

Agenda

Historic Preservation Commission

City of Kalamazoo



Wednesday, April 24, 2024

6:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

1.
 1. Kaila Akina
 2. Fred Edison
 3. Kyle Hibbard - Chair
 4. Dr. Lenee Powell - Wilson
 5. Patrick Vail
 6. Ryan Walker - Vice Chair
 7. Katherine White

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of the minutes from the Historic Preservation Commission meeting on 13 March 2024 and 4 February 2024

D. PUBLIC COMMENTS

E. REPORTS

1. Financial Report
2. O'Connor Fund Report
3. 106 Quarer 1 Report
4. DEI Subcommittee Report

F. DISCUSSION/ACTION ITEMS

1. Historic Preservation Awards of Merit Review

2. Payment to KNAC for Space to Host Preservation Awards

G. COORDINATOR'S REPORT

H. COMMISSIONER COMMENTS

I. ADJOURNMENT

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.

Comments under the "Public Comments" section of the agenda are limited to four minutes per speaker. During agenda items, comments from members of the public are also limited to four minutes each, unless the speaker is invited to join in the discussion by the Commission.

Agenda

Historic Preservation Commission

City of Kalamazoo



Wednesday, March 13, 2024

6:00 PM

City Commission Chambers at City Hall – 241 West South Street

A. CALL TO ORDER/ROLL CALL

Called to order at 6:03pm
Powell-Wilson approved.
White 2nd motion

B. ADOPTION OF FORMAL AGENDA

Pena added in after E3 Michigan Historic Tax Credit Update
Powell-Wilson moved to approve as amended.
White 2nd motion.

C. APPROVAL OF MINUTES

Will have February minutes at next month's meeting.

D. PUBLIC COMMENTS

O'Connor happy with last version of work plan, hardly anyone in the open spots.

E. REPORTS

1. Financial Report
Pena read report.
2. O'Connor Fund Reports
Pena read report.
3. O'Connor Fund Grant Program Update
Things went well, people left with more information; some people were frustrated due to inexperience with filling out grant applications. Program is new it didn't exist until last year. Need to apply with complete applications to see if they qualify.
4. Michigan Historic Preservation Tax Update
In 2022 all commercial credits were gone in 5 hours, residential took longer 13 days. Last year state representative Joey Andrews reintroduced a bill with some improvements to raise 5 million credit. The bill now in front of legislator now has a 100-million-dollar credit. The cap is set for this proposed legislation at 100 million to help meet Governor Whitmers new goal of building or rehabilitating 10,000 housing units at all price points in all age groups and recycling historic building, schools, factories, and mills. The buildings that have options for reuse.

Big projects are really important in terms of the number of applicants the small and medium size projects in like Kalamazoo and Plainwell there are many more applications for jobs and will help those projects raise up to the top. A certain amount of the 100 million will be dedicated to those small and medium packages. Can go to MHPN.Org and use all good ideas they have there, write a letter, phone call or email..

F. DISCUSSION/ACTION ITEMS

1. Workplan Review and Subcommittee Assignments
Members and leaders were assigned to workplan.
2. MHPN Dues and Conference Fees
Pena didn't have fee schedule for this year went off last year. Three passes were given because of donations, only did a la carte did the cheapest way does not include walks. Only paid to get commissioners to conference. \$230.00 person Pena will take care of applications.
3. Annual Report Review
Listing City Hall on the National Registry.
Needs to be in by 3/15 to present to City Commission.

G. COORDINATOR'S REPORT

1. Coordinators Report
Pena read the report.

H. COMMISSIONER COMMENTS

Hibbard needs Vice Chair
White will not be at next month's meeting.
Powell-Wilson will we meet in May it's the day before conference.
Pena will look into it and reach out.

I. ADJOURNMENT

Hibbard adjourned at 7:25

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.

Comments under the "Public Comments" section of the agenda are limited to four minutes per speaker. During agenda items, comments from members of the public are also limited to four minutes each, unless the speaker is invited to join in the discussion by the Commission.

No

Agenda

Historic Preservation Commission

City of Kalamazoo

**Wednesday, February 14th, 2024****6:00 PM****City Commission Chambers at City Hall – 241 West South Street****A. CALL TO ORDER/ROLL CALL**

Hibbard called to order at 6:02

Vail approved, moved to approve absence of Walker.

White 2nd motion.**B. ADOPTION OF FORMAL AGENDA**

Pena Recommendation to reappoint Edison, White and Hibbard to the top of the agenda. Everyone says their name so newest commissioner Kaila can get acquainted with everyone.

White approved as amended.

Vail 2nd.**C. APPROVAL OF MINUTES**

Approval of the minutes from Historic Preservation Commission meeting on 13 December 2023 and 10 January 2024

Hibbard A White approved, moved to approve delete 1st approved.

C Edison approved should be Edison moved to approve.

White in Reports E2 is full of quotes that are not quoted. Insert quotes where needed. 8 lines down they sometimes what it should be want it.

White motion to approve as amended.

