

KALAMAZOO HISTORIC PRESERVATION COMMISSION
CITY HALL - 241 W. South – Community Room – 2nd floor
TUESDAY, January 14, 2020 – 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)

- a. REVENUE Dec. \$0 YTD (\$821.25)
- b. EXPENDITURES Dec \$127.20 YTD (\$2909.09)
- c. BALANCE REMAINING (\$25,024.59?)
- d. RESERVE FUND (\$25,553.45) (*Quarterly reports – Feb., May, Aug, Nov*) (ITEM D below)

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) *Report at meeting*
- c. Practical Homeowner Workshops (Gorham/Ferraro)
 - i. Planning committee to meet and plan 2020 workshops – Wed., Jan 22 at 6pm – at Pam’s
 - ii. Monday, May 4 at 7pm – Preservation Month kick-off at KPL – Old House, New House - OHOW
- d. KVCC Traditional Trades program (Koenig & Ferraro)
 - a. Visited the Sam Beauford Workshop in Adrian on Dec. 17. www.sambeaufordwoodshop.com
 - b. Considering a workshop site in the city for the first “hands-on” workshops through KVCC and the Groves
- e. Grave Issues – Cemetery Project (Timmerman) *Report at meeting*
- f. Preservation Month (PM) (Gorham) (15 min) **ITEM B – call for award nominations**
- g. Designation & Sites (D) – Robinson (10 min) No report
- h. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book)
- i. Operations (O) – Koenig (5 min)

VIII. Old/New Business

- a. **Proposal to transfer funds from city-held account to O’Connor Fund ITEM C (proposal) Item D (Reserve Fund Balance Sheet)**
- b. 106 reviews – 2019 fourth quarter report **ITEM E**
- c. Bronson Park Kiosks **ITEM F**

IX. Approval of meeting notes: (5 min)

- a. December 10, 2019 **ITEM G**

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

- a. Coordinators monthly report **ITEM H**
- b. Schedule of meeting dates for 2020 **ITEM I**

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 – 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

- 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. 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) First Christian Reformed (302 Academy) (National Register listed)
- 5) Allen Chapel AME (West North Street)

INVENTORY KALAMAZOO 2020

WHAT: A Reconnaissance Level Historic Resource Survey that photographs and documents the existing condition of all the buildings in the city that are visible from the public right of way

WHEN: beginning in February 2020 and completed in late spring 2022

WHERE: Survey of the entire city

WHO: City staff and volunteer surveyors, qualified historic analysts (36 CFR 61)

WHY:

- **to serve as a baseline for the future and to facilitate consideration of historic resources, both designated and potential into city decision making and reviewing federally funded projects (aka Section 106 reviews).**
- **In October 2017, the Kalamazoo City Commission adopted the Imagine Kalamazoo 2025 Master Plan. On Page 125 “Historical Survey. As Kalamazoo’s structures continue to age, additional structures or areas might be eligible and appropriate for local historic designation. Regular study of Kalamazoo structures and neighborhoods will help ensure that areas of significance can be preserved, and their history added to the already rich Kalamazoo story. This survey of properties can also yield information useful to reviewing and updating City Ordinances, such as the Zoning Ordinance. Historical surveys should be updated every 10 years.” The survey will be a comprehensive response to the charge of the Master Plan.**
- **To fulfill the city’s obligation under the 2016 Programmatic Agreement with the State Historic Preservation Office and the federal Advisory Council on Historic Preservation - The 2016 Programmatic Agreement states:**
It is the City of Kalamazoo’s responsibility under Section 106 (36 CFR § 800.4(b)) to identify historic properties within the area of potential effects for projects undertaken under this Agreement. The city also recognizes historic preservation of resources as an important component of city planning. To accomplish this responsibility under Section 106 and to create a comprehensive and flexible tool for planning, the City shall provide funding for and complete the survey activities.
- **To fulfill the city’s obligation as a Certified Local Government - CLG, Basic Requirement #3 is: A local government shall "Maintain a system for the survey and inventory of historic resources." (see page 6 for details on CLG requirements.) Status as a CLG allows the city to apply for grants from the Historic Preservation Fund. Kalamazoo has been awarded five grants since 2001. (See page 6 of this memo for details)**

NARRATIVE DESCRIPTION OF SURVEY

The city proposes to complete a Reconnaissance Level Historic Resources Survey of every resource of any age within the boundaries of the City of Kalamazoo. The city assessor's office estimates there are approximately 24,000 resources in the built environment of Kalamazoo. Approximately one third of the city will be completed in each phase beginning with the core CDBG neighborhoods in February 2020.

The field survey work will be done with volunteers in the field recording data and taking photos with smartphones and tablets using ESRI Surveyor 123. Data will be uploaded to the city storage for further analysis either at city sites or remotely by 36 CFR 61 qualified consultants.

At the end of each phase a report will be created complying with the requirements of the 2018 Michigan Above Ground Survey Manual for a Reconnaissance Level Historic Resource Survey. When all three phases are complete a final report will be compiled.

1. **OUTREACH TO NEIGHBORHOODS** presenting at meetings and through other social media on the purpose of the survey, communicating with property owners, recruiting volunteers and gathering comments and feedback. (One outreach is already scheduled with the Milwood Neighborhood on January 13th.)
 - a) Neighborhoods will be notified when there will be surveyors in their neighborhood so they can post on social media.
 - b) Each neighborhood will also be updated on progress and receive a full presentation of findings when the survey of their neighborhood is complete.
2. **2020 Survey – Part A – February 2020 to June 2022** - Create a Reconnaissance Level Historic Resources Survey with photographic documentation accompanied by research sufficient to place the inventoried properties in historic contexts and to suggest which may warrant intensive level survey.
 - a. Starting on February 1st, 2020, using ESRI Survey 123 on tablets and smartphones in the field, data will 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 assessors cards online, GIS aerial maps and Pictometry aeriels which document all four sides of buildings. As needed, they can also reference Google Earth and Google Street View.
 - b. The reconnaissance level historic resources survey will be prioritized as follows by neighborhood as defined in the Imagine Kalamazoo 2025 Master Plan:
 - i. 2020 - CDBG Neighborhoods

1. Edison, Eastside, Northside neighborhoods
 2. West Douglas, Southside, Oakwood, Vine LHD, Stuart LHD
 - ii. 2021 - Burke Acres, Milwood, South Westnedge, Westnedge Hill, West Main Hill LHD, Downtown - 2021
 - iii. 2022 - Arcadia, Knollwood, Oakland-Winchell, Westwood, Colony Farms, Parkview Hills, Hill 'n' Brook
2. **2020 Survey – Part B** (2020/fall through 2021/spring) 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. The grant application for \$90,000 has already been approved by the city commission and submitted to the State Historic Preservation Office for consideration.

