

# Agenda

## Historic Preservation Commission

City of Kalamazoo



Wednesday, July 8, 2026

6:00 PM

City Commission Chambers at City Hall – 241 West South Street

### A. CALL TO ORDER/ROLL CALL

1.
  - Kaila Akina
  - Fred Edison
  - Nora Harris
  - Kyle Hibbard
  - Dusti Morton
  - Melissa Paduk
  - Patrick Vail - Chair

### B. ADOPTION OF FORMAL AGENDA

### C. APPROVAL OF MINUTES

- 1.

### D. PUBLIC COMMENTS

### E. REPORTS

- 1.
2. 106 Report - 2026 Q1
3. MHPN Notes

### F. DISCUSSION/ACTION ITEMS

1. Commissioner Appointment - Dan Kastner
2. O'Connor Fund Report

**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.

# Minutes

## Historic Preservation Commission

City of Kalamazoo



Wednesday, June 10<sup>th</sup>, 2026

6:00 PM

City Commission Chambers at City Hall – 241 West South Street

**A. CALL TO ORDER/ROLL CALL**

Called to order at 6:00 PM

Hibbard approved of the absence of Akina and Paduk

Harris 2<sup>nd</sup>

**B. ADOPTION OF FORMAL AGENDA**

Hibbard approved agenda

Edison 2<sup>nd</sup>

**C. APPROVAL OF MINUTES**

Edison approved

Morton 2<sup>nd</sup>

**D. PUBLIC COMMENTS**

Hello all -

I thought I was going to make it tomorrow, but while rehab is going really well, I'm having a small setback which keeps me from sitting comfortably. So, rather than making the trip to stand up for an hour+, I'll stay at home and make a few quick comments for tomorrow evening's public meeting record, under Item D "Public Comments."

1) I'd like to request that when an acronym is used on the meeting agenda or elsewhere in your documents, that it also be fully identified for the record following its first use.

Hence, Item F-1 under Discussion/Action Items on this evening's agenda, the term "FKHC" would be listed as "FKHC (Friends of Kalamazoo Historic Cemeteries.)" You can also do it the other way around by using the full title first and then adding the acronym following it. Thank you for considering this request.

2) On that same above-mentioned agenda item - F-1 under Discussion/Action items, the Friends of the Kalamazoo Historic Cemeteries request for a direct gift/mini-grant, I'd like to make a few comments from my perspective as the primary author of the subject grant program and co-founder of the Fund.

a) Although this request got off to a slightly discombobulated start, the end result in the document prepared for the meeting, along with what I expect will be a 3 minute presentation from Gary Swain, represents what I believe is a well-prepared proposal for a great project that meets the criteria, and which I hope you all will support.

b) Although it is NOT mentioned anywhere in the documentation, if this proposal is approved, it

provides a great vehicle for sharing information about the KHPC and what it does, the good work it supports and the role the O'Connor Fund plays in making it happen - which in turn has the potential to draw in new grant applicants and donors alike.

And so, although it is not currently required, I hope you will discuss this point with Gary at this evening's meeting, and request that the FKHC consider helping the KHPC spread the word about its work and the Fund by indicating the project is "Supported by the "Kalamazoo Historic Preservation Commission's O'Connor Fund Mini-grant Program" in all of its spoken and printed materials related to carrying out and completing the work described in the grant proposal, including promotional, registration, press releases, media interviews, signage etc. Asking your grant partners to do this on your behalf is one of the best ways we have to help get the word out, so I hope the FKHC will agree to assist the KHPC in this way.

**Luis**, will you please acknowledge that you've received this message and that it will be included for the record for tomorrow night's meeting? Thank you.

Thanks for listening and have a good meeting!  
Pam

[Pam O'Connor / 500 Revel Run, Apt. 3030, Kalamazoo, MI 49001 / 269-342-4608 / phoc508@gmail.com](mailto:phoc508@gmail.com)

[making time visible...](#)

## E. REPORTS

1. Financial Report  
Pena read report
2. O'Connor Fund Report  
Pena read report
3. Preservation Month Report  
Harris, at the bottom of the report, it gives information to kinda close out the subcommittee's work for this year. We had our Awards of Merit ceremony at the end of May, which was very well attended, and our two award winners felt very celebrated, and it was a great night. Pena, we had about 40 people attend, certainly the biggest group I have had. After talking with Sharon said this was the biggest group she has seen in a while. This is the beginning of a new age. The Video went on the Kalamazoo City page yesterday. Hibbard, will it be on the award page as well? Pena, I will send an email right now. Hibbard said Pam said to make a contact list.

## F. DISCUSSION/ACTION ITEM

1. FKHC Minigrant Proposal
2. Pena, we have given grants before, but now we are looking at a mini-grant. This is not a gift. We have already gone through the part of the process where Gary Swain. He came to last month's meeting and gave a three-minute presentation to the Historic Preservation Commission. A KHPC member agreed to work on the application. Dusty, that was you with Gary. We are at the portion of the meeting

where we will review the form of a memo by Dusty and Gary for the Friends of Kalamazoo historic cemeteries mini-grant. Dusty, I am a little unclear about what I am to do. We have the memo we've reviewed it. Am I asking questions or voting? Will voting be the chair correct? Pena, no Vail, you can ask questions and make any comments that you might have about this at this time. Morton, I do believe in the text of the memo we addressed one of the concerns that were expressed in public comments. A lot of what the friends of Kalamazoo historic cemeteries are doing is constantly talking with the public and advancing knowledge. Vail, the next thing we need is a motion to award the mini-grant. Morton, we have quorum here, but am I allowed to participate in the vote? I don't see anything saying that my vote would not be allowed. Vail, if the commissioner who brings it should abstain from the vote. However, I don't want to be in a situation where we don't have enough to vote, and we don't have any stipulations on that. I don't see where this would constitute grounds for abstention from the vote, it is in writing; it's obvious that this person is in support of it. Vail, I am ok with each commissioner voting, Pena, even if Dusty doesn't vote, it reads if the majority of the KHPC members at that meeting agree. Hibbard, I move that the KHPC award \$5,000 as requested in the application to the Friends of Kalamazoo historic cemeteries from the O'Connor one fund to be used for the other purposes listed in the application during the subsequent year of the award. Morton, can we clarify the amount? Vail, yes. Hibbard is not \$5,000? Morton, no its \$2,500. Morton, are you willing to amend your motion to alter the amount? Hibbard yes. Harris 2<sup>nd</sup> the amended motion. Roll call vote unanimous.

## 2. COORDINATOR'S REPORT

Pena presented

There was a joint meeting between the Grand Rapids Public History Roundtable and the Kalamazoo Public History Roundtable. Edison, I was there; it was the Grand Rapids and Kalamazoo Round Table and the Gun Lake Tribe. It was great to meet people Larry Bell Foundation Library. Crystal Burnett was there getting books categorized. Megan Daniels was also there. Pena, great job as well to Dusty and Gary on the application.

## 3. COMMISSIONER COMMENTS

Morton thanked Luis for helping with the mini-grant. The Association of Immigration Studies is coming to town in two weeks, roughly. There will be a cleaning at Riverside next Saturday.

## 4. ADJOURNMENT

Vail moved to adjourn at 6:38 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.

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.

**Expenditure Detail Report**  
 City of Kalamazoo  
 01/01/2026 through 12/31/2026

270 HISTORICAL COMMISSION FUND  
 803 HISTORIC COMMISSION

| <u>Account Number</u>  |  | <u>Adjusted<br/>Appropriation</u> | <u>Expenditures</u> | <u>Year-to-date<br/>Expenditures</u> | <u>Year-to-date<br/>Encumbrances</u> | <u>Balance</u> | <u>Prct<br/>Used</u> |
|------------------------|--|-----------------------------------|---------------------|--------------------------------------|--------------------------------------|----------------|----------------------|
| 270-803-00.000         | HISTORIC COMMISSION                                    |                                   |                     |                                      |                                      |                |                      |
| 270-803-00.000         | HISTORIC COMMISSION                                    |                                   |                     |                                      |                                      |                |                      |
| 270-803-00.000-729.000 | OPERATING SUPPLIES                                     | 500.00                            | 0.00                | 0.00                                 | 0.00                                 | 500.00         | 0.00                 |
| 270-803-00.000-729.000 | OPERATING SUPPLIES                                     | 500.00                            | 0.00                | 0.00                                 | 0.00                                 | 500.00         | 0.00                 |
| 270-803-00.000-801.000 | PROFESSIONAL AND CONTRACTUAL SERVICES                  | 500.00                            | 0.00                | 0.00                                 | 0.00                                 | 500.00         | 0.00                 |
| 3/16/2026              | invoice IN 3912  |                                   | 271.44              |                                      |                                      |                |                      |
|                        | Line Description: CPED - CATERING FOR HPC MEETIN       |                                   |                     |                                      |                                      |                |                      |
|                        | Vendor: 023596 JIMMY JOHNS                             |                                   |                     |                                      |                                      |                |                      |
|                        | Document Description: CPED - CATERING FOR HPC MEETIN   |                                   |                     |                                      |                                      |                |                      |
|                        | Check # 1164083  |                                   |                     |                                      |                                      |                |                      |
| 3/24/2026              | po PO P-054802   |                                   |                     |                                      | 150.00                               |                |                      |
|                        | Line Description: KNAC - CRAWLSPACE RENTAL - 202       |                                   |                     |                                      |                                      |                |                      |
|                        | Vendor: 033635 KALAMAZOO NONPROFIT ADVOCACY, COALITION |                                   |                     |                                      |                                      |                |                      |
|                        | Document Description: KNAC - CRAWLSPACE RENTAL - 2026  |                                   |                     |                                      |                                      |                |                      |
|                        | Check # 0  |                                   |                     |                                      |                                      |                |                      |
| 4/21/2026              | po PO P-055118   |                                   |                     |                                      | 150.00                               |                |                      |
|                        | Line Description: RENTAL - 2026 O'CONNOR PRE-APP       |                                   |                     |                                      |                                      |                |                      |
|                        | Vendor: 034766 CRAWLSPACE THEATRE PRODUCTIONS          |                                   |                     |                                      |                                      |                |                      |
|                        | Document Description: RENTAL - 2026 O'CONNOR PRE-APP   |                                   |                     |                                      |                                      |                |                      |
|                        | Check # 0  |                                   |                     |                                      |                                      |                |                      |
| 4/30/2026              | invoice IN 1400  |                                   | 150.00              |                                      |                                      |                |                      |
|                        | Line Description: RENTAL - 2026 O'CONNOR PRE-APP       |                                   |                     |                                      |                                      |                |                      |
|                        | Vendor: 034766 CRAWLSPACE THEATRE PRODUCTIONS          |                                   |                     |                                      |                                      |                |                      |
|                        | Document Description: RENTAL - 2026 O'CONNOR PRE-APP   |                                   |                     |                                      |                                      |                |                      |
|                        | Check # 1164838  |                                   |                     |                                      |                                      |                |                      |
| 4/30/2026              | po LI 1400   |                                   |                     |                                      | -150.00                              |                |                      |
|                        | Line Description: RENTAL - 2026 O'CONNOR PRE-APP       |                                   |                     |                                      |                                      |                |                      |
|                        | Vendor: 034766 CRAWLSPACE THEATRE PRODUCTIONS          |                                   |                     |                                      |                                      |                |                      |
|                        | Document Description: RENTAL - 2026 O'CONNOR PRE-APP   |                                   |                     |                                      |                                      |                |                      |
|                        | Check # 1164838  |                                   |                     |                                      |                                      |                |                      |
| 5/18/2026              | po PO P-055442   |                                   |                     |                                      | 225.00                               |                |                      |
|                        | Line Description: HISTORIC PRESERVATION AWARDS O       |                                   |                     |                                      |                                      |                |                      |
|                        | Vendor: 034766 CRAWLSPACE THEATRE PRODUCTIONS          |                                   |                     |                                      |                                      |                |                      |
|                        | Document Description: HISTORIC PRESERVATION AWARDS     |                                   |                     |                                      |                                      |                |                      |
|                        | Check # 0  |                                   |                     |                                      |                                      |                |                      |
| 270-803-00.000-801.000 | PROFESSIONAL AND CONTRACTUAL SERVICES                  | 500.00                            | 421.44              | 421.44                               | 375.00                               | -296.44        | 159.29               |
| 270-803-00.000-810.003 | MEMBERSHIPS AND SUBSCRIPTIONS                          | 345.00                            | 0.00                | 0.00                                 | 0.00                                 | 345.00         | 0.00                 |
| 5/15/2026              | invoice IN 28566                                       |                                   | 237.48              |                                      |                                      |                |                      |
|                        | Line Description: CPED - HISTORIC DISTRICT MEMBE       |                                   |                     |                                      |                                      |                |                      |
|                        | Vendor: 003962 MICHIGAN HISTORIC PRESERVATION          |                                   |                     |                                      |                                      |                |                      |
|                        | Document Description: CPED - HISTORIC DISTRICT MEMBEF  |                                   |                     |                                      |                                      |                |                      |
|                        | Check # 1165532  |                                   |                     |                                      |                                      |                |                      |
| 270-803-00.000-810.003 | MEMBERSHIPS AND SUBSCRIPTIONS                          | 345.00                            | 237.48              | 237.48                               | 0.00                                 | 107.52         | 68.83                |
| <b>Total</b>           | <b>HISTORIC COMMISSION</b>                             | <b>1,345.00</b>                   | <b>658.92</b>       | <b>658.92</b>                        | <b>375.00</b>                        | <b>311.08</b>  | <b>76.87</b>         |
| 270-803-03.000         | KCF O'CONNOR HISTORIC PRESERVATION                     |                                   |                     |                                      |                                      |                |                      |

