KALAMAZOO HISTORIC PRESERVATION COMMISSION
VIRTUAL MEETING
WEDNESDAY March 10, 2021 – 6:00pm

I. Call to order:

II. Roll call and approval of absences:
   A. Fred Edison
   B. Kyle Hibbard
   C. Tim Hills
   D. Regina Gorham
   E. Katherine White
   F. Josh Koenig
   G. Lenee Powell-Wilson
   For virtual meetings, during the roll call, each commissioner needs to state their name, and where they are currently located and attending from.

III. Approval of Agenda:

IV. Introduction of Guests:

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

VI. Financial Report (20 min) at meeting – FINANCIAL REPORT (ITEM A)
   A. BALANCE REMAINING ($6,858.73)
   B. RESERVE FUND ($25,553.45) (Quarterly reports – Feb., May, Aug, Nov) See report Item A
   C. Approve 2021 Budget (postponed from Feb 10 meeting) Page 3 Item A

VII. Action and Discussion Items
   A. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro) (ITEM B)
   B. Kalamazoo Reservation Public Education (Gorham) (10 min) Report at meeting
   C. OHOW (O’Connor/Ferraro) (ITEM C)
   D. KVCC Traditional Trades program (Ferraro) Update at meeting
   E. Grave Issues – Cemetery Project (Timmerman) No update
   F. Preservation Month (PM) (Gorham) (15 min)
   Review and award 2020 Award nominations ITEMS D-1, D-2 and D-3
   G. Designation & Sites (D) – (10 min) See Brose report under Workplan
   H. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book – status report will be at the April 14th meeting)
   I. Operations (O) – Koenig (5 min) Report at meeting

VIII. Old/New Business
   A. Workplan draft based on HPC meeting on 2/24/21 (ITEM E) Current work plan is on agenda
      • Edit or revise
      • Prioritize
      • Adopt
   B. Brose proposal for Urban Archeology (ITEM F)

IX. Approval of meeting notes: (5 min)
   A. February 10, 2021 ITEM G
   B. February 24, 2021 (workplan meeting) ITEM H

X. Coordinators Report on non-agenda items (5 min)
   A. Coordinators monthly report 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: Lenee Powell-Wilson

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
1. 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 xxxxxxxxxxxxx  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

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

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

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)

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 B.
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)
HPC FINANCIAL REPORT

Report from Marcy Dix on HPC accounts:

March 3, 2021

The final quarter adjustments haven’t been made to the HPC’s fund balance yet, but I did a quick list of revenues and expenditures since the third quarter adjustment and have an estimated fund balance for you:

25,133.09  reserved fund balance as of 9/30/20
-71.56    Reimburse Pam O’Connor for printing/stamps
161.70    Revenue - Historic Preservation Sales
-18,037.21 Contribution to O’Connor Fund
   -85.73 LOST & FOUND 2ND PRINTING ROYALTIES FOR O’Connor
   -241.56 LOST & FOUND MARKETING & FULFILLMENT

6,858.73  Available fund balance

The budget has not been loaded in Eden yet for this year and there haven’t been any 2021 expenses, so I haven’t attached any Eden reports, which would just be entirely zeros. The proposed budget is what I’d like to load if the HPC agrees. I’ve answered your questions below. My calendar is up-to-date if you’d like to schedule a zoom meeting next week.
### 253-724-01 Kalamazoo Historical Commission

#### Revenue Accts:
- **EDEN name Used for**
  - 253-724-01-000-671.026 HISTORIC PRESERVATION SALES: Revenue from Book Sales
  - 253-724-01-000-671.045 HISTORIC PRESERVATION FUNDRAISING: Revenue from fundraising efforts - Hidden Kalamazoo tickets, sponsorships, other fundraising activities
  - 253-724-01-000-672.003 PRIVATE DONATIONS & CONTRIBUTIONS: donations not related to tour, book, or fountain

#### Expense Accts:
- **EDEN name Used for**
  - 253-724-01-000-805.006 EDUCATION AND TRAINING: trainings for HPC members, and sometimes Sharon
  - 253-724-01-000-810.006 BANK FEES: only used by Finance Department
  - 253-724-01-000-845.001 OUTSIDE CONTRACTUAL SERVICE: payments to consultants, or similar. Not used for supplies, or any Hidden Kalamazoo expense
  - 253-724-01-000-845.023 FUNDRAISING: Expenses for Hidden Kalamazoo or other fundraising activities
  - 253-724-01-000-860.001 MEMBERSHIPS AND DUES: HPC members' dues for other organizations

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### 253-724-03 O'Connor Historic Preservation

#### Revenue Accts:
- **EDEN name Used for**
  - 253-724-03-000-664.002 INTEREST ON INVESTMENTS: only used by Finance Department
  - 253-724-03-000-671.040 UNREALIZED GAIN/LOSS ON INVESTMENTS: amounts provided by Kalamazoo Community Foundation
  - 253-724-03-000-672.003 PRIVATE DONATIONS & CONTRIBUTIONS: amounts provided by Kalamazoo Community Foundation
  - 253-724-03-000-675.000 WORKING CAPITAL: funds brought forward from previous years to fund O'Connor fund activities

#### Expense Accts:
- **EDEN name Used for**
  - 253-724-03-000-845.001 OUTSIDE CONTRACTUAL SERVICE: expenses for O'Connor fund activities - unspent balance is reserved at the end of the fiscal year

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### 253-724-04 Jeffris Foundation-Iannelli Project

#### Revenue Accts:
- **EDEN name Used for**
  - 253-724-04-000-664.001 INTEREST INCOME-NON-ALLOCABLE: updated by Finance Department
  - 253-724-04-000-664.002 INTEREST ON INVESTMENTS: updated by Finance Department
  - 253-724-04-000-672.003 PRIVATE DONATIONS & CONTRIBUTIONS: Account for Jeffris Foundation payment already received - Do not use
  - 253-724-04-000-675.000 WORKING CAPITAL: Will be used when Jeffris grant is spent - Do not use yet

#### Expense Accts:
- **EDEN name Used for**
  - 253-724-04-000-845.001 OUTSIDE CONTRACTUAL SERVICE: Will be used when Jeffris grant is spent - Do not use yet

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### 253-724-05 Iannelli Fountain

#### Revenue Accts:
- **EDEN name Used for**
  - 253-724-05-000-664.001 INTEREST INCOME-NON-ALLOCABLE: updated by Finance
  - 253-724-05-000-664.002 INTEREST ON INVESTMENTS: updated by Finance
  - 253-724-05-000-671.045 HISTORIC PRESERVATION FUNDRAISING: Donations to pay for fundraising campaign costs
  - 253-724-05-000-672.003 PRIVATE DONATIONS & CONTRIBUTIONS: donations to be used for actual fountain restoration expenses
  - 253-724-05-000-675.000 WORKING CAPITAL: Not used yet - Funds brought forward from previous years for Fountain Restoration expenses
  - 253-724-05-000-845.001 OUTSIDE CONTRACTUAL SERVICE: fundraising campaign costs - Sweeney Group, other contractors
### 2020 Budget Report and 2021 Proposed Budget

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**Excess of Revenues over Expenditures**

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UPDATE - Report for Tuesday March 10, 2021 HPC packet

CERTIFIED LOCAL GOVERNMENT GRANT:

Kraemer Design Group will be using Survey 123 for their survey work. The city’s GIS/IT team has set up the same survey we are using for the rest of the city for them to use in a separate file. Our Inventory Kalamazoo 2022 material is using a SHPO approved database file and the Edison survey will use the same database app, but without the sidewalk and tree evaluations and into their own file. We should be able to merge both of those when their work is done.

