

**KALAMAZOO HISTORIC PRESERVATION COMMISSION**  
**CITY HALL - 241 W. South – Community Room – 2<sup>nd</sup> floor**  
**TUESDAY, February 11, 2020 – 6:00pm**

**PRE-Meeting – review WORK PLAN and revise, Appoint new committee members. 3<sup>rd</sup> fl conf room**

**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) (NOT CURRENT – details at meeting)**

Reserve Fund 2010 to present **ITEM A**

- 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*)

**VII. Action and Discussion Items**

- a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro/Sabel)
  - i. Report at meeting about kickoff
- b. Kalamazoo Reservation Public Education (Gorham) (10 min) *Report at meeting*
- c. Practical Homeowner Workshops (Gorham/Ferraro) **ITEM B**
- d. KVCC Traditional Trades program (Koenig & Ferraro) *Report at meeting*
  - a. Steering committee meeting on Friday, February 7 at 2pm – hope to draft an action plan
- e. Grave Issues – Cemetery Project (Timmerman) *NO REPORT*
- f. Preservation Month (PM) (Gorham) (15 min)
  - a. Media release out from City Manager’s Office on Wed. Feb 4 – call for nominations
  - b. Emails sent directly from coordinators address list to 186 people
- g. Designation & Sites (D) – Robinson (10 min) No report
- h. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book) **ITEM C**
- i. Operations (O) – Koenig (5 min) *Report at meeting*

**VIII. Old/New Business**

- a. **Advocacy Day in Lansing on March 3 with MHPN ITEM D**
- b. Applications for Beth Timmerman’s position (Her term was up on March 31 and she was reappointed.)
  - i. Cliff Locke, Fred Edison, Katherine White **ITEM E**

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

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

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

- a. Coordinators monthly report **ITEM G**
- b. Annual Report draft – need approval then send to city commission in March **ITEM H**

**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

+++++

## **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**

- 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)

HPC report Reserve Fund & Annual Expenditures

Feb. 11, 2020 HPC meeting

This is the year end reserve balance from Marcy Dix for each year back to 2010. A screenshot of the reserve account, with the ending balance for each year, is below:

The screenshot shows a financial system interface with a table of ending balances. The table has columns for Year, Beginning Balance, Debits, Credits, and Ending Balance. The 'Ending Balance' column is circled in yellow. The data is as follows:

Year	Beginning Balance	Debits	Credits	Ending Balance
2020	0.00	0.00	0.00	0.00
2019	28,015.14	2,939.29	477.60	25,553.45
2018	28,254.09	2,661.24	2,422.29	28,015.14
2017	31,575.21	11,704.62	8,383.50	28,254.09
2016	30,349.63	5,506.47	6,732.05	31,575.21
2015	24,232.67	5,980.10	12,097.06	30,349.63
2014	20,610.29	28,107.10	31,729.48	24,232.67
2013	9,498.03	9,114.54	20,226.80	20,610.29
2012	6,354.71	662.17	3,805.49	9,498.03
2011	8,673.80	2,319.09	0.00	6,354.71
2010	0.00	0.00	8,673.80	8,673.80

And this is a quick overview of annual expenditures to give HPC an idea of the commission’s spending patterns:

Annual HPC expenditures

2006	\$ 5322
2007	\$10,629
2008	\$19,467
2009	\$29,422
2010	\$33,931
2011	\$39,131
2012	\$47,460
2013	\$60,793 Hidden Kalamazoo starts
2014	\$78,748 Fountain fundraising
2015	\$10,775
2016	\$11,013
2017	\$16,993
2018	\$ 3776 Last Hidden Kalamazoo Tour
2019	\$ 3615

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## OLD HOUSE OWNERS WORKSHOPS Report to the commission

February 11, 2020

**Report on OHOW Planning Team meeting on January 22, 2020**

The chili was delicious as was the O'Connor House Dressing on the salad. Thank you for hosting, Pam!

**Present: Regina Gorham, Lenee Powell Wilson, Sharon Ferraro, Pam O'Connor, Nicole Sabel**

**Discussed the survey responses from this summers MHPN workshop on Building assessment and maintenance – some suggested topics were:**

- Windows
- Energy efficiency
- Plaster repair
- Problems with water

**OHOW will present a free info session on Monday May 4<sup>th</sup> at 7pm at the Kalamazoo Public Library – the topic will be:**

**Old House—New House**

How is an old house different from a modern house? Learn about heating and ventilation, materials, bathrooms and more as part of the Old House Owners Workshops series. Learn what those tiny pulleys in your basement were used for!

**We would like to use the Sextons Lodge again. Sharon will check if it is available (*Yes – it is available*)**

**We would also like to use a different old house for the condition assessment. Sharon will contact old house owners who may have a house OHOW can use. She is thinking of one on Allen Boulevard and another at 902 W. North.**

**The team discussed weekend classes beginning on May 30 and trying to skip the hottest part of the summer in late July and August since we will be unlikely to be using a place with air conditioning.**

These were the classes that the team felt were most likely to get students signed up and address a need:

- A. Condition Assessment and Maintenance at a new site
- B. Windows – concentrate on getting the lower sash open, rehabbed and replacing ropes, installing weather stripping
- C. Masonry – repair and repointing – at the Sexton’s Lodge
- D. Plaster repair and paint stripping (possible two classes the same day, maybe pre-apply strippers that require a longer dwell time.) – at the Sexton’s Lodge
- E. Energy improvements – simple how to, more complex weatherization. At KPL or Station 5

Sharon will contact Blair Bates (plaster repair, masonry) and John Leegwater (condition assessment and maintenance)

Decisions need to be made in time to be published in the March/April annual HDC newsletter.