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.

WHAT WILL THE GENERAL PUBLIC SEE?

- Teams of 2-3 people walking on the sidewalks, taking photos of each property
- Volunteers will be identified by a backpack with the city logo and the Inventory 2020 logo on it
- Each team will also carry a letter of explanation about the survey that they can leave with any interested neighbors.
- Volunteers are REQUIRED to stay on the Public Right of Way and may not venture onto private property, even with the owner's permission.
- Volunteers are encouraged to walk on the sidewalks rather than in streets unless it is necessary to take a clear photo.

COORDINATION WITH OTHER CITY DEPARTMENTS

Information Technology will be a vital part of the project. Sue Hoch has prepared the Survey 123 App for this survey. Karin Conley will be involved in handling the data including making the new photos available to BSA and the Assessor's office.

PREVIOUS SURVEYS – FIFTEEN SURVEYS OVER 45 YEARS

Year	surveyor	Areas surveyed	Funding
1974	Initial Inventory of Historic Sites and Buildings in Kalamazoo	151 individual commercial and residential resources	City?
1974	South Street: A Plan for Preservation	Changes to enhance history, paving, carriage blocks. 2-way streets	City?
1978	Kalamazoo Visual Survey Phase I	Vine, South St, Haymarket, Stuart, West Main Hill, State Hospital, Orchard Hills, part of Winchell, Westnedge Hill. Portage St – Bryant to Lake, Bryant Mill	Matching grant
1980	Historic Inventory Phase II	Bronson Park HD proposed Haymarket HD proposed Rose Place HD proposed Stuart Area HD proposed Vine Area HD proposed	Matching grant
1983	National Register Nomination, Phase III	Bronson Park HD NR listed Haymarket HD NR listed Rose Place HD NR listed Stuart Area HD NR listed Vine Area HD NR listed	
1986	Kalamazoo Historic Inventory, Phase IV	Allen Blvd – added to Stuart LHD & NRHD 1990 – also surveyed - East Main Hill, Northside (near), Washington Square (SE side), Westnedge Hill, Vine Neighborhood Addition – added 1997	Matching grant
1989	Historical & Architectural Intensive Level Survey Phase V	Arcadia Creek, East Campus, 100 block E Michigan – possible add'n to Haymarket	Matching grant
1989	State Theater Inventory	State Theater interior	???
1991	Reconnaissance Level Survey M-43 (WIDENING)	West Main – limits to West Michigan	MDOT
1993	Preliminary Research for proposed Henderson Park West Main Hill Historic District	West Main Hill	Private project
1994	Intensive Level Survey and National Register nominations	South St HD Boundary Increase Stuart Area Boundary Increase Henderson Park/ West Main Hill Study Area	Matching grant
1996	West Main Hill National Register Historic District nomination	West Main Hill	??

December 9, 2019 – Inventory Kalamazoo 2020 - Briefing to City Commission small groups
Sharon Ferraro – historic preservation coordinator

1997	Haymarket Historic District Addition	100-150 North Edwards South Mall	??
1999-2001	Reconnaissance Level Historic Resource Survey	Entire city except historic districts and Bronson Boulevard	City
2007	West Main Hill Intensive Level Survey Report	West Main Hill	City

CERTIFIED LOCAL GOVERNMENT**Basic Requirement #3 is:**

A local government shall "Maintain a system for the survey and inventory of historic resources."

- A) The local government shall maintain an on-going survey and inventory system that systematically documents all buildings, structures, sites, objects, and significant open spaces that are historically or architecturally important within its jurisdiction. So that local survey efforts shall be coordinated with those of the state, the SHPO has formulated the following process. This process is only a recommendation, and upon its own judgment, for example, a CLG may choose to survey, designate, and protect a threatened building before it continues work on a designated but poorly documented resource.
- a) First survey and inventory those districts that are in the process of being designated under the ordinance.
 - b) Go back and survey and inventory those historic districts that were previously designated under the ordinance but may not have been adequately documented.
 - c) Lastly, the local government shall systematically survey in rational increments all remaining properties within its jurisdiction that are historically or architecturally significant. The following guidance is provided for building this database of survey information.
 - i) Update and expand the district study committee report.
 - ii) The new research for updating the study committee report should provide an understanding of the local government's resources by focusing on historic contexts, building types, levels of maintenance, etc.
 - iii) Special attention should be placed on documenting threatened resources and resources experiencing local developmental pressures.
- B) B. So that local government survey data is in a format consistent with the statewide comprehensive planning process, the SHPO requires that the following guidelines be followed by the local government.
1. All survey and inventory activities shall be conducted using SHPO inventory cards and procedures.
 2. The local government shall forward to the SHPO one original copy of any survey data.
 3. The local government shall keep at least one original copy of any survey data and make it accessible to the public.



Community Planning and Development
Historic Preservation Commission
245 North Rose Street
Kalamazoo, MI 49007
Telephone: (269) 337-8804; FAX (269) 337-8513
ferraros@kalamazoocity.org

February 3, 2020

Dear Friends:

The Kalamazoo Historic Preservation Commission announces a Call for Nominations for its 2020 Award Program, which recognizes people and projects that sustain our community’s character and improve the quality of life for all residents and visitors. Honorees will be announced and awards presented at a ceremony during National Preservation Month in May of this year. The commission is especially seeking projects OUTSIDE the currently designated historic districts. You and your organization are invited to nominate worthy candidates in any or all of the following categories:

1. Individuals or institutions whose day-to-day, general preservation activities merit significant recognition OR who, as stewards of a historic property, have demonstrated excellence in ongoing preservation by the use of timely maintenance and repair.
 2. Residential Property projects – demonstrate outstanding, completed exterior restoration or rehabilitation work or new sympathetic infill construction.
 3. Commercial/Institutional/Government Property Projects - demonstrate outstanding, completed exterior restoration or rehabilitation work or new sympathetic infill construction.
 4. Mixed Use (commercial and Residential or others) Property Projects - demonstrate outstanding, completed exterior restoration or rehabilitation work or new sympathetic infill construction.
 5. Interior Rehabilitation – NEW CATEGORY – nominations in this category must have the owner’s permission and the nominator must be able to facilitate a viewing by the judges. “Before” photos are especially important in this category.
 6. INFILL or new construction which complements the historic character of the surrounding buildings.
- NEW Categories for 2019!**
7. Innovative Solutions in Preservation - Award recognizes an outstanding and creative example of adaptive reuse, incorporating sensitive and creative solutions to issues of sustainability, and integration of accessibility improvements.
 8. Archaeology Award - Award is open to individuals, institutions, or organizations, public or private, who merit recognition for their contributions to the preservation of Kalamazoo’s archaeological heritage.

