

KALAMAZOO HISTORIC PRESERVATION COMMISSION
VIRTUAL MEETING
WEDNESDAY October 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. Open discussion on HPC presenting a more complete view of Kalamazoo history. (20-30 minutes)

- a. Amber Whitfield, Program Coordinator for S.H.A.R.E.

VII. Financial Report (20 min) at meeting – No report

- a. BALANCE REMAINING (\$25,024.59)
b. RESERVE FUND (\$25,553.45) (Quarterly reports – Feb., May, Aug, Nov)

VIII. Action and Discussion Items

- a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro/Sabel) **No change from September**
b. Kalamazoo Reservation Public Education (Gorham) (10 min) **No change from September**
c. OHOW (O'Connor/Ferraro) **ITEM A**
d. KVCC Traditional Trades program (Ferraro) **No change from September**
e. Grave Issues – Cemetery Project (Timmerman) **No change from September**
f. Preservation Month (PM) (Gorham) (15 min) **No change from September**
g. Designation & Sites (D) – (10 min) No report **No change from September**
h. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book) No report
a. Continue work with publication date of May 2021
i. Operations (O) – Koenig (5 min) *Report at meeting*

VIII. Old/New Business

- a. Election of treasurer.
b. Review application of Kyle Hibbard to replace Nicole Sabel on HPC (**ITEM B**)
c. Section 106 (Federally funded projects) 3rd quarter reviews (**ITEM C**)
d. Changes to Work Plan – Set date in 2021 for a work session on the 2021/22.

IX. Approval of meeting notes: (5 min)

- a. September 9, 2020 **ITEM D**

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

- a. Coordinators monthly report **ITEM E**

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 March 2020 – complete by July 2022

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 + Video presentations (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 xxxxxxxxxxxx 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: xxxxxxxx

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 survey 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)**
- 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)



10-6-20 KHPC Report

ACTIVITY

- a) Pam, Lynn and PMN have completed 2 of 3 "What Style Is It" reports, and will get the 3rd scheduled soon. She and Lynn are considering what styles to do for Season 2.
- b) The "How to Understand Your Windows" went live on both PMN and KPL TV during the first 2 weeks of September. "How to Install Spring Bronze Weatherstripping" went live Sept 24, (PMN) and not yet at KPL (there have been a couple glitches here; we are working on it.)

PARTNERSHIPS

- a) We await the Kalamazoo City Attorney's review of the partnership agreement with PMN and KPL. It must then go to KPL for review.

TO DO

Pam: Schedule and tape the 3rd "What Style Is It" report.

Sharon: Follow Up with City Attorney and get him to return the partnership agreement.

Sharon: Request Grant for \$2,200 from O'Connor Fund to cover expenses.

Committee: Consider what the last 2 "Shorts" will be for this year, get them scheduled and taped,

THE NEXT MEETING

Is scheduled for October 19 @ 4:15 pm, via ZOOM



Board and Commission Application

Kyle Hibbard

Application created: 09/09/2020

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

- Kalamazoo Historic Preservation Commission**

Education and Experience

Occupation	Foodservice Design/Dealer/Maintenance
Company name	Stafford-Smith Inc.
Position	CAD Design
Availability details	pretty open--had Tuesday weekly commitment & Thursday monthly commitment pre-COVID
Education and Experience	

Master of Architecture from the University of Detroit Mercy (including summer study abroad in the historic town of Volterra, Italy); internships w/ Detroit Collaborative Design Center in Detroit, MI, the architecture firm Kingscott here in Kalamazoo & the Sesseljuhus Sustainability Center in the Icelandic eco-village of Solheimar; I attended Michigan Historic Preservation Network's September 2016 Advanced Historic District Commission Training Workshop "Beyond the Basics" to help promote my now former employer of a few years, Select Millwork (a Kalamazoo area wood door & trim millwork shop--we actually supplied materials for the Ladies' Library expansion & Park Club's stairwell renovation); we hosted an OHOW masonry/mortar workshop at our historic district home a few years ago with Blair Bates from Building Restoration Inc; I toured through and volunteered as a guide for the (nearly) annual Hidden Kalamazoo tours; I attended an OHOW window workshop at Mountain Home Cemetery's caretaker building last summer; I registered for the proposed KVCC class Introduction to Historic Preservation but it was cancelled (Sharon, my childhood neighbor, said it would happen eventually!); I volunteered for and have completed some of the Historic Resources (photo) Inventory using the phone app as instructed; I belong to and follow several related Facebook groups on time capsule houses, historic homes, restoration & preservation

Qualifications

Non-Resident Members Permitted

Applicant: I am a resident and was born here.