Vail 2nd.**D. PUBLIC COMMENTS****E. REPORTS**

1. Financial Report
Pena read report.

2. O'Connor Fund Summary
Pena read report and will have proper spreadsheets at next month's meeting.

3. HPC/O'Connor Fund Organizing Committee Report
Holding O'Connor Fund Grant making workshop on Monday February 19th from noon to 2ish. Five parties have confirmed attendance but now up to 20. Lunch will be proved to attendees not to exceed 700.00. white would like to motion to lower amount for from 700.
Powell-Wilson motion to keep budget 700.00 and if not used then put it back.
White suggests to Powell-Wilson motion from commission to approve funds to

not to exceed amount of 700.00 to provide lunch to the attendees for February 19th O'Connor fund pre application meeting. Powell-Wilson so moved.
Vail 2nd.
Motion approved.

F. DISCUSSION/ACTION ITEMS

1. Recommend Reappointment of Edison, White and Hibbard
Powell-Wilson moved to recommend Edison, White and Hibbard to the Mayor and City Commissioner to renew their membership.
Vail 2nd.

G. COORDINATOR'S REPORT

1. Coordinator's Report
Pena read report.

H. COMMISSIONER COMMENTS

Hibbard need to update roster.
Edison where is the O'Connor Fund workshop in library.
White need to talk about work plan at next meeting.

I. ADJOURNMENT

Hibbard adjourn at 6:56pm

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.

Comments under the "Public Comments" section of the agenda are limited to four minutes per speaker. During agenda items, comments from members of the public are also limited to four minutes each, unless the speaker is invited to join in the discussion by the Commission.

City of Kalamazoo
1/ 1/2024 through 12/31/2024

270 HISTORICAL COMMISSION FUND

<i>Account Number</i>	<i>Beginning Balance</i>	<i>Debits</i>	<i>Credits</i>	<i>YTD Debits</i>	<i>YTD Credits</i>	<i>Balance</i>
Assets						
270-000-00.000-001.001 BANK 1 CASH (OPERATING-PC	4,890.27	0.00	2,569.47	0.00	2,569.47	2,320.80
Total Assets	4,890.27	0.00	2,569.47	0.00	2,569.47	2,320.80
Liabilities						
270-000-00.000-202.000 ACCOUNTS PAYABLE	0.00	2,569.47	2,569.47	2,569.47	2,569.47	0.00
270-000-00.000-214.233 DUE TO DONATIONS FUND	315.00 CR	0.00	0.00	0.00	0.00	315.00 CR
270-000-00.000-214.705 DUE TO DISBURSEMENT FUN	0.00	2,569.47	2,569.47	2,569.47	2,569.47	0.00
Total Liabilities	315.00 CR	5,138.94	5,138.94	5,138.94	5,138.94	315.00 CR
Equities						
270-000-00.000-385.001 FUND BALANCE - ASSIGNED F	0.00	2,280.00	2,280.00	2,280.00	2,280.00	0.00
270-000-00.000-390.000 FUND BALANCE - UNASSIGNE	4,575.27 CR	0.00	0.00	0.00	0.00	4,575.27 CR
Total Equities	4,575.27 CR	2,280.00	2,280.00	2,280.00	2,280.00	4,575.27 CR
Operating						
270-000-00.000-700.000 ACTUAL EXPENDITURE CONT	0.00	2,569.47	0.00	2,569.47	0.00	2,569.47
270-000-00.000-700.002 ENCUMBRANCE CONTROL	0.00	2,280.00	2,280.00	2,280.00	2,280.00	0.00
Total Operating	0.00	4,849.47	2,280.00	4,849.47	2,280.00	2,569.47
Budgetary						
Total Budgetary	0.00	0.00	0.00	0.00	0.00	0.00
Assets	4,890.27	0.00	2,569.47	0.00	2,569.47	2,320.80
Liabilities	315.00 CR	5,138.94	5,138.94	5,138.94	5,138.94	315.00 CR
Equities	4,575.27 CR	2,280.00	2,280.00	2,280.00	2,280.00	4,575.27 CR

	Operating	0.00	4,849.47	2,280.00	4,849.47	2,280.00	2,569.47
Total	HISTORICAL COMMISSION FUND	0.00	12,268.41	12,268.41	12,268.41	12,268.41	0.00

Grand Totals

		<i>Beginning Balance</i>		<i>Debits</i>	<i>Credits</i>	<i>YTD Debits</i>	<i>YTD Credits</i>	<i>Balance</i>
Tot	Assets	4,890.27		0.00	2,569.47	0.00	2,569.47	2,320.80
Tot	Liabilities	315.00	<i>CF</i>	5,138.94	5,138.94	5,138.94	5,138.94	315.00 <i>CR</i>
Tot	Equities	4,575.27	<i>CF</i>	2,280.00	2,280.00	2,280.00	2,280.00	4,575.27 <i>CR</i>
Tot	Operating	0.00		4,849.47	2,280.00	4,849.47	2,280.00	2,569.47
Tot	Expenditures	0.00		0.00	0.00	0.00	0.00	0.00
Tot	Revenues	0.00		0.00	0.00	0.00	0.00	0.00
Tot	Budgetary	0.00		0.00	0.00	0.00	0.00	0.00
Tot	All Funds	0.00		12,268.41	12,268.41	12,268.41	12,268.41	0.00

