

Tentative Agenda
Kalamazoo City Planning Commission
August 6, 2009
Regular Meeting

City Commission Chambers, 2nd Floor, City Hall

7:00 p.m.

- A. Call to Order
- B. Roll Call
- C. Adoption of Formal Agenda
- D. Approval of Minutes (July 7, 2009)
- E. Communications and Announcements
- F. Public Hearings
- G. Citizens' Comments Regarding Non-Agenda Items
- H. Old Business
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
- I. New Business
(Citizens' comments are welcome before each item is voted upon by the Planning Commission)
 - 1. Proposed Historic District changes:
 - a. Create the Metropolitan Local Historic District for 105-131 E. Michigan Avenue
 - b. Create the Rickman House Local Historic District, 345 N. Burdick Street
 - c. Remove the South Burdick Local Historic District
- J. Citizens' Comments
- K. City Planner's Report
- L. Miscellaneous Comments by Planning Commissioners
- M. Adjournment

PLANNING COMMISSION
Minutes
July 7, 2009
DRAFT

City Commission Chambers
2nd Floor, City Hall
241 W. South Street, Kalamazoo, MI 49007

Members Present: Terry Kuseske, Chair; Mark Fricke; Bertha Stewart; Linda Wienir;
Reed Youngs

Members Excused: Sonja Dean, Vice Chair; James Kneen; Merilee Mishall;

Members Absent: Casey Fawley

City Staff: Rob Bauckham, Assistant City Planner; Sharon
Ferraro, Historic Preservation Coordinator; Amy Thomas,
Recording Secretary

Guests: Barb Miller, City Commission Liaison

A. CALL TO ORDER

Commissioner Kuseske called the meeting to order at 7:00 p.m.

B. ROLL CALL

Planner Bauckham completed roll call and determined that the aforementioned members were present.

C. ADOPTION OF FORMAL AGENDA (July 7, 2009)

There were no changes to the agenda.

Commissioner Fricke, supported by Commissioner Stewart, moved approval of the July 7, 2009 Planning Commission agenda as submitted. With a voice vote, the motion carried unanimously.

D. APPROVAL OF MINUTES (June 4, 2009)

There were no changes to the minutes.

Commissioner Wienir, supported by Commissioner Fricke, moved approval of the June 4, 2009 Planning Commission minutes as submitted. With a voice vote, the motion carried unanimously.

E. COMMUNICATIONS AND ANNOUNCEMENTS

None

F. PUBLIC HEARINGS

1. P.C. #2009.10: Consideration of a request from Downtown Kalamazoo, Inc. and the Community Planning and Development Department to approve various amendments to the Downtown Design Review Guidelines.

Planner Bauckham advised that the DDRC Guidelines were adopted in 2005. City staff, Downtown Kalamazoo, Inc., and the DDRC are proposing updates to the guidelines. City staff is recommending a motion to postpone the decision on this agenda item until the August 6, 2009 Planning Commission meeting. Planner Bauckham introduced Sharon Ferraro, the Historic Preservation Coordinator from the City of Kalamazoo, to provide a review of the proposed updates.

Ms. Ferraro advised that a number of updates are being proposed for the DDRC guidelines. The new version, which is about 60 pages long, has been reconfigured to allow portions of the guidelines to be more easily downloaded from the website. The nature of the document is that it includes both standards and guidelines for development. The standards are meant to be firm, but the guidelines are not strict. The current DDRC guidelines are more oriented toward guidelines and not standards. There has been concern that more strict standards should be in place for certain situations. As an example, one of the goals for new construction is to have some type of pedestrian interaction with the ground-level of every new building. The intention is to avoid having a series of new buildings with ground-floor parking ramps and businesses on the upper levels. Ideally, there should be small store fronts on the main level of new developments. That was not a requirement of the previous guidelines. The revised version has standards rather than guidelines for ground-level store fronts, indicating that for 99% of new developments store-fronts will be required on the ground level. Other elements of the development would be covered in the guidelines, indicating there would be more flexibility during the decision-making process by the committee.