ALL PROPERTIES: Nominated properties must be located in the city of Kalamazoo but may be inside OR outside the historic districts. Projects may be nominated that have been completed within the past five years. Rehabilitation projects should comply with the Secretary of the Interior Standards (See reverse)

Please see the enclosed nomination form for details on eligibility and submitting a nomination and tell us if the project utilized Federal Historic Preservation Tax Credits.

Submit as many separate nominations as you wish. Mail or deliver nominations to: Historic Preservation Coordinator at the address above. **DEADLINE - 5:00 pm on Monday, March 16, 2020** If you have any questions, please call Sharon Ferraro, the historic preservation coordinator at 337-8804 or by email at ferraros@kalamazoocity.org .

Sincerely,



Sharon Ferraro
Historic Preservation Coordinator
Kalamazoo Historic Preservation Commission

Secretary of the Interior's Standards for Rehabilitation

The **Secretary of the Interior's Standards for Rehabilitation** are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.

The Standards (**36 CFR Part 67**) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

	HISTORIC PRESERVATION AWARDS	HISTORIC PRESERVATION AWARDS
Year	Projects	People & Organizations
2002	1. 836 W. North – Dave & Kim Williams 2. 906 W. Lovell – Larry Burns 3. 921 W. Lovell – John & Judith Pulver*	4. Pam O’Connor – <u>Kalamazoo: Lost & Found</u> 5. Lynn Houghton – <u>Kalamazoo: Lost & Found</u>
2003	6. 607 Forest – Reenders Dairy Barn – Roger Eriksen 7. Milham Park Stone Picnic Shelter – CoK 8. 936 W. Kalamazoo – Steve Sattem & Jim Cavender 9. 344 N. Rose – Davis Block – Mike Shubeck	
2004	10. Arcadia Creek Guardrails – CoK 11. 254 E. Michigan – Jannasch-Shortt building – Dan Antor 12. 316 Elm - Steve Sattem & Jim Cavender 13. 714 Wheaton – Eric, Tobi & Ryan Breisach* 14. 1460 Prospect Place - Robert Lakey (infill)	15. Gazelle Sports Walking Tours – Lynn Houghton
2005	16. 1427 Hays Park – Kalamazoo Neighborhood Housing Services 17. 621 W. Kalamazoo – Steve Sattem & Jim Cavender 18. 624 South Westnedge – Dwight Theodore ** 19. 336 E. Michigan – Ron and Matt Smilanich	20. DKI – Building revitalization program
2006	21. 402 E. Michigan – Depot Landmark LLC 22. 830 W. Main – Brian Spaulding 23. 305 Stuart – Ryan Mervyn 24. <i>430 Elm – Sharon Carlson & Tom Dietz (Int)</i> 25. <i>242 E. Michigan – Josh & Kristine Willson</i> 26. 222 N. Kalamazoo Mall – Hospice Care of SW Mich	27. Southwest Builders – Style Shop, Arcadia Condos, Climb Kalamazoo and Peregrine Towers
2007	28. 422 Stuart – Jonathan O’Brien & Amelia Katanski 29. 704 Axtell – Pat and Tracy Bullard 30. 714 Dutton Place – Nora Chaus 31. 459 N. Burdick – Intermodal station – Kingscott Associates & Wendel Duchscherer	32. Fire Marshall Marty Myers - Fire sprinkler installation grants 33. Transportation Director Bill Schomish - Intermodal transportation center
2008	34. 309 North Burdick – The Burdick Block – John Donaldson & Matthew Brosco	35. Peter Schmitt – WMU history professor 36. Nelson Nave, AIA 37. Jon Stryker
2009	38. 241 W. South – City Hall barrier free ramp – CoK 39. 3434 Madison - Richard Roy and Greg Miller 40. 628 S. Park – Bill VanderSalm 41. 401 E. Michigan - Depot Landmark LLC	
2010	42. 524 N. Burdick – Kalamazoo Gospel Mission 43. 2203 Sheffield – Julie Heath 44. 725 W. Vine – Janie Albright	45. Peter & Laura Livingstone-McNelis – Henderson Castle 46. Peter Carroll & Marc Ferraro - Old Home Rehab
2011	47. 714 S. Westnedge – Chenery Auditorium	

	Friends of Chenery, Kingscott Associates, Kalamazoo Public Schools 48. 924 S. Westnedge – Mueller Assoc., LLC	
2012	49. 504 Douglas – Doris McLean 50. 2125 Crane – John & Jennifer Ward –garage 51. Paris Cleaners NEON SIGN – Wilbert & Elaine Weidenaar 52. Ladies Library Association	53. Hoben House Move – Kalamazoo College and Gary & Cheryl Kuta
2013	54. 744 Forest – KNHS 55. 213 Elm – Sattem & Cavender 56. 805 S. Rose – KalCo Land Bank 57. 105 East Michigan – Mavcon 58. 345 N. Burdick – Rickman House	59. Larry Bell
2014	60. 838 W. Main – Brian Spaulding 61. 803 Dwight - Carol & Mark Larsen, contractors Tim & Robin Jackson 62. 435 Stuart - Dennis and Tammy Kohler 63. 606 Woodward – Kalamazoo Public Schools	64. KNHS 65. Karen Leys – Stuart Neighborhood
2015	66. 315 West Lovell – Scott & Patricia Tribby 67. 2421 Oakland – Sattem & Cavender 68. 1104 S. Westnedge – Fire Station 6 - Carrie & Leon Bennett; Firehouse Fitness LLC 69. 1301 & 1305 South Westnedge - Bob Gillion & Thom Clark	
2016	70. Marlborough Apartments – Owners Association – 471 W. South 71. Zion Lutheran Church - 2122 Bronson Blvd 72. Lincoln School for International Studies – 912 N. Burdick	73. Kalamazoo County Land Bank for Riverview Launch 74. Westwood Garden Club for Veterans Memorial at Riverside Cemetery 75. Ladies Library Association for their book <u>Library Ladies of Kalamazoo: Their Home and History</u>
2017	76. 832 Elmwood – Jean Harden 77. 1301 Portage – Kalamazoo County Land Bank 78. 426 East Michigan – GTW Depot - Plazacorp	79. Kalamazoo Public Library Local History webpages
2018	80. 716 Minor – Lynn Stevens 81. 1304 Merrill – Jennifer McVeigh and Susan Lindemann 82. Civic Theater – Byce 83. Park Club – Byce 84. 928 South Rose – Kal Co Land Bank 85. 627 South Burdick – Tromblay	86. Plazacorp
2019	87. 318 Woodward – James Pejka & Arch Limited 88. 602 W. South – Catholic Diocese of Kalamazoo 89. 1104 Portage – Grant Fletcher	90. Upjohn Institute for Employment Research for the houses at 515 and 527 W. South