The next meeting of the planning team will be Thursday February 13<sup>th</sup> at 6pm at Nicole Sabel’s house at 1403 Reycraft.

Sharon follow up:

- Contacted owner of 902 W. North
- Working on owner of 121 Allen
- Setting up a meeting with Blair to discuss classes and dates
- Contacted Curt Aardema about the doomed houses at 423, 425 and 427 South Park - could we do condition assessment there? Could we do a sash disassembly and roping class there, remove sashes and take them to the Sextons Lodge for replacing putty and stripping paint?

**Request for reimbursement from the O'Connor Fund for Historic Preservation in the City of Kalamazoo**

Condition Assessment and maintenance  
John Leegwater \$457.54

Window Rehabilitation  
Marc Ferraro \$600.00

Masonry and mortar repointing  
Building Renovation LLC – Blair Bates \$600.00

**TOTAL \$1657.54**

***This amount needs to be submitted to the Kalamazoo Community Foundation for reimbursement to the HPC account.***

**Expenses covered by the commission directly:**

Signwriter (banner) \$ 127.20  
Brakeman design (logo) \$1500

**Old House Network**

Handled registration through Eventbrite – total income \$733

Expenditures for materials and food \$446.50

Use of equipment and existing OHN materials \$286.50

Entire amount of the registrations was retained by OHN for time and effort \$733

**TOTAL Cost for presenting workshops to 42 students \$2390.54 (\$57/student)**

**SET UP costs – one time – graphic design and banner \$1627.20**

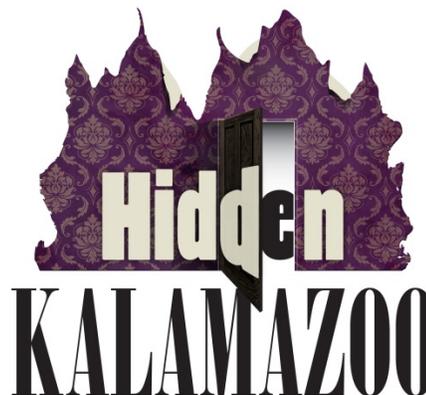
# Hidden Kalamazoo Planning Committee Report Report to the HPC February 11, 2020

Preservation Month 2020.

Progress:

All the building stories are in draft stage

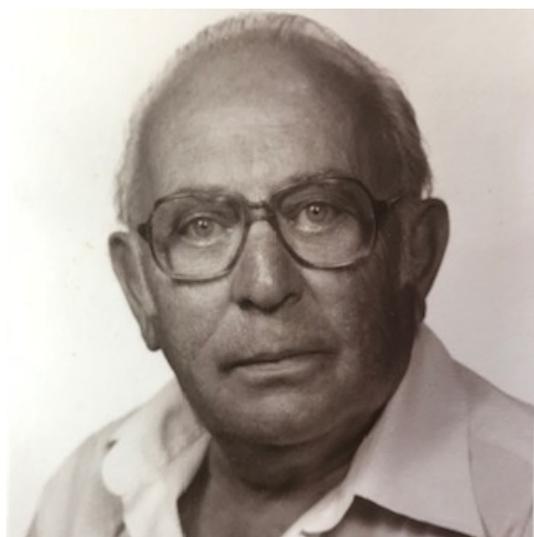
- Lynn Stevens is writing ledes (first paragraph) and closing paragraphs and copy editing.
- Writing is complete for all the buildings
- Sharon will write the introduction unless someone else wants to
- Once we have a page count we can get a printing quote
- Brittany Williams will be doing the layout



Olive Tree started and the studio moved up



This was the finishing room at the back



Joe Schiavone



Joe retouching negatives



Rose Schiavone at the front desk



Joe when he started in the 50s



Al Schiavone, Joe's son



Amber Schiavone, Joe and Nova's daughter she is a professional photographer in Utah

All provided by Pat Hawkins, Al's sister and Joe's son



*The State Capital, Lansing, Michigan*

## Join MHPN in Lansing for Historic Preservation Advocacy Day!

Voice your support for historic preservation at the Michigan Historic Preservation Network's annual advocacy day in Lansing on **March 3, 2020** from 8 am to 4:15 pm! Register [here](#) by **February 7, 2020** to ensure our lobbyist, Kelley Cawthorne, can arrange appointments with legislators for each attendee.

This is an important year for our efforts to reinstate the Michigan State Historic Tax Credit! For more information about Senate Bill 54 and House Bill 4100, including bill language, communities that passed resolutions, and templates for letters of support, visit [miimpact.com](http://miimpact.com). First time advocating? Don't worry! The day starts with an informational session to update everyone on where the bills are in the process and prepare you to speak with your legislators.



*Working hard to advocate to reinstate the Historic Tax Credit!*



Be a part of this important conversation and take part in the democratic process!  
We look forward to seeing you there!



Phone: 517-371-8080

Fax: 517-371-9090

E-Mail: [info@mhpn.org](mailto:info@mhpn.org)

313 E. Cesar E. Chavez Avenue | Lansing, MI 48906 US



## **Board and Commission Application**

# **Katherine White**

Application created: 01/06/2020

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

- 1 **Kalamazoo Historic Preservation Commission**

### **Education and Experience**

<b>Occupation</b>	Historian
<b>Company name</b>	The Henry Ford
<b>Position</b>	Associate Curator
<b>Availability details</b>	I have availability on evenings of the meetings, as well as availability to offer outside support.
<b>Education and Experience</b>	

I currently serve as an Associate Curator at The Henry Ford museum. Since moving to Kalamazoo in July 2019, I work primarily remotely from a home office. I obtained a master's degree in Historic Preservation from Eastern Michigan University and a bachelor's degree in Art & Architectural History from Hope College. My work experiences includes a variety of history and preservation-related roles, including the directorship of a Michigan Main Street community and a graduate assistant-ship at the Michigan State Historic Preservation Office. I've written a successful nomination to the National Register of Historic Places (the unfortunately now-demolished Frank and Dorothy Ward House of Battle Creek). In a volunteer capacity, I am a founding board member of DOCOMOMO-MI which advocates for preservation of Michigan's modern resources. I also served as a Commissioner for the Oakland County Historic Commission from 2015-2017 and have volunteered with the Michigan Historic Preservation Network as well.