A CD containing the new document was distributed to each of the Planning Commissioners to review. Ms. Ferraro suggested that the Planning Commissioners contact her with any questions about the revised guidelines/standards. New technology is emerging with regard to wind turbines and solar power, etc., and the revisions to the guidelines/standards have been written to allow for those things to be considered in a timely manner. The original version of the guidelines was written with more explanatory material in an effort to promote the document. Much of that language has been removed to create a more concise document.

Commissioner Kuseske inquired if the issue regarding sizes of allowable signage has been addressed. He referred to the appeal by the Mangia Mángia restaurant, which requested a sign larger than the guidelines allowed. Ms. Ferraro stated that the new guidelines are more flexible. The location and scale of the building will be taken into consideration when reviewing the dimensions of proposed signage. One of the issues with the Mangia Mangia sign is that it is located mid-way down the mall, and it might be easy to overlook if there wasn't a sign large enough to draw attention to it. The goal is to have a vibrant, active downtown with people on the streets during most of the business hours. With that in mind, the updates were written to have more flexibility. Ms. Ferraro advised that she has been reviewing 19th century photos, which indicate that there are fewer signs in the downtown area now than there were in 1899.

Commissioner Kuseske expressed concern about the conflict that occurred regarding the Mangia Mangia appeal. It was resolved in a manner that was not satisfying to the Planning Commission because they would be responsible for the variance, if needed. There should be more communication and coordination of efforts. Ms. Ferraro advised that one goal in the new guidelines was to make the possibility of an appeal very rare. Only with those rare instances would the Planning Commission be involved in the decision-making process.

Commissioner Kuseske inquired if the zoning ordinance changes pertaining to wind turbine technology had been taken into consideration when the DDRC guidelines were revised. Ms. Ferraro stated that the DDRC guidelines pertain mostly to appearance, but she has been in contact with Planner Bauckham regarding the zoning ordinance updates.

Ms. Ferraro advised that the 100 block of E. Michigan will be redeveloped, and there has been a preliminary historic district study committee report to make that area a historic district. Creation of a historic district for that area will allow the owners to make use of the 40% income tax credit. In order to create a new local historic district, the study committee must issue a final report. By law, the Planning Commission is required to comment on the report. This matter will likely be on the agenda for the August Planning Commission meeting. The personal investment from the developers is approximately \$2,000,000 of the \$12,000,000 project. The remainder of the money is coming from tax credits, TIF (tax increment financing), and brownfield program funds.

Public Hearing

No one spoke at the public hearing.

Commissioner Fricke, supported by Commissioner Stewart, moved to postpone the decision regarding P.C. #2009.10, consideration of a request from Downtown Kalamazoo, Inc. and the Community Planning and Development Department to approve various amendments to the Downtown Design Review Guidelines, until the

August 6, 2009 Planning Commission meeting. With a roll call vote, the motion carried unanimously.

Planner Bauckham advised that the CD provided to the Planning Commission for review is an introduction to this request. The Planning staff is also reviewing the proposed changes.

G. CITIZENS' COMMENTS REGARDING NON-AGENDA ITEMS

None

H. OLD BUSINESS

None

I. NEW BUSINESS

None

J. CITIZENS' COMMENTS

None

K. CITY PLANNER'S REPORT

Planner Bauckham advised that the Master Plan Steering Committee, and the four working groups have met regarding the Master Plan update project. The first public meetings are scheduled to be held on July 21st and July 28th. More public meetings will be scheduled for October and February. Many good comments have been received so far. The consultants are reviewing the information at this time, and beginning to create a draft of the document.

Planner Bauckham referred to the site plan list included in the Planning Commission packets, and advised that there are many significant projects under construction. Following are some of the note-worthy projects that are underway: the expansion to the Islamic Center, the University Roadhouse addition, a new parking lot in the downtown area, an addition to the Life EMS building, an addition to the west side of the Stadium Shoppes, a new terminal at the Kalamazoo/Battle Creek airport, and phase II of the City of Kalamazoo's 911 training center.

Tentative agenda items for the August Planning Commission meeting include updates to the DDRC guidelines, and the inclusion of the 100 Block of E. Michigan Ave. in a possible new local historic district.

L. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Youngs inquired if there would be a separate ordinance for wind technology and wind turbines. Planner Bauckham advised that there will be a separate ordinance for this topic. There will be a reference in the downtown guidelines to the City of Kalamazoo's proposed wind technology ordinance for the downtown area.

Commissioner Fricke referred to an article in the Kalamazoo Gazette, which indicates there has been a 6% population growth in the County of Kalamazoo. However, the research also shows there has been a 6% decrease in population in the City of Kalamazoo during the last 8 years. He mentioned that federal funding, including CDBG (Community Development Block Grant) and ESG (Emergency Shelter Grants) for housing and human services is based on population. As the population decreases, the City of Kalamazoo could lose funding. Areas of Kalamazoo Township and Oshtemo Township are eligible to participate in the Kalamazoo Promise. Commissioner Fricke expressed concern that the City of Kalamazoo is not taking full advantage of the Kalamazoo Promise. School enrollment is up, but there is a drop in the city's population. He suggested looking at ways to maintain the population in the city. If this trend continues, Kalamazoo may be the second largest city in Kalamazoo County within the next 40 years.

Commissioner Wienir commented that it was her understanding that the City of Kalamazoo is already the second largest city in the county. Commissioner Fricke stated that the City of Kalamazoo has a population of approximately 72,000 and the City of Portage has a population of approximately 46,000.

Commissioner Kuseske suggested having a discussion with staff from the Community Planning and Development Department about these declining population concerns. During the Master Plan review, the Quality of Life Committee has addressed this issue. Part of the discussion has pertained to the greater Kalamazoo area, what part the City of Kalamazoo plays in the overall picture, and what role the Planning Commission or City Commission may have with regard to the overall picture. There have been recent discussions regarding tax exemptions to promote growth in the city. Commissioner Kuseske referred to an article in Old House Journal regarding Kalamazoo's Vine Neighborhood. The article provided information about the effort to start an enterprise zone in that area to encourage people to buy rental properties and convert them into single-family homes. Commissioner Kuseske suggested that this topic could be discussed further during the Master Plan review process.

Commissioner Kuseske commented that he didn't want to proceed through the Master Plan review process without receiving any updates. Reports should be provided to the Planning Commission and the City Commission at regular intervals. Discussions with city staff are ongoing with regard to the best way to report the milestones that occur during the planning process. It is dangerous to have the committees meet separately

without having the information transmitted to the other groups who are involved in the process. Commissioner Kuseske stated that he spoke with Vice Mayor McKinney, who was involved with the last Master Plan update, and she made some suggestions about the process. Communications and reports are forthcoming.

Commissioner Wienir referred to the topic of public relations for the City of Kalamazoo. She stated that as she was recently returning to Michigan from a trip to Pennsylvania, she noted that the Michigan Visitors' Center had very little information welcoming people to visit Kalamazoo, other than brochures about the Air Zoo. She suggested doing more publicity regarding Kalamazoo attractions. Commissioner Kuseske advised referring that issue to the Chamber of Commerce and other entities that are involved in publicity for the city. This is a good example of the brainstorming that should be taking place during the planning process; an idea that is kept silent won't help anyone.

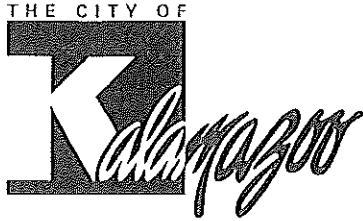
M. ADJOURNMENT

Commissioner Fricke, supported by Commissioner Stewart, moved to adjourn the July 7, 2009 Planning Commission meeting. With a voice vote, the motion carried unanimously.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Keith Hernandez, AICP
Deputy Director/City Planner
Community Planning and Development



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Historic Preservation Coordinator**

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July 30, 2009

To: Kalamazoo Planning Commission
From: Sharon Ferraro, historic preservation coordinator
Reviewed: Kalamazoo Historic Preservation Commission acting as Historic District
Study Committee

Re: Preliminary Historic District Study Committee Reports

The planning commission is an integral part of the designation process for local historic district. By statute (Local Historic Districts Act, MCLA § 399.201) the City of Kalamazoo Code of Ordinance (Chapter 16-4-b-5) the Preliminary Historic District Study Committee Reports are to be transmitted to the planning commission for comment.