expdetl.rpt
04/18/2024 11:04: AM
Periods: 0 through 17

Expenditure Detail Report
City of Kalamazoo
01/01/2024 through 12/31/2024

270 HISTORICAL COMMISSION FUND
803 HISTORIC COMMISSION

Account Number		Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances
270-803-00.000	HISTORIC COMMISSION				
270-803-00.000	HISTORIC COMMISSION				
270-803-00.000-729.000	OPERATING SUPPLIES	800.00	0.00	0.00	0.00
270-803-00.000-729.000	OPERATING SUPPLIES	800.00	0.00	0.00	0.00
270-803-00.000-801.000	PROFESSIONAL AND CONTRACTUAL SERVICES	2,000.00	0.00	0.00	0.00
3/15/2024	invoice IN 58808		289.47		
Line Description: CATERING FOR HISTORIC MEETING		Document Description : CATERING FOR HISTORIC MEETING			
Vendor: 023596 JIMMY JOHNS		Check # 1147212			
270-803-00.000-801.000	PROFESSIONAL AND CONTRACTUAL SERVICES	2,000.00	289.47	289.47	0.00
270-803-00.000-810.003	MEMBERSHIPS AND SUBSCRIPTIONS	3,050.00	0.00	0.00	0.00
4/4/2024	po PO P-047250				2,280.00
Line Description: HISTORIC DISTRICT & PRESERVATI		Document Description : HISTORIC DISTRICT & PRESERVATION BOARDS			
Vendor: 003962 MICHIGAN HISTORIC PRESERVATION		Check # 0			
4/8/2024	invoice IN P-047250		2,280.00		
Line Description: HISTORIC DISTRICT & PRESERVATI		Document Description : HISTORIC DISTRICT & PRESERVATION BOARDS			
Vendor: 003962 MICHIGAN HISTORIC PRESERVATION		Check # 1147494			
4/8/2024	po LI P-047250				-2,280.00
Line Description: HISTORIC DISTRICT & PRESERVATI		Document Description : HISTORIC DISTRICT & PRESERVATION BOARDS			
Vendor: 003962 MICHIGAN HISTORIC PRESERVATION		Check # 1147494			
270-803-00.000-810.003	MEMBERSHIPS AND SUBSCRIPTIONS	3,050.00	2,280.00	2,280.00	0.00
270-803-00.000-811.000	PROFESSIONAL DEVELOPMENT	400.00	0.00	0.00	0.00
270-803-00.000-811.000	PROFESSIONAL DEVELOPMENT	400.00	0.00	0.00	0.00
270-803-00.000-881.000	FUNDRAISING	500.00	0.00	0.00	0.00
270-803-00.000-881.000	FUNDRAISING	500.00	0.00	0.00	0.00
Total	HISTORIC COMMISSION	6,750.00	2,569.47	2,569.47	0.00
Total	HISTORIC COMMISSION	6,750.00	2,569.47	2,569.47	0.00
270 HISTORICAL COMMISSION FUND					
970 TRANSFERS OUT - OPERATING					

Account Number		Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances
-----------------------	--	-----------------------------------	---------------------	----------------------------------	--------------------------------------

270-970-00.000	TRANSFERS OUT - OPERATING				
270-970-00.000	TRANSFERS OUT - OPERATING				
Total	TRANSFERS OUT - OPERATING	0.00	0.00	0.00	0.00
Total	HISTORICAL COMMISSION FUND	6,750.00	2,569.47	2,569.47	0.00
	Grand Total	6,750.00	2,569.47	2,569.47	0.0

<i>Balance</i>	<i>Prct Use</i>
800.00	0.00
800.00	0.00
2,000.00	0.00
1,710.53	14.47
3,050.00	0.00
770.00	74.75
400.00	0.00
400.00	0.00
500.00	0.00
500.00	0.00
4,180.53	38.07
4,180.53	38.07
<i>Balance</i>	<i>Prct Use</i>

	0.00	0.00
	4,180.53	38.07
0	4,180.53	38.07

Fund Summaries**OCON 1**

Net Assets	\$67,330.52
Current Available Balance	14968.25

OCON 2

Net Assets	\$420,902.15
Current Available Balance	\$57,811.29

Gift Summaries**OCON 1**

YTD	0
-----	---

OCON 2

YTD	\$300.00
-----	----------

2024 All reviews	ER 96-713	106 Review Log
City of Kalamazoo, Kalamazoo County – A Certified Local Government		
Date	Address	Neighborhood
		Sub-recipient

***ALSO REVIEWED – No Historic Property – end of this document**

1. 03/01/2024 462 E STOCKBRIDGE AVE Edison CHW

PROPOSED WORK: We would be replacing the clients water heater and furnace.

AREA OF POTENTIAL EFFECT: Limited to this property.

HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the South Edison study area in the 2021 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**. This house is **National Register** (NR) eligible.

