

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

**I. Call to order:**

**II. Approval of Absences:**

**III. Approval of Agenda:**

**IV. Introduction of Guests:**

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

**VI. Financial Report (20 min) (Sabel)** The actual adopted budget for working capital to be brought forward from fund balance if needed is \$25,000.

- a. REVENUE Nov. \$0 YTD (\$821.25)
- b. EXPENDITURES Nov \$127.20 YTD (\$2909.09)
- c. BALANCE REMAINING (\$25,024.59)
- d. RESERVE FUND (\$28,015) (*Quarterly reports – Feb., May, Aug, Nov*)

**VII. Action and Discussion Items**

- a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro/Sabel) **ITEM A**
- b. Kalamazoo Reservation Public Education (Gorham) (10 min)
  - i. Renew Next Exit History – *Report at meeting*
- c. Practical Homeowner Workshops (Gorham/Ferraro)
  - i. Set date for committee to meet and plan 2020 workshops – Wed., Jan 22 at 6pm
- d. KVCC Traditional Trades program (Koenig & Ferraro) *Report at meeting – planning team met on 12/05/19*
- e. Grave Issues – Cemetery Project (Timmerman) No report
- f. Preservation Month (PM) (Gorham) **(15 min)** No report
- g. Designation & Sites (D) – Robinson (10 min) No report
- h. Sustainability (SU) – **(10 min)** (Ferraro/Koenig) (Hidden Kalamazoo Book) *Report at meeting*
- i. Operations (O) – Koenig (5 min) *Report at meeting*

**VIII. Old/New Business**

- a. Recruiting new HPC members - Applications from Tim Hills **ITEM B** and Lenee Powell-Wilson **ITEM C**

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

- a. November 12, 2019 **ITEM D**

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

- a. Coordinators monthly report **ITEM E**
- b. Schedule of meeting dates for 2020 **ITEM F**

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

**XII. 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: none      Treasurer: Nicole Sabel**

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**PRIORITY GOAL #1      LEADER: Nicole Sabel      PROJECT COMPLETE – JULY 2022**

## **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

December 10, 2019

Sharon Ferraro & Nicole Sabel

Upcoming events:

### **RECONNAISSANCE SURVEY**

December 9, 2019 – Monday – afternoon meetings with City Commission small groups for briefing on the survey plan – Ferraro will be meeting with two or three city commissioners at a time to tell them about the survey plan. (See reverse)

January 13, 2020 – Monday 7PM at Milwood Community Church, 3306 Lovers Lane – briefing for the Milwood Neighborhood Association on Inventory 2020

### **INTENSIVE LEVEL SURVEY** – funded by a Certified Local Government Grant

- SHPO has asked for some clarification and more information. Info will be submitted before the end of the month as requested
- We have a visit from SHPO staff scheduled for Dec. 10 to review the survey and take a look around – maybe test drive the Survey 123 app.

## 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. On Tuesday September 17, the students received their assignments and instructions. They will be in the field from probably mid-October to mid-November. Fourteen students working in pairs will survey:
  - a. **West Douglas** – 3 areas – one area to each pair
  - b. **Hillcrest** – 2 areas – one area to each pair
  - c. **Milwood Golden Triangle** - 2 areas – one area to each pair

The students will also choose one property for a historic resource report. They will be done by the end of the year.
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.
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 for \$90,000 – 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.



## **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**



## **Board and Commission Application**

# **Lenee Powell-Wilson**

Application created: 10/01/2019

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

- 1 Kalamazoo Historic Preservation Commission**

### **Education and Experience**

#### **Education and Experience**

Experience: Nursing operations leader experienced in creating, implementing, evaluating, and maintaining modernized process improvements that will promote positive patient outcomes for both patient and staff satisfaction.