**Expenditure Detail Report**  
 City of Kalamazoo  
 01/01/2026 through 12/31/2026

270 HISTORICAL COMMISSION FUND  
 803 HISTORIC COMMISSION

| <u>Account Number</u>  |  | <u>Adjusted<br/>Appropriation</u> | <u>Expenditures</u> | <u>Year-to-date<br/>Expenditures</u>                   | <u>Year-to-date<br/>Encumbrances</u> | <u>Balance</u> | <u>Prct<br/>Used</u> |
|------------------------|--|-----------------------------------|---------------------|--|--------------------------------------|----------------|----------------------|
| 270-803-03.000         | KCF O'CONNOR HISTORIC PRESERVATION               |                                   |                     |  |                                      |                |                      |
| 270-803-03.000-729.000 | OPERATING SUPPLIES                               | 2,800.00                          | 0.00                | 0.00   | 0.00                                 | 2,800.00       | 0.00                 |
| 270-803-03.000-729.000 | OPERATING SUPPLIES                               | 2,800.00                          | 0.00                | 0.00   | 0.00                                 | 2,800.00       | 0.00                 |
| 270-803-03.000-811.000 | PROFESSIONAL DEVELOPMENT                         | 2,200.00                          | 0.00                | 0.00   | 0.00                                 | 2,200.00       | 0.00                 |
| 5/15/2026              | invoice IN WHV-2FZ69T8                           |                                   | 210.00              |  |                                      |                |                      |
|                        | Line Description: CPED - 2026 MI PRESERVATION CO |                                   |                     | Document Description : CPED - 2026 MI PRESERVATION CON |                                      |                |                      |
|                        | Vendor: 003962 MICHIGAN HISTORIC PRESERVATION    |                                   |                     | Check # 1165531  |                                      |                |                      |
| 5/15/2026              | invoice IN WHV-2FZ69T8                           |                                   | 210.00              |  |                                      |                |                      |
|                        | Line Description: CPED - 2026 MI PRESERVATION CO |                                   |                     | Document Description : CPED - 2026 MI PRESERVATION CON |                                      |                |                      |
|                        | Vendor: 003962 MICHIGAN HISTORIC PRESERVATION    |                                   |                     | Check # 1165531  |                                      |                |                      |
| 5/15/2026              | invoice IN WHV-ASNS2L9                           |                                   | 210.00              |  |                                      |                |                      |
|                        | Line Description: CPED - 2026 MI PRESERVATION CO |                                   |                     | Document Description : CPED - 2026 MI PRESERVATION CON |                                      |                |                      |
|                        | Vendor: 003962 MICHIGAN HISTORIC PRESERVATION    |                                   |                     | Check # 1165531  |                                      |                |                      |
| 5/15/2026              | invoice IN WHV-ASNS2L9                           |                                   | 155.00              |  |                                      |                |                      |
|                        | Line Description: CPED - 2026 MI PRESERVATION CO |                                   |                     | Document Description : CPED - 2026 MI PRESERVATION CON |                                      |                |                      |
|                        | Vendor: 003962 MICHIGAN HISTORIC PRESERVATION    |                                   |                     | Check # 1165531  |                                      |                |                      |
| 5/15/2026              | invoice IN WHV-XYJQYHK                           |                                   | 420.00              |  |                                      |                |                      |
|                        | Line Description: CPED - 2026 MI PRESERVATION CO |                                   |                     | Document Description : CPED - 2026 MI PRESERVATION CON |                                      |                |                      |
|                        | Vendor: 003962 MICHIGAN HISTORIC PRESERVATION    |                                   |                     | Check # 1165531  |                                      |                |                      |
| 270-803-03.000-811.000 | PROFESSIONAL DEVELOPMENT                         | 2,200.00                          | 1,205.00            | 1,205.00   | 0.00                                 | 995.00         | 54.77                |
| 270-803-03.000-882.000 | SPONSORSHIPS                                     | 10,000.00                         | 0.00                | 0.00   | 0.00                                 | 10,000.00      | 0.00                 |
| 270-803-03.000-882.000 | SPONSORSHIPS                                     | 10,000.00                         | 0.00                | 0.00   | 0.00                                 | 10,000.00      | 0.00                 |
| 270-803-03.000-956.000 | GRANTS   | 10,000.00                         | 0.00                | 0.00   | 0.00                                 | 10,000.00      | 0.00                 |
| 270-803-03.000-956.000 | GRANTS   | 10,000.00                         | 0.00                | 0.00   | 0.00                                 | 10,000.00      | 0.00                 |
| <b>Total</b>           | KCF O'CONNOR HISTORIC PRESERVATION               | 25,000.00                         | 1,205.00            | 1,205.00   | 0.00                                 | 23,795.00      | 4.82                 |
| <b>Total</b>           | HISTORIC COMMISSION                              | 26,345.00                         | 1,863.92            | 1,863.92   | 375.00                               | 24,106.08      | 8.50                 |

**Expenditure Detail Report**  
 City of Kalamazoo  
 01/01/2026 through 12/31/2026

270 HISTORICAL COMMISSION FUND  
 970 TRANSFERS OUT - OPERATING

| <u>Account Number</u> |                            | <u>Adjusted<br/>Appropriation</u> | <u>Expenditures</u> | <u>Year-to-date<br/>Expenditures</u> | <u>Year-to-date<br/>Encumbrances</u> | <u>Balance</u> | <u>Prct<br/>Used</u> |
|-----------------------|----------------------------|-----------------------------------|---------------------|--------------------------------------|--------------------------------------|----------------|----------------------|
| 270-970-00.000        | TRANSFERS OUT - OPERATING  |                                   |                     |                                      |                                      |                |                      |
| 270-970-00.000        | TRANSFERS OUT - OPERATING  |                                   |                     |                                      |                                      |                |                      |
| <b>Total</b>          | TRANSFERS OUT - OPERATING  | 0.00                              | 0.00                | 0.00                                 | 0.00                                 | 0.00           | 0.00                 |
| <b>Total</b>          | HISTORICAL COMMISSION FUND | 26,345.00                         | 1,863.92            | 1,863.92                             | 375.00                               | 24,106.08      | 8.50                 |
|                       | <b>Grand Total</b>         | 26,345.00                         | 1,863.92            | 1,863.92                             | 375.00                               | 24,106.08      | 8.50                 |

City of Kalamazoo  
 1/ 1/2026 through 12/31/2026

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> |
|---|--------------------------|---------------|----------------|-------------------|--------------------|----------------|
| <b>Assets</b>                                     |                          |               |                |                   |                    |                |
| 270-000-00.000-001.001 BANK 1 CASH (OPERATING-POC | 274.87                   | 0.00          | 1,863.92       | 0.00              | 1,863.92           | 1,589.05 CR    |
| <b>Total Assets</b>                               | 274.87                   | 0.00          | 1,863.92       | 0.00              | 1,863.92           | 1,589.05 CR    |
| <b>Liabilities</b>                                |                          |               |                |                   |                    |                |
| 270-000-00.000-202.000 ACCOUNTS PAYABLE           | 0.00                     | 1,863.92      | 1,863.92       | 1,863.92          | 1,863.92           | 0.00           |
| 270-000-00.000-214.705 DUE TO DISBURSEMENT FUND   | 0.00                     | 1,863.92      | 1,863.92       | 1,863.92          | 1,863.92           | 0.00           |
| <b>Total Liabilities</b>                          | 0.00                     | 3,727.84      | 3,727.84       | 3,727.84          | 3,727.84           | 0.00           |
| <b>Equities</b>                                   |                          |               |                |                   |                    |                |
| 270-000-00.000-385.001 FUND BALANCE - ASSIGNED FO | 0.00                     | 150.00        | 525.00         | 150.00            | 525.00             | 375.00 CR      |
| 270-000-00.000-390.000 FUND BALANCE - UNASSIGNED  | 274.87 CR                | 0.00          | 0.00           | 0.00              | 0.00               | 274.87 CR      |
| <b>Total Equities</b>                             | 274.87 CR                | 150.00        | 525.00         | 150.00            | 525.00             | 649.87 CR      |
| <b>Operating</b>                                  |                          |               |                |                   |                    |                |
| 270-000-00.000-700.000 ACTUAL EXPENDITURE CONTR(  | 0.00                     | 1,863.92      | 0.00           | 1,863.92          | 0.00               | 1,863.92       |
| 270-000-00.000-700.002 ENCUMBRANCE CONTROL        | 0.00                     | 525.00        | 150.00         | 525.00            | 150.00             | 375.00         |
| <b>Total Operating</b>                            | 0.00                     | 2,388.92      | 150.00         | 2,388.92          | 150.00             | 2,238.92       |
| <b>Budgetary</b>                                  |                          |               |                |                   |                    |                |
| <b>Total Budgetary</b>                            | 0.00                     | 0.00          | 0.00           | 0.00              | 0.00               | 0.00           |

City of Kalamazoo  
 1/ 1/2026 through 12/31/2026

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|   |           |          |          |          |          |             |
|---|-----------|----------|----------|----------|----------|-------------|
| <b>Assets</b>                           | 274.87    | 0.00     | 1,863.92 | 0.00     | 1,863.92 | 1,589.05 CR |
| <b>Liabilities</b>                      | 0.00      | 3,727.84 | 3,727.84 | 3,727.84 | 3,727.84 | 0.00        |
| <b>Equities</b>                         | 274.87 CR | 150.00   | 525.00   | 150.00   | 525.00   | 649.87 CR   |
| <b>Operating</b>                        | 0.00      | 2,388.92 | 150.00   | 2,388.92 | 150.00   | 2,238.92    |
| <b>Total HISTORICAL COMMISSION FUND</b> | 0.00      | 6,266.76 | 6,266.76 | 6,266.76 | 6,266.76 | 0.00        |

City of Kalamazoo  
 1/ 1/2026 through 12/31/2026

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**Grand Totals**

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|                           | <i>Beginning<br/>Balance</i> | <i>Debits</i> | <i>Credits</i> | <i>YTD Debits</i> | <i>YTD Credits</i> | <i>Balance</i> |
|---------------------------|------------------------------|---------------|----------------|-------------------|--------------------|----------------|
| <b>Total Assets</b>       | 274.87                       | 0.00          | 1,863.92       | 0.00              | 1,863.92           | 1,589.05 CR    |
| <b>Total Liabilities</b>  | 0.00                         | 3,727.84      | 3,727.84       | 3,727.84          | 3,727.84           | 0.00           |
| <b>Total Equities</b>     | 274.87 CR                    | 150.00        | 525.00         | 150.00            | 525.00             | 649.87 CR      |
| <b>Total Operating</b>    | 0.00                         | 2,388.92      | 150.00         | 2,388.92          | 150.00             | 2,238.92       |
| <b>Total Expenditures</b> | 0.00                         | 0.00          | 0.00           | 0.00              | 0.00               | 0.00           |
| <b>Total Revenues</b>     | 0.00                         | 0.00          | 0.00           | 0.00              | 0.00               | 0.00           |
| <b>Total Budgetary</b>    | 0.00                         | 0.00          | 0.00           | 0.00              | 0.00               | 0.00           |
| <b>Total All Funds</b>    | 0.00                         | 6,266.76      | 6,266.76       | 6,266.76          | 6,266.76           | 0.00           |

**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. 01/06/2026                      1710 CLINTON AVE                      Edison                      CHW

PROPOSED WORK:

- Demo - remove bathroom claw foot tub, vanity, light fixture
- Toilet will be removed for project and reinstalled
- Stand-in shower will replace claw foot tub
- East wall and flooring will be opened up allowing relocation of plumbing
- GFCI will be added near new vanity
- Existing vinyl tiles will be replaced with sheet vinyl
- New vanity and plumbing
- Porto Potty Rental

AREA OF POTENTIAL EFFECT: Limited to this house.

HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Hays Park/South Park study area in the 2019 Reconnaissance Level Historic Resources Survey. This house is National Register Eligible.

DETERMINATION OF EFFECT: No ADVERSE Effect on historic properties. Work may proceed without further review.  
 Work may proceed without further review

2. 01/06/2026                      913 OSBORNE ST                      Vine                      CHW

PROPOSED WORK: Chimney liner repair (furnace exhaust).

AREA OF POTENTIAL EFFECT: Limited to this house.

HISTORIC PROPERTIES PRESENT: This house is located within the South Street – Vine Area local historic district. This house is National Register eligible.

DETERMINATION OF EFFECT: No adverse effect on historic properties.  
 Work may proceed without further review

3.02/24/2026                      1420 CLINTON AVE                      Edison                      CHW

PROPOSED WORK: Duct work – return vents replaced  
 Leveling of basement floor around drain. Floor is uneven.

AREA OF POTENTIAL EFFECT: Limited to this house.

HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Hays Park / South Park Historic District in the 2022 Reconnaissance Level Historic Survey. This house is National Register Eligible. The proposed work is covered under Appendix C of the programmatic agreement between the city of Kalamazoo and the Michigan SHPO.

DETERMINATION OF EFFECT: No ADVERSE Effect on historic properties. Work may proceed without further review.

4. 02/24/2026                      1012 LANE BLVD                      Edison                      CHW

PROPOSED WORK:

- Front porch demo and rebuild (front steps and landing)
- Gutter cleaning and repair
- COK and building permit

AREA OF POTENTIAL EFFECT: Limited to this House

HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Hays Park / South Park

Historic District in the 2022 Reconnaissance Level Historic Survey.

DETERMINATION OF EFFECT: **Adverse Effect Pending Further Review**

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- a. Porch - Potential **ADVERSE EFFECT - Please send details of the proposed work to the coordinator for review before beginning.**

5. 03/05/2026                      517 W VINE ST                      Vine                      COK CDBG  
**PROPOSED WORK:** The Vine Neighborhood center parking lot will be improved through various reconstruction and rehabilitation efforts. Improvements to the parking lot includes: milling and removal of existing asphalt, improvements to parking lot stormwater drainage, placement of new asphalt and striping of parking lot, improve landscaping, adding bike racks and updating electrical.  
**AREA OF POTENTIAL EFFECT:** Limited to this property.  
**HISTORIC PROPERTIES PRESENT:** This property is a contributing historic resource in the South Street – Vine area local historic district. This project complies with appendix C of the Programmatic agreement between the city of Kalamazoo and the Michigan SHPO. No further review is necessary.  
 Work may proceed without further review

6. 03/10/2026                      1015 REED AVE                      Edison                      CHW  
**PROPOSED WORK:** Furnace replacement and a/c installation  
**AREA OF POTENTIAL EFFECT:** Limited to this house.  
**HISTORIC PROPERTIES PRESENT:** This house was evaluated as being a contributing structure in the Hays Park/South Park potential Historic District in the 2022 Reconnaissance level Historic Survey. This property is National Register Eligible. This is an appendix C Project under the Programmatic agreement between the City of Kalamazoo and SHPO. No adverse effect on Historic properties. Work may proceed without further review.

7. 03/10/2026                      304 REED AVE                      Edison                      CHW  
**PROPOSED WORK:** - Remove and replace porch decking and floor joists  
 - Repair/replace locks on front and side entry doors  
 - Replace front exterior storm door  
 - COK building permit  
**AREA OF POTENTIAL EFFECT:** Limited to this house.  
**HISTORIC PROPERTIES PRESENT:** This structure appears to meet National Register Criteria because:  
 This house was evaluated as being a contributing structure in the Hays Park/South Park potential Historic District in the 2022 Reconnaissance level Historic Survey. This property is National Register Eligible. This is an appendix C Project under the Programmatic agreement between the City of Kalamazoo and SHPO. No adverse effect on historic properties. Work may proceed without further review

8. 03/23/2026                      601 CLINTON AVE                      Edison                      CHW  
**PROPOSED WORK:** Fix Sewer line  
 Replace water heater with ENERGY STAR power vented natural gas storage 40 gal water heater with a .64 UEF or greater  
**AREA OF POTENTIAL EFFECT:** Limited to this house.  
**HISTORIC PROPERTIES PRESENT:** This house was evaluated as being a contributing structure in the Hays Park/South Park Historic district in the 2022 Reconnaissance Level Historic Survey. This house is National Register Eligible. The proposed work is covered under appendix c of the programmatic agreement between the city of Kalamazoo and the Michigan SHPO.  
 Work may proceed without further review

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9. 04/07/2026                      1420 CLINTON AVE                      Edison                      CHW

**PROPOSED WORK:**

- Gutter and fascia repairs on driveway side of home
- Front shutter re-attach
- Back sliding door adjustment
- Kitchen and door caulking
- Replace broken floor register
- Investigate exterior light malfunctions
- Investigate floor drain repairs

AREA OF POTENTIAL EFFECT: Limited to this house.

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

Criteria because: This house was evaluated as being a contributing structure in the Hays Park/South Park potential Historic District in the 2022 Reconnaissance level Historic Survey. This property is National Register Eligible. This is an appendix C Project under the Programmatic agreement between the City of Kalamazoo and SHPO. No adverse effect on Historic properties. Work may proceed without further review.

10. 04/07/2026                      452 TERRACE CT                      Edison                      Milestones Senior Services

**PROPOSED WORK:** New build of main floor bathroom. To include electrical for washer/dryer

Electrical assessment through whole house

Safe steps for basement w/handrail

Smokes/Co2

AREA OF POTENTIAL EFFECT: Limited to this house.

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

Criteria because: This house was evaluated as being a contributing structure in the Hays Park/South Park potential Historic District in the 2022 Reconnaissance level Historic Survey. This property is National Register Eligible. This is an appendix C Project under the Programmatic agreement between the City of Kalamazoo and SHPO. No adverse effect on Historic properties. Work may proceed without further

11. 04/30/2026                      1224 EGGLESTON AVE                      Edison                      Community Homeworks

**PROPOSED WORK:** Front stair rebuild

AREA OF POTENTIAL EFFECT: Limited to this house

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 Hays Park / South Park Residential Study Area in the 2021 Reconnaissance level Historic resources Survey. This house is National Register Eligible.

**DETERMINATION OF EFFECT: ADVERSE EFFECT PENDING FURTHER REVIEW**

a. Porch - Potential **ADVERSE EFFECT - Please send details of the proposed work to the coordinator for review before beginning.**

**Please send details of the proposed work to the coordinator for review before beginning.**

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12. 04/30/2026                      301 W VINE                      Vine                      CHW  
 PROPOSED WORK: A/C add on  
 AREA OF POTENTIAL EFFECT: Limited to this house.  
 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 house and the area around it is also on the National register of Historic places as part of the Vine Area National Register Historic District. Further review is needed before proceeding.  
 DETERMINATION OF EFFECT: **ADVERSE EFFECT PENDING FURTHER REVIEW**  
 a. A/C add on - Potential **ADVERSE EFFECT - Please send details of the proposed work to the coordinator for review before beginning.**  
**Please send details of the proposed work to the coordinator for review before beginning.**

13. 04/30/2026                      1110 HAYS PARK                      Edison                      CHW  
 PROPOSED WORK: Furnace Replacement  
 AREA OF POTENTIAL EFFECT: Limited to this house.  
 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 Hays Park / South Park Residential Study Area in the 2021 Reconnaissance level Historic resources Survey. This house is National Register Eligible. DETERMINATION OF EFFECT: No ADVERSE Effect on historic properties. Work may proceed without further review. This project is covered under Appendix C of the programmatic agreement between the city of Kalamazoo and the Michigan SHPO.  
 Work may proceed without further review

14.  
 05/12/2026                      519 TERRACE CT                      Edison                      CHW  
 PROPOSED WORK:  
 -Electrical repairs  
 -Garage door replacement  
 -Kitchen drain repair/replacement  
 -Basement stair railing install  
 -Broken window pane replacement (kitchen glass)  
 -Outside garden hose faucet replacement  
 AREA OF POTENTIAL EFFECT: Limited to this house.  
 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 Ihling Everard potential Historic District a in the 2022 Reconnaissance Level Historic survey. This property is National Register Eligible. Please Send the historic preservation Coordinator Further information before proceeding with work.  
 DETERMINATION OF EFFECT: **ADVERSE EFFECT**  
 Electrical repairs – No Adverse Effect  
 Garage door replacement – Potential Adverse Effect pending further review – Please send details regarding the existing door and the proposed door to the coordinator to for review before beginning work.

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Kitchen drain repair/replacement – No Adverse Effect  
 Basement stair railing install – No Adverse Effect  
 Broken window pane replacement (kitchen glass) – Potential Adverse Effect pending further review – please send details regarding the work to the coordinator before beginning work. Is the proposed work only replacing broken glass, or will there be a window replacement, or sash work?  
 Outside garden hose faucet replacement – No Adverse Effect

**Please send details of the proposed work to the coordinator for review before beginning.**

**COMMENTS ON PROPOSED REHABILITATION SPECIFICATIONS**

05/20/2026

Specifications received from: Drew Duncan, Construction Manager CHW:

For the garage:

We want to replace the current broken wooden panel door with an aluminum panel.

The broken window:

Wood frame with a broken pane. The plan for this is to replace only the glass pane. No frame or sash repair is needed.

**COMMENTS**

The project specifications for the garage door replacement and glass replacement substantially comply with the Secretary of the Interior Standards. This undertaking is cleared.

DETERMINATION OF EFFECT: Proposed work will have NO ADVERSE EFFECT.

**15. 05/12/2026                      1518 EGLESTON AVE                      Edison                      CHW**

**PROPOSED WORK:**

- Gutter installation on East and West sides of home
- Front step repairs and railing addition
- Investigate broken front post light
- Back porch spindle repairs, railing added near steps, soft spot on deck fixed

AREA OF POTENTIAL EFFECT: Limited to this house.

HISTORIC PROPERTIES PRESENT: 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 Hays Park / South Park potential Historic District in the 2022 Reconnaissance Level Historic survey. This property is National Register Eligible. Please Send the historic preservation Coordinator Further information before proceeding with work.

**DETERMINATION OF EFFECT: ADVERSE EFFECT**

Gutter installation on East and West sides of home – Potential Adverse Effect, please send information regarding the type (K-style or half round) of the gutters, and information about how the gutters will be mounted.