DETERMINATION OF EFFECT: No ADVERSE Effect on historic properties. Work may proceed without further review. The proposed work falls under appendix C of the programmatic agreement between the city of Kalamazoo and the Michigan State Historic Preservation Office. No further review is necessary.

Work may proceed without further review

2024 All reviews	ER 96-713	106 Review Log
City of Kalamazoo, Kalamazoo County – A Certified Local Government		
Date	Address	Neighborhood
		Sub-recipient

ALSO REVIEWED – **No Historic Property**

1.	01/10/2024	708 Mabel	Maintenance	CHW
2.	01/23/2024	1327 N Rose	Rehabilitation	Milestones
3.	01/24/2024	740 Douglas	Rehabilitation	Milestones
4.	02/07/2024	1309 N Edwards	Maintenance	CHW
5.	02/12/2024	824 Staples	Rehabilitation	CHW
6.	02/21/2024	1906 Union	Rehabilitation	CHW
7.	02/21/2024	612 Reed	Rehabilitation	CHW
8.	03/01/2024	1103 Sherwood	Rehabilitation	Milestones

Historic Preservation Awards Nomination



Submitted on	31 March 2024, 8:22PM
Receipt number	15
Related form version	5

Type of Nomination

Would you like to nominate a Historic Structure or an Individual/Institution? Individual/Institution

Nominated By Pam O'Connor & Lynn Houghton

Historic Structure

Address of Structure

Owner's Name

Owner's Email Address

Owner's Phone Number

Owner's Address

Did this project utilize Federal or Michigan Historic Preservation Tax Credits?

Which category is this property nominated in? Choose only ONE.

Was this project Rehabilitation or Stewardship?

In a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.

Please upload five to ten photographs showing: the project itself, important details, 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.

Individual or Institution

Name of Individual or Institution Individual: Thomas T. "Tom" Huff

Nominee's Email Address

Nominee's Phone Number

Nominee's Address

In a narrative form, tell us why this individual or institution deserves a Historic Preservation Award of Merit. What was the activity? How did it benefit preservation in Kalamazoo?

Summary

Though a now-mostly-retired attorney by training, through the real estate development company he founded, Peregrine, Thomas T., "Tom" Huff, in his own way, has kept millions of dollars of historic buildings out of Kalamazoo landfills and instead, used them to fuel downtown's rebirth.

Rather than allowing these treasures to be discarded, Tom bought them and built a sizable portfolio comprised of large and small ones. Their redevelopment at Tom's direction has boosted the City's tax rolls and given lots of people a place to start or operate their businesses and/or live in a location that gives them part of that "sense of place" preservation advocates and professionals -- and lots of other people -- talk about.

We're not sure Tom would call himself a "preservationist" - but it doesn't matter; his devotion to our old downtown buildings is not only admirable, it's helped in a great way to maintain downtown's character for decades. Importantly, Tom began this work on the heels of a period during which a great deal of downtown demolition had "paved paradise" and put up a whole bunch of parking lots, just as Joni Mitchell said.

For all of this and for practicing his own unique brand of preservation for a half-century in downtown Kalamazoo, we nominate Tom Huff for a 2024 Kalamazoo Historic Preservation Commission "Individual" award.

Background

Tom was born and raised in Kalamazoo and practiced here for many years. He retired from actively practicing law years ago, but he'd begun investing in downtown in the 1970s. As he put it himself in a 2012 magazine interview: "I am possessed by this...." I just take these buildings and I just do it. It's what I do now." Later in that same interview, he said he wanted to see his investment change his city. The results had been gratifying and despite the challenges, he is still excited about downtown.

A Personal Reference

Lynn Houghton, Kalamazoo's favorite local historian, had this to say about Tom and his work:

"There are times when a morning Gazelle Sports Historic Walk begins on the Kalamazoo Mall and many times, Tom Huff will pass us by. One year, he offered the group an impromptu tour inside the First National Bank building which he had recently purchased. The excitement he showed as he shared the building's features and plans was evident and is the same level he shows for all his downtown projects."

By the Numbers

Tom named his company Peregrine, and it's portfolio has grown over the decades since Tom began feeding his "addiction" (as he has called it) several decades ago, with his purchase of a mixed-use building on E. Michigan Avenue. Since then, he has acquired about ten buildings, most of which are located in the center of downtown, along or near E. Michigan Avenue and the Kalamazoo Mall. They are divided in size, large and small, and the larger ones include:

- Peregrine Tower, the former Michigan Bell Telephone building, on the West side of the Kalamazoo Mall,
- Peregrine Plaza, originally built for J.C. Penney, on the Southwest corner of the Mall and W. South Streets,
- Peregrine 100, the former First National Bank, on the Southeast corner

of the Mall and E. Michigan Avenue,
- The International Block, on the Northeast corner of the Mall and E. South Streets,
- The Humphrey Block, at the Southeast corner of E. Michigan Avenue and Portage Street.