CITI Program Certified  
Fall 2018

Completed:

VA Human Subjects Protection Training -- Collaborative Institutional Training Initiative

Completed required training for Ann Arbor, MI, and Battle Creek, MI

Doctor of Nursing Practice – Health Systems Leadership and Informatics  
Current Student

University of Illinois at Chicago, Chicago, Illinois

- Nursing Administration Models, Policies and Governance
- Leading Transformation of Health Care and Systems

- Quality & Safety Through Health Technologies
- Theoretical Foundations for Evidence Based Practice – EBP1 & EBP 2
- Epidemiology & Statistics for Evidence Based Practice
- Health Economics
- Strategic Planning Operations Management
- Health Promotion Theories and Population Health
- Data-Driven Health Care Improvement

Bachelor of Science in Nursing

May 2008

University of St. Francis, Joliet, Illinois

Master of Public Administration w/ Concentration in Healthcare Management May 1994

Southern University and Agricultural & Mechanical College, Baton Rouge, Louisiana

Bachelor of Science in Marketing

May 1992 Southern University and Agricultural &

Mechanical College, Baton Rouge, Louisiana

## **Qualifications**

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

Applicant: I am a resident.

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

Applicant: I live in a 80 year old home and very interested in preserving my home and the neighborhood.

## **Contact Information**

**Email**           leneewilson@gmail.com

**Cell** (630) 205-6137  
**Address** 2520 S. Rose Street, 2520 S. Rose Street  
Kalamazoo MI, 49001

**Diversity Information**

{LIST Applicant.Details}

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

**Attachments**

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**KALAMAZOO HISTORIC PRESERVATION COMMISSION**  
**CITY HALL - 241 W. South – Community Room – 2<sup>nd</sup> floor**  
**TUESDAY, November 12, 2019 – 6:00pm**  
**MEETING NOTES**

**I. Call to order:** 7:00PM

**II. Approval of Absences:** All commissioners present

**III. Approval of Agenda:** No changes to the agenda

**IV. Introduction of Guests:** Pam O'Connor, Curt Aardema (WMU History 4100 students: Alexander Bacik, Ian Daly, Tre Goodhue, Julia Herman, Jacob Hurwitz, Dharma Montagno, Mitchell Newstead, Christopher Norris, Justin Sklar, Cheyenne Smigiel, HPC applicant Lenee Powell-Wilson)

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

- a. Pam O'Connor asked whether the commission wanted to give the new commissioners copies of Kalamazoo: Lost and Found. The commissioners thought that was an excellent idea. O'Connor will retrieve the books from storage and deliver them to Ferraro to present to commissioners at a December meeting.
- b. Consultation about a potential house move from 427 South Park (outside the historic district) to the rear of 725 Academy (inside the South Street – Vine Area Local Historic District)
  - i. Curt Aardema representing owners. AVB/Hinman owns the entire block bounded by West Cedar, South Park, West Lovell and South Rose, except St. Luke's church, the Ladies Library parking lot and the brick house at 419 South Park owned by Open Door. While there are not yet specific plans to redevelop the rest of the block, there are three houses at 423, 427 and 429 South Park that need to be removed. Currently AVB/Hinman has received an offer from the new owner of the fire damaged house at 725 Academy. He wants to move the house at 427 South Park to position behind 725 Academy where the large 1908 addition was destroyed by fire on April 4, 2019. The three houses had been occupied but had a lot of deferred maintenance. AVB/Hinman ended the leases for the existing tenants and fixed up the exterior with much needed paint. The center house, a wood framed single family house measures 40' x 35'. An experienced house moving company stated that to make the move the small entry porch might need to be removed and reconstructed at the new site (The house at 423 is clad in stucco and included 7 units. 429 South Park is a 3-unit house, also clad in stucco. AVB/Hinman attempted to market these two houses to KNHS, Kalamazoo Cooperative housing and others. While all were interested, none of them decided to take on the project.) Mr. Aardema will be making a presentation to the HDC as well at their meeting on November 19 since the house will be moving into the South Street-Vine Area Historic District. AVB/Hinman has made arrangements for 423 and 429 to be salvaged before demolition. The commission expressed support for this project.
- c. Correspondence – SHPO letter – Fountain of the Pioneers removed from National Register - comment from the commission – possibly one of the shortest National Register listings on record.