Front step repairs and railing addition – Potential Adverse effect, please send information regarding the railing installation

Investigate broken front post light – No adverse effect

Back porch spindle repairs, railing added near steps, soft spot on deck fixed – Potential Adverse Effect, please send information regarding the railing to be added.

Please send details of the proposed work to the coordinator for review before beginning.

**COMMENTS ON PROPOSED REHABILITATION SPECIFICATIONS**

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06/02/2016

Specifications received from: Drew Duncan, Construction Manager, Community Homeworks

a. Gutter installation on East and West sides of home – Potential Adverse Effect, please send information regarding the type (K-style or half round) of the gutters, and information about how the gutters will be mounted.

The plan is to install 5" K-style seamless aluminum gutters in 3 separate runs, attaching them directly to the roof overhangs using hidden fasteners through the fascia.

b. Front step repairs and railing addition – Potential Adverse effect, please send information regarding the railing installation. There is existing 2" x 6" treated boards used as stair treads. These will be removed and replaced with new pressure-treated boards. The hand railing addition on the east side of the front steps will directly resemble the exiting railing on the west side of the stairs. This will also be constructed using wood from like material. Please see the photos attached to the email.

c. Investigate broken front post light – No adverse effect

d. Back porch spindle repairs, railing added near steps, soft spot on deck fixed – Potential Adverse Effect, please send information regarding the railing to be added.

The soft spot on the deck appears to be loose boards that may just need to be fastened down. There is only one missing spindle on the back porch railing and multiple, that are very loose. These will be salvaged, just refastened. There are two stairs from the back deck leading to grade. There currently isn't a grab bar installed, and the client would like something installed to make the step down safer for the family. The plan is to install one 4" x 4" treated post at the bottom of the steps dug into the ground, and a wood grab bar with returns running from top to bottom posts about 30" long.

**COMMENTS**

The project as the work above substantially complies with the Secretary of the Interior Standards. This undertaking is cleared.

**DETERMINATION OF EFFECT: Proposed work will have NO ADVERSE EFFECT.**

16. 05/20/2026                      1608 LANE BLVD                      Edison                      KNHS

**PROPOSED WORK:**

**AREA OF POTENTIAL EFFECT:** Limited to this brick house and adjacent properties on Lane Blvd

**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 Hays Park/South Park potential historic district in the 2022 Reconnaissance level Historic Survey. This property is national register Eligible. Please provide further information to the Preservation Coordinator before beginning.

**DETERMINATION OF EFFECT: ADVERSE EFFECT**

a. Remediate all lead paint hazards - **Please send details of the proposed work to the coordinator for review before beginning, specifically a keyed diagram of the property that corresponds with the scope of work showing where the proposed work will take place.**

**Please send details of the proposed work to the coordinator for review before beginning.**

17. 06/03/2026                      330 REED AVE                      Edison                      CHW

**PROPOSED WORK:** Central AC Install.

**AREA OF POTENTIAL EFFECT:** Limited to this house

**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 property was evaluated as being a contributing structure in the Hays Park/South Park Historic District in the 2022 Reconnaissance Level Survey. This area is National Register Eligible.

Please send additional information to the Historic Preservation Coordinator before Proceeding.

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DETERMINATION OF EFFECT: ADVERSE EFFECT

a. AC install – Adverse effect pending further review. Please send details regarding the installation. Please send details of the proposed work to the coordinator for review before beginning.

**COMMENTS ON PROPOSED REHABILITATION SPECIFICATIONS**

06/09/2026

Specifications received from: Zack Hunkins: add on air conditioner. No ground disturbance.

**COMMENTS**

The project specifications for Air Conditioner installation substantially comply with the Secretary of the Interior Standards. This undertaking is cleared.

DETERMINATION OF EFFECT: Proposed work will have NO ADVERSE EFFECT.

18. 06/15/2026                      1705 LANE BLVD                      Edison                      KNHS

PROPOSED WORK: Roof replacement only.

AREA OF POTENTIAL EFFECT: Limited to this property

**HISTORIC PROPERTIES PRESENT:**

This house was evaluated as being a contributing structure in the Hays Park/South Park potential Historic District in the 2022 Reconnaissance Level Historic Survey. This Property is National Register Eligible.

DETERMINATION OF EFFECT: **ADVERSE EFFECT**

a. Roof - Potential **ADVERSE EFFECT - Please send details of the proposed work to the coordinator for review before beginning.**

**Please send details of the proposed work to the coordinator for review before beginning.**

19. 06/15/2026                      1101 HAYS PARK AVE                      Edison                      KNHS

PROPOSED WORK: Roof replacement only.

AREA OF POTENTIAL EFFECT: Limited to this house

**HISTORIC PROPERTIES PRESENT:**

This house was evaluated as being a contributing structure in the Hays Park/South Park potential Historic District in the 2022 Reconnaissance Level Historic Survey. This Property is National Register Eligible.

DETERMINATION OF EFFECT

a. Roof - Potential **ADVERSE EFFECT - Please send details of the proposed work to the coordinator for review before beginning. Please send details of the proposed work to the coordinator for review before beginning.**

**COMMENTS ON PROPOSED REHABILITATION SPECIFICATIONS**

06/26/2016

Specifications received from: Dara Smith

Additional Information \_ reroof – 7/16” deck/shingle – remove all roof layers to deck. Remove existing flashing. Repair or replace existing deteriorated sheathing with material to match existing. Repair or replace any missing or deteriorated fascia, soffit, rafter tails using materials to match existing. Install 7/16” OSB over the entire roof. Install 15lb. felt or synthetic underlay, and fiberglass/dimensional strip shingles, minimum 30 year. Replace all flashing with .019 aluminum. All wall/roof intersections to include new metal flashing, neatly cut into siding with the counter flashing installed in conformance with the shingle manufacturer’s specifications and all plumbing vents shall include a new metal flashing at base, with a new flexible vinyl boot properly sized to seal pipe and roof intersection.

Step flash and counter flash chimney with aluminum. New metal counter flashing around the base of chimney shall be neatly cut into the mortar joints with a counter flashing properly sealed with urethane caulk. Install “Grace” brand (or

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approved equivalent) ice and water shield in valleys and 3 feet up from heated edge of house on eave edge. Shingle color choice by owner from standard stock. Shall install continuous ridge vent from rake edge to rake edge. If ridge vent alone will not provide adequate ventilation per code, include installation of additional can vents.

Gutter/Downspout – 5” Seamless

Install new white seamless 5” gutters, K type, Seamless, .027 aluminum gutter, 4” by 4” downspout with minimum 36” kick out. Install downspouts at each corner and major offset with straps 3” on center.

**COMMENTS**

The project specifications for the project as described substantially comply with the Secretary of the Interior Standards. This undertaking is cleared under appendix C of the programmatic agreement between the city of Kalamazoo and the Michigan State Historic Preservation Officer.

**DETERMINATION OF EFFECT:** Proposed work will have NO ADVERSE EFFECT.

20. 06/15/2026                      726 Davis                      Vine                      KNHS

**PROPOSED WORK:** Roof replacement only.

**AREA OF POTENTIAL EFFECT:** Limited to this property

**HISTORIC PROPERTIES PRESENT:**

This house was evaluated as being a contributing structure in the Hays Park/South Park potential Historic District in the 2022 Reconnaissance Level Historic Survey. This Property is National Register Eligible.

**DETERMINATION OF EFFECT: ADVERSE EFFECT**

a. Roof - Potential **ADVERSE EFFECT - Please send details of the proposed work to the coordinator for review before beginning.**

**Please send details of the proposed work to the coordinator for review before beginning.**

**COMMENTS ON PROPOSED REHABILITATION SPECIFICATIONS**

06/26/2016

Specifications received from: Dara Smith

Additional Information \_ reroof – 7/16” deck/shingle – remove all roof layers to deck. Remove existing flashing. Repair or replace existing deteriorated sheathing with material to match existing. Repair or replace any missing or deteriorated fascia, soffit, rafter tails using materials to match existing. Install 7/16” OSB over the entire roof. Install 15lb. felt or synthetic underlay, and fiberglass/dimensional strip shingles, minimum 30 year. Replace all flashing with .019 aluminum. All wall/roof intersections to include new metal flashing, neatly cut into siding with the counter flashing installed in conformance with the shingle manufacturer’s specifications and all plumbing vents shall include a new metal flashing at base, with a new flexible vinyl boot properly sized to seal pipe and roof intersection.

Step flash and counter flash chimney with aluminum. New metal counter flashing around the base of chimney shall be neatly cut into the mortar joints with a counter flashing properly sealed with urethane caulk. Install “Grace” brand (or approved equivalent) ice and water shield in valleys and 3 feet up from heated edge of house on eave edge. Shingle color choice by owner from standard stock. Shall install continuous ridge vent from rake edge to rake edge. If ridge vent alone will not provide adequate ventilation per code, include installation of additional can vents.

Gutter/Downspout – 5” Seamless

Install new white seamless 5” gutters, K type, Seamless, .027 aluminum gutter, 4” by 4” downspout with minimum 36” kick out. Install downspouts at each corner and major offset with straps 3” on center.

**COMMENTS**

The project specifications for the project as described substantially comply with the Secretary of the Interior Standards. This undertaking is cleared under appendix C of the programmatic agreement between the city of Kalamazoo and the Michigan State Historic Preservation Officer.

**DETERMINATION OF EFFECT:** Proposed work will have NO ADVERSE EFFECT.

21. 06/15/2026                      622 Locust                      Vine                      KNHS

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PROPOSED WORK: Roof replacement only.  
 AREA OF POTENTIAL EFFECT: Limited to this property  
 HISTORIC PROPERTIES PRESENT:

This house was evaluated as being a contributing structure in the Hays Park/South Park potential Historic District in the 2022 Reconnaissance Level Historic Survey. This Property is National Register Eligible.

DETERMINATION OF EFFECT: **ADVERSE EFFECT**

a. Roof - Potential **ADVERSE EFFECT - Please send details of the proposed work to the coordinator for review before beginning.**

**Please send details of the proposed work to the coordinator for review before beginning.**

**COMMENTS ON PROPOSED REHABILITATION SPECIFICATIONS**

06/26/2016

Specifications received from: Dara Smith

Additional Information \_ reroof – 7/16” deck/shingle – remove all roof layers to deck. Remove existing flashing. Repair or replace existing deteriorated sheathing with material to match existing. Repair or replace any missing or deteriorated fascia, soffit, rafter tails using materials to match existing. Install 7/16” OSB over the entire roof. Install 15lb. felt or synthetic underlay, and fiberglass/dimensional strip shingles, minimum 30 year. Replace all flashing with .019 aluminum. All wall/roof intersections to include new metal flashing, neatly cut into siding with the counter flashing installed in conformance with the shingle manufacturer’s specifications and all plumbing vents shall include a new metal flashing at base, with a new flexible vinyl boot properly sized to seal pipe and roof intersection.

Step flash and counter flash chimney with aluminum. New metal counter flashing around the base of chimney shall be neatly cut into the mortar joints with a counter flashing properly sealed with urethane caulk. Install “Grace” brand (or approved equivalent) ice and water shield in valleys and 3 feet up from heated edge of house on eave edge. Shingle color choice by owner from standard stock. Shall install continuous ridge vent from rake edge to rake edge. If ridge vent alone will not provide adequate ventilation per code, include installation of additional can vents.

Gutter/Downspout – 5” Seamless

Install new white seamless 5” gutters, K type, Seamless, .027 aluminum gutter, 4” by 4” downspout with minimum 36” kick out. Install downspouts at each corner and major offset with straps 3” on center.

**COMMENTS**

The project specifications for the project as described substantially comply with the Secretary of the Interior Standards. This undertaking is cleared under appendix C of the programmatic agreement between the city of Kalamazoo and the Michigan State Historic Preservation Officer.

DETERMINATION OF EFFECT: Proposed work will have NO ADVERSE EFFECT.