The planning commission is asked for review and recommendations at this point. The commission's comments will be integrated into the final report sent to the city commission along with comments from the State Historic Preservation Office, the Michigan Historical Commission and the State Historic Preservation Review Board. A public hearing, with all property owners notified by first class mail, will be held in September or October, 2009. Their comments will also be included in the final report sent to the city commission.

Please send comments to the historic preservation coordinator at the addresses above.

Attached you will find the Historic District Study Committee reports for the following proposed new local historic districts:

- ☐ Metropolitan Local Historic District – including 105 to 131 East Michigan Avenue, commonly known as the “100 block” The designation of these five buildings will allow the use of Federal and State income tax credits worth close to one million dollars.
- ☐ Rickman House Local Historic District – 345 North Burdick Street. The Rickman House was listed on the National Register of Historic Places on December 9, 1994.

In addition Historic Preservation Commission acting in their capacity as Historic District Study Committee is proposing eliminating a historic district:

- ☐ The South Burdick Local Historic District - designated in 1997 has lost its historic character with the demolition and reconstruction of two of the three buildings in the district.

Sharon Ferraro, Historic Preservation Coordinator

Kalamazoo Historic District Study Committee
Metropolitan Local Historic District

SUMMARY RECOMMENDATION

The Metropolitan Local Historic District should be established on the north side of the 100 block of East Michigan. Its physical character, established by its High Victorian Italianate commercial buildings set side by side, and its strong historical associations with tavern keeping, restaurants and cigar manufacturing tie the buildings together with a common past, separate from but complimenting the adjacent Haymarket Local Historic District.

1. Charge of the Historic District Study Committee

On April 30th, 2007, the Kalamazoo City Commission amended Chapter 16 of the Code of Ordinance (Local Historic District) and appointed the Kalamazoo Preservation Commission as a permanent standing Historic District Study Committee. The Historic Preservation Commission as established in Chapter 2 of the Code of Ordinances for the City of Kalamazoo will fulfill the duties of the historic district study committee set forth in section 3 of 1970 P.A. No. 169, MCL 399.203 as amended. Pursuant to that charge, the Kalamazoo Historic Preservation Commission proposes to study the north side of the 100 block of East Michigan and the Rickman House.

2. Composition of Committee Membership:

Members of the Historic Preservation Commission

Christopher Wright, chairperson

Peter Carroll, Vice-chairperson

Tony Holewinski, Katie Jacobs, Claire Milne, Josh Willson, Michael Dunn

3. Name of the Historic District Studied:

Metropolitan Local Historic District, Kalamazoo, Kalamazoo County, Michigan
(Also commonly known as the 100 block of East Michigan)

4. Boundaries of the Proposed District

a. Verbal Boundary Description

The following boundary description includes the seven addresses and the five buildings in the Metropolitan Historic District:

105 and 109 East Michigan Metropolitan-Hudson Building - ca 1884

113 East Michigan – Baumann Block - 1875)

119 East Michigan – Lillienfeld Block - 1874

123 and 127 East Michigan – Henderson Block -1868

131 East Michigan – Clapham-McDonald Building (no date) pre 1858

b. Visual Boundary Description

MAP – See attachment A

Summary Paragraph

Metropolitan Historic District

The five three-story, brick and masonry buildings in the 100 block of East Michigan Avenue (north side) are generally well-preserved small-scale blocks in the heart of Kalamazoo's original downtown commercial district. Three of the five commercial Italianate buildings retain their

**Kalamazoo Historic District Study Committee
Metropolitan Local Historic District**

original architectural details including the ornate cornice materials. The second and third floor window configurations have been altered on two of the five buildings. Two buildings lost their deteriorated cornice lines in the May 1980 tornado that swept through downtown Kalamazoo.

Narrative Description

The Metropolitan Historic District includes five buildings with seven addresses located on the north side of the 100 block of East Michigan Avenue built between 1860 and 1884. Two of the larger buildings have been broken into pairs of storefronts. The buildings are three to seven bays wide with storefronts on the ground floor spanning the full width of the building.