*Also won Governors Award for Historic Preservation

** Also won an award from the Michigan Historic Preservation Network

Kalamazoo Historic Preservation Commission
Historic Preservation Awards of Merit - 2020
HISTORIC STRUCTURE

Address of Structure _____

Owner Name _____

Owner Address _____

City _____ State _____ Zip _____

Owners Phone # _____ Owners email _____

Nominated by _____

Nominators may be neighborhood organizations, owners or friends.

Did this project utilize Federal or Michigan Historic Preservation Tax Credits? Yes__ No__

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

Contact name _____ Contact phone # (____) _____ (cell)

Contact email address _____

Which category is this property nominated in? Choose only ONE

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

* See next page for definitions

ATTACHMENTS (required):

- In one page or less, in a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.
- Five to ten photographs showing the project itself, important details and the project within the greater context. Front and rear shots of the structure, a shot of the streetscape (buildings on both sides) and close-ups of the project area are required. Photos should be a minimum of 3”x 5”, color or black and white. Digital photos are acceptable with a resolution of at least 300 dpi. “Before” photos can be especially compelling and while not required, they add a great deal to the nomination. (This item is not required for “Individuals or Institutions”.) Photos may be submitted on a CD, attached to an email or printed. No fax photos please! Nominations MUST be on paper or submitted electronically (CD or by email) – no faxed submissions will be accepted. EMAIL: ferraros@kalamazoo.org

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, March 16, 2020** to:
Historic Preservation Coordinator, 245 North Rose, Kalamazoo, MI 49007 **NOTE NEW ADDRESS**
ferraros@kalamazoo.org

Work must be substantially **complete** by the application February 29, 2020. Unfinished projects are not eligible until they are substantially complete. Projects may be nominated that have been completed within the past five years.

DEFINITIONS

Rehabilitation is the work performed on a historic resource to return it a condition that allows continued use for the same purpose or an appropriate adaptive re-use.

Stewardship is the ongoing preservation of a historic resource with necessary appropriate maintenance to preserve the character and integrity of the historic resource.

Individuals or institutions whose day-to-day, general preservation activities merit significant recognition OR who, as stewards of a historic property, have demonstrated excellence in ongoing preservation by the use of timely maintenance and repair. A one-page essay describing why this person, institution or program makes an outstanding contribution to historic preservation in Kalamazoo should support this nomination.

Residential Property projects – demonstrate outstanding, **completed** exterior restoration or rehabilitation work, adaptive re-use or new sympathetic infill construction.

Projects that qualify have maintained the historic character of the property and the project area. Each project will be judged in part using the attached Secretary of the Interior’s Standards for Rehabilitation. Infill projects must fit within their contexts while being recognized as a product of their own time.

Owner Occupied, Rental properties, Infill residential (New)

Commercial/Institutional/Government Property Projects OR Programs - demonstrate outstanding, **completed** exterior restoration or rehabilitation work or new sympathetic infill construction. Projects that qualify have successfully maintained the historic character of the property and the project area. Each project will be judged in part using the attached Secretary of the Interior’s Standards for Rehabilitation. Infill projects must fit well within their contexts while being recognized as a product of their own time.

Mixed Use (commercial and Residential or others) Property Projects - demonstrate outstanding, **completed** exterior restoration or rehabilitation work or new sympathetic infill construction. Projects that qualify have successfully maintained the historic character of the property and the project area. Each project will be judged in part using the attached Secretary of the Interior’s Standards for Rehabilitation. Infill projects must fit well within their contexts while being recognized as a product of their own time.

Interior – nominations in this category must have the owner’s permission and the nominator must be able to facilitate a viewing by the judges. “Before” photos are especially important in this category.

Innovative Solutions in Preservation - An outstanding and creative example of adaptive reuse, incorporating sensitive and creative solutions to issues of sustainability, and integration of accessibility improvements.

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

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

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

Sharon Ferraro, Preservation Coordinator - Community Planning and Economic Development
245 North Rose Street, Kalamazoo, MI 49007 - **NOTE NEW ADDRESS**

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, March 16, 2020** to:
Historic Preservation Coordinator, 245 North Rose, Kalamazoo, MI 49007 **NOTE NEW ADDRESS**
ferraros@kalamazoo.org

Kalamazoo Historic Preservation Commission
Historic Preservation Awards of Merit - 2020

INDIVIDUAL OR INSTITUTION

Individuals or institutions whose day-to-day, general preservation activities or specific projects merit recognition.

Name of Individual or institution _____

Mailing Address _____

City _____ State _____ Zip _____

Contact Phone # for nominee _____ email _____

Nominated by _____

Nominators may be neighborhood organizations, owners or friends.

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

Contact name _____ Contact phone # _____

Contact email address _____

Please take no more than one page to tell us why this individual or institution deserves a Historic Preservation Award of Merit. What was the activity? How did it benefit preservation in Kalamazoo?

Mail or deliver nominations before the **DEADLINE at 5:00 pm on Monday, March 16, 2020** to:
Historic Preservation Coordinator, 245 North Rose, Kalamazoo, MI 49007 **NOTE NEW ADDRESS**
ferraros@kalamazoo.org

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PAMELA HALL O'CONNOR

Date: January 2 2020
To: Kalamazoo Historic Preservation Commission,
Sharon Ferraro, COK HP Coordinator

Subject: Proposal for a 2020 Contribution to the O'Connor Fund

Dear KHPC members:

When we discussed moving a portion of the KHPC's city treasury funds to the O'Connor Fund at the 10 December 2019 meeting, I agreed to make a formal request for consideration the 14 January 2020 meeting.

Background: As I noted in my 4 October 2019 memo to you on this topic:

"Several months ago at the annual KHPC budgeting session, I suggested that the KHPC make a substantial contribution to the Fund from its earned income now being held in the City Treasury, knowing that the Community Foundation's investment strategy is highly successful and that KHPC funds placed there will grow much more quickly and substantially in the Fund...."