### **Qualifications**

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

Applicant: I am a resident of Kalamazoo.

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

Applicant: While new to the Kalamazoo area, I have a deep interest and knowledge of historic preservation in Michigan through my education and work experience, as detailed in the attached resume.

**Contact Information**

**Email** katherinekirbywhite@gmail.com

**Cell** (231) 649-0115

**Address** 2004 Benjamin Avenue  
Kalamazoo MI, 49008

**Diversity Information**

{LIST Applicant.Details}

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

**Attachments**

[Katherine White\\_CV\\_Jan 2020](#)

# KATHERINE WHITE

2004 Benjamin Avenue, Kalamazoo, MI 49008

T: 231.649.0115

E: katherinekirbywhite@gmail.com



## EDUCATION

Eastern Michigan University, Ypsilanti, Michigan

**M.S. in Historic Preservation**

**2014**

[Graduate Project: The Frank and Dorothy Ward House, National Register of Historic Places]

Hope College, Holland, Michigan

**B.A in Art & Architectural History**

**2012**

[Minor: French Studies]

IES Abroad French Studies Program, Paris, France

**Studies in Art History, Criticism, and Conservation**

**2011**

## EXPERIENCE

The Henry Ford, Dearborn, Michigan

**Associate Curator**

**2016 – Present**

As part of The Henry Ford's curatorial staff, I am entrusted with researching and acquiring materials related to 20th century design. I conduct research and create content based on extensive archival research to increase accessibility to—and understanding of—the museum's world-renowned collection.

ASTI, Detroit, Michigan

**Architectural Historian & Redevelopment Specialist**

**2015 – 2016**

Working with municipalities and developers, I obtained and managed incentives to close the funding gap which often accompanies historic properties, encouraging adaptive use of historic buildings and the revitalization of challenging properties.

Main Street Franklin, Franklin, Michigan

**Executive Director**

**2014 – 2015**

Serving as the Executive Director of a historic preservation and economic development non-profit organization, I conducted community relations, grant writing, streetscape and master planning, volunteer management, social media and website management, and historic preservation advising.

Michigan State Historic Preservation Office, Lansing, Michigan

**Graduate Student Assistant**

**2012 – 2014**

I was a lead researcher for the *Michigan Modern: Design that Shaped America* project and wrote content for both Michigan Modern exhibits, at the Cranbrook Art Museum and the Grand Rapids Art Museum. I also completed research and wrote nominations to the National Register of Historic Places and advised the public regarding appropriate steps to take in preserving, designating, and rehabilitating historic structures.

Plymouth Historical Museum and Archives, Plymouth, Michigan

**Archival Intern**

**2013**

I assisted in all aspects of the museum's archival operations, including cataloguing and accessioning the holdings of the archives, using Past Perfect collections management software, and assisting researchers.

Hope College, Holland, Michigan

**Student Registrar of the Permanent Art Collection**

**2011-2012**

As the primary caretaker of the College's art collection, I completed all day-to-day tasks to care for the collection, including using EmbARK software to catalogue, processing loan agreements to area museums, assisting in the installation of exhibits, and working with conservators.

**PRINT PUBLICATIONS**

*"Eames in Toyland"*

Article in The Henry Ford Magazine, June-December 2018 Issue

**2018**

*"A Usonian Michigan: Frank Lloyd Wright and the Taliesin Fellows"*

Chapter in *Michigan Modern: Design that Shaped America*, published by Gibbs Smith Press

**2016**

*"Organic Architecture and the Cold War Collide"*

Article in the Recent Past Preservation Network Bulletin

**2013**

**DIGITAL PUBLICATIONS**

Ruth Adler Schnee

[Video](#) on The Henry Ford Website

**2019**

*"The Tale of the Nauga's Hide"*

[Blog](#) on The Henry Ford Website

**2019**

*"Freedom from Fear"*

[Video](#) on The Henry Ford Website

**2018**

*"Alexander Girard Textiles"*

[Video](#) on The Henry Ford YouTube

**2018**

*"The Search for Home"*

[Blog post](#) on The Henry Ford Website

**2017**

“What If Collaboration is Design?” <a href="#">Article</a> on The Henry Ford Website	2017
“Wartime Innovation of Common Goods” <a href="#">Video</a> on The Henry Ford Website	2017
“Accidental Discoveries” <a href="#">Video</a> on The Henry Ford Website	2017
“What If Bicycles Held the Secret to Human Flight?” <a href="#">Article</a> on The Henry Ford website	2016
“The 1929 Women’s ‘Powder Puff’ Air Derby” <a href="#">Blog post</a> on The Henry Ford website	2016
“Uncovering Medical Innovations at The Henry Ford” <a href="#">Blog post</a> , written with Ryan Jelso, on The Henry Ford website	2016
“The Frank and Dorothy (Feinauer) Ward House, Battle Creek, Michigan” <a href="#">Successful nomination</a> to the National Register of Historic Places	2014