The loss of some of the architectural detail in the 1980 tornado and the reconfiguration of upper story windows has altered the appearance from the 1885 date of final construction, but the robust character of the buildings remains, asserting its past with authentic features. All of the ground floor storefronts have been altered, some several times.

Metropolitan-Hudson Building 105-109 East Michigan Built ca 1880

The three story building is red brick and probably originally had light stone, including limestone sills and lintels on the windows. There were seven windows on two upper floors, with two sets of three on each side and a centered window flanked by slightly wider piers. The upper cornice had three large brackets with dentils between and three urns or stocky spears above the cornice line. Old photos show a flat space below the dentils that may have been paneled. Sometime after 1910 and before 1930, the sets of three windows above each storefront were merged into one opening, the stone lintels and sills were removed and double hung wooden windows with transoms were installed filling the full height of the opening. The elaborate four foot tall cornice deteriorated until the late 1970s when it was damaged and removed after the May 1980 tornado.

Currently front or south windows on the second floor are fixed single lites topped by a burnt orange solid panel. On the third floor are four double hung replacement windows in each large opening topped by T-111 exterior plywood installed vertically in a single band across the opening and painted burnt orange.

On the rear, or north side of the building, the window configuration is different. On the third floor two window openings hold three double hung replacement windows topped by T-111 siding in each opening flanking a pair of openings in the center. The east opening is boarded and braced with what appears to be a ventilation unit. The west opening is a door leading to a metal fire escape that extends down two floors ending in a counterbalanced ground level flight. The second floor appears to be the original window configuration, although the openings are boarded or filled with either double hung or horizontal sliding replacement windows. The ground floor rear is substantially altered although some of the openings may be original.

Baumann Building 113 East Michigan Built 1875

Faced with cut stone, framed by quoins, this three story four bay building is topped with an elaborate bracketed cornice. The courses are regular with the quoins projecting slightly. The five foot tall cornice has five evenly spaced brackets defining the four bays of the building. Acanthus leaves and scrolls adorn the brackets. Between each pair of brackets is a double ovoid relief,

Kalamazoo Historic District Study Committee Metropolitan Local Historic District

topped by eleven dentils with four modillions above supporting the top of the cornice. The entire assemble appears to be wooden. Historic photos reveal an upper centered cornice crown consisting of a long horizontal rectangular panel, topped by a swans neck pediment above the center two bays. Above the outer bays is a low railed parapet. Urns are positioned above each bracket sitting on blocks except for the center urn filling the void on the swans neck pediment. This upper cornice disappears from historic photos around 1900.

Originally four round topped windows were placed evenly on the second and third floors surmounted by half round lintels terminating in small stepped brackets. Sometime between 1908 and 1920 each pair of windows was merged into a single opening. This opening has six spaces. The three upper openings have two slightly wide quarter round windows flanking a rectangle. The lower openings are two narrow openings flanking a wider center opening. The rounded and flat topped lintel shape has been replicated with concrete reinforced by iron. Currently most of the openings are boarded or have a single fixed piece of glass. The third east opening has a replacement horizontal sliding window with the rest of the opening filled by painted plywood.

The storefront has been significantly altered but retains the centered door to the stairway to the upper floors.

On the rear, there are three evenly spaced window openings on each floor, all boarded and painted. A metal fire escape descends in a steep ladder stair from the east third floor opening to the second floor and terminates with a partial ladder stair below the second floor. The ground floor has been significantly altered and has two doors and a window placed directly under the upper windows.

Lilienfeld Building 119 East Michigan Built 1874

This three story, cut stone building is the least altered of any of the buildings in the Metropolitan Historic District. Although the ground floor storefront is much changed, the upper levels reflect the original design. Projecting quoins, similar to the adjacent Baumann block frame the cut stone block façade laid in regular courses. The three round topped windows on each floor that define the bays each have a projecting round lintel terminating in a stepped bracket and topped with a keystone faced with a contorted oak leaf relief. The original windows have four equally divided lites in the lower sash and two rounded lites in the upper sash. Although one muntin on the right side of the lower sash of the upper west window appears to be missing, the rest of the windows are complete.