22. 06/16/2026                      443 REED AVE                      Edison                      CHW

**PROPOSED WORK:**

- siding repair on east side of home
- reattach gutter downspout on the east side
- repair metal handrailing on front steps
- investigate roof leak over front porch
- replace dining room and upper bedroom 2-prong outlet and cover plate
- replace kitchen outlets with GFCI outlets w/covers
- replace broken kitchen window pane
- replace bathroom vanity (18")
- replace damaged kitchen ceiling tiles
- replace window screens on the lower east side of home
- fill holes in siding on the front of home

AREA OF POTENTIAL EFFECT: Limited to this house.

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**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 property was evaluated as being a contributing structure in the Hays Park/South Park Historic District in the 2022 Reconnaissance Level Survey. This area is National Register Eligible. The proposed work is covered under Appendix C of the programmatic agreement between the city of Kalamazoo and the Michigan SHPO, work may proceed without further review.

23. 06/16/2026                      1310 EGLESTON AVE                      Edison                      CHW

**PROPOSED WORK:**

- bathroom GFCI/switch replacement
- bathroom vanity light replacement
- bathroom pop up drain installation
- shower cartridge and handle replacement (Delta)
- broken kitchen window pane replacement
- ceiling fan replacement throughout home (5 total)
- smoke and carbon detector installation
- front and back step repair and grab bar installation

AREA OF POTENTIAL EFFECT: Limited to this house.

**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 property was evaluated as being a contributing structure in the Ihling/Everard potential Historic District in the 2022 Reconnaissance Level Survey. This area is National Register Eligible.

**DETERMINATION OF EFFECT: Potential ADVERSE EFFECT**

- bathroom GFCI/switch replacement – No adverse effect
- bathroom vanity light replacement – No adverse effect
- bathroom pop up drain installation - No adverse effect
- shower cartridge and handle replacement (Delta) - No adverse effect
- broken kitchen window pane replacement - No adverse effect
- ceiling fan replacement throughout home (5 total) - No adverse effect
- smoke and carbon detector installation - No adverse effect
- front and back step repair and grab bar installation – potential adverse effect. Please clarify what a grab bar is, where it will be mounted (front or rear of property), how it will be mounted, and the material the grab bar will be made of.

**Please send details of the proposed work to the coordinator for review before beginning.**

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**ALSO REVIEWED – No Historic Property**

|     |            |                  |                 |                   |
|-----|------------|------------------|-----------------|-------------------|
| 1.  | 01/06/2026 | 324 Norway       | Northside       | CHW               |
| 2.  | 01/06/2026 | 902 Edwards      | Northside       | CHW               |
| 3.  | 01/07/2026 | 1429 Alamo       | W. Douglas      | KNHS              |
| 4.  | 01/14/2026 | 816 Washington   | Edison          | City of Kalamazoo |
| 5.  | 02/18/2026 | 814 Hawley       | Northside       | CHW               |
| 6.  | 02/18/2026 | 636 Elizabeth    | Northside       | MSS               |
| 7.  | 02/18/2026 | 1807 N Church    | Northside       | CHW               |
| 8.  | 02/24/2026 | 224 Phelps       | Eastside        | MSS               |
| 9.  | 03/10/2026 | 1130 W North     | Northside       | MSS               |
| 10. | 03/10/2026 | 311 Whitcomb     | Westnedge Hill  | CHW               |
| 11. | 03/10/2026 | 815 Woodward     | Northside       | CHW               |
| 12. | 03/10/2026 | 137 Wall St      | Vine            | CHW               |
| 13. | 03/10/2026 | 1720 N Church    | Northside       | KVHH              |
| 14. | 03/23/2026 | 917 N Rose       | Northside       | CHW               |
| 15. | 03/23/2026 | 717 Mabel        | Northside       | CHW               |
| 16. | 04/07/2026 | 1006 Princeton   | Northside       | CHW               |
| 17. | 04/07/2026 | 1818 N Edwards   | Northside       | CHW               |
| 18. | 04/07/2026 | 1816 N Rose      | Northside       | CHW               |
| 19. | 04/07/2026 | 1601 Union       | Northside       | CHW               |
| 20. | 04/07/2026 | 1623 Charles     | Eastside        | CHW               |
| 21. | 04/07/2026 | 1118 Staples     | Northside       | CHW               |
| 22. | 04/07/2026 | 205 Wallace      | Eastside        | MSS               |
| 23. | 04/07/2026 | 1309 N Edwards   | Northside       | MSS               |
| 24. | 04/09/2026 | 1320 N Edwards   | Northside       | MSS               |
| 25. | 04/30/2026 | 1410 N Rose      | Northside       | MSS               |
| 26. | 04/30/2026 | 1024 Hazard      | Eastside        | CHW               |
| 27. | 04/30/2026 | 1503 Fairbanks   | Eastside        | CHW               |
| 28. | 04/30/2026 | 910 Farrell      | Arcadia         | CHW               |
| 29. | 04/30/2026 | 1020 E Crosstown | Edison          | CHW               |
| 30. | 04/30/2026 | 317 Parker       | South Westnedge | CHW               |
| 31. | 04/30/2026 | 719 Mabel        | Northside       | CHW               |
| 32. | 05/04/2026 | 1429 Alamo       | W. Douglas      | KNHS              |
| 33. | 05/04/2026 | 2015 Alcott Pl   | Edison          | CHW               |
| 34. | 05/11/2026 | 1020 E Crosstown | Edison          | CHW               |
| 35. | 05/11/2026 | 1012 Southworth  | Eastside        | CHW               |
| 36. | 05/11/2026 | 1320 N Westnedge | Northside       | CHW               |
| 37. | 05/11/2026 | 715 Elizabeth    | Northside       | CHW               |
| 38. | 05/11/2026 | 645 William      | Northside       | CHW               |

**2024 All reviews                      ER 96-713                      106 Review Log**  
**City of Kalamazoo, Kalamazoo County – A Certified Local Government**

| <b>Date</b>    | <b>Address</b>     | <b>Neighborhood</b> | <b>Sub-recipient</b> |
|----------------|--------------------|---------------------|----------------------|
| 39. 05/11/2026 | 1117 Mason         | Northside           | CHW                  |
| 40. 05/11/2026 | 1335 Cobb          | Northside           | CHW                  |
| 41. 05/11/2026 | 1318 W North       | Northside           | CHW                  |
| 42. 05/11/2026 | 1710 E Stockbridge | Edison              | MSS                  |
| 43. 05/12/2026 | 2834 Alpine        | Burke Acres         | KNHS                 |
| 44. 05/20/2026 | 613 Southworth     | Eastside            | KVHH                 |
| 45. 05/20/2026 | 3233 Ash           | South Westnedge     | CHW                  |
| 46. 06/03/2026 | 722 N Rose         | Northside           | CHW                  |
| 47. 06/03/2026 | 3307 Ash           | South Westnedge     | CHW                  |
| 48. 06/03/2026 | 418 E Frank        | Northside           | CHW                  |
| 49. 06/09/2026 | 2142 Homecrest     | Milwood             | KNHs                 |
| 50. 06/16/2026 | 912 N Edwards      | Northside           | KNHS                 |
| 51. 06/16/2026 | 1312 Krom          | Northside           | CHW                  |
| 52. 06/16/2026 | 1519 N Rose        | Northside           | CHW                  |
| 53. 06/16/2026 | 1917 N Rose        | Northside           | CHW                  |
| 54. 06/16/2026 | 1906 Krom          | Northside           | CHW                  |
| 55. 06/16/2026 | 627 Lulu           | Northside           | CHW                  |
| 56. 06/16/2026 | 802 Stuart         | Northside           | CHW                  |
| 57. 06/16/2026 | 208 Phelps         | Eastside            | KVHH                 |
| 58. 06/22/2026 | 616 Florence       | Northside           | CHW                  |
| 59. 06/23/2026 | 1813 N Edwards     | Northside           | KNHS                 |
| 60. 06/26/2026 | 514 Phelps         | Eastside            | KNHS                 |
| 61. 06/30/2026 | 1704 Union         | Northside           | CHW                  |
| 62. 06/30/2026 | 616 Ada            | Northside           | CHW                  |
| 63. 06/30/2026 | 714 Florence       | Northside           | CHW                  |

Notes by Kyle Hibbard  
MHPN Annual Conference 2026 “Lessons in Resilience”  
At the Edsel & Eleanor Ford House in Grosse Pointe Shores, MI

**Marygrove Campus Buildings Restoration**

*Juan Arias-Hernandez & Jerome Misiolok from SmithGroup (architecture firm); Bill VanMarter & Bill Brown from RAM Construction Services*

-it was an all-women’s college that moved to Detroit in 1920s with a build cost at the time of about \$4M; Tudor Gothic styling; fell into disrepair with failure to budget for & plan maintenance – a conditions assessment was needed for a starting point (prepare documents, quantify & put to bid for contractors)

-campus closed in 2019 but it is now Pre-K thru 20 (early ed is Montessori, MS/HS is Detroit Public & some college courses offered through University of Michigan with on-site 150 rooms of residency, general education and prep to transfer to finish elsewhere)

-restoration & transformation in use mostly funded through the Kresge Foundation who will be building their new offices where the athletic fields are in NE corner of campus

-Immaculata building) c. 1942 brick high school; left empty ~10 years; no original drawings so had to make anew; 2023 National Register placement; tuckpointing with too-hard mortar & resulting water infiltration swelled brick causing walls to pull away from main building; ran mortar analysis to match properties & appearance; mixed a few different current product offerings to best approximate the look of remaining hundred year old materials; rebuilt worst wall so some reclaimed brick was used in other small repairs

-Liberal Arts building) c. 1920s theatre/chapel/library; only vacant ~2 years; hard to do accurate assessment from the ground (used some aerial lifts after COVID); put original drawings into Revit; carbon steel anchors made the façade separate (we now use stainless steel); limestone is much softer than brick (but no irreversible growth); RAM got emergency call when a stone fell off!; performed various testing to find right tools, methods, colors, mixes & made sure to view in sun & shade at different times of day; used 8 lifts for repairs; limestone oxidizes faster when used as a capstone rather than on the side of the building

-Main Entrance Gate/Arch) c. 1927; ornate w/ buttresses; was not originally in scope of work but was starting to fail so much it required propping up & the nuns/conservancy said it had to be saved; arches fail because of crushing masonry or mortar and thrust exceeding resistance of buttresses; thick brick interior was staying wet & turning to mush (clay); removed the core & built up CMU to provide air spaces; added steel reinforcement bars &

plates on both sides to reduce loads on buttresses; as removed stones, water poured out; labeled each removed with duct taped code for later reassembly; 95% were reused; key distinctive element of the encircling limestone & wrought iron fencing of the campus

-Q&A) no trees were removed per nuns & that was doable since causing no issues; ~\$2.8M for the façade restoration on the 7 buildings in scope; materials salvageability hinged greatly on length of unuse

## **Comeback Communities – The Main Street Approach at Work in Michigan**

*Laura Krizov & Leigh Young from Michigan Main St.; Ron Campbell & Alexandria Huff from Main St. Oakland County*

-in 50-70s we saw urban flight, rise of highways, loss of investment & less pedestrian traffic in our downtowns

-National Trust for Historic Preservation did 3-year trial in 3 Midwest communities leading to Main St. Plan: 1. Economic Vitality 2. Organization 3. Promotion 4. Design; 41 states now have Main St. programs

-ex) Niles, MI: lost 5 Fortune 500 companies & hit 40% downtown vacancy; 2004 grant to remove aluminum façade covers; food businesses as new anchor & drew in more retail (always good to have a mix!); shut off a road section for communal outdoor dining area

-ex) Old Town Lansing, MI: focus on festivals & events (the quirkier the better!); they hit 90% commercial vacancy; joined the program mainly for marketing evaluation; now they have a business incubator area (typical step after farmer's market debut)

-ex) Blissfield, MI: agricultural focus & wellness businesses; hired influencer to promote; more consistently held events; interior & exterior investments & grants