#### PHYSICAL EXHIBITION DEVELOPMENT

<b>Activating Innovation Past Forward – Digital Experience Project</b> The Henry Ford Museum of American Innovation Roles: Associate Curator and Content Lead	2019-2020
<b>Heroes of the Sky -- Exhibit Update</b> The Henry Ford Museum of American Innovation Role: Associate Curator	2018
<b>Michigan Modern: Design that Shaped America</b> Exhibited at the Grand Rapids Art Museum, Grand Rapids, Michigan Role: Research and content creation	2014
<b>Michigan Modern: Design that Shaped America</b> Exhibited at the Cranbrook Art Museum, Bloomfield Hills, Michigan Role: Research and content creation	2013
<b>Mini-Exhibit: Michigan Modern</b> Exhibited at the Michigan Historical Center, Lansing, Michigan Role: Co-curator	2013
<b>Reading Between the Lines</b> Exhibited at the DePree Art Center at Hope College, Holland, Michigan Role: Co-curator	2012

#### MEDIA APPEARANCES

<b>Episode 94, featuring Alexander Girard’s Textiles</b> Innovation Nation television show on CBS	2018
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**PRESENTATIONS**

<b><i>“Curator Lite: Translating Deep Knowledge into Digestible Digital Experience”</i></b> Museum Computer Network Conference, San Diego, CA	<b>2019</b>
<b><i>“Uncovering the Girard Collection at The Henry Ford”</i></b> Girard: Culture x Design, Museum of International Folk Art, Santa Fe, NM	<b>2019</b>
<b><i>“Sharing Collections: Digital Content at The Henry Ford”</i></b> KNOW 2019 All Staff Conference, The Henry Ford, Dearborn, MI	<b>2019</b>
<b><i>“Ruth Adler Schnee: Her Life and Work”</i></b> Alzheimer’s Association of Michigan, Dementia Program, Dearborn, MI	<b>2019</b>
<b><i>“Activating Collections through Digital Content”</i></b> Midwest Open-air Museums Coordinating Council Conference, Dearborn	<b>2018</b>

**LANGUAGES**

[English – native language]  
[French – professional working proficiency]

**VOLUNTEER**

DOCOMOMO/US-Michigan <b>Vice President</b> <b>Treasurer</b>	<b>2018 – Present</b> <b>2014 – 2018</b>
Michigan Museums Association <b>Conference Programs Committee</b>	<b>2018</b>
Oakland County Historic Commission <b>Commissioner</b>	<b>2015 – 2017</b>
Michigan Historic Preservation Network <b>Volunteer Coordinator</b>	<b>2013 – 2016</b>



## **Board and Commission Application**

### **Cliff Locke**

Application created: 01/28/2020

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

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

#### **Education and Experience**

**Availability details** Open  
**Education and Experience**

Graduated from Allegan High School

#### **Qualifications**

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

Applicant: Yes. I live on Marketplace Blvd, I get to sit on my front porch and see the historic Washington Square library and old Fire Station.

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

Applicant: Yes

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

Applicant: I am interested in the history of Michigan. I love Kalamazoo and want to assure we retain the history. While at DKI I was lucky enough to have given a couple historic tours of downtown.

#### **Contact Information**

**Email** clifflocke2013@gmail.com  
**Cell** (269) 532-4478  
**Address** 639 Marketplace Blvd  
Kalamazoo MI, 49001

**Diversity Information**

{LIST Applicant.Details}

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

Kalamazoo Historic District Commission  
Kalamazoo Historic Preservation Commission

**Attachments**

[Oct. 21 resume](#)

**Clifford Locke**  
**5700 Vintage Lane, #325**  
**Kalamazoo, Michigan 49009**  
**269-532-4478**  
**clifflocke2013@gmail.com**

**EXPERIENCE**

**Antique/Collectibles Dealer                      Owner                      June 2006-Present**  
 Finding, purchasing and selling unique and sellable items at flea markets, estate and garage sales and merchandising them in a booth setting. Picking for other dealers for their booths. Setting up and selling at flea markets, antique markets and collectible fairs.

**Holiday Inn Express Front Desk/Night Audit                      October 2018-April 2019**  
 Taking reservations, checking guests in and out, money handling, night audit and various Other tasks assigned by management.

**Diana Wortham Theatre Box Office Agent                      October 2017 - February 2018**  
 Selling tickets via walk up sales or phone sales. Explaining the shows the theatre offers to patrons and helping them decide on seating.

**Runaway Mountain Coaster                      Box Office                      July 2016-June 2017**  
 Worked in the box office selling tickets. Also trained all new box office personnel, answered phones, explained rules and helped to keep waivers supplied for guests. Helped with selling merchandise and photos. Cash handling, end of day and customer service.

**Activities and Trips Independent Contractor                      April 2011-December 2015**  
 I helped plan activities and trips for area senior centers and senior apartment complexes. I dealt with budgets, planning and setup and teardown for each event. Organizing of different special guests (musical and speakers). Also planned all aspects of day bus outings.

**Independent Contractor.                      Escort                      2002, 2005, 2006, 2008 Seasons**  
 I worked as an independent contractor for this company. I coordinated daily events with high school band/choir directors during their stay in Branson, which included group activities and dinner arrangements. Told about the history of the area. I kept tour participants on schedule. I acted as the liaison between the theatre staff and the tour participants.

**The Tower Theatre                      Manager on Duty                      February 2007-December 2007**  
 I worked the box office selling tickets and working closely with the groups department; including welcoming groups and getting them to their seats. I oversaw the day to day operations of this new theatre. I performed the end of day operations for the box office and the concessions area. Locked up at the end of day.

**Ozark Racing                      Manager on Duty                      February 2005-January 2007**

I acted as manager on duty, performed all day to day operations of this NASCAR themed store. I did most of the ordering, store layout and money handling. I hired and trained new employees and did end of day procedures.

