

Agenda
Kalamazoo Historic Preservation Commission Meeting
City of Kalamazoo

Wednesday, July 13, 2022

6:00 PM

Commission Chambers – 241 W South Street

- I. Call to order:**
- II. Roll call and approval of absences:**
- Fred Edison
 - Regina Gorham, chair
 - Kyle Hibbard
 - Dr. Lenee Powell-Wilson
 - Patrick Vail
 - Ryan Walker
 - Katherine White
- III. Approval of Agenda:**
- IV. Introduction of Guests:**
- V. Citizen Comments on NON-agenda items* & Correspondence:**
- VI. Reports:**
- A. Financial Report (Item A)**
- | | |
|---|--------------------------------------|
| 1. Revenue | June \$0.00; Year to date \$2,983.00 |
| 2. Expenses | June \$0.00; Year to date \$3,185.85 |
| 3. O'Connor Fund for HP in Kalamazoo | |
| a) Grant Making Value -01 | \$12,826.30 |
| b) Grant Making Value -02 | \$47,532.32 |
- B. Historic Preservation Programs - O'Connor Fund**
1. Grantmaking – report at meeting (Pena)
 2. OHOW – Old House Owners Workshops – report at meeting (Pena)
- C. Reconnaissance Level Historic Resource Survey & CLG Grant – report at meeting**
- D. Grave Issues – Cemetery Project– report at meeting (Hibbard - Pena)**
- E. Operations – report at meeting (Gorham)**
- VII. Old/New Business**
- A. New Business**
1. 2nd Quarter Section 106 Report
- VIII. Approval of meeting notes**
- A. June 8, 2022**
- IX. Coordinators Report on non-agenda items**
- A. Coordinators monthly report**
- X. Citizen Comments on agenda items***
- XI. Commissioner Comments**

XII. Adjourn

Core Values: Diversity, Equity and Inclusion, Education, Sustainability, Inventory and Resources

Diversity, Equity, and Inclusion

Goal: Work with SHPO to develop a city-wide context statement and survey by 2027 that situates and surfaces underrepresented communities, including but not limited to people of color, Indigenous people, and the LGBTQ+ community. Outcomes for the project could include nominations at the Federal and Local Level or a local marker program.

Subcommittee Members: Fred Edison, Dr. Lenee Powell-Wilson

1. *Coordinate monthly subcommittee planning meeting.*
2. *Contact SHPO to establish feasibility and cost by end of April*
3. *Report to commission what SHPO Says*
4. *Meet with SHPO representatives to discuss granting opportunities in June.*

Education

Grave Issues

Goal: Hold two Grave Issues Squad cleanings before October 31st

Subcommittee Members: Lead- Kyle Hibbard, Ryan Walker, Dr. Lenee Powell-Wilson

1. *Coordinate monthly subcommittee planning meeting.*
2. *Take inventory of cleaning supplies*
Buy more if necessary
3. *Send out communications for each cleanup*
 - a. *Neighborhoods*
 - b. *Social Media*
 - c. *Try for print material*
 - d. *Local schools*

Window Workshops

Goal: Hold a window workshop in either Vine or Stuart (or both) by the end of the fiscal year.

Subcommittee Members: Dr. Lenee Powell-Wilson

1. *Coordinate monthly subcommittee planning meeting.*
2. *Find a property to use*
3. *Identify instructor*
4. *Identify areas of work*
5. *Pick dates*
6. *Outreach to community members*
7. *Track results*

KRPEC

Goal: Have a live and accessible page for the history of the Match-e-be-nash-she-wish tribe on the Kalamazoo Public Library Page, created in conjunction with members of the Gun Lake Band.

Lead: Regina Gorham

1. *Meet with committee and Gun Lake Band members to confirm desired text [meeting July 2022]*
2. *Draft text*
3. *Get approval on text from the Tribe and other subcommittee members.*
4. *Host on KPL website [Deadline of December 2022]*
5. *Create ongoing relationship between the KHPC and the committee group members to continue to support the project of expanding recognition and understanding of Native American history in the Kalamazoo area.*

Awards

Goal: Hold a nomination for Preservation Awards and have a ceremony for the winners.