There has been a lot of contact between Kraemer Design Group since our last meeting:

• Met with SHPO via MS Teams to review grant/contract deadlines and make sure the city, KDG and SHPO are all on the same page.
• KDG is planning for four people to come to Kalamazoo to stay for the week and start getting to know the area. They have decided to stay at one of our wonderful local B&Bs.
• The team will arrive at 11am and we will park at the Edison Neighborhood Association and meet Tammy Taylor, the executive director.
• Made arrangements with the city GIS/IT department to create the separate database for Edison. I have a meeting with them on Friday to work out all the final details
• KDG has an appointment to meet Lynn Houghton at the Zhang Legacy Center (aka “the archive”) on Friday March 12. They will also visit the library’s local history room while they are here.
• I have sent them a “boatload” of digital materials including previous research work done by History 4100 (Historic Preservation class in the Public History program at WMU) students and previous surveys that are relevant to Edison.
• We have set up a virtual Town Hall open to the public for the Edison survey for Thursday April 1 starting at 6pm, KDG will make a presentation on the survey and we will be able to take comments and field questions. HPC will receive invitations to the town hall.
  o This is the link to the town hall for the public:
    • Name: Historic Survey Town Hall
    • Date/Time: Apr 1, 2021 06:00 PM Eastern Time (US and Canada)
    • Webinar ID: 978 6212 2840
    • Public Link: https://zoom.us/j/97862122840
• If the commission is interested, we can invite the KDG team to a HPC meeting in April or May – if we are still virtual.
Since our last meeting, we have signed up about 20 new surveyors (Thanks Katherine) They will get their updates and assignments by the end of the week. The surveyors are also being asked to put out doorhangers in five neighborhoods publicizing the fact that those neighborhoods are beginning the process of creating a neighborhood plan. The official – on the streets – start date is March 15 and we hope to have half the city wrapped up by the end of June. The other half will be in the fall and (we hope) be finished by the time snow obscures architectural detail in the fall.

The survey recruiting is on the City of Kalamazoo homepage!

We have scheduled a webinar – training session for Wednesday March 31 at 6pm for volunteer surveyors. The link will be sent to you when it is ready.
ACTIVITY
a) Lynn Houghton’s *What Style Is It? Gothic Revival* was released in early February, and is now showing on both PMN and KPL TV. Italianate is the topic for March.
b) Sharon and Lenee have re-scheduled taping of the April Episode: *Strip Your Hardware*
c) As the result of our February meeting, we are:
   a. Lenee is still looking for ways to “count” views
   b. Glad to have the City posting links
   c. Adding new episode topics of a second season for consideration
   d. Hope to discuss making a page for OHOW videos on City HP pages

PARTNERSHIPS
Need to have a conversation with PMN about including file sharing with KPL and City of Kalamazoo

PENDING
Pam will work in mid-March with Sharon, Lenee, Lynn Houghton and PMN on taping the 8th and final season episode on Storm Windows in April for showing in May.
Kalamazoo Historic Preservation Commission
Historic Preservation Awards of Merit - 2020

HISTORIC STRUCTURE

Address of Structure 522 Mills Street

Owner Name Rhonda R. Etheridge

Owner Address 438 Bessie Street

City Kalamazoo State MI Zip 49007

Owners Phone # 269-270-9088 Owners email lifecycles4life@gmail.com

Nominated by Sue F. Robinson- Historic Commissioner

Nominators may be neighbors, 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 Rhonda Etheridge Contact phone # (269) 270-9088 (cell)

Contact email address lifecycles4life@gmail.com

Which category is this property nominated in? Choose only ONE

Residential Property* Rehabilitation Stewardship*

- a. Owner Occupied [ ] [ ]
- b. Rental properties (Satterm-Cavender Award of Excellence) [ ] [ ]
- c. Infill residential (NEW CONSTRUCTION) [ ]

Interior (owner must provide access to interior) [ ] [ ]

Commercial/Institutional/Government Property Projects/programs* [ ] [ ]

Mixed Use (commercial and Residential or others) Property* [ ] [ ]

Individuals or Institutions* [ ]

Innovative Solutions in Preservation [ ] [ ]

Archaeology Award [ ] [ ]

* 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@kalamazoocity.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@kalamazoocity.org

HPC Meeting 2021/03/10
The year 2010 was a watershed one for Rhonda and Tony Eldridge: They lost a son and Rhonda was diagnosed with diabetes. “Life just sucks!” she wailed. Her husband came back with the retort, “Life doesn’t suck..., Life Cycles!” With that remark, the idea of Life Cycles Family Care and fitness business was born.

It started as a small, in-house business, with an unused bedroom as a shop for cutting hair, and one exercise bike, which soon morphed into more to begin the road to recovery and a cycling class. In warm weather, the patio was used to spin. When it got colder, they moved into the garage. By 2017, there was a definite need for more space.

They found that much needed space in a derelict, abandoned building on the corner of Mills St. and Crosstown, located in the Edison Neighborhood. They applied for a LISC facade grant and were given money to preserve the exterior the building. Beside the much needed light from hidden windows, the roof and exterior brick on the building were in need of repairs. Building Restoration was consulted and they completed the brick repair and even matched the mortar to its original color. The roof was repaired with an aluminum cap on the original brick and a fresh coating of stucco to help waterproof it. Construction lasted from October of 2017 till December 2019.

You can now locate Life Cycles in the Edison Neighborhood when driving down Mills St. from its brightly colored stucco that crowns the top of what was once a one-story grocery store, built by two Hungarian brothers in 1952. The front door rests neatly, as it always has, in a curved corner that looks directly out onto the intersection. Across the street, Poor Richard’s restaurant, proudly smiles at the new kid on the block. Drop by for a cup of tea, or check out one of the five cycling classes offered there. Many in the Edison Neighborhood already have. It certainly breaths new life to this up and coming area of Kalamazoo.
522 Mills Street
Above and left are BEFORE
Lower left is WITH new windows but before damaged brick was covered
Nominated for Historic Preservation Awards of Merit in 2020 - awards suspended because of covid restrictions
Below right - stucco over damaged brick
As the windows were unboarded and the new windows were installed.

Below - interior

Life
doesn't
SUCK...
Life CYCLES
Kalamazoo Historic Preservation Commission
Historic Preservation Awards of Merit - 2020
HISTORIC STRUCTURE

Address of Structure  The Ritz Building, 320 East Michigan Ave., Kalamazoo, MI 49007

Owner Name  Tovich, LLC

Owner Address  320 East Michigan Ave., Unit 101, Kalamazoo, MI 49007

City  Kalamazoo  State  MI  Zip  49007

Owners Phone # 269-903-5892  Owners email  mfabi65@gmail.com

Nominated by  David and Jeanne Lambright, Michele Fabi

Nominators may be neighborhood organizations, owners or friends.