**Red, Hot & Blue Street Marketing Rep                      July 2005-August 2006**

I delivered schedules, brochures and VIP tickets to area ticket agents and hotels/motels for this very energetic show in Branson. Promoted the show to hotel/motel guests.

**Hard Rock Café International      Manager      August 2001-December 2004**

While working at Hard Rock Café, I worked as the general retail manager in two of their outlet stores. I also worked various positions at Hard Rock Live (their concert venue) for a short time, while one of the outlet stores was being finished. I provided excellent customer service, did the hiring and training of new employees, money handling, ordering, store layout and marketing.

**Downtown Development District Hospitality Ranger Manager      June 2000-August 2001**

I created and implemented the Hospitality Ranger Program after being hired by the Executive Director who had moved from Kalamazoo. I managed a staff of 32, which included senior citizens and high school student volunteers. I did all the hiring and training of new staff, designed all training materials. I monitored and controlled the budget and helped to organize ongoing marketing plans and presentations to help raise awareness of the new program. I also helped organize my staff to help with homeless issues and tour guide opportunities in the city.

**PROFESSIONAL DEVELOPMENT**

Disney's Approach to Leadership Excellence  
 Disney's Approach to People Management  
 Coaching, Mentoring and Team Building Skills  
 OSHA Compliance and Workplace Safety

**COMMUNITY SERVICE AND AWARDS**

Loyal Order of Moose-Member  
 Allegan Community Players Front of the House-Volunteer  
 Branson Lakes Area Chamber of Commerce Welcome Center-Volunteer  
 Lives under Construction Boys Ranch-Mentor  
 Covenant House of New Orleans-Activities Volunteer and Mentor  
 Sing Out Kalamazoo-Board Member  
 Named Customer Service Associate of the Month 15 times at Meijer, Inc.



## **Board and Commission Application**

### **Fred Edison**

Application created: 01/29/2020

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

- 1 **Kalamazoo Historic Preservation Commission**

#### **Education and Experience**

<b>Occupation</b>	Innkeeper
<b>Company name</b>	Festive West Bed & BreakFest
<b>Position</b>	Owner
<b>Availability details</b>	Week day afternoons, evenings, weekends within reason

#### **Education and Experience**

A public school history teacher for 35 years. Gainfully retired and currently living in Kalamazoo. In 2010, I completed study on a 2nd Masters. The field being US Public History with an internship in archival work. I served on Castle Rock, Colorado's Historic Preservation Board over 5 years and was chairman for 2. Since 2016 I have been a board member of the Stuart Area Restoration Assoc. Board. Still on that board.

#### **Qualifications**

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

Applicant: I have been a Kalamazoo resident since 2016

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

Applicant: Ever since arriving in Kalamazoo I have researched and read into the areas local history. Currently I am working on archiving the unorganized SARA files with some guidance from Sharon Carlson

**Contact Information**

**Email** edis8104@hotmail.com  
**Cell** (303) 579-5547  
**Business** (303) 579-5547  
**Home** (269) 366-4505  
**Address** 435 Stuart Ave.  
Kalamazoo MI, 49007

**Diversity Information**

{LIST Applicant.Details}

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

**Attachments**



- h. Designation & Sites (D) – Robinson (10 min) No report
- i. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book) Ferraro reported progress. Final writing is almost done. The committee plans that editing will be complete by about February 10, then layout will start. The committee feels that we can have the book published in time for Preservation Month and the MHPN conference in May.
- j. Operations (O) – Koenig (5 min) Koenig reports that the holidays and sick kids have postponed his meeting with Christina Anderson and Rebekah Kik until probably early February. The commissioners want to have a “meeting before the meeting” in February and possibly in March – to review and update the Work Plan. Ferraro will check availability of a meeting room and schedule. Ferraro stated that Lenee Powell-Wilson and Tim Hills have both been officially appointed by Mayor Anderson. Timmerman announced that she will be retiring on March 27 and may not want to continue on the commission – her term ends March 31. Ferraro thinks she may have already been re-appointed – along with Gorham and will check.

#### 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)** Koenig read the summary of the proposal to start the conversation. Ms. O’Connor prepared a report proposing to transfer all of the funds in the HPC account currently held by the city to be put into the O’Connor Fund for Historic Preservation in the City of Kalamazoo held at the Kalamazoo Community Foundation. In 2001 Pam and Terry O’Connor donated \$5000 and the city matched the funds. Since then annual fundraising, book sales and Hidden Kalamazoo Tours have gone into the fund. Along with the very competent stewardship of the KCF staff – the 2<sup>nd</sup> best in the US - the O’Connor Fund currently holds \$310,000. Commissioners discussed the proposal, some concerned about keeping only \$2500 in the HPC city account and that might be too little for activities. The commissioner understood that the Community Foundation overall has an excellent program for growing the funds it holds and that any HPC funds deposited in the O’Connor fund would grow much more than they could in the city account. Ferraro suggested that the commission consider a larger amount and that annually, the commission would roll any funds over an agreed dollar amount into the O’Connor Fund.  
**Powell-Wilson moved to keep \$7500 in the HPC account held at the city and to move any funds above that amount to the O’Connor fund. The motion was seconded by Gorham**  
Koenig stated that he was uncomfortable with that amount and suggested \$10,000. After some discussion, **Powell-Wilson amended her motion to retain \$10,000 and Gorham agreed. With a roll call vote the amended motion passed unanimously.**
- b. 106 reviews – 2019 fourth quarter report **ITEM E** – Ferraro expanded a little on the Adverse Effect determination for the house at 1211 Lay. She hopes the Kalamazoo County Land Bank will give a developer a chance on the house but pointed out that the house could be demolished at any time if federal funds are not used.
- c. Bronson Park Kiosks **ITEM F** – The commission reviewed the printouts of the kiosk draft and generally approved. Gorham noted the lack of photo credits and offered to review and identify the images. Ferraro will send the images to her to identify for photo credits.