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

Applicant: besides aforementioned things, I have been to the WMU archives & library several times to research the history of my home; I have attended several library & park programs on local history by Sharon Ferraro & Lynn Houghton

Contact Information

Email kyhi8@yahoo.com
Cell (269) 501-6576
Address 219 W Walnut St
 Kalamazoo MI, 49007

Diversity Information

{LIST Applicant.Details}

Current Appointments to City of Kalamazoo Boards/Commissions

Attachments

KALAMAZOO HISTORIC PRESERVATION COMMISSION
VIRTUAL MEEING
WEDNESDAY September 9, 2020 – 6:00pm
MEETING NOTES

I. Call to order: 6:00**II. Approval of Absences:** Nicole Sabel, Katherine

- a. **Motion by Gorham, second by Edison. Passed by voice vote**

III. Approval of Agenda:

- a. Add report on status of designation of First Baptist Church as a Single Resource Local Historic District under VII g.
- b. **Motion to approve amended agenda by Gorham, second by Powell-Wilson. Passed by voice vote.**

IV. Introduction of Guests: Pam O'Connor**V. Citizen Comments on NON-agenda items* & Correspondence:**

- a. No added citizen comments from outside the meeting

VI. Financial Report (20 min) (Sabel) At meeting – No report

- a. BALANCE REMAINING (\$25,024.59)
- b. RESERVE FUND (\$25,553.45) (Quarterly reports – Feb., May, Aug, Nov)
- c. City budget time, Marcy Dix is extra busy working on city budget.

VII. Action and Discussion Items

- a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro/Sabel) No change from July
 - i. SRF reported everything on hold right now – Josh reports that David Benac is teaching Historic Preservation at WMU this year and may not be interested in participating in the survey. SRF plans to invite the students to participate if David will do it.
- b. Kalamazoo Reservation Public Education (Gorham) (10 min) No change from July Regina reported hesitation from tribal council about funding the corner markers due to the cost. Deadlines may be extended far into the future. The committee was talking about getting new estimates for the markers at the corners of the former Match-E-Be-Nash-She-Wish reservation back in March when everything shut down and there is not currently an updated cost.
- c. OHOW (O'Connor/Ferraro) **ITEM A**
 - a. O'Connor - We hope to also to do the "What Style is It"- 2 episodes tomorrow – September 10 – 3rd will be done in October when the new roof at 605 W. South Street is done
- d. KVCC Traditional Trades program (Ferraro)
 - a. Proposed classes for July 27 and 29 (Intro to Historic Preservation) and August 3 and 5 (Built in the Style – Architectural Styles in the Kalamazoo Valley 1850 to 1970) were both cancelled. Each class had only one or two registrations. We are hoping to reschedule during "cabin fever" season – January and February next year. Classes will be online
- e. Grave Issues – Cemetery Project (Timmerman)
 - a. Consider a gravestone cleaning session in late September before the water is turned off on Sept 30. Or perhaps schedule now for Preservation Month 2021
 - b. After a short discussion the commission expressed a preference for a public engagement/ gravestone cleaning for Preservation Month in May of 2021
- f. Preservation Month (PM) (Gorham) (15 min)
 - a. Preservation Awards 2020 – In discussion the commission supported suspending the awards for this year. All the nominees for this year (The Illinois Envelope Building / new County Health Department; the Hotel Holt and the small commercial building/gym rehab) will be eligible next year when we can celebrate in person.

ITEM D

- b. MHPN Conference – Ms. O’Connor and others completed the adaptive use virtual tour to be part of the virtual MHPN conference on Monday, September 21 at 1:30 – discussion session with tour leaders and participants after tour.
- g. Designation & Sites (D) – (10 min) No report – update on First Baptist LHD process
 - a. update on First Baptist LHD process - Ms. Ferraro reported that until Ms. O’Connor asked for this item to be added to the agenda, this had completely slipped her mind. She will get started on it very soon and add a monthly report to agenda. She will also keep Pastor Dave Nichols and KNAC Board chair Dann Systma in the loop
- h. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book) No report
 - a. Continue work with publication date of May 2021
- i. Operations (O) – Koenig (5 min) *Report at meeting*
 - a. Josh is hoping to meet with Christina in late October – to talk about ideas, budget and traditional trades.
 - b. A meeting a little later with Marcy about the budget may be in early November