These “grand dames” and their more diminutive counterparts range from 155 years old (The International Block, 1869) to approximately 63 years old (the 1960’s Title Bond & Mortgage Company building on W. Exchange Place, 1961). And although it’s a challenge to measure because of the way the public records report information, a rough estimate of the square feet for all of them appears to be in excess of three hundred and fifty thousand.

Visually

Architecture-wise, the portfolio represents almost a century of downtown building activities and a variety of popular styles, ranging from Italianate to Mid-Century Modern.

Some buildings experienced profound exterior change before Tom’s stewardship began. For example, the former First National Bank had a lovely pilastered, terra-cotta facade before it was covered over with white marble in a 1974 modernization. And while Tom likely appreciated the original, he nonetheless recognized the building’s reuse potential and changed very little on its exterior, allowing it’s ‘70s façade to continue to gain its own significance as time passes. The Humphrey and International Block exteriors were similarly modernized before Tom bought them.

In many cases, Tom has been light-handed on the buildings’ exteriors in the process of adapting them to contemporary use. He has changed some, though for the most part, not nearly as radically as those noted above. For example, the formerly flat, fenestrated facade of the Michigan Bell Telephone building/Peregrine Tower was “relieved” when private terraces were carved into some of its windows to provide “outdoor” space for apartment occupants. The building’s basement was converted for resident parking as well, a first for a downtown adaptive reuse. Immediately to the south, at the McNair Building, several balconies were added to its top floor.

Perhaps the building that experienced the greatest amount of exterior intervention is Peregrine Plaza, a.k.a the J.C. Penney building, on the north side of Peregrine Tower. It too was relieved of its formulaic flat façade when Peregrine gave it upper story windows, created set back sections above the street, varied the exterior materials, hung balconies and added a set-back upper floor, which gave the building a pleasant, urban appeal.

In the End...

In many ways, the effects of Tom’s work in downtown Kalamazoo have been a saving grace, brought about by experience, independence and a true understanding of how these buildings and those like them make us love Kalamazoo even more.

Tom’s been busy, and now, his daughter Natalie Huff Valentine heads the company from her office in the Peregrine Tower, and Tom keeps his office in the suite next door.

Contact Information

Name

Pam O'Connor and Lynn Houghton

Organization (if applicable)

Email Address



Phone Number

[REDACTED]

Address

[REDACTED]

Preferred Contact Method

Email

Historic Preservation Awards Nomination



Submitted on	1 April 2024, 12:09PM
Receipt number	17
Related form version	5

Type of Nomination

Would you like to nominate a Historic Structure or an Individual/Institution?	Historic Structure
Nominated By	Kalamazoo Ladies' Library Association

Historic Structure

Address of Structure	333 S. Park Street
Owner's Name	Kalamazoo Ladies' Library Association
Owner's Email Address	
Owner's Phone Number	
Owner's Address	
Did this project utilize Federal or Michigan Historic Preservation Tax Credits?	No
Which category is this property nominated in? Choose only ONE.	Interior (owner must provide access to interior)
Was this project Rehabilitation or Stewardship?	Rehabilitation (Work performed on a historic resource to return it a condition that allows continued use for the same purpose or an appropriate adaptive re-use.)

In a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.	During the closure of 2020 brought on by Covid, the Kalamazoo Ladies' Library Association (LLA) made repairs and improvements to the interior of the building by rehabilitating the bookshelves and restoring the shutters. The work was completed between 2021 and February 2024. The bookshelves occupy a permanent part of the first floor of the building. Most of the shelves have been replaced or modified over the years, with the exception of the Volney Hascoll Bequest shelving that was installed shortly after the construction of the building. The shutters represented the most significant of these projects because they are an integral part of the building's construction. Rockbuilt, Rock Bartley and Scott Spink, completed both projects. Bookshelves – Photographic evidence shows bookshelves in the main
--	--

library room of the building since construction, although the shelves have changed in appearance and location due to modifications to the building in 1931 and 2013 and the changing activities of the organization itself. The shelving was originally constructed to allow browsing because it was the first accessible quasi-public library available to anybody in the community through a subscription. Recognizing the historical value of the book collection, plexiglass doors constructed with wooden frames and historically appropriate hardware were added in the 1990s.

Over 2021-2023, the shelves were removed and repaired. The plexiglass was replaced with glass. The craftsmen replaced missing components, such as drawer pulls, by finding matching and compatible replacements from salvage sources, restoring the appearance of the shelving. Hinges and locks were cleaned by hand and reinstalled. Two custom sets of shelving were designed and installed, matching materials and scale of existing shelving, to accommodate books displaced by the 2013 building addition. The bookshelf project was completed in 2023.

The Volney Hascoll bookshelf has been in the building since shortly after construction. Hascoll, editor of the Kalamazoo Gazette, loved books so much that his 1879 obituary referenced it. The Ladies' received the bequest soon after and used it to help pay off the mortgage and construct a bookcase to honor Hascoll's gift. One of the drawers didn't work. The shelves needed to be repaired. Glass was installed.