Did this project utilize Federal or Michigan Historic Preservation Tax Credits? Yes  No  X

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

Contact name  Michele Fabi  Contact phone # (269)903-589 (cell)

Contact email address  mfabi65@gmail.com

Which category is this property nominated in? Choose only ONE

Residential Property*  Rehabilitation  Stewardship*

a. Owner Occupied  [  ]  [  ]
b. Rental properties  (Satterm-Cavender Award of Excellence)  [  ]  [  ]
c. Infill residential  (NEW CONSTRUCTION)  [  ]

Interior  (owner must provide access to interior)  [  ]  [  ]

Commercial/Institutional/Government Property Projects/programs*  [  ]  [  ]

Mixed Use (commercial and Residential or others) Property*  [  X ]  [  ]

Individuals or Institutions*  [  ]

Innovative Solutions in Preservation  [  ]  [  ]

Archaeology Award  [  ]  [  ]

* 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@kalamazoocity.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@kalamazoocity.org
The Ritz Building, originally known as the Holt Hotel, housed the Alfred E. Bike shop from the mid-1980s until 2015 when it was purchased by Tovich, LLC. The building is located in the historic Haymarket District in downtown Kalamazoo, Michigan which is registered on the U.S. National Register of Historic Places and is the city’s only glazed terra cotta façade building still standing. The building was originally built in 1911 and was lovingly restored to its present state in 2015, by Tovich, LLC. The Holt Hotel existed as a hotel for only 10 years and in the mid-1920s, it reopened as the Ritz Hotel. A reminder of its former name can still be seen faintly on the east side of the building and prompted Tovich, LLC to rename the structure, the Ritz Building. The building now houses 4 residential apartments and 2 commercial spaces.

Originally, the first-floor housed registration for Holt Hotel and a separate candy store in the west-side commercial space. Mosaic tiles labeling the entrances to both main floor commercial space entrances still greet patrons. The upper two floors of the building housed 26 hotel rooms with one communal bathroom for all guests on each floor. Although the Alfred E. bike shop utilized the main floor as one open space, it was restored to two separate commercial spaces as the original hotel and candy stores existed. The hotel guest floors on the 2nd and 3rd floors of the building remained unused and housed the overflow of inventory from the bike shop up until its purchase by Tovich, LLC, in 2015. It was the vision of Tovich, LLC to preserve and restore much of the building, including the two upper floors, to provide the community of Kalamazoo with additional residential and commercial space in the historic Haymarket District.

As part of the 2-year restoration of the building, the 2nd and 3rd floors were converted to two apartments per floor. The second floor offers 2 apartments, one one-bedroom residence and one three-bedroom apartment. The 3rd floor residences consist of one two-bedroom apartment and one three-bedroom apartment. All wood floors are original to the building and were painstakingly restored to their original luster. Central to the building is a newly restored atrium, one of a few still remaining in the downtown Kalamazoo business and entertainment districts. The atrium provides natural light to the 2nd and 3rd floor units throughout the year. The main staircase of the residences is also original and was central to the design of the residences. Each apartment also provides its residents with a large outdoor deck overlooking the entertainment district of downtown Kalamazoo. As part of the Haymarket district, it offers its tenants easy access to theater, dining and business venues. The building has its own website at www.theritz320.com where visitors can see the newly restored property and residences.
(1) **320 East Michigan** – Northeast corner ca 1910

(3) Staircase interior – 2<sup>nd</sup> to 3<sup>rd</sup> floor – during Hidden Kalamazoo

(2) North front

(4) Staircase interior – 2<sup>nd</sup> to 3<sup>rd</sup> floor
Kalamazoo Historic Preservation Commission
Historic Preservation Awards of Merit - 2019
HISTORIC STRUCTURE

Address of Structure: 400 BRYANT ST.
Owner Name: 400 BRYANT, LLC.
Owner Address: 200 W. MICHIGAN, SUITE 201
City: KALAMAZOO State: MI Zip: 49007
Owners Phone #: 683-5775 Owners email: KNACCI@PLAZACORP.NET

Nominated by: PLAZACORP REALTY ADVISORS, W.C.
Nominators may be neighborhood organizations, owners or friends.

Did this project utilize Federal or Michigan Historic Preservation Tax Credits? Yes [X] No

If the awards committee has questions about this nomination, who should be contacted?
Contact name: KEN NACCI Contact phone #: (269) 387-6775 (cell)
Contact email address: KNACCI@PLAZACORP.NET

Which category is this property nominated in? Choose only ONE
Residential Property*
  a. Owner Occupied [ ] [ ]
  b. Rental properties (Satterm-Cavender Award of Excellence) [ ] [ ]
  c. Infill residential (NEW CONSTRUCTION) [ ]
Interior (owner must provide access to interior) [ ] [ ]
Commercial/Institutional/Government Property Projects/programs* [X] [ ]
Mixed Use (commercial and Residential or others) Property * [ ] [ ]
Individuals or Institutions* [ ] [ ]
Innovative Solutions in Preservation [ ] [ ]
Archaeology Award [ ] [ ]
* 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

Mail or deliver nominations before the DEADLINE at 5:00 pm on Monday, March 25, 2019 to:
Historic Preservation Coordinator, 415 East Stockbridge, Kalamazoo, MI 49001
ferraros@kalamazooity.org
March 21, 2019

Ms. Sharon Ferraro
Historic Preservation Coordinator
City of Kalamazoo
415 E. Stockbridge
Kalamazoo, MI 49001

Re: Historic Preservation Awards of Merit – 2019

Dear Sharon,

As the managers of 400 Bryant St., LLC, PlazaCorp Realty Advisors, Inc. respectfully submits this application for the Historic Awards of Merit – 2019 program. Located in the Edison neighborhood, the former Illinois Envelope Company building is the last remaining building in a once prosperous paper manufacturing industry in Kalamazoo. The building is listed on the National Registry of Historic Places. As you review this application you will see that the exterior has been renovated comparable to its historic past. The interior has been modified and adapted to commercial office use. The building now houses the Kalamazoo County Health and Human Services department. It is also a part of the City's Community Service Campus that co-locates human service agencies into one geographic area.

Should you or any members of the Historic Preservation Commission have any questions, please feel free to contact me at (269) 383-5775 or e-mail at knacci@plazacorp.net.

Sincerely,

PlazaCorp Realty Advisors, Inc.

[Signature]

Kenneth A. Nacci
Development Advisor

Enclosures
Illinois Envelope Company Building
400 Bryant St.

The former Illinois Envelope Company is a historic factory building located at 400 Bryant St., between the Norfolk Southern railroad and Portage Creek. The primary structure (the original building) is a large, rectangular, three-story tan brick structure of heavy mill-type frame construction with a flat roof pierced by four saw-tooth skylights. It was built between 1904 and 1905 by Albert White, a prolific African American building contractor who lived and worked in Kalamazoo from the 1870s to 1930.

The Illinois Envelope Company owned and operated the building until 1999 when the building was sold to Kalamazoo Realty Investments LLC. Envelope manufacturing continued in the building from 1999 to 2013, operated by the smaller F M Envelope Inc. The building has been vacant since 2013.

The Illinois Envelope Company Building is on the National Registry of Historic Places.