Proposal: I propose that at its 14 January 2020 meeting, the KHPC retain \$2,500 in its City Treasury account, and move the balance to the O'Connor Fund for Historic Preservation at the Kalamazoo Community Foundation.

This action would leaves \$2,500 in the City Treasury account for immediate needs, like costs related to producing the Hidden Kalamazoo book. And as we have discussed in previous conversations and documents, should immediate needs be greater than \$2,500, funds are available from the O'Connor Fund within about 2 weeks of a request. (You will recall that the availability of these funds was addressed in detail in my 4 October 2019 memo.)

As noted in October, the greater the fund size, a) the greater the annual spendable amount, and b) the sooner more impactful projects can be considered. Examples noted earlier were HALS Bronson Park, support for intensive level survey work, and potential brick and mortar grants to help make good preservation projects a reality.

This investment is in good hands: The Foundation has a long-standing record of highly-performing investment. For the 10 year period ending ending September 30, 2017, the KZCF performed in the top 1 percent of all community foundations nationwide. (See attached for additional information.)

Summary and Suggested Action: The positive effects of the proposed action will significantly benefit the KHPC's work in Kalamazoo in the long-term. I urge you to approve.



- ▶ About the Community Foundation
- ▶ What We Do
- ▶ Meet Our Board and Team
- ▶ Publications & Documents
- ▶ Diversity, Equity & Inclusion
- ▶ The W.E. Upjohn Society
- ▶ Investment Information
- ▶ Careers
- ▶ BLOG: Love Where You Live
- ▶ Use Our Space
- ▶ Request a Sponsorship
- ▶ Our approach to community philanthropy

Get Our News

email address

Print

About » Investment Information

Investment Information

Gifts to KZCF become part of a permanent endowment, which means they will benefit our community forever. We still have the original gift made in 1925 from W.E. and Carrie "Carol" Upjohn. KZCF invests the gifts we receive so they grow and maximize the resources available to us to address both immediate and long-term community needs.

Investment Objectives for Endowed Funds

For endowed funds, our investment goals are to preserve the original value of gifts in terms of inflation, and grow our assets as much as market conditions allow so we can address community needs now and in the future. KZCF employs a moderate growth strategy in which 70 percent are invested in equities, 25 percent in fixed income vehicles, and five percent in real estate funds. We are committed to an investment strategy of disciplined asset allocation, regular rebalancing, minimizing fees and expenses, and not reacting to near-term market pressures or new investment fads.

Quarterly Investment Performance

The chart below illustrates KZCF's investment performance for 3rd Quarter 2019.

Core Assets	Qtr 3	YTD	3 Yrs	5 Yrs	7 Yrs	10 Yrs
Moderate Growth						
Actual	0.5%	11.9%	7.3%	6.2%	6.2%	8.6%
Benchmark (1)	0.3%	13.0%	7.8%	6.7%	7.9%	8.6%
Income & Growth						
Actual	2.2%	14.1%	8.0%	7.1%	8.1%	8.7%
Benchmark (2)	2.0%	14.7%	8.3%	7.3%	8.1%	8.6%

trialbal.rpt
 1/8/2020 10:46:41AM
 Periods: 0 through 17

G/L Trial Balance Report

City of Kalamazoo
 1/ 1/2019 through 12/31/2019

253 PRIVATE PURPOSE TRUST AND DONATIONS

<i>Account Number</i>	<i>Beginning Balance</i>	<i>Debits</i>	<i>Credits</i>	<i>YTD Debits</i>	<i>YTD Credits</i>	<i>Balance</i>
Equities						
253-00-368.004 RESERVED - KAL HISTORICAL COI	28,015.14 CR	2,939.29	477.60	2,939.29	477.60	25,553.45 CR
Total Equities	28,015.14 CR	2,939.29	477.60	2,939.29	477.60	25,553.45 CR
Equities	28,015.14 CR	2,939.29	477.60	2,939.29	477.60	25,553.45 CR
Total PRIVATE PURPOSE TRUST AND DON	28,015.14 CR	2,939.29	477.60	2,939.29	477.60	25,553.45 CR

*** Fund Not in Balance

City of Kalamazoo
 1/ 1/2019 through 12/31/2019

Grand Totals

	<i>Beginning Balance</i>	<i>Debits</i>	<i>Credits</i>	<i>YTD Debits</i>	<i>YTD Credits</i>	<i>Balance</i>
Total Assets	0.00	0.00	0.00	0.00	0.00	0.00
Total Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Equities	28,015.14 <i>CR</i>	2,939.29	477.60	2,939.29	477.60	25,553.45 <i>CR</i>
Total Operating	0.00	0.00	0.00	0.00	0.00	0.00
Total Expenditures	0.00	0.00	0.00	0.00	0.00	0.00
Total Revenues	0.00	0.00	0.00	0.00	0.00	0.00
Total Budgetary	0.00	0.00	0.00	0.00	0.00	0.00
Total All Funds	28,015.14 <i>CR</i>	2,939.29	477.60	2,939.29	477.60	25,553.45 <i>CR</i>

2019 ER 96-713 106 Review Log
City of Kalamazoo, Kalamazoo County – A Certified Local Government
October 1 to December 31, 2019

Date	Address	Neighborhood	Sub-recipient
1. 09/19/2019	1211 Lay	Edison	City of Kalamazoo/Land Bank

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

PROPOSED WORK: Demolish

AREA OF POTENTIAL EFFECT: Limited to this house and the surrounding National Register eligible study area
HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston/Driving Park potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially National Register eligible.
DETERMINATION OF EFFECT: ADVERSE EFFECT

Notes and background

2018 – Kalamazoo County Tax Foreclosure

BSA 12/07/2015: House is blighted; rear window is broken out. This dwelling has been vacant for an extended period. Water service was terminated 07/2013. Roofing job never completed.

Dangerous Building Determination 11/28/2017: Water service was terminated 07/2013. Roofing job was never completed. House found Open to Casual Entry. Roof is deteriorated; front stairway is in poor condition and does not meet code; work at front porch area was begun without benefit of a building permit. Vinyl siding is deteriorated and missing in several locations. Trash in rear porch area. No active electrical service. 08-10-2016 - No change to property. Several openings, vagrants have been staying inside of house. 10-18-2017: House continues to deteriorate. Multiple broken windows. Trash and debris throughout the yard.