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

- a. December 10, 2019 **ITEM G** – The meeting notes were unanimously approved by voice vote with no changes.

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

- a. Coordinators monthly report **ITEM H** – Ferraro requested that the HPC meeting on April 14<sup>th</sup>, 2020 be moved to 7pm to allow her to attend the meeting of the Kalamazoo Valley Museum Advisory Board at 5:30pm. **Gorham moved and Koenig seconded the motion to approve and the motion passed unanimously by voice vote.**
- b. Schedule of meeting dates for 2020 **ITEM I**

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

#### XII. Commissioner Comments

Adjourn

8:00 PM

**REVIEWS: Historic District Commission:**

✓ HDC cases to 02/04/20 – 4 total			Fees total year to date, 2020 .....	\$120
	<b>2020</b>	<b>2020</b>	<b>2019</b>	<b>2019 fees</b>
○ 2 no fee	\$ 0		6 no fee	\$ 0
○ 1 bldg permit-\$35*	\$ 35		2	\$ 70
○ 1 HDC hearing - \$85	\$ 85		<u>0</u>	<u>\$ 0</u>
4 TOTAL	\$ 120		8	\$ 70

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

- ✓ Section 106 reviews to 02/04/20:
  - 3 – in Potential Historic Study Areas or established historic districts
  - 2 - in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2019, 9 reviews in Potential Historic Study Areas were complete by 02/04/19
  - 1 – in Potential Historic Study Areas or established historic districts
  - 8 - in areas identified in the 2001 survey as “No Historic Properties”

**SITES and PROJECTS:**

- Bronson Park:
  - Plinths for Newman children are in place
  - Working on interpretive signs and links for the monuments
  - Kiosk text and images are ready for production and installation when the kiosks 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. Last month there were two stories flanked by elevator and stair towers – this month there are three stories. Skywalks are going in across Eleanor and North Rose.

**HISTORIC SURVEY – INVENTORY KALAMAZOO 2022**

- **Field work will begin in the last week of February.**
- **Call for volunteers will go out next week**
- **Ordering backpacks and stylus pens early next week.**

**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)**

**CITY OF KALAMAZOO  
HISTORIC PRESERVATION COMMISSION  
ANNUAL REPORT  
2019**

**Introduction**

In 2019, the Kalamazoo Historic Preservation Commission was involved in a wide variety of projects including two historic district study committee reports, public education, publication, awards, historical resource surveys and rehabilitation advice.

The duties of the Historic Preservation Commission are defined in Article V of the Code of Ordinance of the City of Kalamazoo. In support of its duties, the commission undertook or continued a variety of projects in 2019:

*“The commission may support and produce historical publications”:*

The commission continued selling their most recent publication, Kalamazoo: Lost and Found which is in its second printing.

From 2013 to 2018, the Hidden Kalamazoo Tour raised over \$53,000 for the preservation commission. In 2019, the commission decided that since there were few accessible downtown buildings left to tour, that their new project would be the publication of a book highlighting the history of each building that had appeared on the tour. The year 2019 was spent writing the book and adding both historic and current photos. Publication is planned for Preservation Month in May 2020.

*“... inventory of historic resources within the city which, in its judgment, have such value as to warrant preservation and/or redevelopment; to publish such inventory; and to cooperate with owners of such resources in devising and carrying out appropriate means for their preservation.” And “The commission shall be responsible for the coordination and nomination of National Register and state register historic districts, sites and/or individual properties, and may support the creation of local historic districts”:*

During 2018 and into 2019, the Historic Preservation Commission, acting as a historic district study committee completed two study committee reports to consider two areas as potential local historic districts. In each case one or more historic buildings were threatened with demolition to make way for another project:

- Nazareth Study Committee - Nazareth Center – often called the Nazareth Motherhouse, this 237,000 square foot building was built in 1897 of red brick and clad in limestone in 1929. Attached to the rear of the three-story building is the Holy Family Chapel, arguably one of the most elegant religious sanctuaries in the Kalamazoo area. In May 2015, the Congregation of St. Joseph announced plans to build a new assisted living facility for their members and the HPC was told that the sisters were working to find a suitable use and a qualified building manager for the Motherhouse. The new facility was to be complete by fall 2017 at which time the Motherhouse and other buildings would be “deconstructed.” During the intervening years, the HPC occasionally heard rumors of interested developers, both private and religious, but there no plans were forthcoming. The commission began the formal study process in January 2018 and a twelve-page report was completed and approved by the Historic Preservation Commission. When it became clear in fall 2018 that CSJ planned to move

forward with demolition, the commission issued a much more in-depth study committee report, approved at the end of 2018.

In 2019, at a public participation meeting on February 26<sup>th</sup>, the study committee report which proposed establishing a local historic district on the Nazareth Campus was presented to stakeholders and other interested parties. Originally scheduled for the community room at City Hall, the meeting was moved to Commission Chambers to accommodate the crowd.