-ex) Lapeer, MI: county seat; 46% downtown vacancy in 2015, now up to 94% occupancy!; every other year they conduct a pulse poll – What do people like? Want to see?; added murals, better way-finding, chess tables, phonebooth to call Santa

-ex) Cheboygan, MI: great summer tourism but declining year-round population; lots of community volunteerism; chose many low cost efforts to show care for downtown area; establishing riverside gathering spaces; now have a business incubator building

-ex) Rogers City, MI: home to world's largest limestone quarry; now more year-round activity to combat non-summer slumps; annual mural festival; pocket park featuring limestone elements to personalize with city identity

- Main St. Oakland County is more design-focused & has more corridor communities
- ex) Ortonville, MI: rural; no public water/sewer, which makes it hard to attract restaurants; virtual tour offered via app/QR code signage
- ex) Pontiac, MI: rise & fall of the auto industry radically changed the cityscape; prioritization of cars over people; neighborhood segregation; 6-lane road looped around downtown like a noose!; MHPN façade easement was thorn in side of economic development department but now successfully adaptively reused bank to housing (still seeking restaurant for 1<sup>st</sup> floor)
- ex) Ferndale, MI: fire in 70s destroyed traditional downtown buildings which were replaced with strip malls; got a drive-thru McDonald's too (these are not meant for downtowns!)
- ex) Farmington, MI: also had a fire; now award-winning downtown; serves the 9x larger Farmington Hills community; farmer's market, grocery, hardware, pavilion, (5) coffee shops; narrow sidewalks but still able to fit some outdoor dining for restaurants
- ex) Oak Park, MI: lacked a downtown strip so used zoning to rework things; attracted a brewery as an anchor which is ironic since it used to be a dry community
- ex) Holly, MI: relocated train depot building; pedestrian social district; fire of antiques store damaged several properties, revealed some buildings lacked their own walls & reiterated the importance of photo documentation for insurance payouts!

## **Hidden Housing in Detroit: Alleys, Places & Courts**

*Katie Cook from Loggia Preservation*

- graduate thesis project in historic preservation at Eastern Michigan University on this
- alleys are narrower than main streets, meant for access more than through-way; typically 20' wide & not more than 30' wide
- started with Sanborn (fire insurance) maps, which usually have building shapes, number of stories & owner's name but NOT entrance location(s)
- made a GIS (graphic information system) wherein her researched data is tied to places and you view it on an interactive map
- analyzed downtown Detroit & overlaid modern maps with the Sanborns (c. 1920s)
- secondary dwellings behind primary buildings or sometimes on the 2<sup>nd</sup> floor of garage or other structure (some converted carriage houses); they face the alley not the main street;

sometimes with no direct line of sight to the main streets (so developed reputation for seedy behavior)

-population growth but limited transportation ability led to need for more density in housing; building type varies by city/region, reflecting the dominant forms (e.g. row housing vs detached single family)

-some developments seem to be planned – you can find alley-facing lots in original drawings, consistent lot & building sizing & numbering

-others seem reactionary & to have taken shape over time, lacking consistency

-typical residents were immigrants, lower/working class & looked down upon – associated with being dirty, diseased, of ill morals or prone to vices

-societal push to eliminate this housing type as the automobile allowed for people to be more widespread, have green & play space, avoid overcrowding; cities would typically deed the alley property to the street-facing one (if not already)

-in Detroit, alleys & alley dwellings were more common on the east side (closer to the river & industry; also where immigrants were first arriving)

-St. Joseph's Alley originally had Polish homeowners & switched to predominantly Black over time

-these are really the original ADU's (Additional Dwelling Units)!; can we revive this high density development but get it up to modern standards?; the tiny house movement is also gaining popularity, especially with quirky buildings & hidden access points

### **Westnedge Park Project (Unearthing Pioneer Cemetery)**

*Luis Pena, Kalamazoo Historic Preservation Coordinator; Kaila Akina, Tribal Historic Preservation Office; Sarah Surface-Evans, MISHPO Senior Archaeologist; Patty Jo Korzeniewski, Archaeologist & Tribal Liaison for MDOT*

-human remains surprisingly found during water main construction near the end of Friday of Veteran's Day holiday weekend, November 11<sup>th</sup>, 2024

-located within previous Match-E-Be-Nash-She-Wish Potawatomi tribal reservation; the city's oldest cemetery that is now a park (plaque on site states as much); 1872 map shows as cemetery but 1890 as park (which was quickly surrounded by housing as the city grew); it was converted to a park after years of neglect – the stones were simply knocked down & the site covered with more dirt

-there was a lawsuit about the transition of use as the deed stipulated the land was to be used in perpetuity as a cemetery & judge ruled it is since the bodies are still there but now unseen

-Section 106 review approved the work as application said the area was previously disturbed (but obviously not exactly true...)

-construction crew did say there was earlier evidence of remains but undeniable & had to make the call to SHPO when a skull rolled off the dirt pile made from digging

-medical examiner is required by law to inspect for any evidence of foul play as jurisdiction given to police if a murder investigation must take place (it would be tampering with evidence if anything is removed); there was pushback about stopping work of course as well as the need for police patrol, lighting, fencing off, covering with tarps & eventually continuing work but only under the watch of designated monitors; remains determined to be Anglo-Saxon so jurisdiction with SHPO rather than THPO but they had to be included as well since it was former tribal land

-reinterment of remains took place at Mountain Home cemetery across town on June 30<sup>th</sup>, 2025 with pine casket, reading from a prayer book appropriate to the time period of the deceased & Boy Scout pallbearers; it took 3 plots to fit the casket and all the dirt into which the body could have disbursed into over time (and given the construction activity)

-it is a felony to take human remains, punishable by up to 10 years in prison & \$5K fine; you must also not take photos, touch anything or speak with the press (all discoveries are confidential – the Freedom of Information Act does not apply!); of course neighbors & passers-by did not abide by these stipulations & a popular Reddit thread erupted swiftly

-NAGPRA (1990) details how to handle Native remains or funerary objects; THPO can help expediate the process, depending on who is still in possession; photos are only used for identification purposes & later deleted

-Section 106 requires “good faith effort” in reporting & handling of such findings; there are 3 archaeologists & 2 historians at SHPO to review 5-6K projects per year so applications need to be well-researched (hire good consultants!)

-see website of Dr. Evan Kutzler (history department of Western Michigan University) for more information about the research & documentation of the cemetery:

<https://sites.google.com/view/southwestnedgepark/home>

## Re-Energizing the Clara & Henry Ford Estate Powerhouse & Garage

*Erin Adams & James Shepherd from SmithGroup; Austin Giese from Christman; Austin Evans Eighmey, Historic Resources & Interpretation for Ford Fair Lane*

-this Ford Estate in Dearborn (they were not Grosse Pointe fans) known as Fairlane is c. 1914, on the National Register & after 14 years of restoration, these buildings are set to reopen next year

-Henry & Clara took a trip to Europe & fell in love with the castles & manor houses so the original prairie style intended was abandoned (took dynamite to foundations!)

-Powerhouse was completed first to help supply energy to the rest of construction; it was co-designed by family friend Albert Einstein (who had a guest room in the main house); it had marble panels & brass fittings (no expenses spared); hydroelectric power was generated from the flow of the Rouge River through its turbines; a SCUBA inspection revealed everything to be in pretty good shape still (hopeful to yet restore functionality!)

-Ford Archives took over after the couple's passings; then U of M occupied 1957-2013; Edsel Ford II is now heavily involved in the restorations; most things have been auctioned by now so many recreations have been made but easier given great documentation (including spread in *Architectural Digest* magazine!); sun porch was proving grounds for abilities (U of M had used as a bar space); Humphrey's in UK replicated some wall paper (but were pulled away when the Queen died as their royal duties in this capacity took priority!)

-SmithGroup & Christman joined the efforts in 2016; conditions assessments to start; had to navigate preservation easements for various surrounding land uses; visitor center was planned larger & as separate structure originally but shrunk & attached, focusing on adding elevator & stairs to meet code required increases to access & capacity for new use; lots of glass & curtain wall bridges (connecting at existing fenestrations) for a "light touch"; set back & shorter from front (with walk-out rear lower level) so as not to compete for attention; digital scanning helped in creation of virtual model

-Clara's potting shed renovation required lots of structural restoration & waterproofing; knee walls at grade supported former greenhouse enclosures (now just one small section is glassed); discovered deeper than expected basement; had to study the complex irrigation & drainage systems; for the façade, did masonry mockups & testing of cleaning agents; windows were removed & restored by Blackberry in Kalamazoo before reinstalling; few b&w photos for reference so had BCA do paint analysis to find appropriate colors

-turntable in the garage was necessary when cars were larger & harder to maneuver; now it is used to display vehicles during annual fundraiser auction; drainage grill restored & still works so that it can be used for washing too (faucet in ceiling above)

-structural testing on the garage was more for the change of use as event space since it was actually in good shape still, lots of reinforcement found in the concrete

### **Reimagining Old Strategies: From Selma (AL) to Greenfield Village (MI) – Does Relocation of a Building Compromise Its Historic Integrity?**

*Sarah Marson, Heritage Resource Consultant; Amber Mitchell & Heather Brugel, Curators for The Henry Ford Museum*

-Jackson (NOT Michael or Rev. Jesse) House was built in 1919 by the second licensed Black architect in the U.S.; original owners were friends of Booker T. Washington; it was home to Richie & Jean (she was childhood friend of Coretta Scott King, wife of Rev. Martin Luther King Jr.) who hosted the Kings & the organizing work that led to the Voting Rights Act of 1965 (Section 2 of which was negated just two weeks ago by the current administration)

-July 6, 1964, there was an injunction forbidding the discussion of civil rights & voter registration for six months in the city of Selma, AL; as a result came three marches, Bloody Sunday & Turnaround Tuesday

-Jean passed in 2013 & their daughter Jawana was running it as a museum for about ten years on her own (driving 3 hours to open it for scheduled visitors); she called him Uncle Martin growing up; the home is where the infamous *Life* magazine image of MLK Jr watching LBJ give the “we shall overcome” speech on TV was taken (in the living room)

-Jean wrote a book about the house entitled *The House By The Side of the Road* recounting its history, including its transformation from Arts & Crafts to Midcentury (they scrambled to do improvements ahead of the Kings’ visit!), its visitor log & she delved into the decorating preferences of previous owners

-Three types of preservationists: passive (patrons), recreational (volunteers, site visitors) & professional (paid labor in the field)

-Preservation is not just documenting – the goal should be to reactivate, give new life & teach people about the history; the National Register should not be the end-goal (it is simply a tool)

-Jawana knew she wanted the home to be preserved & used so as many people could learn from it as possible; how many people can actually visit a house museum?; is it safe to do so in Selma?; should it be an Air BnB?; should it be owned by a public or private entity?

