

KALAMAZOO HISTORIC PRESERVATION COMMISSION
VIRTUAL MEETING
WEDNESDAY September 8, 2021 – 6:00pm

I. Call to order:

II. Roll call and approval of absences:

- A. Fred Edison (FE) – home in Kalamazoo
- B. Kyle Hibbard (KH) – home in Kalamazoo
- C. Regina Gorham (RG) – home in Kalamazoo
- D. Katherine White (KW) – home in Kalamazoo
- E. Josh Koenig (JK) – in Kalamazoo at WMU
- F. Lenee Powell-Wilson (LPW) – home in Kalamazoo
- G. VACANT

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) (Incomplete)

- A. BALANCE REMAINING (\$6,858.73)
- B. RESERVE FUND (\$25,553.45) (Quarterly reports – Feb., May, Aug, Nov)

VII. Action and Discussion Items

- A. **Diversity and Inclusion** (Powell-Wilson, White, Edison) Report at meeting
 - 1. Kalamazoo Reservation Public Education (Gorham) (10 min) Report at meeting
- B. **Historic Preservation Programs - O'Connor Fund** (Powell-Wilson)
 - 1. Grantmaking (**ITEM A**)
 - 2. OHOW – Old House Owners Workshops (no report)
- C. **Reconnaissance Level Historic Resource Survey & CLG Grant** (Ferraro) Photography is complete and analysis and report writing is on-going
- D. **Grave Issues – Cemetery Project** (Hibbard) - (**ITEM B**)
- E. **Preservation Month** (Gorham) (15 min) **no report**
- F. **Designation & Sites** (D) – (10 min) no report
- G. **Sustainability** (SU) – (10 min) (Ferraro)
- H. **Operations** (O) – Gorham (5 min) *Report at meeting*

VIII. Old/New Business

- A. End Project for Kalamazoo: Lost and Found and other HPC publications – discuss and vote on: Proposal for altered Royalty payments for Kalamazoo Lost & Found sales (**ITEM C**)
Move to continue the existing royalty agreement for Kalamazoo: Lost and Found books still being sold at the original retail price by vendors and for the remainder of the deeply discounted books, that the KHPC agree to pay each of the authors 7.5% of the wholesale price, at 37.5 cents to each author for books sold at \$5 wholesale, and 7.5 cents to each author for books sold at \$1 wholesale.

IX. Approval of meeting notes: (5 min)

- A. July 14, 2021 (**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**
- XIII. **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.

At present it looks like meetings will continue to be virtual through the end of 2021 - ADDITIONAL UPDATES AT THE MEETING.

**NEW WORK PLAN ON
FOLLOWING PAGES
Adopted March 10, 2021**

KALAMAZOO HISTORIC PRESERVATION COMMISSION GOALS FOR 2021-2023

Adopted Wed., March 10, 2021

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

+++++

PRIORITY PROJECTS

DIVERSITY AND INCLUSION

NEW/ONGOING

Leader(s) Lenee Powell-Wilson, Regina Gorham, Fred Edison

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

O'CONNOR FUND FOR HISTORIC PRESERVATION PROGRAMS

ANNUAL/ONGOING

CREATE NEW & MANAGE EXISTING PROGRAMS

Leader(s) Josh Koenig & Lenee Powell-Wilson

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 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: Explore and provide funding for a program or programs to address:
 - a. no-cost home repairs for qualified low-income owner-occupants
 - b. a more inclusive & diverse Kalamazoo history as it relates to preserving buildings & places
3. Preservation Assistance: Develop and implement one or more grant-making programs

RECONNAISSANCE LEVEL HISTORIC RESOURCE SURVEY PROJECT

COMPLETE – JULY 2022

LEADER(S) Coordinator & Chairperson

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

CEMETERIES (Grave Issues Squad)

ANNUAL/ONGOING

LEADER(S) Kyle Hibbard, Sharon Ferraro

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 cemetery 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 cemetery 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 & coordinator

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): Fred Edison & Katherine White

(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
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 **DONE**
 - b. execute said plan before Dec. 31, 2021.
2. Review plans annually for ongoing and new O'Connor Fund expenditures and ensure that O'Connor fund appeal is done in November
3. Review Hidden Kalamazoo book publication – possibly shift to Arcadia Press
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

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)

REPORT TO THE HISTORIC PRESERVATION COMMISSION
SEPTEMBER 8, 2021



SECOND EVER GRAVESTONE CLEANING DAY
SEPTEMBER 11 OR 12, 2021

This email was sent out to all the people on the gravesquadjkzoo@gmail.com email list on Tuesday, August 31.