- Bronson Park Study Committee** – In August 2006, the Kalamazoo Institute of Arts purchased the First Church of Christ, Scientist with no public plans other than leasing it out to congregations as needed. In August 2016, the First Congregational Church purchased the adjacent First Reformed Church and, at the time had no plans for the building. In March 2017, plans became public for Plazacorp to purchase the County Courthouse with no specific plans for redevelopment until a new courthouse could be constructed adjacent to the County Administration Building on West Kalamazoo. These three developments started the discussion about possibly creating a local historic district to match the boundaries of the existing National Register Historic District. (#83000855). In March of 2017, First Congregational Church working with Downtown Kalamazoo Inc. proposed to re-use the First Reformed Church as an urban innovation and incubation center. In May 2018, the Historic Preservation Commission began the formal historic district study committee process and the final report was completed and approved by the commission in January 2019. At a public participation meeting on February 26<sup>th</sup>, the study committee report which proposed establishing a Bronson Park local historic district was presented to stakeholders and other interested parties. Originally scheduled for the community room at City Hall, the meeting was moved to Commission Chambers to accommodate the crowd.
- CONSIDERATION OF STUDY COMMITTEE REPORTS** – At the February 26<sup>th</sup> Public Participation meeting the coordinator presented the reports with Powerpoint and explained the next steps required by Michigan law and Kalamazoo ordinance to establish a new historic district. The process includes three public hearings at the Planning Commission, the study committee public hearing and finally the hearing for the city commission. Questions and comments were taken from the audience for over an hour. Many speakers were present to comment on each report. Representatives spoke from all of the Bronson Park churches as well as other property owners. In general, the speakers opposed the potential historic district designation and called for an immediate end to the designation process. Some of the property owners preferred that the process go forward and that they would comment within those hearings. Uniformly, the representatives of Nazareth and the Congregation of Saint Joseph spoke against historic designation of any sort. On April 1, at the regularly scheduled city commission meeting, a resolution to prohibit further work on the establishment of Bronson Park and Nazareth Historic Districts was presented for consideration (Resolution 19-19) After public comment and commissioner comments, the resolution to stop the HPC study committee process passed with 4 ayes and 3 nays.

***“The commission shall encourage and promote historic preservation and educate the public on preservation wherever possible”:***

#### **HIDDEN KALAMAZOO TOUR BOOK**

From 2013 to 2018, the Hidden Kalamazoo Tour raised over \$53,000 for the preservation commission. In 1029, the commission decided that since there were few accessible downtown buildings left to tour, that their new project would be the publication of a book highlighting the history of each building that had appeared on the tour. The rear 2019 was spent writing the book and adding both historic and current photos. Publication is planned for Preservation Month in May 2020.

## **HISTORIC PRESERVATION COMMISSION AWARDS OF MERIT**

For the nineteenth year, the HPC worked with members of the Historic District Commission to identify candidates for the HPC's annual Preservation Awards of Merit for buildings, people and projects. The 2018 Awards of Merit were presented on Wednesday, May 27, 2019 at the Ladies Library Association. These awards are given annually in local recognition of National Historic Preservation Month. This year's award recipients have done an outstanding job of rehabilitating a historic structure or have actively promoted or contributed to historic preservation in the city of Kalamazoo.

This year's four award winners include:

### **Residential Property**

George and Emma Steers House at 318 Woodward: On August 28 of 2014, this seven-unit rental house suffered a devastating fire, with three-quarters of the roof burned off and fire and water damage throughout. The landlord chose to sell the house to another landlord. Over the following two years Jim Pejka restored the house, starting with the roof, re-using the original salvaged trim materials. Once the roof was complete, work began in earnest, drying the house out, removing damaged and moldy material and planning the new configuration into an eight-unit apartment building thoroughly updated for electrical, egress, fire suppression, heating and cooling. The non-historic second floor of a small north porch was removed along with a damaged, unneeded chimney, with HDC approval. The wing walls on the front steps were repaired and much, much more. Mr. Pejka has set a high bar for rehabilitating a historic home.

William and Maria DeYoe House – built 1853-4: Originally built for William and Maria DeYoe, an attorney and postmaster in Kalamazoo's early years, this home is one of the finest examples of the Gothic Revival style in the city. The Catholic Diocese of Kalamazoo purchased this house in 2001, using it for several years as a guest house or for young men with a calling to the priesthood. Starting in 2015, the Diocese determined to make upgrades and long neglected repairs, and, under the guidance of Monsignor Michael Osborne, a true update and rehabilitation began, starting with a thorough assessment. Monsignor referred to a historic photo that showed the earliest recorded paint colors were much lighter than the current ones. Along with repairing and replicating missing and damaged pendils and other trim, the original color scheme would be restored, the triple spear point windows in the 3<sup>rd</sup> floor were restored, bricks were repointed as needed, gutters repaired and re-attached, small details such as a built in garbage bin on the west side porch, were all repaired and made operable. Other interior work brought the home into the 21<sup>st</sup> century while retaining period details. The rehabilitation is an excellent example of modernizing an important historic home while respecting its evolution over time.

Riley and Tolle Service Station at 1104 Portage: In late 2016 Allbox Properties and Grant Fletcher purchased this 2190 square foot former service station. The bay garage doors were updated with frosted glass, the glazed brick at the base of the walls was exposed and cleaned and the building was freshly painted with a light blue color scheme to complement the brick base. These investments in the building have not only returned the luster to the building's exterior, but they have ensured that the southwest corner of Postage and Lake Street will maintain an anchor structure as the surrounding neighbourhood continues to evolve and prosper.

### **Institutional Stewardship**

Upjohn Institute: Since shortly before W. E. Upjohn's death in 1932, the Upjohn Institute has been an important part of Kalamazoo. Since 1965, when the Institute finished their newer building, they have been

excellent stewards of nearby historic houses. The Colonial Revival Boudeman House at 515 West South was purchased from Donna Boudeman and features massive two-story columns and a fine symmetry throughout. The institute has consistently made needed repairs, faithfully preserving the house. In the fall of 2018, the Institute purchased the Carder-Van Deusen House at 527 West South and has just received approval from the Historic District Commission to turn the garage into a small guest cottage and repurpose the home as office and meeting space.