The building is to be converted into a clinic and office facility to house Kalamazoo County’s Health and Human Services Department. A 1990 addition will be removed, and the exterior of the original building will be restored with new windows installed in existing openings.

This project is part of the City’s Community Service Campus. The campus is home to the Kalamazoo County Health and Human Services Department (located in 400 Bryant St.), the Family Heath Center, Kalamazoo Community Mental Health and Substance Abuse Agency and the State Department of Human Services currently under construction. The campus creates a critical mass of development for client services, increases the City’s tax base, provides significant employment opportunities and serves as a springboard for the Edison neighborhood’s revitilization.

While the Community Service Campus clusters essential human service agencies within the Edison neighborhood, all but this building have been constructed within the last twenty years. The historic preservation of the Illinois Envelope Building maintains a link to this area’s historic industrial past of paper manufacturing.

Photos (in order):
- Early 20th century aerial. Illinois Envelope Building located in NW corner.
- 1952 photo (south and east) of Illinois Envelope Building.
- 2016 aerial of Community Service Campus. KCCHHS in Illinois Envelope Building.
- 2016 front view (south) Illinois Envelope Building.
- 2016 front door (south) Illinois Envelope Building.
- 2018 front view (south) renovated Illinois Envelope Building.
- 2016 side view (west) Illinois Envelope Building.
- 2016 back view (north) Illinois Envelope Building.
- 2018 back and side view (north and west) Illinois Envelope Building.
- Window replacement selection samples.
- Window replacement selection samples. Far left window selected.
Early 20th century aerial. Illinois Envelope Building
(1) **400 Bryant** – Main entrance
(3) Interior space (filled with cubicles now)

(2) Wall of windows facing south from inside
(4) Light well
KALAMAZOO HISTORIC PRESERVATION COMMISSION GOALS FOR 2019-2022
Chair: Josh Koenig Vice-chair: Regina Gorham
Secretary: none Treasurer: Lenee Powell-Wilson

RECONNAISSANCE LEVEL HISTORIC RESOURCE SURVEY PROJECT COMPLETE – JULY 2022
LEADER(S) Coordinator & ________________________
GOAL: Prepare a historic resource survey of all structures and resources within the boundaries of the city of Kalamazoo
1. Monthly report to HPC.
2. Begin Survey in March 2021 – complete by July 2022
3. Final report to HPC to use in preparing next Workplan
4. DIVERSITY & INCLUSION - cooperate and collaborate with Kalamazoo partners PROJECT Ongoing
5. Kalamazoo Reservation Public Education Committee
6. migrate all Next Exit History material to Kalamazoo Public Library
7. continue to work with Gun Lake band tribal council

O’CONNOR FUND FOR HISTORIC PRESERVATION PROGRAMS ANNUAL/ONGOING
CREATE NEW & MANAGE EXISTING PROGRAMS
Leader(s) _____________________________________
1. Education: Old House Owners Workshops - Video, Hands-On and In-Seat Programming
   a. Complete taping and showing Season 1, 8-episode video series for 2020-2021
   b. Plan Season 2 plan and and tape 8 episodes for broadcast in late 2021 and 2022.
   c. Count video viewers for
   d. Negotiate partnership agreement with PMN to include broadcasting rights for City of Kalamazoo for 2021-2022 season.
   e. Consider pros and cons of returning to hands-on and in-seat informational sessions for summer 2022. Make a decision and plan for 2022 if the answer is “yes.”
2. Preservation Assistance: Determine if non-grant support can help develop a more inclusive and diverse Kalamazoo history as it relates to preserving buildings and places.
3. Preservation Assistance: Develop and implement one or more grant-making programs

CEMETERIES (Grave Issues Squad ) ANNUAL/ONGOING
LEADER(S) ______________________________________
1. 2021 - when the repairs are being made on the roads in the Mountain Home explore the creation of a survey database that can be used on smartphones to facilitate quick survey of grave marker condition using volunteers
2. Use the cemetary to engage the public in using appropriate techniques for cleaning grave markers – explore making a short video on water-only cleaning of headstones
3. LONG TERM - Create plan to clean and repair grave markers and cemetry buildings using public volunteers and professionals when necessary
4. assist city staff in developing a long-term plan for repair, cleaning and maintenance in Kalamazoo’s two historic cemeteries, Mountain Home and Riverview.

PRESERVATION MONTH & OTHER EVENTS ANNUAL/ONGOING
Leader: Regina Gorham & _______________________________
GOAL: Consider a variety of events to celebrate Preservation Month in May
1. Committee formed in January to consider awards and special events for Preservation Month
a. Create work schedules, recruit & train volunteers  
b. Complete events, Post event debrief presented to HPC  
c. Present Preservation Awards nominations to HPC and make awards  
d. Form committee for next year  

2. Put “Pres month opportunities” as a discussion section on HPC monthly agenda.  
3. Create a three-year plan for future events to celebrate Preservation Month before end of 2021  

**DESIGNATION (Preservation Tools/Outreach):** ANNUAL/ONGOING  
LEADER(S): ___________________________________________  
(See appendix A to C for current DRAFT lists)  
1. Work to create a citywide context statement for “missing” history – the history of BIPOC and women in Kalamazoo – the statement could be used to be an integral part of surveys, National Register and Local HD listings (See colorful text on page 4)  
2. Support the establishment of new historic districts, National Register nominations and local designation as appropriate  
3. Consider the creation of a local historic marker program  
4. Explore and support a process to include the identification of potential pre-historic and historic archeological sites in Kalamazoo  
5. Educate the public on historic preservation and designation as a tool  
6. 2022 – using the results of the reconnaissance historic resource survey, create a new list of potential historic resources in the city.  

**SUSTAINABILITY/ REVENUE** ANNUAL/ONGOING  
LEADER(S): Coordinator & Chairperson  
1. Finalize transition of KL&F from Pam O’Connor to Lynn Houghton.  
   a. Develop a plan for remaining inventory by Sept. 1, 2021  
2. Review plans annually for ongoing and new O’Connor Fund expenditures and ensure that O’Connor fund appeal is done in November  
4. Start looking for future fund-raising plans  

**OPERATIONS/Chairperson’s responsibilities** ANNUAL/ONGOING  
LEADER: Chairperson  
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  

**DIVERSITY AND INCLUSION** NEW/ONGOING  
Leader(s) ___________________________________________  
1. Create working relationship with local and regional entities to partner with efforts to make Kalamazoo history more inclusive and complete  
2. KALAMAZOO RESERVATION PUBLIC EDUCATION COMMITTEE - migrate all Next Exit History material to Kalamazoo Public Library, continue to work with Gun Lake band tribal council
APPENDIX A: sites eligible for additional designation – to be expanded and revised after the Reconnaissance Level Historic Resources Survey is complete

LOCAL DESIGNATION
- Woodside Properties (W) and panhandle Greenlawn – add to West Main Hill
- Bronson Park Historic District (NR listed)
- Milwood Area
- Edison/Washington Square Area
- Hillcrest/Winchell Area
- Parkwyn Village
- Mid-Century Resources
- Isaac Brown House (NR listed)
- Loring-McMartin Farm /railroad viaduct
- Ihling Brothers Building (Kalamazoo Ballroom Academy, Worship Arts, Dill Instruments 2020 Fulford St (Edison)