HISTORIC PRESERVATION COORDINATORS COMMENTS:

The coordinator will make a site inspection – additional information is needed – an internal inspection would be useful in preparing a report. _

PRELIMINARY DETERMINATION: ADVERSE EFFECT ON NATIONAL REGISTER ELIGIBLE HISTORIC RESOURCE

Final Determination:

12/16/2019	1211 Lay	Edison	City of Kalamazoo/Land Bank
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PROPOSED WORK: Demolish

AREA OF POTENTIAL EFFECT: Limited to this house and the surrounding National Register eligible study area
HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston/Driving Park potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially National Register eligible.
DETERMINATION OF EFFECT: ADVERSE EFFECT

2019 ER 96-713 106 Review Log
City of Kalamazoo, Kalamazoo County – A Certified Local Government
October 1 to December 31, 2019

Date	Address	Neighborhood	Sub-recipient
2. 10/02/2019	1220 Reed Ave.	Edison	KNHS

PROPOSED WORK: Roof only
 AREA OF POTENTIAL EFFECT: Limited to this house and adjacent houses
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the North Stuart potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.

- DETERMINATION OF EFFECT: NO ADVERSE EFFECT if work complies with standards below:
- a) Medium to dark color shingle
 - b) Dark "D" type drip edge.
 - c) Ridge vent colored to blend with roof.
 - d) Single cut or open valleys (no woven shingle valleys).
 - e) New deck is to be installed to protect/accommodate crown moulding by installing decking to hang over 3/4" - 1" past existing or future crown moulding.
 - f) Flashing shall be a color to complement the roof color (Not bright metal) and shall be properly installed:
 - i. Flashing must be tucked behind clapboards or siding on porches, dormers and side roofs.
 - ii. Flashing must be tucked into mortar joints of chimneys.
 - g) Any unpainted wood must be painted within six months from the date of completion (not counting months between November and April.) Work may proceed without further review.

3. 10/22/2019	1020 Lane	Edison	Senior Services
---------------	-----------	--------	-----------------

PROPOSED WORK: Repair electrical
 AREA OF POTENTIAL EFFECT: Limited to this house
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**. The proposed work is entirely inside the house and is exempt from review under *Appendix C – item b* of the 2016 Programmatic Agreement between the City of Kalamazoo and the State Historic Preservation Office.

DETERMINATION OF EFFECT: NO ADVERSE EFFECT.
 Work may proceed without further review.

4. 10/28/2019	824 Elmwood	Stuart	Senior Services
---------------	-------------	--------	-----------------

PROPOSED WORK: plumbing repairs
 AREA OF POTENTIAL EFFECT: Limited to the interior of this house
 HISTORIC PROPERTIES PRESENT: This house is a contributing structure in the South Street – Stuart Area local Historic District. The proposed work is entirely inside the house and is exempt from review under *Appendix C – item b* of the 2016 Programmatic Agreement between the City of Kalamazoo and the State Historic Preservation Office.

DETERMINATION OF EFFECT: NO EFFECT

5. 12/02/19	1028 Lane Blvd.	Edison	Senior Services
-------------	-----------------	--------	-----------------

PROPOSED WORK: Furnace replacement
 AREA OF POTENTIAL EFFECT: Limited to this house – Appendix C
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.
 DETERMINATION OF EFFECT: NO ADVERSE EFFECT. Appendix C project

- Work may proceed without further review.

2019 ER 96-713 106 Review Log
City of Kalamazoo, Kalamazoo County – A Certified Local Government
October 1 to December 31, 2019

Date	Address	Neighborhood	Sub-recipient
1. 06/27/19	3525 Hoover St.	BF ramp on front	Senior Services
2. 07/12/19	1002 Prairie	Roof	KNHS
3. 07/12/19	621 West Prouty	Roof	KNHS
4. 07/12/19	615 Florence	Roof	KNHS
5. 07/12/19	1210 E Vine	Patch roof	Senior Services
6. 07/12/19	1424 North Burdick	Roof patch & gutter repair	Senior Services
7. 07/12/19	1705 North Park	Foundation and railing repair	Senior Services
8. 07/12/19	1132 W. Paterson	Stair repairs	Senior Services
9. 07/16/19	1005 Linton	Roof	KNHS
10. 07/17/19	1826 Woodward	Sump pump and gutters	Senior Services
11. 07/17/19	1906 N. Rose	Repair windows	Senior Services
12. 07/30/19	1808 Woodward	Roof	KNHS
13. 07/30/19	205 Wallace	Roof	KNHS
14. 07/30/19	1617 Merrill	Roof	KNHS
15. 07/30/19	1708 N. Church	Roof	KNHS
16. 07/30/19	1712 N. Church	Roof	KNHS
17. 08/15/19	1831 VanZee	Roof	KNHS
18. 08/15/19	1523 N Rose	Roof	KNHS
19. 08/15/19	1416 Woodward	Roof	KNHS
20. 08/15/19	902 Clarence	Roof	KNHS
21. 08/15/19	1226 Ogden	Roof	KNHS
22. 09/03/19	1708 N. Church	Roof repairs	Senior Services
23. 09/03/19	1617 Merrill	Roof repairs	Senior Services
24. 09/03/19	1712 N. Church	Roof repairs	Senior Services
25. 09/03/19	1820 N. Burdick	Plumbing repairs	Senior Services
26. 09/03/19	912 James	Door repairs after break-in	Senior Services
27. 09/03/19	601 Reed	Steps and window repairs, install rail	Senior Services
28. 09/05/19	2223 Springmont Ave	Plumbing	Senior Services
29. 09/05/19	613 Southworth Terrace	Repair BF ramp	Senior Services
30. 09/09/19	927 Trimble	Repair/replace steps	Senior Services
31. 09/09/19	1119 Jackson	Repair Barrier free ramp	Senior Services
32. 09/10/19	427 Wallace	Demolish fire damaged house	CoK
33. 09/16/19	805 Fairbanks	Roof only	KNHS
34. 09/16/19	530 Mabel	Roof only	KNHS
35. 09/16/19	540 Bosker	Roof only	KNHS
36. 09/16/19	1002 N. Pitcher	Roof only	KNHS
37. 09/19/19	534 Trimble	Roof Only	KNHS
38. 09/19/19	1002 Prairie	Roof Only	KNHS
39. 09/19/19	518 Florence	DEMOLISH	CoK/KCLB
40. 09/19/19	519 Ada	DEMOLISH	CoK/KCLB
41. 09/19/19	613 Mabel	DEMOLISH	CoK/KCLB
42. 09/19/19	812 Myers	DEMOLISH	CoK/KCLB
43. 09/19/19	821 Clarence	DEMOLISH	CoK/KCLB
44. 09/19/19	1001 Trimble	DEMOLISH	CoK/KCLB
45. 09/19/19	1406 Fulford	DEMOLISH	CoK/KCLB
46. 09/27/19	1046C & 1006D Interfaith Blvd	ADA conversion	Interfaith Apts
47. 09/27/19	1118 Charlotte	Water heater & plumbing	Senior Services