Lead: Regina Gorham (for 2022)

1. *Publicize and email out award nomination forms in February 2022 (Due by March 28, 2022).*
2. *Make decisions and vote on award winners in April 2022.*
3. *Put together videos of the award winners for use at the awards event (April – May 2022).*
4. *Complete preservation awards event during Month of May 2022. (done May 25, 2022)*
5. *Report to the KHPC on the event. (June 2022)*
6. *Get new committee lead for 2023.*
7. *Create further programming for Preservation Month that can align with other KHPC goals, including OHOW trainings, presentations on the findings of the SHPO project, etc.*

Sustainability

Goal: If appropriate make a grant by 1 May 2023

Subcommittee Members: Lead- Katherine White, Kyle Hibbard

1. *Coordinate monthly/as-needed planning meetings.*
2. *Finalize application and scoring criteria for grants*
3. *Organize a new committee while promoting the opportunity*
4. *Open grant round*
5. *Review grants*
6. *Select grantees if appropriate*

Inventory and Resources

Goal: Complete the field work for the survey by the of the year.

Subcommittee Members: Patrick Vale

1. *Coordinate monthly/as-needed planning meetings.*
2. *Finish street assignments*
3. *Conduct trainings with neighborhood associations*
4. *Distribute assignments*
5. *Track progress*
6. *Data management and compilation post-survey completion.*

expstat.rpt
 07/07/2022 11:55AM
 Periods: 6 through 6

Expenditure Status Report

City of Kalamazoo
 6/1/2022 through 6/30/2022

<u>Account Number</u>	<u>Adjusted Appropriation</u>	<u>Expenditures</u>	<u>Year-to-date Expenditures</u>	<u>Year-to-date Encumbrances</u>	<u>Balance</u>	<u>Prct Used</u>
233 DONATIONS FUND						
233-803 HISTORIC COMMISSION						
233-803-00.000 HISTORIC COMMISSION						
233-803-00.000 HISTORIC COMMISSION						
233-803-00.000-729.000 OPERATING SUPPLIES	50.00	0.00	0.00	0.00	50.00	0.00
233-803-00.000-801.000 PROFESSIONAL AND CONTRACTUAL SERVICES	4,750.00	0.00	2,885.85	0.00	1,864.15	60.75
233-803-00.000-810.003 MEMBERSHIPS AND SUBSCRIPTIONS	500.00	0.00	300.00	0.00	200.00	60.00
233-803-00.000-811.000 PROFESSIONAL DEVELOPMENT	200.00	0.00	0.00	0.00	200.00	0.00
233-803-00.000-881.000 FUNDRAISING	500.00	0.00	0.00	0.00	500.00	0.00
Total DONATIONS FUND	6,000.00	0.00	3,185.85	0.00	2,814.15	53.10
Grand Total	6,000.00	0.00	3,185.85	0.00	2,814.15	53.10

Revenue Status Report

City of Kalamazoo
 6/1/2022 through 6/30/2022

<u>Account Number</u>	<u>Adjusted Estimate</u>	<u>Revenues</u>	<u>Year-to-date Revenues</u>	<u>Balance</u>	<u>Prct Rcvd</u>
233 DONATIONS FUND					
233-803 HISTORIC COMMISSION					
233-803-00.000 HISTORIC COMMISSION					
233-803-00.000 HISTORIC COMMISSION					
233-803-00.000-642.003 HISTORIC PRESERVATION SALES	2,000.00	2,983.00	2,983.00	-983.00	149.15
Total DONATIONS FUND	2,000.00	2,983.00	2,983.00	-983.00	149.15
Grand Total	2,000.00	2,983.00	2,983.00	-983.00	149.15

Fund: 233
Account: 233-803-00.000-642.003 HISTORIC PRESERVATION SALES

Doc Date	Jrnl	Type	Doc #	Ref #	Line	Description	Project String	Actual	D/C	Encumbrance	Budget Adj
6/2/2022	GJ	GJ	5419780	3749	118	CR-217862-FINAL SALE KALAMAZOO		2,983.00	C	0.00	0.00
TOTAL 233-803-00.000-642.003								-2,983.00		0.00	0.00
Fund 233 TOTAL								-2,983.00		0.00	0.00
GRAND TOTAL								-2,983.00		0.00	0.00

July 2022 KHPC/O'Connor Fund Report – Pam O'Connor 7-5-22

In May, the Committee finished work on the competitive grant “scoring” plan and made a few small edits to the application so the two documents comport. These versions need only formatting now. Thanks to Kerry Lyn Williams!