**VI. Financial Report (20 min) (Sabel)** The actual adopted budget for working capital to be brought forward from fund balance if needed is \$25,000.

HPC Meeting 12/10/2019	a. REVENUE August & Sept \$0	YTD (\$477.60)
	b. EXPENDITURES August & Sept \$0	YTD (\$2939.29)
	c. BALANCE REMAINING	(\$83,260.75)*
	i. *Finance still hasn't adjusted the working capital budget in the revenue budget. This figure needs to be corrected for the December meeting.	
	d. RESERVE FUND (\$28,015) (Quarterly reports – Feb., May, Aug, Nov)	

**VII. Action and Discussion Items**

- a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro/Sabel)

Ms. O'Connor asked about scheduling for the surveys. Ferraro said that the first part of the Reconnaissance

## ITEM D

Level Survey will be complete including Edison, Northside and Eastside, before the decision is made for which areas will be included for the Intensive Level Survey next fall funded by a CLG grant. The rest of the city will be surveyed during 1021 and 2022.

- ii. Ferraro also reported that SHPO has asked for more information to answer a few questions about the CLG grant application. They need answers before Dec 10.
- b. Kalamazoo Reservation Public Education (Gorham) (10 min) Report at meeting
  - i. Gorham reported that the Public Education Committee met today, November 12<sup>th</sup> at lunchtime. The tribal council is still considering the results of the below ground survey last spring. No details will be released until we receive word from the Gun Lake Band.
  - ii. Renew Next Exit History – Summary report - Gorham reported that she had been unsuccessful in reaching anyone from Next Exit History. The contact page on their website is empty. Gorham will contact Jennifer Blouin-Policelli and see if she still has access. We will look into migrating the material from Next Exit History to another website or app or possibly to the Kalamazoo Public Library Local History Room. This topic should remain on the agenda for December.
- c. Practical Homeowner Workshops (Gorham/Ferraro)
  - i. Final Report - Ms. O'Connor will request funds from the O'Connor Fund to reimburse the HPC for the instructor's fees and mileage in the amount of \$3282.54.
  - ii. Ferraro reminded the commission that the "Weatherization for your Old House" program will be this Thursday, November 14 at 7pm at the library. In discussion with Timmerman, it was decided to move the Old House-New House presentation to March since January's schedule is already set.
  - iii. Set date for committee to meet and plan 2020 workshops – O'Connor offered to set up a meeting date in January to plan the 2020 OHOW dates.
- d. Grave Issues – Cemetery Project (Timmerman)
  - i. Request for reimbursement for Ferraro in the amount of \$176.97 from HPC for materials used on Oct. 5 gravestone cleaning. **A motion was made by Gorham to reimburse Ferraro and seconded by Koenig. With a roll call vote the motion passed unanimously.**
  - ii. Report on first graveyard cleaning shift on October 5 – quite a success – the volunteers enjoyed themselves and all wanted to return and do it again. Ferraro suggested buying super soaker water guns to use to rinse the gravestones after scrubbing.
- e. Preservation Month (PM) (Gorham) No official report. The commission agreed that with the MHPN 2020 conference in Kalamazoo in May, HPC should not plan any Preservation Month events beyond the awards.
- f. Designation & Sites (D) – Robinson - No report
- g. Sustainability (SU) – (Ferraro/Koenig) (Hidden Kalamazoo Book) Ferraro reported on more editing with the goal of completion by Dec. 31. We will need people not so familiar with the buildings to read and help with editing. O'Connor suggested Maria Perez-Stable. Koenig and Sabel also offered to read and comment.
- h. Operations (O) – Koenig (5 min)
  - a. Koenig reported on meeting with Craig Jbarra and others at KVCC about the Traditional Trades program. The programs is looking very likely. The committee wants to reach out to existing programs including the Carpenters Union, Home Builders Association and possibly Tillers. The group will meet again in December and January with a possible field trip to the Carpenters Union facility in Allegan County.
  - b. A short discussion over the Bronson Park Master Plan and the 13 new electrical installations. The commission questioned whether there was a current separate plan or just the original approved Bronson Park Plan with the fountain deleted.