NATIONAL REGISTER DESIGNATION
- State Theater – National Register eligible - NR nomination in progress (March 2021)
- American National/5/3 Bank Tower - National Register eligible – need new photos and permission letter from owner
- Bronson/Upjohn Headquarters (NR nomination in progress – March 2021)
- Parkwyn Village (Nomination being prepared by Peter Copeland)
- Mid Century Resources
- Washington Square Area

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. El Sol/Vine Elementary (KPS) (In local historic district) 604 W. Vine
2. Milwood Middle School (KPS) 2916 Konkle St
3. Winchell Elementary (KPS) 2316 Winchell Ave
4. Greenwood Elementary (KPS) 3501 Moreland Street
5. Hackett High School (Catholic Diocese) 1000 West Kilgore Ave
6. St. Augustine Elementary (Catholic Diocese) 600 West Michigan Ave
7. St. Monica Elementary (Catholic Diocese) 530 West Kilgore Ave
8. Kalamazoo Christian High School (Christian Schools)
9. Community Education Center (former Kalamazoo Central High School) (KPS) NR & Local HD 600 West Vine St.
10. (Former) South Christian Elementary on Westnedge – owned by KPS
11. Hillcrest School (Kazoo School - private) 1401 Cherry St
12. Former Ebenezer School (Bronson, Former K Christian John St)

Work completed on upgrades and new construction (Nov 2018)
1. Loy Norrix High School (KPS) 606 East Kilgore Road
2. Lincoln Elementary (KPS) 912 North Burdick Ave.
3. Woodward Elementary (KPS) (In NR and local historic district) 606 Stuart Ave
4. Parkwood/Upjohn Elementary (KPS) 2321 South Park St

APPENDIX C: Churches (by address and denomination)
1) Second Missionary Baptist Church - 603 North Rose (North Side)
2) North Presbyterian - 603 North Burdick - (North Side) VACANT
3) Friendship Baptist Church – 326 West Paterson (North Side)
4) North Westnedge Church of Christ – 1101 North Westnedge Ave (North Side)
5) Allen Chapel AME - 804 West North Street (North Side)
6) Chicago Avenue Church of Christ – 940 Chicago Avenue (East side)
7) Bethany Reformed Church – 1833 South Burdick Ave (Edison)
8) Seasons of Change Church – 1401 Lay Blvd (Edison)
A Proposal for Kalamazoo Historic Preservation Commission
Section 106 Urban Archaeological Assessment Program

Beneath the modern city of Kalamazoo, with its commercial buildings, industries and residential neighborhoods, lies the archaeological evidence of the city’s changes through the nineteenth and early twentieth centuries. Intact archaeological remains may be left in portions of a large project area as small and unbuilt "preservation windows" ... odd parking lots, alleys, access streets and unbuilt spaces around modern buildings, with no subsurface disturbance since the areas were abandoned by an early occupant.

The cultural materials excavated from intact features such as cisterns, wells, privies, and trash dumps, represent culturally and technologically primary deposits, often attributable to ethnically diverse 19th and early 20th century households and businesses. Recoverable artifacts and environmental samples represent economic and cultural choices made by professionals, craftsmen, skilled and unskilled workers, public employees, and even boarding house transients, about whom historical records may be biased or absent.

But because planning documents are often ambiguous, frequently biased, and usually incomplete, most urban archaeological sites are found during project construction: not good conditions for careful evaluation and interpretation of newly discovered cultural resources. To avoid such adverse affect, in collaboration with the SHPO, the KHPC will identify and evaluate for the City of Kalamazoo regionally appropriate chronological periods based on regional social and technological developments. For each such period, the KHPC will identify the differing classes of culturally significant archaeological remains which may be eligible for listing on the NRHP based on the National Historical Landmark’s 1991 revision of the 1987 Thematic Framework Study Units.

The KHPC will also undertake studies of Sanborn Insurance Maps, county history illustrations, panoramic lithographs, historical city street atlases, business directories, and manuscript census tracts, along with the details of local geography and the history of construction technology, to identify general statistical models of potential preservation window areas all or portions of which may be preserved beneath modern surfaces. As areas of planned sub-surface disturbance are identified in zoning permits, the KHPC shall generate geographically identified locations of potential preservation for all likely portions of the project area. The KHPC will facilitate a MOU between the developers, the City of Kalamazoo, and the SHPO for phased Section 106 evaluation, determination of NRHP eligibility, and recommendation for mitigation of adverse affect for all historical archaeological urban archaeological resources determined eligible for listing on the NRHP and for an educational public presentation thereof.

SHPO = State Historic Preservation Office; MHPN = Michigan Historic Preservation Network; NTHP National Trust for Historic Preservation; NAPC = National Alliance of Preservation Commissions; NPS = National Park Service, NRHP = National Register of Historic Places
I. Call to order: 6:00pm

II. Roll call and approval of absences: Fred Edison, Kyle Hibbard, Tim Hills, Regina Gorham, Katherine White – all at home in Kalamazoo, Josh Koenig in Delton Lenee Powell-Wilson in Illinois

For virtual meetings, during the roll call, each commissioner needs to state their name, and where they are currently located and attending from.

III. Approval of Agenda: Add under VIII – item c – Katherine White moved and Tim Hills seconded a motion to add a discussion to end Pam O’Connor’s fulfillment contract for Kalamazoo: Lost and Found. With a voice vote the motion passed unanimously.

IV. Introduction of Guests: Nelson Nave, Pam O’Connor, Dann Sytsma, Quinton Slovacek, Dave Nichols all in Kalamazoo, George Kohrman and Joyce Standish are in Portage MI.

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

VI. PUBLIC HEARING – First Baptist Church Study Committee Report 6:15pm

a. Presentation – First Baptist Church Single Resource Local Historic District. (ITEM A) The historic preservation coordinator, Sharon Ferraro, presented a short Powerpoint slide show on the process of creating a historic district under Michigan law and Kalamazoo ordinance. The presentation included a short history of the First Baptist Church

b. Ask for comments from owners

- Pastor David Nichols: Excited about this possibility; believe they’ve had a long and wonderful history with the city of Kalamazoo including things like having the original alarm fire bell and the clock for the use of the city; always been a church that’s been very concerned about the city; delighted to see this be an ongoing thing. Involved along with Pastor Nathan Dannison in beginning the Kalamazoo Non-profit Advocacy Coalition; not an outside group but something that has grown out of them. He’s very pleased to see happen; speak on behalf of the church to say that we want to see the historic character of the church preserved for many years to come.

- Joyce Standish: Comment on the quality of the work done in the report by Pam O’Connor; tremendous undertaking; know that there was a lot of material she had to sift through; will be sharing with the congregation.