At the July 15 meeting, the committee will work on the next two aspects of this project:

- Who to invite to help make the grants, and how

- Create and implement a grant-making promotion plan

What's left:

- Convene and train the grant-making committee, using mock applications

- Disband the organizational committee

- Start making grants!

Historic or Potentially Historic reviews

1. 04/14/2022 726 Hawley North Stuart CHW
PROPOSED WORK Electrical repair, kitchen faucet repair, bathroom floor repair
AREA OF POTENTIAL EFFECT: Limited to this house and the adjacent houses
HISTORIC PROPERTIES PRESENT: This structure or area appears to be National Register eligible. We therefore, request an opportunity to review the work specifications before commenting further. This structure appears to meet National Register Criteria because: This house was evaluated as being a contributing structure in the North Stuart potential study area in the 1999 - 2001 Reconnaissance level Historic Resources Survey. This area is potentially National Register Eligible.
Determination of Effect - Adverse effect pending review of specifications.

2. 05/24/2022 1302 LAY BLVD Edison CDBG
PROPOSED WORK:
AREA OF POTENTIAL EFFECT: Limited to this house and adjacent properties on Lay Boulevard
HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton - Egleston potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.
DETERMINATION OF EFFECT: No ADVERSE Effect on historic properties. Work may proceed without further review. The garage has sustained substantial damage and the roof has collapsed.

3. 06/09/2022 530 LAY BLVD Edison KNHS
PROPOSED WORK: Full roof replacement
AREA OF POTENTIAL EFFECT: Limited to this house and adjacent properties on Lay Blvd
HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton- Egleston potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially National Register Eligible.
DETERMINATION OF EFFECT: **POTENTIAL ADVERSE EFFECT. Additional information about the scope of work and materials to be used should be provided in re-roof jobs. Please send details of the proposed work to the coordinator for review before beginning.**

4. 06/17/2022 Stuart KNHS
PROPOSED WORK: Full roof replacement.
AREA OF POTENTIAL EFFECT: Limited to this house and adjacent properties.
HISTORIC PROPERTIES PRESENT: This structure or area appears to be National Register eligible. We therefore, request an opportunity to review the work specifications before commenting further. This structure appears to meet National Register Criteria because: This house was evaluated as being a contributing structure in the Clinton-Egleston potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially National Register eligible. This house is National Register (NR) eligible
.DETERMINATION OF EFFECT: **POTENTIAL ADVERSE EFFECT**
Please send details of the proposed work to the coordinator for review before beginning.

2nd Quarter 106 Reviews

5. 06/21/2022 701 W Cedar Vine Senior Services

PROPOSED WORK: Plumbing repairs

AREA OF POTENTIAL EFFECT: Limited to this house and adjacent properties

HISTORIC PROPERTIES PRESENT: This structure or area appears to be National Register eligible.

We therefore, request an opportunity to review the work specifications before commenting further. This structure appears to meet National Register Criteria because: This house is a contributing structure in the South Street - Vine Area Local Historic District. This area is potentially National Register Eligible.

Determination of Effect: No Adverse Effect. all proposed work falls under Appendix C of the Programmatic Agreement between the State Historic Preservation Office and the City of Kalamazoo. Work may proceed without further review