### VIII. Old/New Business

- a. Quarterly report on Section 106 reviews – **commission asked whether there were more demolitions this year. Ferraro replied yes.**
- b. Sponsorships for MHPN 2020 Conference in Kalamazoo
  - i. O'Connor reported in the packet on her survey of other CLGs and whether they raise money for their own projects. Kalamazoo is one of very few commissions that raise their own money.
  - ii. Sponsorships of the conference have different levels of free registration, a table in the Vendors Hall and invitations to the VIP reception on Wednesday night. There was a discussion of the pros and cons of sponsorship at each level and a clear preference for using the sponsorship registrations for scholarships for local people to attend the conference for free.
  - iii. Propose a sponsorship of \$5000 from the KHPC funds – after discussion from commissioners, the level for the sponsorship dropped to \$2500 from HPC funds. Gorham moved to approve a sponsorship of \$2500 from the KHPC funds with a second by Timmerman. The free registrations are to be used for local people to attend the conference. With a roll call vote the motion passed unanimously.

## ITEM D

- iv. Propose a sponsorship of \$5000 from the O'Connor Fund for Historic preservation in the City of Kalamazoo as held at the Kalamazoo Community Foundation. Robinson moved to approve a sponsorship of \$5000 from the O'Connor Fund with a second by Timmerman. The free registrations are to be used for local people to attend the conference. With a roll call vote the motion passed unanimously.
  - v. O'Connor encouraged the commission to consider transferring their excess funds to the O'Connor Fund until they need it. The return on investment with the Community Foundation, even with the administration fees, is higher than being held at the city.
- c. Recruiting new HPC members - Application from Tim Hills – Mr. Hills was unable to attend this meeting – his publication deadline for the Carver book is tomorrow. Another applicant, Lenee Powell-Wilson attended and came to the table to chat with the commission. She is very interested in being involved with the commission and owns a 87 year old home in Westnedge Hill and has lived in the area for 8 years. She learned about the opening after attending the first OHOW at the Sexton's Lodge. The commission asked her to come back next month along with Mr. Hills.

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

- a. July 9, 2019 (Thanks Regina!) **With a motion by Robinson and a second by Gorham, the meeting notes for July 9, 2019 were approved unanimously with a voice vote.**
- b. September 10, 2019 - correction on page 2, VIII c – October should be changed to March. **With a motion by Robinson and a second by Sabel, the revised meeting notes for September 10, 2019 were approved unanimously with a voice vote.**

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

- a. Coordinators monthly report

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

- a) Ms. O'Connor announced what she and her husband are endowing a permanent scholarship for attending the MHPN annual conference.

### **XII. Commissioner Comments**

**Adjourn**

**8:07 PM**

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**REVIEWS: Historic District Commission:**

✓ HDC cases to 12/ 03/19 – 111 total		Fees total year to date, 2019 .....	\$2710
	<b>2019</b>	<b>2019</b>	<b>2018 fees</b>
○ 61 no fee	\$ 0	79 no fee	\$ 0
○ 41 bldg permit-\$35*	\$ 1435	44	\$ 1540
○ <u>15 HDC hearing - \$85</u>	<u>\$ 1275</u>	<u>17</u>	<u>\$ 1445</u>
117 TOTAL	\$ 2710	119	\$ 2995