-Goals: multigenerational caretaker, educate & empower (demonstrate that the great figures in history were just people), keep the household items together rather than auction them off, reimagine the acquisition process (stay heavily involved)

-Henry Ford Museum est. 1929 & has ~1.7M visitors per year; it holds 26M+ items including papers; its Greenfield Village is a collection of historic structures, the first being Henry's childhood home moved for the expansion of highway I-94 & the last (before this) in 1980; Sarah Marson, preservation consultant hired for this project, contacted a school friend Katherine Kirby White working as a curator (of design, but still) to get conversation started

-fit was found given it could help inform other items in the collection like the Rosa Parks bus & many Presidential artifacts; also, about half of the Detroit Black population came up from the same area of Alabama

-Jawana retains ownership of the property in Selma & had a commemorative mural wall commissioned there; some of the structure remained (two later additions not contributing to the historical significance); ~8K items came with the house; the house was cut in half to move rather than being disassembled; it was on the road for 9 days, requiring lots of permits!; first taken to New Hudson as the foundation & new basement added in Dearborn to prepare for its arrival

-entering the formal museum world, many photos in other collections could finally be attributed to the Jackson House now; nicotine stains from smoking as well as simply nailed-up drywall helped in discovery of the past locations of items; interesting to see the layers of different wallpaper

-Henry Ford hired new staff to help research & re-present other pieces of African American history in their stewardship

-Jawana was walked through yesterday, including the interpretive space built on the back of the house in its new location which also tells the story of a white Detroit woman who went down to join the marches & was murdered; moving the house did result in its removal from the National Register but it should be added to Greenfield Village's landmark designation; relocating buildings is certainly not the go-to method of preservation but in this case we hope it was the right decision for all

## **(Keynote) Remixing the City (of Detroit): Historic Preservation, Inclusive Design & the Practice of Community Repair**

*Kiana Wenzell, Co-Executive Director of Design Core Detroit & Detroit Month of Design*

-she attended the now torn down Cass Tech HS & Lawrence Tech for Interior Design with further education in Technical Writing; her mother was a DPS teacher & dad was with Ford for 30+ years

-design is not decoration but creating a dialogue; preservation is transforming what was into what works; social bonds are the ultimate form of protection; strive to honor all the stewards throughout a building or place's time; success means people embrace & adapt spaces to current needs

-Design Core is a nonprofit providing business support/training; cultural catalyst; applied for UNESCO city of design designation (Detroit is only in US & just over 50 worldwide) & are the global ambassador for this; there are 9 designated creative cities in US

-e.g. riverfront development activating the shoreline for the public; DeQuindre Cut linear park providing connectivity—revitalization, beautification, making it safe; The Congregation—former church is now a different kind of gathering space including coffee shop (using some foods grown on-site; founded own coffee roastery in nearby Highland Park creating new jobs & adding to local skills base), workspace, events space & art gallery

-for environmental stewardship, it is the greenest practice to preserve what's already there

-Michigan Central now famously revitalized; they host annual drone days for DPS students which help them learn coding & flying (the drone field is becoming more in-demand for modern inspections & historic preservation efforts); a Detroit Mercy grad did the first art installation on-site which was a series of light tubes people talk into & they change color to mirror emotional state of voice

-mentorship is vital since trade skills & policy are cornerstones of historic preservation

-Detroit Association of (Colored) Women's Clubs received a civil rights grant (uplifting underrepresented communities) to help preserve their HQ

-consumer economy -> generative; creating problems -> solving problems

-College for Creative Studies is in old GM factory building designed by Albert Kahn that sat empty for a decade; where our offices are as well

-there are over 60 vacant school buildings in Detroit; adaptive reuse is possible but zoning can prove an obstacle

-Dabl's MBAD African Bead Gallery & Museum spans five buildings; Olayami Dabls is a Kresge imminent artist with a current show at MOCAD; one of his art installation buildings was torn down without any opportunity to reclaim components or materials; a 3D laser scan was taken (independently) & could be used to recreate elements (though perhaps more technical than original handmade art)

-in summary, don't erase history but rather remix it; be open-minded & inclusive (audience feedback pointing out that vacant land can be so much more than gardens, like combining animal husbandry & therapy); collaborate & build bridges to work together to find solutions

### **Funding Community Resilience through Unorthodox Means**

*Pamela O'Connor, MHPN President Emerita; Luis Pena, Kalamazoo Historic Preservation Coordinator; Carla Fernandez-Soto, Philanthropic Advisor for Kalamazoo Community Foundation*

-Pam & husband Terry established the O'Connor Fund to support preservation in the city of Kalamazoo in 2000 with \$5K of their own & equal match solicited from city commission; it is held & disbursed by the Kalamazoo Community Foundation (KCF) under direction of the city's historic preservation commission (HPC, volunteer community members approved by the mayor); 2022 marked the first year it had grown enough through donations & investment interest to reach endowed level so that it could be used to start giving grants (\$2K-15K) to nonprofits who own & operate within historic buildings in the city (that don't actually need to be in a historic district or otherwise designated, simply over 50 years old without public funding & abiding by Sec. of Interior standards); using public records, compiled over 100 possible recipient organizations, including many churches and former churches

-Pam always dreamed of being a philanthropist but found forming a foundation is rather complicated & expensive; she was invited to join the HPC where she served for about 10 years (though she is still heavily involved!); her modernist focus steadily widened to broader interests; after six years of fundraising, she co-wrote the body's third publication on the lost buildings of the city which provided some income to the HPC

-KCF is housed in an 1882 train depot building along with a modern addition made about ten years ago; it is on the National Register, as is city hall; it was founded in 1925 (the first community foundation in the US was Cleveland in 1914)

-Pam/HPC holds an annual letter-sending party to reach out to potential (& repeat!) donors for holiday/year-end giving which yields responses ranging from \$25 to \$1.5K; this year a

large donation was switched from planned legacy to two chunks, the first of which was received recently and may allow larger grant award amounts soon!

-the first grant round did not yield any qualified applications so we implemented pre-application meetings to help make clear what the monies are for & how best to apply to meet all the bullet points of the established rubric for evaluation by the review panel (a subcommittee of the HPC involving current & past members as well as other related invited individuals)

-first successful grantee was the Kalamazoo Nonprofit Advocacy Coalition which took over ownership of the oldest building in the city still in use for its original purchase, 1<sup>st</sup> Baptist Church (which still meets in the sanctuary space but shares it & the rest of the building with various other nonprofits); Pam helped at their request to apply for single site local historic district designation (the strongest tool available for preservation), which it now holds; since then, they have applied for & been awarded further funding for exterior repairs & work necessitated by the tearing down of an adjoining church between it & Bronson Park

-KCF focuses on Wealth, Housing, Education & Neighborhoods (historic preservation tying into all of these!); they get, grow & give out funding via grants & scholarships; Golden Age industry titans often started their own foundations but what about everyone else?; KCF provides an avenue for those of more average but comfortable means to make an impact

-different types of funds include unrestricted, field-of-interest, donor-advised, nonprofit & scholarship; each is ruled by a letter of direction, a legal agreement that establishes the usable percentage available for use each year (in the case of endowed funds)

-present day requirement to start a fund is \$50K (at least with KCF); many community foundations will work with you before you reach that threshold as a “fund under development”

-O’Connor Fund stats: 852 total number of gifts, the average being \$230; total gifts since inception \$225K but market value now of \$616K; total grants dispensed so far \$55K

-our grants are intended as gap funding currently as we realize most projects require much more money than we can give; we ask applicants to have at least 60% of project budget already secured; part of a successful application can be breaking down larger efforts into smaller pieces & applying for help with certain aspects best aligned with historic preservation

## **Our Stewardship Imperative: Adapt!**

*Alexis Cecil, Principal at Quinn Evans*

- how do we prepare for, adapt to, withstand & recover from hazards like weather & climate change or other events?; consider exposure (extrinsic) & sensitivity (intrinsic); “being green” is mitigation by which you help reduce climate change
- feedback loop of assess, identify & implement (while prioritizing)
- vulnerability = [exposure x sensitivity] – adaptive capacity (which might not be feasible)
- beyond nature, what about potential loss of cultural resources? Are you looking at things high level or in-depth detail? What about scale?
- AIA Trust has list of common perils – floods, fire, erosion, etc.
- sometimes you start from the observed impacts & work backward to find cause(s)
- American Institute for Conservation (as an example) has online interactive map to help ID hazards now & over time (based on NOAA data)
- FEMA National Risk Index tool feature lots of toggles to play with
- U.S. Climate Vulnerability Index or for Department of Interior projects, SHIRA database
- condition & situation are vulnerability modifiers
- Quinn Evans is working on pre-established set of adaptation strategies (which you always then need to customize from but it’s at least a place to start!); ID hazards first & then resource type (but many overlaps & interrelationships!)
- adaptation is more than just performing regular maintenance
- immediacy is a factor: temporary reinforcement > relocation > removal > shore up > document & prepare for loss > further study
- ex) National Air & Space Museum’s priority was the preservation of the collection materials so they gave most systems redundant backups should the first one fail
- MEDC, NPS & AIA all have resiliency toolkits available
- LEED v5 (debuting this summer) adds prerequisite of resiliency assessment (for at least awareness more than action)
- assessments & evaluations can be standalone services, part of a project or lead to a project

# Board, Commission, or Committee Application



|                      |                      |
|----------------------|----------------------|
| Submitted on         | 22 June 2026, 9:53AM |
| Receipt number       | 450                  |
| Related form version | 21                   |

## Applicant Information

|                                       |   |
|---------------------------------------|---|
| Full Name                             | Daniel Kastner  |
| Home Address                          | [REDACTED], MI 49008, USA <a href="#">Map</a><br>[REDACTED]                               |
| Are you a City of Kalamazoo resident? | Yes   |
| Phone Number                          | [REDACTED]  |
| Email Address                         | [REDACTED]  |
| Occupation                            | CEO   |
| Employer                              | Factory Coffee  |
| Employer Address                      | 213 E Frank St, Kalamazoo, MI 49007, USA <a href="#">Map</a><br>(42.2991695, -85.5807019) |
| Employer Phone Number                 | 2695671000  |

## Board or Commission

|  |  |
|--|--|
| Which Board or Commission are you applying for?  | Historic Preservation Commission (HPC)   |
| What experience, education, community activities, etc. do you think should be considered for your appointment to this board or commission? | I have recently left the HDC board, as I termed out. I was on there for 7.5 years, with the last 3 years being the chair. I am deeply interested in the historic preservation of Kalamazoo neighborhoods, and buildings. |

Are there any reasons you may have a conflict of interest if you were appointed to this board or commission? If so, please explain.

Not that I know of. I do own a small business in the city, but in the 7.5 years on the HDC, we didn't come across any conflicts.

Are you currently serving as an appointee to any other City of Kalamazoo board or commission? If so, which one(s)?

HDC, I just left.

## References

Reference 1 Full Name

Luis Pen

Reference 1 Address

245 N Rose St Ste 100, Kalamazoo, MI 49007, USA [Map](#)  
(42.2932661, -85.5852349)

Reference 1 Phone Number

2693378804

Reference 2 Full Name

Sharon Ferraro

Reference 2 Address

1014 Davis St, Kalamazoo, MI 49008, USA [Map](#)  
(42.281071, -85.595664)

Reference 2 Phone Number

2697200403

## Optional Demographic Information

Gender

Male

Race

White

Ethnicity

Non-Hispanic or Latinx

Year of Birth

1977

Household Income

More than 80% median family income

Disability Status

No disability

Employment

Full-time

Education

Bachelor's degree

Where do you live?

Westnedge Hill

How did you learn about this opportunity to serve on a board or commission?

From my time on HDC.

## Submit

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Applicant Signature

A handwritten signature in black ink, appearing to be a stylized 'R' followed by a horizontal line.

[Link to signature](#)



# Historic Preservation Commission Staff Report

City of Kalamazoo

**TO:** The Kalamazoo Historic Preservation Commission  
**FROM:** Luis Pena, Historic Preservation Coordinator  
**DATE:** July 8, 2026  
**SUBJECT:** O'Connor Fund Report

## SUMMARY:

O'Connor Report for July, providing information from the Grants Subcommittee

## BACKGROUND:

The Grants Subcommittee met on 1 July 2026 to review grant applications and discuss the grant making program. Pam O'Connor provided a report (attached).