Non-Historic Reviews

1.	04/01/2022	1520 Alcott	Furnace, water heater	CHW
2.	04/14/2022	1322 Princeton	Electrical, plumbing, steps	CHW
3.	05/11/2022	1906 Krom	Doors, stairs, handrail interior	CHW
4.	05/11/2022	137 Wall	Water heater, back deck	CHW
5.	05/11/2022	1820 Woodward	Water heater	
6.	05/19/2022	1618 N Park	Garage Demo	CDBG
7.	05/19/2022	1509 N Park	Garage Demo	CDBG
8.	05/19/2022	525 Trimble	Garage Demo	CDBG
9.	05/19/2022	1117 Cobb	Garage Demo	CDBG
10.	05/23/2022	524 Lulu	Lead Abatement	KNHS
11.	06/01/2022	1612 Olive	Water heater	CHW
12.	06/01/2022	1120 N Church	Lead Abatement	KNHS
13.	06/01/2022	1503 Fairbanks	Roof replacement	KNHS
14.	06/01/2022	1004 Newland Pl	Full Roof Replacement	KNHS
15.	06/09/2022	1123 James St	Lead abatement	KNHS
16.	06/09/2022	1514 W. North	Full roof replacement	KNHS
17.	06/09/2022	1214 N Church	Full roof replacement	KNHS
18.	06/09/2022	3303 Konkle	Furnace, electrical, windows and drain	CHW
19.	06/09/2022	1804 Cambridge	Plumbing, porch repair	CHW
20.	06/09/2022	330 Reed Ave	Porch Repair	CHW
21.	06/09/2022	1351 N Edwards	AC replacement	CHW
22.	06/09/2022	440 W Paterson	Front porch repair, bathroom leak	CHW
23.	06/09/2022	1906 Rose	Electrical, front porch	CHW
24.	06/17/2022	129 Hutchinson	Electrical repairs, plumbing	CHW
25.	06/17/2022	2603 Ashton	Furnace, back steps, pipes	CHW
26.	06/17/2022	615 Wallace	Front door, window, plumbing	CHW
27.	06/17/2022	1428 Cobb	Lead abatement	KNHS
28.	06/17/2022	1801 Krom	Plumbing, windows	SS
29.	06/17/2022	904 N Rose	Roof repairs, water damage	SS

2nd Quarter 106 Reviews

30. 06/17/2022	615 Wallace	Storm door, windows, plumbing	SS
31. 06/17/2022	1012 Albert	Plumbing, furnace	SS
32. 06/17/2022	1353 Krom	Window repairs, plumbing, roof	SS
33. 06/17/2022	1213 Cobb	Electric, water presser, leak, doors	SS
34. 06/21/2022	208 W North	Front Porch Repair	SS
35. 06/21/2022	1210 E Vine Street	Ramp and plumbing repair	SS

Agenda

Kalamazoo Historic Preservation Commission Meeting

City of Kalamazoo

Wednesday, June 8, 2022

6:00 PM

Commission Chambers – 241 W South Street

I. Call to order:

II. Roll call and approval of absences:

- Fred Edison
- Regina Gorham, chair
- Kyle Hibbard
- Dr. Lenee Powell-Wilson
- Patrick Vail
- Ryan Walker
- Katherine White (Excused Absence)

Hibbard moved to approve the absences, Vail seconded the motion.

- III. Approval of Agenda:** Coordinator Pena added materials from Subcommittee Member Pam O'Connor (Grant Funding, Historic Preservation book digitization project *Kalamazoo: Lost and Found* book sales, and progress on the City Hall Local Historic District study report). Pena also added that commissioners need to vote on staying in commission chambers for the remainder of the year. Powell-Wilson moved to approve the agenda as amended, Vail seconded the motion.

IV. Introduction of Guests:

There were no public guests in attendance. Zach Dumont, Americorps member with the city helped with some duties.

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

VI. Reports

A. Financial Report

- | | |
|--------------------------------------|-------------------------------------|
| 1. Revenue | May \$0.00; Year to date \$0.00 |
| 2. Expenses | May \$0.00; Year to date \$3,185.85 |
| 3. Balance Remaining | \$2,814.15 |
| 4. O'Connor Fund for HP in Kalamazoo | |
| a) Grant Making Value -01 | \$12,826.30 |
| b) Grant Making Value -02 | \$47,532.32 |

Pena explained that the only expense incurred since the last meeting was due to the sale of the remaining stock of *Kalamazoo: Lost and Found* books.

B. Diversity and Inclusion

1. Kalamazoo Reservation Public Education

Gorham has been in touch with the Tribal Historic Preservation Officer with the Match-e-be-nash-she-wish tribe regarding. The tribe is the main driver behind the next exit videos about the Bronson Park Mound. Gorham will be working more closely with the Tribe to develop more content about the Tribal presence in Kalamazoo. Gorham is planning on meeting with the Tribe in July.

Pena wanted to know if would be worth it to invite Tribal members to the Historic Preservation Commission Meeting.

C. Inventory and Surveys – Report at meeting

Pena reported that the survey is still open, and looking for volunteers. Vail spoke to database options for data handling after collection.