Hello past volunteers, interested folks and other related parties!

After a COVID pause and some city work in the cemetery, we are happy to announce a volunteer day on **Saturday September 11th**. We will meet at the Sexton's Lodge (main building on West Main St, with **non-ADA restrooms available**) at **9 AM** for a brief training and distribute folks from there. Pink flags have been placed on 98 gravesites in the front/east areas of the cemetery for headstones and other markers that need attention. **Dress for the weather, sometimes uneven terrain & to get a little dirty (closed toe shoes suggested, maybe even water shoes?)**. Basic cleaning supplies like water buckets, scrub brushes, popsicle sticks & plastic putty knives will be available but feel free to bring additional items like plastic/natural bristle brushes, safety goggles, bug spray, other containers and rags. Please **bring your own water, snacks and lunch** if you want to take a longer break (no refrigerator on-site, sorry). Also bring a **folding chair** if you'd like to sit for the instructions before we head out into the graveyard and/or for your lunch break.

A **rain date of the following day, Sunday September 12th** may be used if necessary.

If you have any questions, feel free to reach out. **RSVP's are appreciated** for planning purposes. We are hoping for about a dozen people. Please **spread the word** if you know of others who may want to help out.

We look forward to seeing you and thanks in advance for your interest and efforts.

Sincerely,

Kyle Hibbard
Kalamazoo Historic Preservation Commission
Co-Chair of the Grave Issues Squad Sub-Committee

Just FYI – this is the “after” report from the last time we cleaned on October 5, 2019

On Saturday, September 28, Sharon Ferraro and Regina Gorham arrived early to evaluate the conditions. There had been rain all night and the previous day, so the decision was made to cancel the cleaning for the 28th. Regina had sent an email to all the interested folks the night before telling them this was a possibility.

The cleaning was rescheduled for Saturday October 5 and the day dawned with a partial overcast. All the equipment was assembled and after a short tutorial 7 volunteers set out. Sharon had previously marked gravestones for cleaning with a bright green ribbon. We completed those stones, then moved on to others.

The cleaning started with a dry scraping with a wooden or plastic tool. We then moved to water and in most cases, the stones were very well cleaned with water and scrubbing. We had the Orvus cleaner for some stones, for cleaning dirt. Most of the stones, once clean we followed up with a spray of D2, let it set for about 10-15 minutes, then scrubbed. After a final rinse with plain water, several stones were sprayed again with D2 and left in place, D2 continues to work without additional treatment and retards further biological growth. All together seven volunteers cleaned more than two dozen headstones and monuments in four hours.

For the next cleaning day we may want to consider an after lunch effort or providing lunch so the volunteers don't get hungry. The volunteers really seemed to enjoy themselves and the work was easier than we had anticipated.

Digitization & Hosting. Digitization

Complete. We await news from KPL on when their "Page Viewer" software will be up and running so we can announce the project to the public and get them up on KPL's website.

Books transfer

- Regina Gorham as chairperson and Gloria Tiller of Kazoo Books have approved and signed the sale agreement for remaining inventory. We await the completion of Kazoo Books new storage building so we can then schedule transfer and payment.
- Gloria has also indicated that she'd be pleased to work with area retailers who have been carrying the book if they wish to keep it in inventory for sale.

Altered Royalty structure

Currently, the KHPC pays Pam O'Connor and Lynn Houghton 7.5% royalty to each of us, based on the suggested retail price of hard and soft cover copies sold. While we have 2021 sales that will fall under the above agreement, we will soon have books that are being sold wholesale at \$5 each, and, if a final sale of all remaining inventory to Kazoo Books takes place, at \$1 each. We therefore propose that on those above noted with deeply discounted wholesale prices -- that the KHPC agree to pay each of the authors 7.5% of the wholesale price.

That equals 37.5 cents to each author for books sold at \$5 wholesale, and 7.5 cents to each author for books sold at \$1 wholesale.

MOTION:

Move to continue the existing royalty agreement for Kalamazoo: Lost and Found books still being sold at the original retail price by vendors and for the remainder of the deeply discounted books, that the KHPC agree to pay each of the authors 7.5% of the wholesale price, at 37.5 cents to each author for books sold at \$5 wholesale, and 7.5 cents to each author for books sold at \$1 wholesale.