- Dann Sytsma: Perspective of the KNAC – proud and humbled to be taking ownership of the property because we know the long legacy; Pam did a wonderful job of summarizing it in the report and the legacy of service that the building and the congregation and members have had throughout the years within the church and then expanding it into the work of Lucinda Hinsdale Stone and folks who had a reach outside of the church and within the community; in particular her connection to Kalamazoo College’s founding. Loves that Charles Guiteau preached there at some point and then later murdered a president. So many interesting things about the structure; got an email from the former pastor Peter Kiewit-Panteleone; First Baptist in the 1990s was already working at becoming a home for the arts and a community asset for the arts and that’s why they invested in the pipe organ and re-did the chancel of the church to allow for large music productions in the church. The KNAC is continuing something that first Baptist started and taking it on because it’s a big undertaking. It will allow for First Baptist to continue worshipping there as well as KNAC to work on developing the historic property to the preserve it’s structure and history. Happy to do it with people like Nelson Nave, Matt Hollander, Jack Abati. Already raised $130,000 for initial repairs and for stabilizing efforts. It will have some of the latest technologies - internet is being installed as we speak to help make the space more sustainable. Happy and pleased that it will be protected for generations to come.

- Quentin Slovacek: Proud to be part of the whole process. As a newer member to connect the legacy
of the church for generations past himself.

c. Comments from the public.
   i. Carrie and Bill Venema – calling in to support historic designation for the church. Shared some
      personal history and memories of the church and buildings connected to the building and the
      First Baptist church members. Urge City Commission approval – Carrie and Bill Venema, 431
      W. South Street Kalamazoo 49007
   ii. Nelson Nave AIA - Thank Pam O’Connor for producing the report. Terrific as usual. Has a big
      background in historic architectural work and hopes to continue that with his position on the
      board at the KNAC. Hoping to start work on the façade with a grant from the City. Thank you
      for the work and he applauds this action.

d. Close the hearing for discussion among commissioners at 6:34pm
   i. Chairperson Josh Koenig Also thanked Pam O’Connor for the comprehensive report. This
      church is a fine example of adaptive re-use.
   ii. Vice-chairperson Regina Gorham stated that she was excited that the church will continue to
      have a life.

e. Call the roll call vote. Motion made by Regina Gorham and seconded by Commissioner Fred
   Edison to adopt the report as written, comments from the State Historic Preservation Office, the
   Michigan Historical Commission and the Kalamazoo Planning Commission along with the record
   of this meeting should be integrated into the report and sent on to the city commission for
   consideration. With a roll call vote the motion passed unanimously.

VII. Financial Report (20 min) at meeting – Figures from end of year 12/31/2020 before funds ($18,037.21)
   were transferred to the O’Connor Fund for Historic Preservation at the Kalamazoo Community
   Foundation on January 20, 2021

   Figures are for the year of 2020

   a. REVENUE 2020 $3235.80 YTD (------)
   b. EXPENDITURES 2020 $1249.78 YTD (------)
   c. BALANCE REMAINING ($22,531.20 – before transfer to OCF)
   d. RESERVE FUND (about $3,000 after transfer to OCF) (Quarterly reports – Feb, May, Aug, Nov)
   e. Annual Report on sales of Kalamazoo: Lost and Found (ITEM B)
   f. 2021 Proposed budget (ITEM C)
   g. The current budget, essentially the same as the 2020 Budget has items that the commission does not
      understand the terminology. HPC wants to ask Marcy Dix about the meanings of these terms and what
      these mean to the HPC in their decision-making process:

      REVENUES
      • Interest on investments
      • Historic Preservation Sales (assume this is sales of Kalamazoo: Lost and Found
      • Historic Preservation Fundraising – how is this different from Sales? Assume this would be for
        non-book items
      • Working Capital – this number will be different now that about $18,000 has been transferred to
        the O’Connor Fund at the Kalamazoo Community Foundation

    EXPENDITURES
    • Operating Supplies (materials HPC needs to buy – like envelopes and paper for the O’Connor
      Fund Annual Appeal
    • Education and Training –
    • Outside Contractual Services?
    • Fundraising – expenses associated with fundraising, whatever form that takes.
    • Membership and Dues like memberships to the National Trust for Historic Preservation and the
      Michigan Historic Preservation Network

    And Excesses of Revenue over expenditures

    A motion was made to approve the budget by Katherine White and seconded by Kyle Hibbard. After
    some discussion the commission decided to ask for clarification of terms before voting on the
    budget. Sharon will place this item on the March HPC agenda.

VIII. Action and Discussion Items
   a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro) (ITEM D)
      i. RFP Proposal has been amended and approved by SHPO and CoK purchasing. Contract is out for
signature. Consultant firm will be Kraemer Design Group of Detroit. They will be using Survey 123 for their work – the same as the city is. Sharon will be meeting with them tomorrow to coordinate at the beginning. There will be a public meeting in late March or April – probably a virtual Town Hall. They will start field work in the spring and will finish the contract by fall. Fred Edison asked for a short piece on the survey for the Stuart Area Restoration Association newsletter.

b. Kalamazoo Reservation Public Education (Gorham) (10 min) Regina has tracked down the original videos that we want to post on the Kalamazoo Public Library website. They are in John Shagonaby’s office. He’s working remotely so they are safe. No meetings have been planned as of yet.

c. OOHOW (O’Connor/Ferraro) (ITEM E)
   a. The OHN team has decided on the next two OHOW Shorts – stripping hardware and storm windows. The taping of the stripping hardware episode was postponed due to illness.

d. KVCC Traditional Trades program (Ferraro)
   a. The KVCC program and outreach is still suspended. Sharon had a meeting of the National Trust Taskforce; trying to weed down their information for the report which is only supposed to be 4 or 5 pages long. There are other task forces and she’s hopeful that they might be able to get something out of this reporting; problem from above is that there are no open source curriculums that can be used for traditional trades training; if you could get the whole curriculum to a community college and if that existed KVCC has said that they would jump on it. Governor announcing free community college degrees to people over 25 who don’t have degrees yet; don’t have a final report but is hopeful looking forward.

e. Grave Issues – Cemetery Project – Mountain Home Cemetery has been awarded a grant of $622,150 for needed repairs. The Jewish Mountain Home has been awarded $65,470 for repairs. Both from the Irving S. Gilmore Foundation. This work may be a good attraction we can use for attracting more people to help with our inventory and gravestone cleaning.

f. Preservation Month (PM) (Gorham) (15 min)
   a. Wed May 26th 4:30pm – ZOOM meeting for awards
   b. Award nomination forms and cover letter (ITEM F)
   c. We have a zoom slot on Wednesday May 26th with the City’s account, and Sharon reached out to the folks at First Baptist on having a portion of it there, pandemic dependent. Thought about having maybe the main presenter centered there as a backdrop? Nomination form is out there and is open through the end of March. We’re going to split up the awards into 2020 and 2021, taking the submitted nominations from last year and then taking the new proposals from this year, so there will be a bit more to review, but we’ll be able to keep from having a lapse in the awards. We can either review all nominations in the April meeting, or split them out so that we’re looking at 2020 in the March meeting and 2021 in the April meeting. Assume we don’t want to wait until the May meeting to review things and take photos, depends on timeline for Sharon. So submit your nominations now! Thank you to Sharon for including in the packet the list of past nominations, I always find that helpful.
   d. The commission chose to review the 2020 nominations at the March meeting and the new 2021 nominations at the April

g. Designation & Sites (D) – (10 min) No change from September – comments from commissioners on the details and the story told about First Baptist Church at the hearing. Pam thanked everyone and said that she had a great time working on it and working with the congregation.

h. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book) No report
   a. HPC should re-examine the publication of the Hidden Kalamazoo book at the Work Plan meeting.

i. Operations (O) – Koenig (5 min)
   a. Discussion about historic inclusion ideas, suggestions of people to talk to.
   b. Could we see if Dorla could attend the next meeting.