D. Grave Issues – Report at Meeting

Pena reported that the Historic Preservation Commission needs to coordinate with cemetery staff within the city and settle on dates to organize the cleanings.

E. Preservation Month – Report attached

Gorham reported on the preservation awards and noted that Mayor Anderson and Commissioner Praedel attended.

F. Sustainability – Report at meeting

1. Grantmaking – report at meeting

Pena reported that the scoring process is finished for the grantmaking process. Per a report from a subcommittee member, the next meeting is being scheduled.

G. Operations – Report at meeting

Gorham reported that a meeting will be held with City Planner in the near future. Pena reported that the HPC has moved to Commission Chambers.

VII. Old/New Business

Pena reported that the Historic Preservation Books have been digitized and included on the Kalamazoo Public Library website.

Pena also reported that the Local Historic District Study Report was shared with City Commissioners. Also, Pena reported that he reached out to the State Historic Preservation Office regarding an Underrepresented Communities grant. Pena stated that the Historic Preservation Commission needs to determine goals for the Underrepresented Communities grant.

VIII. Approval of meeting notes: (5 min)

A. April 13, 2022 (Item E)

Hibbard commented that under VII C there is a typo ‘Can contact should contact’. Also, under VII A it should be worth mentioning that it is the sesquicentennial for the Kalamazoo Public Library.

Hibbard moved to approve the minutes as amended, Walker seconded the motion.

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

A. Coordinators monthly report (Item F)

X. Citizen Comments on NON-agenda items*

XI. Commissioner Comments

Hibbard pointed out that an HPC recipient is interested in Tax credit information.

Gorham brought up the vote to change the location of future HPC meetings to the Commission Chambers. Edison wondered if voting on the location would restrict the meetings to commission chambers.

Vail moved to change the meeting place from the Community Room to the Commission Chambers for the HPC for the Remainder of the Year, Walker seconded the motion. The vote passed with unanimous roll call vote.

XII. Adjourn 7:40 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.*

NEW WORK PLAN ON FOLLOWING PAGES Adopted April 27, 2022

Core Values: Diversity, Equity and Inclusion, Education, Sustainability, Inventory and Resources

Diversity, Equity and Inclusion

Goal: Work with SHPO to develop a city-wide context statement and survey by 2027 that situates and surfaces underrepresented communities, including but not limited to people of color, Indigenous people, and the LGBTQ+ community. Outcomes for the project could include nominations at the Federal and Local Level or a local marker program.

Subcommittee Members: Fred Edison

1. *Contact SHPO to establish feasibility and cost by end of April*
2. *Report to commission what SHPO Says*
3. *Meet with SHPO representatives to discuss granting opportunities in June.*

Education

Goal: Hold two Grave Issues Squad cleanings before October 31st

Subcommittee Members: Lead- Kyle Hibbard, Ryan Walker

1. *Take inventory of cleaning supplies*
Buy more if necessary
2. *Send out communications for each cleanup*
 - a. *Neighborhoods*
 - b. *Social Media*
 - c. *Try for print material*
 - d. *Local schools*

Goal: Hold a window workshop in either Vine or Stuart (or both) by the end of the fiscal year.

1. *Find a property to use*
2. *Identify instructor*
3. *Identify areas of work*
4. *Pick dates*
5. *Outreach to community members*
6. *Track results*

Goal: Have a live and accessible page for the history of the Match-e-be-nash-she-wish tribe on the Kalamazoo Public Library Page, created in conjunction with members of the Gun Lake Band.

Lead: Regina Gorham (I'm happy to stay on and would really like to see the project come to fruition).

1. *Meet with committee and Gun Lake Band members to confirm desired text*
2. *Draft text*
3. *Get approval on text*
4. *Host on KPL website*
5. *Create ongoing relationship between the KHPC and the committee group members to continue to support the project of expanding recognition and understanding of Native American history in the Kalamazoo area.*

Goal: Hold a nomination for Preservation Awards and have a ceremony for the winners.

Lead: Regina Gorham (for 2022)

1. *Publicize and email out award nomination forms in February 2022 (Due by March 28, 2022).*
2. *Make decisions and vote on award winners in April 2022.*
3. *Put together videos of the award winners for use at the awards event (April – May 2022).*
4. *Complete preservation awards event during Month of May 2022.*
5. *Report to the KHPC on the event. (June 2022)*
6. *Get new committee lead for 2023.*

7. *Create further programming for Preservation Month that can align with other KHPC goals, including OHOW trainings, presentations on the findings of the SHPO project, etc.*

Sustainability

Goal: Continue developing the O'Connor Fund Grant Program and make a grant to a deserving project by 1 May 2023.