KALAMAZOO HISTORIC PRESERVATION COMMISSION

CITY HALL - 241 W. South – Community Room – 2nd floor

TUESDAY, December 10, 2019 – 6:00pm

MEETING NOTES

ITEM G

I. Call to order: 6:00pm

II. Approval of Absences: no absences

III. Approval of Agenda: add items under VIII

- b. KHPC Sponsorship of MHPN conference
- c. Kalamazoo: Lost and Found Photos
- d. Preliminary discussion of transferring more KHPC funds to O'Connor fund at KZCF

IV. Introduction of Guests: Pam O'Connor, History 4100 student (Lemmon)

V. Citizen Comments on NON-agenda items* & Correspondence: none

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)

Discussion of Revenue and whether the "Year to Date" figure of \$821.25 is correct. Ms. O'Connor says she has records of book sales in 2019 totaling at least \$1100 to date. Sabel will look into the figures with Marcy Dix.

VII. Action and Discussion Items

- a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro/Sabel)
 - i. Ferraro reported on the meeting on Monday December 9 with city commissioners in small groups. She met with Mayor Anderson, Vice Mayor Griffith and commissioners Cunningham, Praedel and Hess in person with commissioner Urban attending by conference call. She briefed the commissioners on the survey plans why the survey was needed, how the data would be utilized and how the public would be invited to comment and become involved. She felt there was support and all the commissioners emphasized the importance of transparency and communication.
 - ii. She also met with Katie Kolothaikis and Allan Simpson from the State Historic Preservation Office on Tuesday, December 10. They had an opportunity to play with the Survey 123 program and walked around the downtown. Ferraro also addressed the Certified Local Government grant application for the Intensive Level Survey. SHPO has asked for some additional information which she plans to provide before Christmas.
- b. Kalamazoo Reservation Public Education (Gorham) (10 min)
 - i. Gorham followed up on the issue to renew the Next Exit History contract. She attempted to contact Ashley Roberts at NEH by email with our additional questions on 9/16/2019 (no response) and on 11/5/2019 (no response) and left a voicemail with NEH 12/5/2019 again with questions (no response). As of 12/10/2019, we have no active contract with NEH, but the site is still accesible on the back end and the public end. She also contacted Jenifer Blouin-Policelli who had prepared and posted material on the NEH app Jenifer helped her get into the app and gave her access to the analytics.
 - i. Searching from 1/1/2015 – 12/9/2019 for # of views per site
 - ii. Bronson Park Mound: 47
 - iii. Match-E-Be-Nash-She-Wish Reservation Marker – Northeast Corner: 56
 - iv. Match-E-Be-Nash-She-Wish Reservation Marker – Northwest Corner: 33
 - v. Match-E-Be-Nash-She-Wish Reservation Marker – Southwest Corner: 48
 - vi. Match-E-Be-Nash-She-Wish Reservation Marker – Southeast Corner: 54
 - vii. Fountain of the Pioneers – Bronson Park: 113

Total page views: 351

Total cost since 2015 - \$4200

- ii. Gorham has been talking to Timmerman about transferring the NEH materials completely over to the Kalamazoo Public Library website. Gorham will attempt to download materials. If she needs help Jenifer Blouin-Policelli is still under contract to the HPC with an hourly rate. She could migrate the materials.

ITEM G

- iii. Short Term plans to work with KPL: KRPEC//Boundary Marker Project text, videos can have their own drop down on KPL's site, via the Local History page.
 - iv. Long Term plans to work with KPL: Beth would like to revisit having an app that would facilitate local history learning; this would be something built in-house, so this is a longer-term project.
 - v. There was some discussion of using a free historic sites app like Cleo
 - vi. 12/6/19 – report on the KRPEC meeting – David Brose & John Shagonaby worked on creating subcommittees, coordinating people to head fundraising, education, digital content, corner markers, etc.
 - vii. Regina will be leading digital content/website management. David putting me in touch with Dominic Gladstone, who did the videos, has the raw footage & loop me in with Neil Conway. Dominick Gladstone of Act Naturally Studio has the masters of the Tribal Council interviews.
 - viii. Gorham also reported on the markers themselves. The price of steel has increased dramatically more than doubling the cost of the markers. The material may change from steel to stone
- c. Practical Homeowner Workshops (Gorham/Ferraro)
 - a. 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*
 - a. Ferraro reported on a very positive on Thursday, December 5. Jeff from the Home Builders Association, Cameron from KRESA, Nancy Finegood from MHPN, Peter Carroll from North Coast Window Works with Kate and Craig from KVCC. After much discussion of needed basics, the group decided that the first three offerings from KVCC would be the 80 hours class required to get a builder's license, Renovation, Repair and Painting Lead Safe Work Practices training and at least one hands on workshop. Ferraro will contact the Kalamazoo Psychiatric Hospital to see if it might be possible to make the Gate Cottage a project house.
 - e. Grave Issues – Cemetery Project (Timmerman) No report
 - f. Preservation Month (PM) (Gorham) **(15 min)** No report. Ferraro reminded commissioners to keep their eyes open for possible nominations.
 - g. Designation & Sites (D) – Robinson (10 min) No report
 - h. Sustainability (SU) – **(10 min)** (Ferraro/Koenig) (Hidden Kalamazoo Book) Progress in editing is going forward. The planning team is confident we can have the book ready by Preservation Month!
 - 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
 - i. Tim Hills was present to meet with commissioners. Sabel moved and Timmerman seconded a motion to recommend Tim Hills to the mayor for appointment for his first full term on the KHPC. With a voice vote the motion passed unanimously. Mr. Hills had a copy of his recently completed book on Norman Carver.
 - ii. Lenee Powell-Wilson was interviewed by the HPC at last months meeting, though she was not present this month. Sue Robinson moved and Nicole Sabel seconded a motion to recommend Lenee Powell-Wilson to the mayor for appointment for her first full term on the KHPC. With a voice vote the motion passed unanimously.
 - iii. Ferraro will check on all the other commissioners' terms. Both of these appointments will be partial terms and both will be eligible for reappointment to two full terms.
- b. KHPC Sponsorship of MHPN conference – Ms. O'Connor reported that the O'Connor Fund will be sponsoring the keynote speaker on "Place Driven Development". The KHPC will be sponsoring all the tours
- c. Kalamazoo: Lost and Found Photos – Ms. O'Connor has accepted the return of framed Kalamazoo: Lost and Found photos from the Kalamazoo Public Library. She will discard the photos and save the mattes and frames. These are only a few of the dozen that were displayed at City Hall. City Records Center has no idea where the rest of them are, although the photo hangers used in the atrium are KHPC property.
- d. Preliminary discussion of transferring more KHPC funds to O'Connor fund at KZCF. Ms. O'Connor will prepare a proposal for the January KHPC meeting to transfer \$20,000 from the city account to the O'Connor Fund where the money will earn a greater return.