At the cornice line four massive brackets define the bays, and are adorned with acanthus leaves and scrolls. Framed raised panels are set between each pair of brackets below a row of ten dentils. Above the shelf of the cornice is a centered sectional arch with dentils in a row inside. Extending to the east and west from the arch is a pressed metal parapet with five stars each set inside five framed boxes on each side. The rest of the cornice appears to be wooden. Historic photos show an urn set on a block topping the centered sectional arch, with smaller urns set above each corner. The urns appear on photos from 1885 to 1920.

At the rear of the building, red brick shows through peeling paint. The three windows openings are less elaborate, with simple low arches on top. There are three six-over-six double hung

**Kalamazoo Historic District Study Committee
Metropolitan Local Historic District**

wooden windows on the third floor. On the second floor are two four-over-four double hung windows on the east and the west opening has been mostly bricked up and has two small double hung windows in the lower part of the original opening. A steep ladder-stair fire escape descends down the back of the building from the third floor, meeting the fire escape from the adjacent Henderson Building (123-27) at the second floor.

Henderson Building 123-127 East Michigan Built ca 1868

Built in 1868, this three story, seven bay brick building displays only the original limestone pilasters defining the bays on the front of the building. The elaborate cornice, patched and shored up in spots, is essentially intact. At top of the pilasters sits a framed panel with a centered curly relief, topped by dentils below a row of scrolled modillions supporting the cornice shelf. Some of the repairs to the cornice appear to be metal, but the original material was wooden.

The original seven windows on each floor were set in a rectangular opening. The lower sash was four lites, divided by a wider vertical muntin. The upper sash was two narrow, vertical round-topped lites. Sometime between 1900 and 1920, a three-window bowed bay replaced the three windows on the second floor above the east storefront. At present, all the windows in the four west bays have been replaced with a three-part system. The upper and lower surfaces are flat gray panels with a single fixed lite. In the east bays on the third floor is a fixed single pane lower under a framed glass transom. A similar metal framed window system fills the second floor bow bay.

At the rear three of the original one-over-one double hung wooden windows remain in place in twelve window openings. Two of the openings in the second bay from the west, are doors leading to a fire escape partly shared with the adjacent Lilienfeld block (119). The rest of the openings are boarded or a single fixed lite. The ground floor is substantially altered and has two doors.

Clapham-McDonald Building 131 East Michigan Built ca 1860

The oldest building in the Metropolitan Historic District is also the smallest. Although it stands three stories tall like the rest of the buildings it is noticeably shorter. Originally this difference was overcome with a tall cornice displaying the sign "Drugs & Medicine" for almost 40 years. Three narrow bays wide, the brick building lost all its windows in the 1980 tornado and the cornice over half a century earlier. The storefront on the front and rear is much altered. Currently the window openings are filled with fixed single lites.

The rear of the building has been recently repaired and sports a fresh paint job and painted arched window tops.

Kalamazoo Historic District Study Committee
Metropolitan Local Historic District

c. Boundary Justification

Addresses included in the proposed Metropolitan Historic District:

105 and 109 East Michigan – One building with two addresses (built ca. 1880)
113 East Michigan (built 1875)
119 East Michigan (built 1874)
123 and 127 East Michigan – One building with two addresses (built ca. 1867)
131 East Michigan (built ca. 1857)

5. History of the District

By 1860, the north side of the 100 block of what is now East Michigan Avenue was filled with two to three story masonry buildings, simple in appearance and with minimal architectural details beyond stone window hoods and sills and many people considered the center of Kalamazoo to be essentially complete. Beginning at the end of that decade, the Italianate style took hold and most of the buildings came down to be replaced with a more modern style. In 1868, the editor of the *Kalamazoo Telegraph* lamented, “the builders had seen some new pattern and had gone to work to tear things down to admit a new style for the village.”

The oldest building, the Clapham-McDonald building is furthest east and is the only surviving structure on the block from before the Civil War. The Henderson Building at 123-127 East Michigan was built around 1868, the Lilienfeld at 119, went up in 1874 and its neighbor to the west, the Baumann Block at 113, was completed the following year. The Metropolitan-Hudson is the youngest building, completed sometime between 1880 and 1883.

