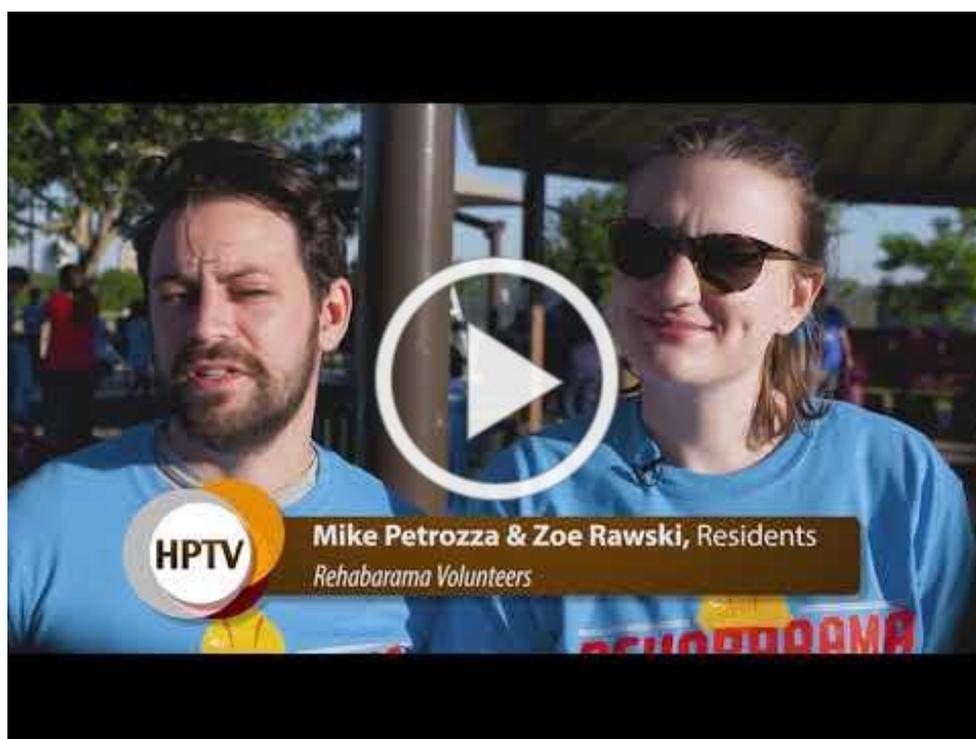
REHABARAMA is a single-day service event that brings together local contractors, volunteer groups, and students to perform repair and maintenance on historic and aging houses spanning two city blocks near Mission Concepción.

In the spirit of neighborhood revitalization, REHABARAMA focuses on hands-on preservation of historic resources and serves as an educational tool for those that are interested in the preservation trades. Work performed at REHABARAMA includes wood window and glass repair, porch repair, wood siding and stucco restoration, painting and more!

*This year, we will accomplish work on homes in the Mission Historic District near Mission Concepcion. The average annual income of current participants is \$18,300 per year which is below 30% of the area median income. The average age of our homeowners is 63 and most have lived in or owned their homes for more than 40 years. What a great opportunity to support long-term and multi-generational households in need!*

[\*\*Sign Up Today!\*\*](#)

**What can you expect by volunteering at REHABARAMA?  
Watch the video below!**



- Tasks include set-up, exterior painting, helping contractors with minor repairs, scraping, landscaping, etc.
- Individuals, family, and corporate teams can register!
- Minimum age is 16. Those 15 and younger must be accompanied by a guardian.
- No construction experience necessary.

**SHIFTS AVAILABLE**

	VOLUNTEER TYPE	SHIFT TYPES	HOURS	PERKS
<b>1</b>	House Team Member	Half-day shifts	7:30 AM to 1 PM 12:30 PM to 5 PM	* Rehabarama t-shirt * Lunch from Whataburger * Paletas for the afternoon shift
<b>2</b>	House Leader	Full day shifts	7:25 AM to 5 PM	* Rehabarama t-shirt * Whataburger Lunch * Paletas * REHABARAMA Pint glass
<b>3</b>	Set-Up Crew	Morning shifts	6:30 AM to 9 AM	* Rehabarama t-shirt

**REHABARAMA 2019 is presented by:**



**Support for REHABARAMA 2019 is proudly provided by our generous sponsors.**

*Interested in sponsoring or volunteering as a contractor?  
Click [here](#) to learn more!*

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GRAVE ISSUES SQUAD  
Kalamazoo Historic Preservation Commission  
Report to the Commission on September 10, 2019

The Grave Issues Squad has scheduled the first gravestone cleaning for Saturday September 28 from 10am to 3pm at Mountain Home Cemetery in Section J.

We have had outstanding support from Public Services.

Interested people will sign up through the Grave Issues email: [gravesquaddkzoo@gmail.com](mailto:gravesquaddkzoo@gmail.com) reaching out to the people that helped with the inventory. A media release will go out the week of Sept 9-13 along with posting on the city Facebook page.

The day will start with a short orientation at the Sexton's Lodge which will be open for the day. Orientation will cover safety and proper use of the equipment for cleaning. We will encourage volunteers to bring a lunch and we will have some snacks – like granola bars – available along with the water tank and cups.