Interior Shutters – The interior recessed raised panel shutters are a major architectural component of the building. Constructed in ash, the raised panel shutters are original to the building and used to control light and heat. In 1937, the organization redecorated the building by painting the shutters and other interior woodwork white. When the organization received funding during the U.S. Bicentennial to restore the original appearance of the building, Conti Restoration stripped and reinstalled the shutters. By 2023, the shutters again needed attention. Some were not functioning because the hinges had become loose or detached. Some of the hardware was missing or broken. Shutters that had a southern exposure showed the most signs of damage and discoloration. The wood was dry to the touch.

The building has a total of 19 sets of shutters, including 10 pairs in the upstairs auditorium and 9 on the first floor. The auditorium's shutters grace the south, east, and west walls. The six pairs on the south wall of the auditorium are duplicated on the first floor.

The shutters are an intricately designed raised panel design with hinges that allow the shutters to recess into the wall or be extended across the window, partially or fully, providing a mechanism to control light and exterior heat from coming into the building. Closely examined, there are some variations in the size and number of panels in the shutters. The majority of the shutters on the south wall are comprised of stacked and paired shutters. These shutters are comprised of two pairs of three raised panel shutters that measure 24 inches width in total and 41 inches tall. In total, the shutters on the south wall and east wall of the first and second floors take up an area approximately 82 inches tall by 24 inches wide. The shutters on the west side of the building on both floors are larger because of the building design and measure approximately 36 inches wide and 53 inches tall. In total, the shutters on the west wall take up an area approximately 106 inches tall by 48 inches wide.

Using the Secretary of the Interior's Standards, measures were taken to preserve the existing form and improve and stabilize the integrity of the shutters and hardware. Each shutter was removed, as well as the hardware. The shutters had to be labeled so they would be reinstalled in the correct location. The shutters were stripped, removing the old varnish and some remaining traces of the white 1930s paint. They were revarnished. Each hinge and screw was treated with tsp and hand cleaned so the hardware could be reused and the 1879 appearance preserved. The contractors also found matching screws to replace some

of the missing screws. The shutters were reinstalled in the building in February 2024.

Significance. The Kalamazoo Ladies' Library Association occupies the oldest structure in the US that was planned and built by a women's organization. It has been in continuous use by the organization and the community since 1879. The building was the first listed on the National Register in Kalamazoo, and it has been on the State of Michigan register since 1962. Chicago/San Diego architect Henry Lord Gay drew the original plans and the firm of Bush and Patterson oversaw the construction. In addition to the organizational use of the building, it is used for arts events, including Art Hops that are open to the greater community. The organization rents the building to other nonprofits with similar missions and opens it regularly to historical and preservation organizations. The ongoing stewardship and preservation undertaken by the Kalamazoo Ladies' Library Association continues to preserve this historically important structure for the organization as well as the greater region. Because of the significance of this building in the history of women's organizations, the work also insures that the building is available for researchers and scholars of women's history and library history. This building and organization has been featured in over a dozen articles, books, dissertations, and book chapters.

Please upload five to ten photographs showing: the project itself, important details, 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.

[BookshelfBEFORE.jpg](#)
[BookshelfAFTER.jpg](#)
[WeatheredShutterBEFORE.jpg](#)
[ShutterAFTER.jpg](#)
[ShuttersAFTERFirstFloor.jpg](#)
[ShuttersAFTERAuditorium.jpg](#)

Individual or Institution

Name of Individual or Institution

Nominee's Email Address

Nominee's Phone Number

Nominee's Address

In a narrative form, tell us why this individual or institution deserves a Historic Preservation Award of Merit. What was the activity? How did it benefit preservation in Kalamazoo?

Contact Information

Name

Sharon Carlson

Organization (if applicable)

Kalamazoo Ladies' Library Association

Email Address

[REDACTED]

Phone Number

[REDACTED]

Address

[REDACTED]

Preferred Contact Method

Phone



Volney Huxell Bequest









Historic Preservation Awards Nomination



Submitted on	6 March 2024, 8:30AM
Receipt number	13
Related form version	5

Type of Nomination

Would you like to nominate a Historic Structure or an Individual/Institution?	Historic Structure
Nominated By	Drew Duncan

Historic Structure

Address of Structure	405 Stuart Ave
Owner's Name	Tony Sproul
Owner's Email Address	
Owner's Phone Number	
Owner's Address	
Did this project utilize Federal or Michigan Historic Preservation Tax Credits?	No
Which category is this property nominated in? Choose only ONE.	Residential Property (Owner Occupied)
Was this project Rehabilitation or Stewardship?	Stewardship (The ongoing preservation of a historic resource with necessary appropriate maintenance to preserve the character and integrity of the historic resource.)
In a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.	Mr. Sproul has continued to preserve this amazing house throughout his occupancy. The home's original character is always on display and with the new addition of Tony's gas lanterns I believe this home is a perfect candidate for the historic preservation award.

Please upload five to ten photographs showing: the project itself, important details, 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.

Individual or Institution

Name of Individual or Institution

Nominee's Email Address

Nominee's Phone Number

Nominee's Address

In a narrative form, tell us why this individual or institution deserves a Historic Preservation Award of Merit. What was the activity? How did it benefit preservation in Kalamazoo?