Subcommittee Members: Lead- Katherine White, Kyle Hibbard

1. *Finalize application and scoring criteria for grants*
2. *Organize a new committee while promoting the opportunity*
3. *Open grant round*
4. *Review grants*
5. *Select grantees if appropriate*

Inventory and Resources

Goal: Complete the field work for the Inventory Kalamazoo Historic Resource Survey by end of 2022.

1. *Finish street assignments*
2. *Conduct trainings with neighborhood associations*
3. *Distribute assignments*
4. *Track progress*
5. *DATA? PATRICK?*

Kalamazoo Historic Preservation Commission
 Preservation Coordinator's Report
 Wednesday, July 13th, 2022

REVIEWS: Historic District Commission:

✓ HDC Cases to 06/02/2022 – 12 Total

Fees total year to date, 2022 \$1580

2022	2022	2021	2021 fees
○ 16 no fee	\$ 0	20	\$ 0
○ 16 bldg permit-\$35*	\$ 560	13	\$ 455
○ <u>12 HDC hearing - \$85</u>	<u>\$ 1020</u>	<u>8</u>	<u>\$ 680</u>
48 TOTAL	\$ 1580	6	\$ 1135

Section 106 reviews (Federally funded projects)

✓ Section 106 reviews to 06/02/2022 – total 68:

- 10 – in Potential Historic Study Areas or established historic districts
- 58 - in areas identified in the 2001 survey as “No Historic Properties”

✓ Section 106 reviews to 06/02/2021 – total 70:

- 13 – in Potential Historic Study Areas or established historic districts
- 57 - in areas identified in the 2001 survey as “No Historic Properties”

SITES AND PROJECTS:

- Recently, the State Historic Preservation Office shared information about the State Historic Tax Credit. As of June 28th, the State Historic Tax credit program was closed. The State Historic Preservation Office has closed the application portal. Hopefully, the credit will be reinstated by next year.
- The Edison Neighborhood survey project has been officially completed. Copies of the report can be distributed upon request.
- Volunteers are still needed to help complete the Inventory Kalamazoo survey project. Contact the Historic Preservation Coordinator for more information about participation.

17 buildings or spaces in historic buildings are unoccupied.

Kalamazoo Historic Preservation Commission
Preservation Coordinator's Report
Wednesday, July 13th, 2022

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** –historic building still vacant but restored on the exterior
2. CHARTER ONE BANK – NORTH SIDE, 215 E MICHIGAN (Non-contributing - No HP tax credit) New owner – project in Site Plan Review

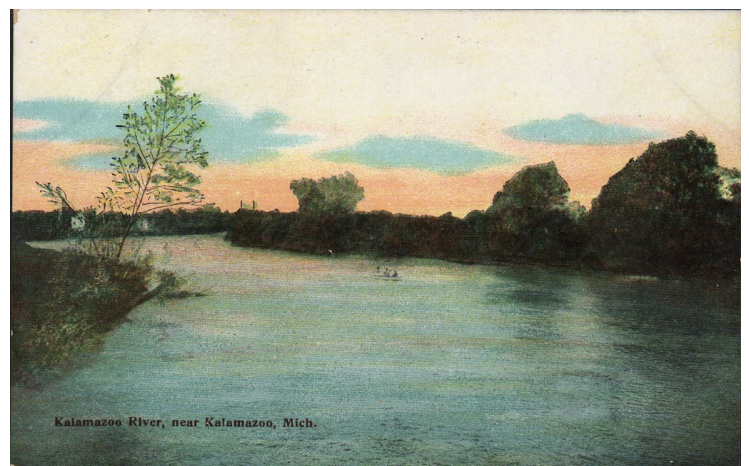
3. 308 North Burdick – Kalamazoo Overall Co – Mr. President – **HK** (No HP tax credit)

UPPER FLOORS VACANT OR UNDEVELOPED – 4 ON MALL, 5 ON MICHIGAN AVENUE, 2 ON N. EDWARDS – TOTAL 11

4. **International Hotel – 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.