We plan to use these products to clean, depending on the general condition and material of the headstone:

- D2 which deters biological growth after cleaning - \$42/gallon – use full strength if scrubbing or spray on and leave – the stone will become cleaner over time.
- Orvus WA Paste – a gentle cleaner especially good for the oldest marble headstones - \$36.05/gallon (Amazon) – mix 4-5 oz in 1 gallon of water
- Wet and Forget – a spray on enzyme that cleans over time, rather than scrubbing – only for 20<sup>th</sup> century and later granite. (Already have) Spray on and leave – the stone will become cleaner over time.

**EQUIPMENT AND TOOLS:**

- 10 - Buckets (have 3)
- 5 - Watering cans (have 3, need 2 more)
- 4 - Hoses with nozzles (have 2)
- 2 - Hose splitter (2 hoses/1 faucet – have both)
- 20 - Plastic or natural fiber stiff brushes (need more)
- Wooden paint stirring sticks (have 12)
- 1 bag - Wooden popsicle sticks (buy bag/dollar store)
- 10 - Plastic putty knives – check Dollar Store
- 10 - Spray bottles (have 3 from workshops) must be clean
- Gloves (have)
- Wooden chop sticks – donate?

**EXPENDITURE**

GIS would like to purchase:

2 gallons of D2                    \$84

1 gallon of Orvus                \$36.05

Miscellaneous supplies – popsicle sticks, scrub brushes, spray bottles etc.

Snacks for the day

We have 2 boxes of latex gloves already from the workshops

MAXIMUM \$160.



## **Board and Commission Application**

### **Tim Hills**

Application created: 07/31/2019

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

- 1 **Kalamazoo Historic Preservation Commission**

#### **Education and Experience**

<b>Occupation</b>	Furniture Dealer
<b>Company name</b>	Trystcraft
<b>Position</b>	Owner
<b>Availability details</b>	Available and flexible.
<b>Education and Experience</b>	

I have a BA (Hons.) degree in Archaeology from University College London and an M.A. in English Language Teaching from Reading University in the UK.

#### **Qualifications**

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

Applicant: I am a Kalamazoo resident and have been since June 2016.

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

Applicant: I have a strong and demonstrated interest in particularly post war (mid century) modern architecture and design. My wife and I own a 1959 house designed by local architect Norman F. Carver Jr. We restored it to its original flat roof in 2017. I also worked with Carver on cataloging his architectural drawings when he donated them to WMU's archives. I am currently working on a book covering all of Carver's built works. I frequently photograph and document MCM buildings in the area and beyond, publishing write ups and photos on social media and my blog. I started a local Facebook group called Kzoo Modern in 2016 to promote interest and understanding of the local modern architecture. It currently

has 238 members. I also recently took part in a historical walking tour with Lynn Houghton around Parkwyn Village, sharing my knowledge of the Carver homes there.

**Contact Information**

**Email**           timhills80@gmail.com

**Cell**             (863) 399-2868

**Address**        2905 Memory Lane  
                      Kalamazoo MI, 49006

**Diversity Information**

{LIST Applicant.Details}

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

**Attachments**



**Community Planning and Development  
Historic Preservation Commission  
415 East Stockbridge Ave.  
Kalamazoo, MI 49001  
Telephone: (269) 337-8804  
FAX (269) 337-8513**

To: Joelle Letts, Grants Manager  
State Historic Preservation Office  
Michigan State Housing Development Authority  
735 E. Michigan Ave.  
P O Box 30044  
Lansing, MI 48909

September 10, 2019

Re: Certified Local Government Grant to fund an Intensive Level Historic Resource Survey in Kalamazoo, MI

This letter acknowledges that the Kalamazoo Historic Preservation Commission enthusiastically supports the application for and acceptance of a grant from the Certified Local Governments Grants through the Michigan State Historic Preservation Office. The grant would be used to hire a 36CFR61 qualified historic consultant to perform an Intensive Level Historic Resource Survey in part of Kalamazoo.

The Historic Preservation Commission recognizes that a comprehensive historic resource survey, especially in areas of the city facing challenges, is an important asset in decision making and planning.

Sincerely,

Joshua David Koenig, Chairperson  
Kalamazoo Historic Preservation Commission

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**REVIEWS: Historic District Commission:**

✓ HDC cases to 09/03/19 –95 total			Fees total year to date, 2019 .....	\$2250
<b>2019</b>	<b>2019</b>	<b>2018</b>	<b>2018 fees</b>	
○ 49 no fee	\$ 0	63 no fee	\$ 0	
○ 33 bldg permit–\$35*	\$ 1155	29	\$ 1015	
○ 13 HDC hearing - \$85	\$ 1105	<u>12</u>	\$ 1020	
95 TOTAL	\$ 2250	77	\$ 2035	

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

- ✓ Section 106 reviews to 09/03/19:
  - 28 – in Potential Historic Study Areas or established historic districts
  - 57 - in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2018, 7 reviews in Potential Historic Study Areas were complete by 09/03/18 (A separate count of reviews in “No Historic Properties” areas were not logged in 2018.)

**SITES and PROJECTS:**

- **The Certified Local Government grant staff at the State Historic preservation Office has discouraged the HPC from applying for a grant to cover 60% of the cost of a HALS report on Bronson Park or to assist the Kalamazoo Psychiatric Hospital with the cost of needed repairs to the Gate Cottage.**



**Southwest corner of Portage and East Michigan - 1961**

ITEM H  
Kalamazoo Historic Preservation Commission  
Preservation coordinator's report  
Tuesday, September 10, 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 (Pratt Building/Opera House) 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)**