Contact Information

Name Drew Duncan

Organization (if applicable) Stuart Historic Neighborhood Association

Email Address [REDACTED]

Phone Number [REDACTED]

Address [REDACTED]

Preferred Contact Method Email

Historic Preservation Awards Nomination



Submitted on	10 March 2024, 8:02PM
Receipt number	14
Related form version	5

Type of Nomination

Would you like to nominate a Historic Structure or an Individual/Institution?	Historic Structure
Nominated By	Richard Stewart

Historic Structure

Address of Structure	530 W South St Kalamazoo MI 49007
Owner's Name	Henderson Castle Foundation
Owner's Email Address	[REDACTED]
Owner's Phone Number	[REDACTED]
Owner's Address	[REDACTED]
Did this project utilize Federal or Michigan Historic Preservation Tax Credits?	No
Which category is this property nominated in? Choose only ONE.	Interior (owner must provide access to interior)
Was this project Rehabilitation or Stewardship?	Stewardship (The ongoing preservation of a historic resource with necessary appropriate maintenance to preserve the character and integrity of the historic resource.)
In a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.	Historic designation with significant local history. Distressed due to years of neglect, purchased by Henderson Castle Foundation and brought back to its historic features as a bed and breakfast for generations to enjoy.
Please upload five to ten photographs showing: the project itself, important details, 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.	530a.jpg 530g.jpg 530d.jpg 530c.jpg 530f.jpg 530e.jpg 530i.jpg

[530h.jpg](#)
[530b.jpg](#)
[530j.jpg](#)

Individual or Institution

Name of Individual or Institution

Nominee's Email Address

Nominee's Phone Number

Nominee's Address

In a narrative form, tell us why this individual or institution deserves a Historic Preservation Award of Merit. What was the activity? How did it benefit preservation in Kalamazoo?

Contact Information

Name Richard Stewart

Organization (if applicable)

Email Address

Phone Number

Address

Preferred Contact Method

Email





















Historic Preservation Awards Nomination



Submitted on	2 April 2024, 4:00PM
Receipt number	18
Related form version	5

Type of Nomination

Would you like to nominate a Historic Structure or an Individual/Institution?	Historic Structure
Nominated By	Progress V LLC

Historic Structure

Address of Structure	712 S Burdick
Owner's Name	Progress V LLC
Owner's Email Address	
Owner's Phone Number	
Owner's Address	
Did this project utilize Federal or Michigan Historic Preservation Tax Credits?	No
Which category is this property nominated in? Choose only ONE.	Residential Property (Rental Property)
Was this project Rehabilitation or Stewardship?	Rehabilitation (Work performed on a historic resource to return it a condition that allows continued use for the same purpose or an appropriate adaptive re-use.)

In a narrative form, explain why the project qualifies, and the resulting community impact. Please do not submit a list of work or specifications.

This building once housed a basement Italian restaurant and a dance studio. The restaurant owner lived in the building. Today it is a 4 unit apartment. This building is an Italianate style that may have had a different porch early in it's life. The porch that was on the building for the past many decades was significantly deteriorated and pulled away from the building. Decorative portions and pillars were rotting. The stairway was not original. The entire porch was removed and rebuilt by the partnership members using the materials preserved from the original structure. In the course of dismantling, the style of the original spindles and railing was discovered, boxed in on the balcony sometime in the past. We used that design to have spindles remade and to reconstruct the porch railing. The deck boards were fashioned into tongue and groove from 5/4 cedar since the soft pine available would not last. New

Footings were installed to prevent future subsidence and deck posts fashioned from cedar to match the roof pillar design. We fully expect this structure to last far into the future and make an important contribution to the neighborhood and historic district.

Please upload five to ten photographs showing: the project itself, important details, 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.

[20240327_161751.jpg](#)
[20240327_161744.jpg](#)
[20240327_161730.jpg](#)
[20240327_161722.jpg](#)
[20240327_161705.jpg](#)
[20240327_161652.jpg](#)
[20240327_161634.jpg](#)
[20220827_124317.jpg](#)
[20220711_170242.jpg](#)
[20220506_151502.jpg](#)

Individual or Institution

Name of Individual or Institution

Nominee's Email Address

Nominee's Phone Number

Nominee's Address

In a narrative form, tell us why this individual or institution deserves a Historic Preservation Award of Merit. What was the activity? How did it benefit preservation in Kalamazoo?