*“The commission shall also encourage the collection of materials illustrative of the history of Kalamazoo and encourage their deposit into public or educational institutions within the city or the state that the commission deems most suitable for their preservation and use”:*

*“The commission may support the inclusion of historic preservation concepts in planning and land use..”*

As participants in the 2016 Programmatic Agreement between the State Historic Preservation Office, the Advisory Council on Historic Preservation and the City of Kalamazoo, in 2019 the HPC commented on thirty-six projects on buildings that were historic or were potentially historic. Ninety-six non-historic properties were also reviewed. This is an increase over 18 projects in 2018.

### **INVENTORY KALAMAZOO 2022**

The HPC supports and will advise the progress of the Reconnaissance Level Historic Resources Survey to begin in the winter of 2020 and be completed in 2022. The survey proposes to document every building in the city, estimated at about 24,000 by the assessor, with volunteers using the ESRI Survey 123 app on smartphones and tablets. The finished survey report will be useful to other city departments, provide updated photos on all properties to the assessor and allow historic preservation to be a vital part of decision making in the city. In the future, the survey can easily be updated.

*“... cooperate with owners of such (historic) resources in devising and carrying out appropriate means for their preservation...”*

**Old House Owners Workshops** - In November 2018, the Historic Preservation Commission undertook a project to present a series of old house owner workshops, both informational and “Hands on”. The programs were, in part, in support of home owners’ instruction as proposed in the Imagine Kalamazoo Plan but also to move forward on a long cherished HPC program. The workshops will be funded substantially by the O’Connor Fund for Historic preservation held at the Kalamazoo Community Foundation. Any needed additional money will come from the HPC funds. Planning for the workshops commenced in January 2019. Four workshops were presented in 2019 – three at the Sexton’s Lodge at Mountain Home Cemetery and the last at the Van Deusen Room at the Kalamazoo Public Library:

July 20 – Old House Condition Assessment and Maintenance

July 27 – Window Rehabilitation

Aug 3 – Masonry repairs and repointing

November 14 – Weatherization for the old house

Overall the workshops were very well-received, and the participants made it clear that they would like to learn more at future workshops.

**Grave Issues Squad** – In January 2018, the HPC decided on a project to evaluate the condition of grave markers in Mountain Home Cemetery on West Main. The Inventory process would engage local volunteers in a historic preservation project with the ultimate goal of cleaning and possibly repairing gravestones in Kalamazoo’s oldest active cemetery. The commission is working closely with Public

Services on this project. Named the Grave Issues Squad, the first trial round of inventory was completed in Section 15 on May 5, 2018, with the observations recorded on paper. In 2019, the Grave issues Squad received an offer to prepare a smartphone app to inventory the gravestones and integrate the photos with the survey. Plans were made to halt the inventory for a year and to present a gravestone cleaning event in the fall. Working with Suzanne Rowland and Wendy Burlingham, preparations were made to work on Section J, recruit volunteers and identify appropriate materials and techniques for cleaning the grave markers. Special attention was given to choose appropriate cleaners for the variety of materials from marble to zinc and granite and consideration of the effect on adjacent plants.

Four cleaners were chosen:

- Plain water
- D-2 - a gentle long acting microbicide. After a preliminary cleaning with water, D-2 can be used to loosen organic material and after a final rinse with water, reapplied to deter regrowth
- Orvus – a gentle natural soap – especially good for the very old marble grave markers
- Wet and Forget – a spray on application appropriate for modern markers like polished granite. This liquid is sprayed on without scrubbing.

Originally scheduled for Saturday September 28<sup>th</sup>, the continual rain throughout the week left the ground saturated so the work day was rescheduled for Saturday October 5.

By far the most effective and economical cleaner was plain water. The marker was saturated with water and most growth was easily removed with wooden sticks and plastic putty knives. Several of the markers were also treated with D-2. Most of the grave markers in Section J, near West Main Street, were cleaned by 12 volunteers.

## CONCERNS

### **The HPC expressed these concerns about specific sites within the city in 2019:**

Loring McMartin Farmstead – The HPC remains concerned about the farmhouse and railway abutment at this site and hopes that any proposed new development whether it is a carwash and shopping or any other use, could be done in a manner that would leave both structures intact and on site. The railway abutment is probably the last surviving abutment from the 1840s in Michigan and could be incorporated into a pedestrian entrance into the Asylum Lake Preserve from Stadium Drive.

First Reformed Church – 302 Academy – This brick over wood framed structure has stood at the northwest corner of Academy and South Church street since the turn of the last century. The HPC believes that the church could be effectively repurposed and remain as an important part of the historic vista around Bronson Park.

### **Recommendations**

The HPC makes the following recommendation to the City Commission for the coming year:

The city should explore stronger demolition controls through ordinance revisions allowing historic buildings more protection and considering protection of sound, non-historic commercial buildings, especially in the central business district to maintain the city tax base.

### **Acknowledgements**

The HPC wishes to thank CPD Department Director Rebekah Kik and planner Christina Anderson for their continuing support and encouragement.

**Conclusion**

Historic preservation is a vital part of Kalamazoo's community character, enhancing both our existing built environment and future development. Kalamazoo. The City of Kalamazoo can look with pride at the handsome, restored, historic buildings along East Michigan Avenue, at the steady improvement of the Stuart and Vine neighborhoods and the preservation of the West Main Hill neighborhood. Much more of our city could be protected and should be preserved and HPC is proud to be part of that process.

Respectfully submitted,  
Sharon Ferraro, Historic Preservation Coordinator