## RECOMMENDATION:

Staff recommends the HPC reviews the following items provided in the attached report:

**1. The annual Competitive Grant Making sub-committee met on 7-1-26 to review and score seven applications, with several being immediately judged ineligible or incomplete. The remaining applications were then ranked, and so the Sub-Committee makes the following recommendation to the KHPC for its approval at the July 8, 2026 meeting:**

*Suggested Motion: "The annual Competitive Grant Making sub-committee met on July 1st, 2026 to review applications and recommends the KHPC approve a grant in the amount of \$10,000 to the Disability Network SW Michigan for elevator machinery repair, and asks Coordinator Peña to communicate with the awardee and prepare and share all related award documentation within the coming calendar month."*

**2. Appoint a new chair for the Competitive Grant Making sub-committee. Pam O'Connor asked for the Sub-Committee's approval to recommend that the KHPC appoint Kyle Hibbard as its new chair, effective following this meeting. Pam's term has now extended one year beyond the 3-year period to which she had committed. Pam also indicated her wish to remain a voting member of the Sub-Committee for now. She and Kyle had several in-depth conversations on this topic in the past 18 months, and Kyle has agreed to accept a three-year term, with the proviso that an "interim" chair be identified that would be willing and able to**

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***fill in temporarily if he has a change of circumstances that makes it impossible for him to continue. They initially determined that the interim person should be either the existing KHPC Chair or V. Chair. However, at this time, Kyle is already serving as KHPC's V. Chair. That leaves KHPC Chair Patrick Vail to do interim duty if needed. NOTE: Pam spoke with Patrick after the Wednesday meeting about this, and he agreed to serve in this capacity if needed.***

*Suggested Motion: "The annual Competitive Grant Making Sub-committee recommends that the KHPC appoint Kyle Hibbard Chair of the Sub-committee AND that Patrick Vail be appointed "Temporary Interim" Chair in the case Kyle has a change of circumstances that makes it impossible for him to continue, until a new permanent chair is installed, effective immediately."*

***3. The Sub-Committee proposes to raise the top end of the Competitive Grant program from \$10,000 to \$15,000, beginning in the 2027 round. This decision followed a discussion about the potential impact of the "BIG" Fund gift of \$50,000 this year and \$50,000 in 2027 and the possible options for growing the program. The Sub-Committee felt that increasing the top end of the grant money available may help attract a larger applicant pool and fund larger projects. It's important to make this change now, while Kyle, Pam and Luis are working through program and website edits in the coming months.***

*Suggested Motion: "The annual Competitive Grant Making Sub-committee recommends increasing the total annual available grant award from \$10,000 to \$15,000."*

***4. ) The Sub-Committee proposes to Hire a Consultant for a pre-review of draft applications. The Sub-Committee is disappointed that such a high percentage of applications are ineligible or do not meet the Standards. A number of options were discussed that might further help the situation and this one seems to hold the greatest potential.***

*Suggested Motion: "The annual Competitive Grant Making Sub-committee recommends hiring a qualified consultant for a half- or full day to take appointments with applicants that wish to review their drafted application before submittal, not fewer than three weeks before the submittal deadline. That consultant must be selected from the MI SHPO's list of people whose qualifications*

*meet or exceed professional qualifications for Historical Architect, Historian Archeologist, Historian and Consultant List AND who work regularly with people and organizations whose projects must meet the Secretary of Interior's Standards for the Treatment of Historic Properties for BUILDINGS. The cost of this service should not exceed \$2,000, including time and travel."*



# O'Connor Fund Report to KHPC for the July 2026 meeting

Prepared by Pam O'Connor, 7-3-26

## O'CONNOR FUND: MANAGE GRANTS, SOLICITATIONS & KHPC OPERATING EXPENSES

Leader: Pam O'Connor Members: Kyle Hibbard, Kaila Akina, Luis Peña (+ Maria Perez-Stable, Katherine White and Pam O'Connor, who join the KHPC members who service on the sub-committee)

### ~~Goal 1: Execute KZCF fund split to ease administrative burden for grantmaking~~

~~A) Prepare "Explainer" sheet for KHPC Review~~

~~DUE: December 2025~~

~~BUDGET: \$0~~

~~7-3-26: Now deemed unnecessary.~~

B) Confirm w/KZCF how funds will be split & create addendum & new LODs

DUE: December 2025

BUDGET: \$0

1-8-26: Delays in the COK's document review prevented the split from happening in 2025 as scheduled. We await a communication from the City on this topic.

1-8-26: I have reviewed our existing "Gift" making policy and when the fund split takes place, it will need: 1) name change to "Mini-Grant", 2) a procedures sheet rewrite for web publication, and 3) a new formula for determining if sufficient reserves are in place for making mini-grants. For now, however, there are sufficient \$\$ in reserve to make a gift.

5-6-26: The conversation continues and the KZCF reports that there IS forward movement. Will continue to monitor and report.

6-2-26: KZCF hopes to move this effort significantly forward in the next few weeks.

7-3-26 Community Foundation board has voted to use its variance power to change our "Fund Type" from "Non-Profit" to "Field of Interest." More info at next month's meeting or sooner.

### Goal 2: Manage NEW O'Connor Grantmaking Fund for Historic Preservation Competitive and "Mini" programs for preservation rehabilitation, planning and special projects.

DUE: Recurring, according to 2026 Schedule/Comms Plan

BUDGET: • Encumbered (Unpaid) Grants & Mini Grants\*

KNAC (\$15,000) \$ 15,000 (Competitive)

Gun Lake Tribe (\$5,000) \$ 5,000 (Mini)

• 2026 Anticipated Competitive Grants \$ 10,000

• 2026 Anticipated Mini Grants\* \$ 5,000

**TOTAL \$ 35,000**

\*Mini Grants were formerly called "Gifts" or "Special Projects")

7-3-26 The annual Competitive Grant Making sub-committee met on 7-1-26 to review and score seven applications, with several being immediately judged ineligible or incomplete. The remaining applications were then ranked, and so the Sub-Committee makes the following recommendation to the KHPC for its approval at the July 8, 2026 meeting:

**Suggested Motion:** *“The annual Competitive Grant Making sub-committee met on July 1<sup>st</sup>, 2026 to review applications and recommends the KHPC approve a grant in the amount of \$10,000 to the Disability Network SW Michigan for elevator machinery repair, and asks Coordinator Peña to communicate with the awardee and prepare and share all related award documentation within the coming calendar month.”*

**Goal 3: Manage O’Connor Fund Agency (01) account to provide for KHPC needs and expenses**

|         |   |                  |
|---------|---|------------------|
| DUE:    | As needed                                   |                  |
|         | O’Connor Fund annual solicitation materials | \$ 250           |
|         | Preservation Month Subcommittee Expenses    | \$ 2,575         |
| BUDGET: | Other operating Expenses                    | \$ 17,175        |
|         | <b>TOTAL</b>                                | <b>\$ 20,000</b> |

**Goal 4: Investigate undertaking a City-wide cultural preservation survey using O’Connor Fund and/or CLG Funds.**

DUE: End of 2026  
 BUDGET: \$0

Estimated Completion Date: Annual, Ongoing

Ordinance Duties Alignment: 1, 5, 6, 7

Core Value Alignment: Community Engagement, Education, Sustainability, Stewardship

**OTHER Updates:**

7-3-26 The annual Competitive Grant Making sub-committee met on 7-1-26 and propose or report on several other matters as follows:

We began the meeting by asking the Pre-Reviewers how they felt the new “grace period” for applicants worked. The general response was that it seemed like an improvement, but not a panacea for the difficulties we’ve experienced with incomplete applications. Questions might have been misunderstood or ignored by the applicant and applicant responses to questions were sometimes incomplete. In response, we have made a proposal under Action Item #3 below.

**ACTION ITEMS**

**1) Appoint a new chair for the Competitive Grant Making sub-committee.**

Pam O’Connor asked for the Sub-Committee’s approval to recommend that the KHPC appoint Kyle Hibbard as its new chair, effective following this meeting. Pam’s term has now extended one year beyond the 3-year period to which she had committed. Pam also indicated her wish to remain a voting member of the Sub-Committee for now.

She and Kyle had several in-depth conversations on this topic in the past 18 months, and Kyle has agreed to accept **a three-year term, with the proviso that an “interim” chair be identified that would be willing and able to fill in temporarily if he has a change of circumstances that makes it impossible for him to continue.**

They initially determined that the interim person should be either the existing KHPC Chair or V. Chair. However, at this time, Kyle is already serving as KHPC's V. Chair. That leaves KHPC Chair Patrick Vail to do interim duty if needed. **NOTE:** Pam spoke with Patrick after the Wednesday meeting about this and he agreed to serve in this capacity if needed.

Suggested Motion: *“The annual Competitive Grant Making Sub-committee recommends that the KHPC appoint Kyle Hibbard Chair of the Sub-committee AND that Patrick Vail be appointed “Temporary Interim” Chair in the case Kyle has a change of circumstances that makes it impossible for him to continue, until a new permanent chair is installed, effective immediately.”*

**2) The Sub-Committee proposes to raise the top end the Competitive Grant program from \$10,000 to \$15,000, beginning in the 2027 round.**

This decision followed a discussion about the potential impact of the “BIG” Fund gift of \$50,000 this year and \$50,000 in 2027 and the possible options for growing the program. The Sub-Committee felt that increasing the top end of the grant money available may help attract a larger applicant pool and fund larger projects. It’s important to make this change now, while Kyle, Pam and Luis are working through program and website edits in the coming months.

Suggested Motion: *“The annual Competitive Grant Making Sub-committee recommends increasing the total annual available grant award from \$10,000 to \$15,000.”*

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The Sub-Committee is disappointed that such a high percentage of applications are ineligible or do not meet the Standards. A number of options were discussed that might further help the situation and this one seems to hold the greatest potential.

Suggested Motion: *“The annual Competitive Grant Making Sub-committee recommends hiring a qualified consultant for a half- or full day to take appointments with applicants that wish to review their drafted application before submittal, not fewer than three weeks before the submittal deadline. That consultant must be selected from the MI SHPO’s list of people whose qualifications meet or exceed professional qualifications for Historical Architect, Historian Archeologist, Historian and Consultant List AND who work regularly with people and organizations whose projects must meet the Secretary of Interior’s Standards for the Treatment of Historic Properties for **BUILDINGS**. The cost of this service should not exceed \$2,000, including time and travel.”*

**SUB-COMMITTEE DECISIONS**

• **Elevators’ eligibility.**

The program currently allows exterior-built elevators to be rehabbed through its exterior program. A cogent proposal to consider a change to allow ALL elevators to be considered was made by Luis, who argued that exterior-mounted elevators are also “interior” elevators because in most

cases, the elevator mechanicals are interior-located and people use the elevator via the interior as well. The Sub-committee agreed. The drop down menu on the opening Fund page for the competitive grant program currently reads:

**Rehabilitation Projects** may include: Exterior work on the resource, including elements such as roofs and chimneys, walls, windows and doors, fire escapes, elevators, foundations and other exterior components.

Since we are working on other edits to the program, the web page and application right now, we will make the following edit to clarify this change:

**Rehabilitation Projects** may include: Exterior work on the resource, including elements such as roofs and chimneys, walls, windows and doors, fire escapes, foundations and other exterior components. Building elevators also qualify, either on an exterior wall or inside the building.

Luis also noted that the next most frequently needed system for old buildings is sprinkling, and the Sub-committee agree to note that here for a future discussion.

• **Grant Rubric Scoring**

Rubric Question #1 states:

*Does the Exterior Rehabilitation project or Preservation Planning effort outcome meet the appropriate*

*Secretary of Interior's Standards for the Treatment of Historic Properties?*

No = 0 Yes = 1

As a matter of policy, the Sub-committee decided that henceforth, if a grant application

- does not meet the Secretary of Interior's Standards,
- or is unclear on if the Secretary of Interior's Standards are being met given the information provided,

or

- is judged otherwise ineligible for this grant program,

...that it will not be further considered for a grant and no further application scoring is required.

**O'Connor Fund Values**

|  |    |     |
|--|----|-----|
| 2025 Grants Disbursed from 02 account: | \$ | -0- |
| 2026 Grants Disbursed from 02 account: | \$ | -0- |

|   |    |           |
|---|----|-----------|
| “Agency” Account 01 Asset Balance as of 5-1-26: | \$ | 86,850.70 |
| Grant Making Value as of 7-2-26:                | \$ | 18,843.32 |

|   |    |            |
|---|----|------------|
| “Regular” Account 02 Asset Balance as of : 5-1-26 | \$ | 617,485.53 |
| Grant Making Value as of 7-2-26:                  | \$ | 70,151.07  |

**Combined Accounts Assets Balance as of 7-2-26:                   \$ 704,336.23**