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

- ✓ Section 106 reviews to 12/ 03/19:
  - 36 – in Potential Historic Study Areas or established historic districts
    - *One “hold” - proposed demolition of 1211 Lay (photo below) is being reconsidered*
  - 96 - in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2018, 7 reviews in Potential Historic Study Areas were complete by 12/ 03/18
  - 16 – in Potential Historic Study Areas or established historic districts
  - 30 - in areas identified in the 2001 survey as “No Historic Properties”

**SITES and PROJECTS:**

- Bronson Park:
  - Plinths for Newman children are in place
  - Many of the monuments have been moved to the new area at the east end of the park
  - Electrical boxes installed above ground throughout the park
  - Candy Cane decorations replaced to much uproar
- At Nazareth, demolition of the two south wings of the dormitory is nearly complete. I have not verified this directly with the Sisters of Saint Joseph, but it is my understanding that the relics have been removed from the Holy Stair and the Holy Family Chapel has been de-sanctified. Asbestos abatement is going on.
- The Coney Island (aka Hall Block) may be redeveloped in the next year.



**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 almost complete 2019, historic building still vacant
2. CHARTER ONE BANK – NORTH SIDE, EAST MICHIGAN 200 BLOCK (No HP tax credit)
3. **302 North Burdick – Kalamazoo Overall Co – Mr. Presidents – HK** (No HP tax credit)

**Upper floors vacant or undeveloped – 4 on mall, 4 on Michigan Avenue, 2 on N. Edwards – total 13**

4. **International Hotel – Fandango – 241-7 S Kalamazoo Mall (2<sup>nd</sup> & 3<sup>rd</sup> floors)** (No HP tax credit)
5. **Montgomery Wards – Terrapin/Walgreens – 237 S Kalamazoo Mall\* (2<sup>nd</sup> & 3<sup>rd</sup> floors)** **HK** (No HP tax credit)
6. **Fuller Building – Petals & Postings/Invitations by Design – 233 S Kalamazoo Mall (2<sup>nd</sup> & 3<sup>rd</sup> floors)** **HK** (No HP tax credit)
7. **Boudeman Building – Rustica - south end - 236 S Kalamazoo Mall, west side\* (2<sup>nd</sup> & 3<sup>rd</sup> floors)** **HK** (No HP tax credit)
8. **Stevens Building – 312 West Michigan – Studio Grill (2<sup>nd</sup> floor)** **HK** (No HP tax credit)
9. **Clapham McDonald Building – 131 East Michigan – 3<sup>rd</sup> floor** **HK**
10. **Gilmore Bldg (Pratt Building/Opera House) upper floors along Portage work in progress** **HK** (No HP tax credit)
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 – east storefront, upper three floors vacant (developer)** **HK**
14. **320 East Michigan – Hotel Holt – Alfred E. Bike – 2<sup>nd</sup> & 3<sup>rd</sup> floors (NEW OWNER – rehab nearly done)** **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 2**

18. **Merrill-McCourtie Building – (south storefront only) former Dragon Inn – 232 South Kalamazoo Mall**
19. **Button-Jannasch Building - 242 East Michigan – east 1<sup>st</sup> floor bay vacant – work in progress**

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

**19 buildings or spaces in historic buildings are unoccupied.**

**(Not counting temporary vacancies)**

## **KALAMAZOO HISTORIC PRESERVATION COMMISSION 2020**

Meets at 6:00 pm on the 2<sup>nd</sup> Tuesday of each month in either the community room on the second floor of City Hall at 241 West South Street OR in the large Conference Room at the Community Planning and Economic Development office at 245 North Rose.

Schedule of meetings for 2020

Tuesday January 14

Tuesday, February 11

**Wednesday, March 11 (the day after the presidential primary)**

Tuesday, April 14

Tuesday, May 12

Tuesday, June 9

Tuesday, July 14

Tuesday, August 11

Tuesday, September 8

Tuesday, October 13

Wednesday, November 10

Tuesday, December 8