VIII. Old/New Business

- a. Election of officers
 - i. Josh/chair, Regina vice-chair
 - 1. **Powell-Wilson moved to re-elect Josh Koenig as chair and Regina Gorham as vice chair. Hills seconded and the motion passed unanimously by roll call vote.**
 - ii. The commission will elect a Treasurer in OCTOBER – Regina and/or Lenee will talk to Nicole and see if she is still interested in the position
- b. Change of HPC meeting date to the 2nd Wednesday of each month through April 2021 to eliminate conflict with the Public Safety Review Board.
 - i. **Gorham moved to change the HPC meeting date to the second Wednesday through April 2021, Powell-Wilson seconded and with a voice vote the motion passed unanimously.**
- c. Changes to Work Plan – items discussed in February are highlighted in gray.
- d. Open discussion on HPC presenting a more complete view of Kalamazoo history. (10-20 min) **ITEM B**
 - i. Pam contributed packet materials and this afternoon shared the National Trust for Historic Preservation’s DRAFT Racial Justice and Equity Action Plan.
 - ii. Josh – what story is told and who gets to tell the story.
 - iii. Powell-Wilson – a narrative of our history needs to be updated. Coming from our commission that narrative holds a lot of power.
 - iv. Gorham will reach out to Michelle Johnson – on TRHT at the community foundation – narrative change to Kalamazoo, or maybe SHARE and Donna Odom – The commission was very interested in having someone join us in a discussion next month
 - v. Koenig will write up a draft mission statement for the October meeting using some of the goals from the NTHP draft plan

IX. Approval of meeting notes: (5 min)

- a. July 21, 2020 **ITEM C** Two corrections – one in numbering and the other – Edison asked that his comment include “the four corners of the reservation” in VIIIg.
- b. **Hills made a motion to approve, seconded by Edison. The motion passed unanimously by voice vote.**

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

- a. Coordinators monthly report **ITEM D**

XI. Citizen Comments on NON-agenda items*

- a) Ms. O’Connor reported on her comments to city planner Christina Anderson on the public input phase of the last couple of months involved in the rezoning process downtown. Ms. O’Connor finds some issues with implementing form-based code in the downtown, especially with concerns about building height.

XII. Commissioner Comments - none

XIII. Adjourn – motion by Gorham, second by Powell-Wilson, passed unanimously by voice vote. 7:44PM

Kalamazoo Historic Preservation Commission
 Preservation coordinator's report
 Wednesday, October 14, 2020
(Moved to Wednesday because of virtual meetings during coronavirus.)

ITEM E

REVIEWS: Historic District Commission:

✓ HDC cases to 10/06/2020 – 94 total			Fees total year to date, 2020 \$1380
	2020	2020	2019
○ 56 no fee	\$ 0		52 no fee \$ 0
○ 20 bldg permit-\$35* (Incomplete)	\$ 700		42 \$ 1470
○ 8 HDC hearing - \$85	<u>\$ 680</u>		<u>14</u> \$ 1190
94 TOTAL	\$ 1380		10 \$ 3560

Section 106 reviews (Federally funded projects)

- ✓ Section 106 reviews to 10/06/2020:
 - 9 – in Potential Historic Study Areas or established historic districts
 - 33 - in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2019, 18 reviews in Potential Historic Study Areas were complete by 10/06/19
 - 32 – in Potential Historic Study Areas or established historic districts
 - 140 - in areas identified in the 2001 survey as “No Historic Properties”

SITES and PROJECTS:

- Bronson Park:
 - The Newman Children sculptures (Where Justice and Mercy Prevail, Children May Safely Play) have been reinstalled on the south side of Bronson Park in the center.
- Progress on Hilton Garden Inn and new Stay2Suites at the Masonic Temple at Eleanor and North Rose. Current work is finishing the exterior
- The Catalyst Building at East Water and North Edwards has topped off and exterior cladding is in progress.

Kalamazoo Historic Preservation Commission
Preservation coordinator's report
Wednesday, October 14, 2020
(*Moved to Wednesday because of virtual meetings during coronavirus.*)

ITEM D

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 (Non-contributing - 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 Kal. 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) FINAL certificate of Occupancy issued on Sept. 14, 2020 – this building will be removed from this list next month **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 (Temp Certificate of Occupancy expired, but certified as a rental property- this building will be removed from this list next month) **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 (No HP tax credit)
19. Button-Jannasch Building - 242 East Michigan – east 1st floor bay vacant – work in progress (HP tax credit eligible)

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)