IX. Approval of meeting notes: (5 min)

- a. November 12, 2019 - correction on page 3, VIII c – huis should be changed to his. **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 - no comments from the commission
- b. Schedule of meeting dates for 2020 – Correct the November meeting from Wednesday November 10 to Tuesday November 10

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.

REVIEWS: Historic District Commission:

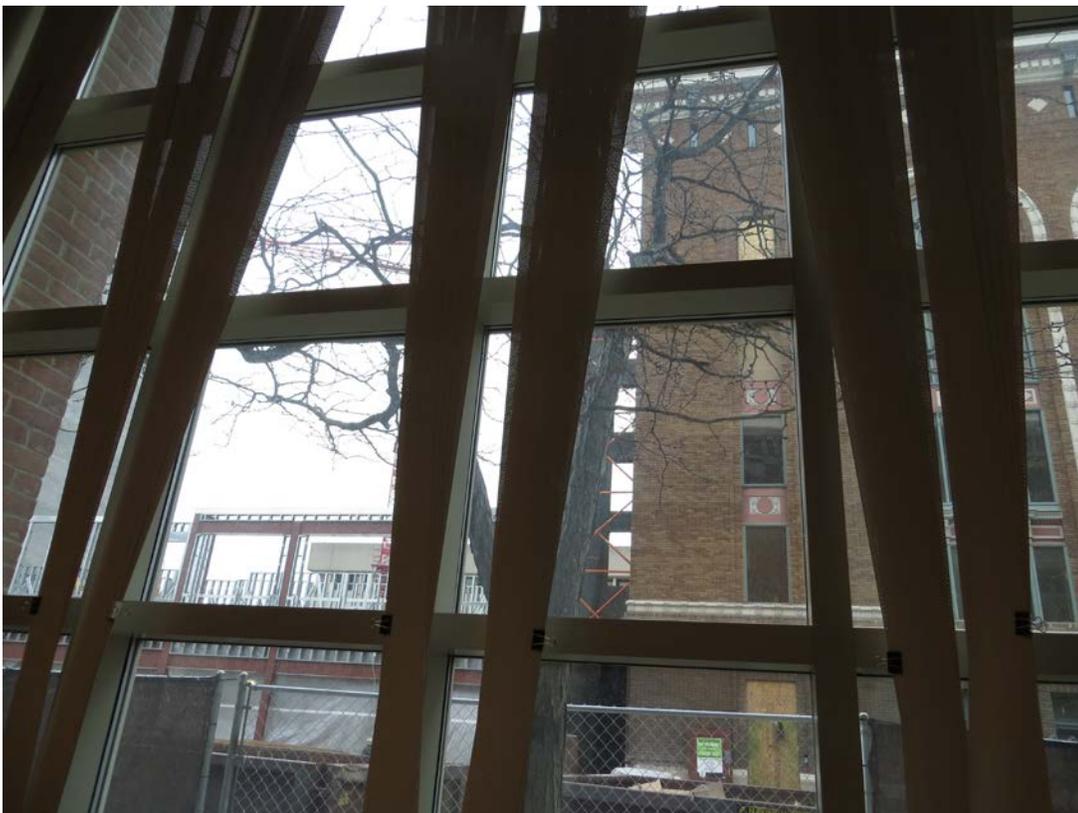
✓ HDC cases to 12/ 31/19 – 117 total		Fees total year to date, 2019 \$2745	
2019	2019	2018	2018 fees
○ 62 no fee	\$ 0	81 no fee	\$ 0
○ 42 bldg permit-\$35*	\$ 1470	44	\$ 1540
○ <u>15 HDC hearing - \$85</u>	<u>\$ 1275</u>	<u>17</u>	<u>\$ 1445</u>
117 TOTAL	\$ 2745	119	\$ 2995

Section 106 reviews (Federally funded projects)

- ✓ Section 106 reviews to 12/ 31/19:
 - 36 – in Potential Historic Study Areas or established historic districts
 - 97 - in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2018, 18 reviews in Potential Historic Study Areas were complete by 12/ 31/18
 - 18 – in Potential Historic Study Areas or established historic districts
 - 38 - 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 and the interpretive signs are in position at each end
 - Kiosk text and images are ready
- Progress on Hilton Garden Inn and new Stay2Suites at the Masonic Temple at Eleanor and North Rose. I



watch progress each day through my window. Skywalks are going in across Eleanor and North Rose.

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 (2nd & 3rd floors)** (No HP tax credit)
5. **Montgomery Wards – Terrapin/Walgreens – 237 S Kalamazoo Mall* (2nd & 3rd floors)** **HK** (No HP tax credit)
6. **Fuller Building – Petals & Postings/Invitations by Design – 233 S Kalamazoo Mall (2nd & 3rd floors)** **HK** (No HP tax credit)
7. **Boudeman Building – Rustica - south end - 236 S Kalamazoo Mall, west side* (2nd & 3rd floors)** **HK** (No HP tax credit)
8. **Stevens Building – 312 West Michigan – Studio Grill (2nd floor)** **HK** (No HP tax credit)
9. **Clapham McDonald Building – 131 East Michigan – 3rd 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 - 3rd floor** **HK**
12. **Hiemstra Optical (Chase Building) - 234-8 East Michigan*(2nd 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 – 2nd & 3rd floors (NEW OWNER – rehab nearly done)** **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 2

18. **Merrill-McCourtie Building – (south storefront only) former Dragon Inn – 232 South Kalamazoo Mall**
19. **Button-Jannasch Building - 242 East Michigan – east 1st 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 6:00pm in the community room of City Hall at 241 West South Street on the 2nd
Tuesday of each month

Schedule of meetings for 2020

Tuesday January 14

Tuesday, February 11

Wednesday, March 11

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