KALAMAZOO HISTORIC PRESERVATION COMMISSION
VIRTUAL MEETING - NOTES
WEDNESDAY July 14, 2021 – 6:00pm

I. Call to order:

II. Roll call and approval of absences:

- A. Fred Edison (FE) – home in Kalamazoo
- B. Kyle Hibbard (KH)— home in Kalamazoo
- C. Regina Gorham (RG) – home in Kalamazoo
- D. Katherine White (KW) – home in Kalamazoo
- E. Josh Koenig (JK) – in Kalamazoo at WMU
- F. Lenee Powell-Wilson (LPW) – home in Kalamazoo
- G. VACANT

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: Dorla Bonner (DB), Tinessa Patterson (TP), Pam O’Connor (PO)

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

VI. Guest, Dorla Bonner Diversity, Equity and Inclusion Director for the City of Kalamazoo

- A. Recruiting for the HPC – the current texts are included in the packet. (ITEM A)
- B. **Expanding DEI – re-envision historic preservation in Kalamazoo – Federal definitions of what is appropriate to include in our program – how can HPC fit into and support the city and community plan**
- C. **SRF introduced Dorla. Dorla discussed the charge of the DEI office – connecting groups, connecting departments – what can HPC do – fascinating to bring Diversity, Equity and Inclusion into HP, HP perceived as being elitist**
- D. **Talk about recruitment – most of Kzo commissions are pretty homogenous, recruitment comes from the board members and their friends and acquaintances. (Polite but not political) HPC sounds like you already need to know a lot, but all you need an interest – stress the “have an interest” – more inviting old houses. Recruiting directly with agencies to find the people to fill the spaces.**
- E. **How to be welcoming and orient new members, Maybe make the “HPC Orientation” Powerpoint available online? Post Under HPC with a link to Clerk’s Can we add Maintaining Diversity to our orientation/onboarding plan.**
- F. **Whose voices do we need to make a better vision – Recognizing that we all have different abilities.**
- G. **SRF talked about a marker program with Kalamazoo specific standards – DB a diverse group of people to flesh out the idea – HPC OCF funds or other from tarts grants and others. In a time where we are trying to elevate everyone - Black Lives Matter, but how do we make it real??**
 - 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**
 - 2. **Assemble a group from the unrecorded history of Kalamazoo to help create the context statement. (Later)**
 - 3. **LW – How do we get to the community – how can we reach the communities that have been left behind or left out? Blacks tend to keep some history to themselves – unless we sit down and talk to the people about it we may not discover the stories. Dorla, can you help HPC make contact with folks who might know the stories. DB – great question- need a plan to. We don’t know what we don’t know?**

H. Exciting to be part of something without a long commitment. HPC Needs a plan of how to reach out and what is the goal? What is the path. The things HPC has done may not have been impactful on the community we have wanted to reach. Where the Underground Railroad House is in Kalamazoo or other sites. Show that HPC has a history of accomplishment – in it for the long haul.

I. Subcommittees for

VII. Financial Report (20 min) (ITEM B) LPW has updated the report – she increased education and training and added in some 2015 and 2016 historical data. Removed O’Connor Fund because it is not part of the annual budget.

A. BALANCE REMAINING (\$6,858.73)

B. RESERVE FUND (\$25,553.45) (~~Quarterly reports – Feb., May, Aug, Nov~~) See report Item A

VIII. Action and Discussion Items

A. **Diversity and Inclusion** (Powell-Wilson, Gorham, Edison)

1. Kalamazoo Reservation Public Education (Gorham) (10 min) Report at meeting
 - a) Meeting this week to talk through the mound, Arts Council has been fielding questions on why the mound is not mowed. RFPs going out for creating the signage. There may be press releases for the August 29, coordinated with the tribe, language department is double checking if it matches the Wisconsin Pottawatomi. Fred reported that during the 4th of July concert some attendees had their lawn chairs on top of the mound. Once the work is done there will be signs to stay off the mound.