Contact Information

Name Mike Fleckenstein

Organization (if applicable) Progress V LLC

Email Address

Phone Number

Address

Preferred Contact Method

Email







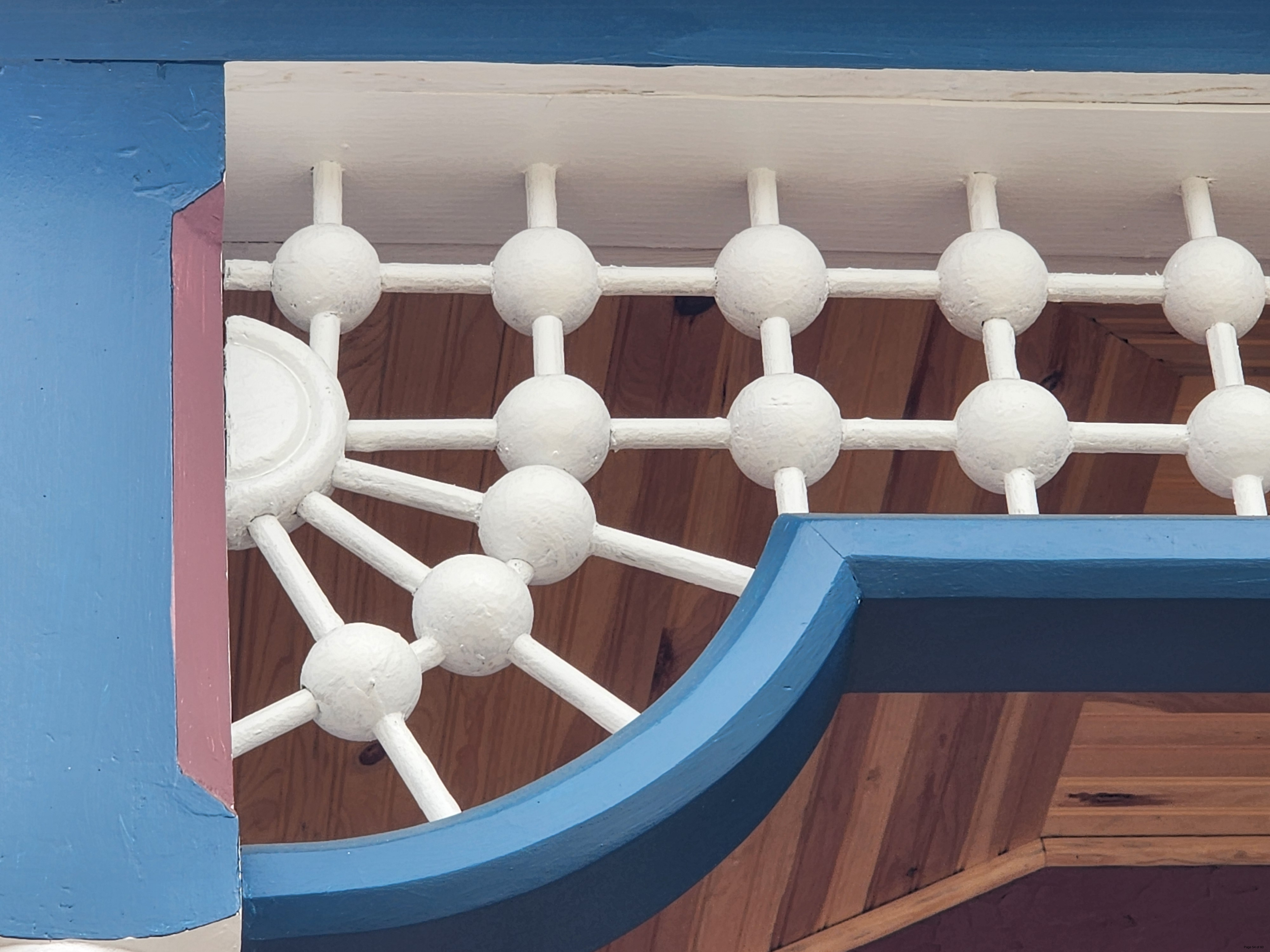




712



712











Historic Preservation Commission Staff Report

City of Kalamazoo

TO: The Kalamazoo Historic Preservation Commission

FROM: Luis Pena, Historic Preservation Coordinator

DATE: April 24, 2024

SUBJECT: Payment to KNAC for Space to Host Preservation Awards

SUMMARY:

Review a potential expense of \$225 to use space within KNAC to host the 2024 Historic Preservation Awards of Merit

BACKGROUND:

For the past 2 years, the Historic Preservation Awards of Merit have been hosted at KNAC. In keeping with this tradition, the Preservation Coordinator contacted KNAC to see if the Preservation Awards of Merit could again be held at KNAC. KNAC was happy to host the awards again, and provided an invoice for the event.

RECOMMENDATION:

Staff recommends that the Historic Preservation Commission approves the disbursement of the funds to KNAC.

KNAC
315 W Michigan Ave
Kalamazoo, MI 49007 US
buildingmanager@knac1853.org



INVOICE

BILL TO
Luis Pena
Kalamazoo Historic Preservation Commission
245 N Rose St
Kalamazoo, MI 49001

INVOICE 1664
DATE 04/18/2024
TERMS Due on receipt
DUE DATE 04/18/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/29/2024	Event Rental	Crawlspace Comedy Theatre	3	50.00	150.00
05/29/2024	House Manager / Security	Crawlspace Comedy Theatre	3	25.00	75.00

Thank you for your business. We accept payments via check or ACH Bank transfer. Credit card payments will be accepted upon request and a 3% processing fee will be added.

BALANCE DUE **\$225.00**