IX Old/New Business
   a. Changes to Work Plan – Virtual meeting scheduled for Wednesday, February 24th at 6pm.

IX. Changes to work plan – meeting on the 24th
   a. Public meeting.
      i. Informal and talking through the work plan.
      ii. Committee chairs: look through everything in the workplan, update, and lay out what still needs to be done, changes through year, etc.
      iii. Don’t plan on making any votes on plans and will vote on it at the March meeting.
   b. HPC Annual Report – DRAFT – to be submitted to the city clerk by March 1, 2021. ITEM G – Some small
corrections were noted. **With a motion by Katherine White and second by Kyle Hibbard, the Annual Report was approved as revised. With a voice vote the motion passed unanimously.**

a. Kalamazoo: Lost and Found Change Purchase Order: Kalamazoo Lost & Found

   a. Pam needs to give up her responsibilities of fulfillment; talked with Lynn Houghton and she said she would do it for a year with 2 caveats - #1 KHPC agree to make a decision about what to do with the rest of the inventory by the end of September and #2 bring that decision to a conclusion at the end of the year. This may be selling the remainder to a remainder reseller.

   b. Call for a motion to transfer responsibility for bookkeeping and a small stock of copies (hard cover & soft cover) of Kzoo Lost & Found from Pam O’Connor to Lynn Houghton with the caveat to figure out what to do with the remaining inventory (currently stored in city records storage) by September 1, 2021 and brought to a conclusion by December 2021.

      i. **Motion by Tim Hills and seconded by Katherine White to approve the change from Pam O’Connor to Lynn Houghton. With a roll call vote the motion passed unanimously.**

   c. Sharon would like to give books to HDC & HPC commissioners past & present who don’t have copies already. Pam suggested leaving about 200 copies with Lynn and then this could continue post Sharon’s retirement.

      i. JK calling for a motion to give hardcover Lost & Found copies to Lenee Powell-Wilson & Kyle Hibbard. **Motion by Fred Edison, seconded by Katherine White. With a roll call vote the motion passed unanimously with abstentions from Kyle Hibbard and Lenee Powell-Wilson**

   d. The commission would like to have a more in-depth discussion of what to do with the remainder of the books at the May HPC meeting.

X. Approval of meeting notes: (5 min)

   a. January 13, 2021 ITEM H Regina Gorham moved approval of the meeting notes as presented with the correction of one spelling error. With a second by Katherine White the motion passed unanimously by a voice vote.

X. Coordinator’s Report on non-agenda items (5 min)

   a. Coordinator’s monthly report ITEM I Sharon noted that the number of Historic District Applications did not fall off as much as she expected over 2020. The city will be posting Sharon’s job in April.

   b. **Bronson Park NRHD Character study** – suggested readings ITEM J – The chair suggested that the commissioners take some time to follow the links in the Character Study. The light and shadow study will be done by a student from Andrews University and should be complete by the end of the term.

XI Citizen Comments on NON-agenda items* - No Comments

XII Commissioner Comments – No comments

Adjourn 7:54pm
This meeting is a work session to review and discuss the HPC Work Plan.

I. Call to order: 6:04pm

II. Roll call and approval of absences (For virtual meetings, during the roll call, each commissioner needs to state their name, and where they are currently located and attending from):

A. Fred Edison - Kzo
B. Kyle Hibbard - Kzo
C. Tim Hills - Kzo
D. Regina Gorham Kzo
E. Katherine White Kzo
F. Josh Koenig (chair) Delton
G. Lenee Powell-Wilson Kzo

III. Approval of Agenda: David Brose – add – HPC adopt plan for archeology in Kzo – added under 3 – Discussions – designation. Motion by KW/2nd by TH – approved by unanimous voice vote

IV. Introduction of Guests: Pam O’Connor – Kzo volunteer, David Brose – Kzo former commissioner and archeologist

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

PRIORIT GOAL #1 LEADER: Coordinator PROJECT COMPLETE – JULY 2023

RECONNAISSANCE LEVEL HISTORIC RESOURCE SURVEY

• Sharon and Josh suggested this continue as a monthly report topic. This is not an issue where the HPC will take the lead. Change completion date to June 2023
• Change goal to “Monitoring completion of Survey”
• Leader changes to “coordinator”

PRIORIT GOAL #2 LEADER: Regina Gorham PROJECT COMPLETE – DEC 2021

KALAMAZOO RESERVATION PUBLIC EDUCATION COMMITTEE – cooperate, collaborate and partner with Kalamazoo partners like TRHT and SHARE

• Could this also be a monthly report topic, not necessarily one where the HPC will take the lead. Especially if the project remains solely the creation of the four corner markers and the marker in Bronson Park?
• Maybe folded into Diversity and Inclusion?
• The issues of Diversity and Inclusion are being addressed by the KCF – TRHT program, SHARE and the city’s Diversity and Inclusion coordinator. New focus of the Community Foundation on a landscape and history marker; being able to identify places of significance for many different groups. Funding that could have been available a few years ago for the four corner marker plan no longer exists.
• Change goal to Diversity and Inclusion - cooperate, collaborate and partner with Kalamazoo partners like TRHT and SHARE – subheading KALAMAZOO RESERVATION PUBLIC EDUCATION COMMITTEE – migrate all Next Exit History material to Kalamazoo Public Library, continue to work with Gun Lake band tribal council

PRIORIT GOAL #3 LEADER Pam O’Connor ANNUAL/ONGOING

CREATE A PROGRAM OF HOMEOWNER PRACTICAL PRESERVATION WORKSHOPS FUNDED BY THE O’CONNOR FUND FOR HISTORIC PRESERVATION

Rename CREATE NEW & MANAGE EXISTING O’CONNOR FUND FOR HISTORIC PRESERVATION PROGRAMS

1) Education: OHOW Video, Hands-On and In-Seat Programming
   a. Complete taping and showing Season 1, 8-episode video series for 2020-2021
b. Plan Season 2 plan and tape 8 episodes for broadcast in late 2021 and 2022.
c. Count video viewers for
d. Negotiate partnership agreement with PMN to include broadcasting rights for City of Kalamazoo for 2021-2022 season.
e. Consider pros and cons of returning to hands-on and in-seat informational sessions for summer 2022. Make a decision and plan for 2022 if the answer is "yes."

2) Preservation Assistance: Determine if non-grant support can help develop a more inclusive and diverse Kalamazoo history as it relates to preserving buildings and places.

3) Preservation Assistance: Develop and implement one or more grant-making programs

**PRIORITY GOAL #4**  LEADER: Sharon Ferraro  Coordinator  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

- Possibly make a video on cleaning gravestones using only water and soft tools
- Everything on hold for a year to allow work on the walls, roads and catch basins covered by the nearly $800,000 grant from the Irving S. Gilmore Foundation.
- Possibly schedule a grave cleaning day in September 2021 after the road work is complete

**PRESERVATION MONTH & OTHER EVENTS**  Leader: Regina Gorham

**GOAL:** Present a variety of events to celebrate Preservation Month in May  ANNUAL/ONGOING

- For awards – make it more of a show – narrated slides or a narrated video – especially since it will be virtual this year in 2021
- Consider adding events to 2022 Preservation month
- Reach out to other community events and organizations and explore whether a preservation related event or activity could be scheduled for May – like the KPL Kalamazoo History series or Diversity and Inclusion activities that focus on a building. Possibly consider cocreating an event for Pres Month that includes an important historic site for POC.
- Put “Pres month opportunities” as a discussion section on HPC monthly agenda.