B. **Historic Preservation Programs - O’Connor Fund** (Koenig, Powell-Wilson)

1. Grantmaking (no report) Add a short verbal report KW/RG Pam – some drafts for grant fund committee are ready: grant application, ordinance language suggest language to allow gifts to qualified non-profit entities for home repairs with a cover memo., draft for gifts for home repairs and letter of agreement to non-profit, proposal that O’Connor Fund support work on preparing a context statement and marker program,

2. OHOW – Old House Owners Workshops (ITEM C) KVCC Class – update – last episode on storm windows in up on Public Media Network, KPL Saturday

C. **Reconnaissance Level Historic Resource Survey & CLG Grant** (Ferraro) **No change**

D. **Grave Issues – Cemetery Project** (Hibbard) - Invited HPC to an inspection of the cemetery with KH and SRF Meet at 6:30 at Sexton’s Lodge on Thur July 15

E. **Preservation Month** (Gorham) (15 min) **no report**

F. **Designation & Sites (D)** – (10 min) no report

G. **Sustainability (SU)** – (10 min) (Ferraro/Koenig)

1. Hidden Kalamazoo Book – POSTPONED status report in September

H. Operations (O) – Koenig (5 min) *Report at meeting* ADD AGENDA ITEM TO CREATE 2 SUBCOMMITTEES

IX. Old/New Business

A. End Project for Kalamazoo: Lost and Found and other HPC publications (ITEM D)

1. Succeeded in finding 8 of 9 missing images – almost final is ready – Pam makes a final review – almost ready for a “viewer” which will show it as two-page spreads. Need to update some software and use K:L&F as a test run.
2. Move to approve the draft language in the letter with a report of the precise number of books at the next meeting and to remove the item to give copies to city employees from the agenda. KW/

B. Section 106 – second quarter reviews. (ITEM E) **No questions.**

C. Keep or cancel August meeting?

Move to skip Aug RG/LPW – passes unanimously with a voice vote.

X. Approval of meeting notes: (5 min)

A. June 9, 2021 (ITEM F) VII 8A4 no ending to a sentence KW/JK ^^^

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

A. Coordinators monthly report (ITEM G)

B. Traditional Trades at KVCC – meeting on July 13 - verbal report – planning a one day class in early 2022 to teach contractors and property managers the basics of window rehab concentrating on fixing the lower sash of a double hung window. Probably on a weekday.

XII. Citizen Comments on NON-agenda items*

XIII. Commissioner Comments

XIV. Adjourn 8:00 PM RG/JK

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.

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REVIEWS: Historic District Commission:

✓ HDC cases to 09/01/2021 - 46 total		Fees total year to date, 2021 \$1565	
2021	2021	2020	2020 fees
○ 32 no fee	\$ 0	56 no fee	\$ 0
○ 13 bldg permit-\$35*	\$ 630	17	\$ 595
○ 1 HDC hearing - \$85	<u>\$ 935</u>	<u>8</u>	<u>\$ 680</u>
46 TOTAL	\$ 1565	81	\$ 1275

Section 106 reviews (Federally funded projects)

- ✓ Section 106 reviews to 07/06/2021 – total 70
 - 13 – in Potential Historic Study Areas or established historic districts
 - 57 - in areas identified in the 2001 survey as “No Historic Properties”
- ✓ Section 106 reviews to 07/06/2020 – total 37:
 - 6 – in Potential Historic Study Areas or established historic districts
 - 31 - in areas identified in the 2001 survey as “No Historic Properties”

SITES and PROJECTS:

- City Hall project - Work has begun work, have an outline in place, and expect to submit a draft in November or December 2021.
- First Baptist Church was unanimously approved for designation at the July 6, 2021, City Commission meeting. Commissioner Praedel gave kudos to Pam O’Connor, the author of the Study Committee report. Reviews of any exterior work will begin on July 16. First project – repairs to the front/north façade.



731 Minor
 Transite (cement-
 asbestos) siding
 Original porch skirt
 and posts

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 but restored on the exterior
2. CHARTER ONE BANK – NORTH SIDE, EAST MICHIGAN 200 BLOCK (Non-contributing - No HP tax credit) New owner
3. 308 North Burdick – Kalamazoo Overall Co – Mr. President – HK (No HP tax credit)

UPPER FLOORS VACANT OR UNDEVELOPED – 4 ON MALL, 5 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. 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 (work beginning) **HK**
13. 100 North Edwards – Nave Architects – 2nd floor
14. 150 North Edwards – Heritage Co – 2nd floor **HK**

UPPER FLOOR UNOCCUPIED – TOTAL 1

15. American National Bank (5/3) – 136 East Michigan – 15th floor only -building now owned by Hinman **HK**

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.