**OPERATIONS/ LEADER:** Josh Koenig (Chairperson)  ONGOING

- Drop #9 and add a report from coordinator on DDRC decisions
- Monthly reports from coordinator on DDRC cases/decisions, HDC activities and Section 106 Reviews as part of coordinators report in monthly HPC packet.

**SUSTAINABILITY/ REVENUE**  LEADERS: Josh Koenig  ANNUAL/ONGOING

- Hidden Kalamazoo – Coordinator will prepare a report on the current status of the Hidden Kalamazoo book for April HPC meeting and after HPC approves contact Arcadia Publishing to see if they are still interested
  - K: L&F – Pam explore opportunities to reduce inventory without simply discarding.
    - Update to: Finalize transition of KL&F from Pam O’Connor to Lynn Houghton. Develop a plan for remaining inventory by Sept. 1, 2021 and execute said plan before Dec. 31, 2021.
    - Add as a goal - Digitize KL&F With a fair use agreement post on KPL/Zhang Center – if this is a success, consider digitizing Kalamazoo: 19th Century Homes and Walking Through Time
    - Hold back sufficient books to use as gifts
  - Discuss – possible NEW fundraising and whether to mothball the Hidden Kalamazoo project or drop it. *We “might” be able to farm it out to Arcadia Publishing with the addition of more photos and just a little more writing.* The coordinator will prepare a report on the current status of the text and photos for the April 14th HPC meeting.

1. Review current and proposed projects – how much energy does the HPC have

2. Prioritize the projects – the top 3 on this list were HPC priorities three years ago. Where should energy and funds go?
3. DISCUSSIONS:
   a. Change these two to “report topics” not projects where HPC takes the lead
      i. RECONNAISSANCE LEVEL HISTORIC RESOURCE SURVEY
      ii. KALAMAZOO RESERVATION PUBLIC EDUCATION COMMITTEE
          See notes above under Priority Goals #1 and #2

   b. DESIGNATION– maybe simplify to “1) support the establishment of new historic districts, National
      Register nominations and local designation as appropriate 2) educate the public on historic
      preservation and designation as a tool
      i. In previous years, the HPC has worked with the instructor for the History 4100 – Historic
         Preservation class in the Public History program at WMU. The students would do original
         research on selected topics like the Gibson Guitar building National Register nomination and
         reports on sites (mostly houses) potential historic districts. The current instructor did not
         renew that relationship this year.
      ii. Review the existing sites list – some can be removed
      iii. Prepare a new “Designation” project after the citywide reconnaissance level survey is
           complete
      iv. Add archeology to this category – work with city surveying project sites.
           1. ID in an urban setting those places where archeological resources may have been
              preserved – Like alleys along the back property line where cisterns and privy’s may
              have been preserved.
           2. Possibly apply for a CLG grant to pay an archeologist to prepare an overlay map of
              most likely places to find historical and pre-historical below ground materials to
              possibly add the overlay to NFP or site plan review where needed.

4. ADDING:
   a. Diversity and inclusion – will HPC lead or partner with other entities doing this work
      i. Financial and research/resource report for possible markers HPC as a partner in
         support of other diversity undertakings.
         1. Context statement for Kalamazoo Civil Rights
      ii. Add Public Education Committee under this category
   b. Where does Grant-making from the O'Connor Fund fit in?
      i. USE OHOW grantmaking

• At March 10th meeting, the Work Plan will be an agenda item to prioritize the Projects and for
  commissioners to choose assignments as leaders or co-leaders
• Leaders and co-leaders take responsibility for guiding the project, being the champion and
  preparing a report on progress or concerns for each monthly HPC meeting.

VI. Citizen Comments on NON-agenda items* - No citizen comments

VII. Commissioner Comments - none

VIII. Adjourn 7:43pm FE/JK
KALAMAZOO HISTORIC PRESERVATION COMMISSION GOALS FOR 2019-2022

Chair: Josh Koenig Vice-chair: Regina Gorham
Secretary: none Treasurer: Lenee Powell-Wilson

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

1. 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) 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 xxxxxxxxxxxxx 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. NR nomination in progress
- American National/5/3 Bank Tower - National Register eligible – need new photos and permission letter from owner
- Bronson/Upjohn Headquarters (NR nomination in progress) Kalamazoo Gazette Building. (Not eligible for NR listing per SHPO NR coordinator)
- 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) Demolition and replacement scheduled for 2021-2022
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) razed November 2020
5) Allen Chapel AME (West North Street)
Kalamazoo Historic Preservation Commission
Preservation coordinator’s report
Wednesday, March 10, 2021

REIEWS: Historic District Commission:
✓ HDC cases to 01/01/2020 – 03/02/2021 - 6 total

Fees total year to date, 2021 ….. $175

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Section 106 reviews (Federally funded projects)
✓ Section 106 reviews to 03/02/2021 – total 16
  o 5 – in Potential Historic Study Areas or established historic districts
  o 11 - in areas identified in the 2001 survey as “No Historic Properties”
✓ Section 106 reviews to 03/02/2020 – total 14:
  o 3 – in Potential Historic Study Areas or established historic districts
  o 11 - in areas identified in the 2001 survey as “No Historic Properties”

SITES and PROJECTS:
• 814 West South is a total loss to a fire – another house on the south side of Park Place near Park was badly damaged. There were no injuries of deaths in either fire.
• 516 West South is for sale (photo by Fran Dwight) 530 West South – next door is being held by the bank after a foreclosure.
• Both bridges serving the Hilton Garden Inn (Old Masonic Temple are complete – por almost complete in the case of the Eleanor bridge.
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 – south addition complete, historic building still vacant
2. CHARTER ONE BANK – NORTH SIDE, EAST MICHIGAN 200 BLOCK (Non-contributing - No HP tax credit) New owner
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 11
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. Winston’s (Weber Building) 228 East Michigan - 3rd floor HK
11. Hiemstra Optical (Chase Building) - 234-8 East Michigan* (2nd floor) HK
12. 266 East Michigan – Hall Building – Coney Island – east storefront, upper three floors vacant (developer) HK
13. 100 North Edwards – Nave Architects – 2nd floor
14. 150 North Edwards – Heritage Co – 2nd floor & far north, one story bay HK

UPPER FLOOR UNOCCUPIED – TOTAL 1

FIRST FLOOR VACANT, UPPER FLOORS OCCUPIED – TOTAL 2
16. Merrill-McCourtie Building – (south storefront only) former Dragon Inn – 232 S. Kalamazoo Mall (No HP tax credit)
17. Button-Jannasch Building - 242 East Michigan – east 1st floor bay vacant (HP tax credit eligible)

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

17 buildings or spaces in historic buildings are unoccupied.
(Not counting temporary vacancies)