Although the central business district of Kalamazoo had saloons in almost every block, between 1870 and 1910, the highest concentration could be found on the north side of the 100 block of what is now East Michigan. Of the seven storefronts in five buildings four to five were continually occupied by saloons, often more than one in each building including basement, first floor and second floor. Billiard halls, often located above the saloons, added to the mix, with restaurants, furnished rooms and small offices filling in the empty spaces. The ground floor of the Baumann, Lilienfeld and Henderson blocks functioned almost exclusively as saloons in this period. Fees for licensing saloons and billiard halls helped to support the local government with annual costs of \$500 to \$1000 per establishment.

In 1907, the City Rescue Mission obtained the lease on the east half of the Henderson Building and staged a dramatic event, dumping whiskey and beer into the streets and sermonizing from atop an empty whiskey barrel. Though the mission only stayed two years, by 1911 all the saloons had migrated further east. In 1915, the voters of Kalamazoo, in an extremely close election, chose to prohibit the manufacture and sale of alcohol, closing all of the saloons within thirty days.

In the late 1870s, cigar manufacturing was introduced to Kalamazoo and David Lilienfeld and Brothers added cigar making to their distribution of wines and liquor. From 1874 to 1908, cigar

Kalamazoo Historic District Study Committee Metropolitan Local Historic District

6. Significance of the District

Period of Significance (justification)

1860 to 1915 – The Metropolitan Historic District is characterized primarily by entertainment, specifically saloons and billiards, secondarily by the manufacture of cigars and finally by the long tenancy of a drug store. The oldest building, the James P. Clapham drugstore at 131 East Michigan definitely existed before 1860 and continued in that location and use through 1896. Several cigar makers including David Lilienfeld, manufactured cigars in these buildings from 1873 until a strike essentially ended Kalamazoo cigar making in 1908. Throughout the period of significance saloons and billiard halls predominated and came to a final halt in 1915 when Kalamazoo voters chose the local option to prohibit the sale of alcohol in the city.

Criteria Considerations

Criteria A – The Metropolitan Historic District illustrates the heyday of late nineteenth and early twentieth century entertainment in Kalamazoo, including billiard halls, saloons, restaurants and towards the end, a motion picture theater.

Criteria C – The Metropolitan Historic District includes an unbroken street façade of five buildings, all representative of the second half of the nineteenth century for small commercial blocks. Three of the five structures remain relatively unaltered, evoking their time and witnessing for the details missing from the other two buildings.

Statement of Significance Summary

The Metropolitan Historic District represents late nineteenth and early twentieth century entertainment in Kalamazoo, including billiard halls, saloons, restaurants and towards the end, a motion picture theater in five historic commercial buildings dating from 1860 to 1884.

Narrative Statement of Significance

Entertainment - This area historically provided amply for several leisure time activities. The first and most popular of these consisted of drinking, eating, playing billiards and socializing at an assortment of saloons. Historic maps reveal that four of the blocks (105-9, 113, 119, 123-7 E. Michigan) housed saloons on their ground floors and sometimes on the second floor from about 1860. The saloons were only open to men and free lunches were often available on a buffet table next to the bar. Many of the saloons had billiard parlors. In 1915 in an extremely close election, the citizens of Kalamazoo voted in favor of prohibition and effectively shut down saloons.

In 1912 a new form of entertainment, the Orpheum Theater, moved into the old Brunswick Saloon (119 E. Michigan) and began showing moving pictures. Cigars, cinemas, saloons and billiards: all were popular leisure time activities in this pre-radio, pre-TV era. Like many small towns in Michigan and across the United States, Kalamazoo hosted a variety of social and recreational activities within walking distance of each other.

Commerce - In the late 1880's, Kalamazoo was one of the nation's leading producers of cigars with an output of about 150,000 cigars per day from 38 different firms. The Lilienfeld Company (119 E. Michigan) produced 2,000,000 cigars per year; "Lillies" and "Prides" were two of their most popular cigars. The firm employed 25 men. Tobacco drying and cigar rolling facilities were

Kalamazoo Historic District Study Committee Metropolitan Local Historic District

located on the third floor of the building. Restaurants, sign painters, shoe and clothing stores and other commercial activities filled other spaces in the buildings.

Architecture – The Metropolitan Historic District contains five contiguous commercial structures on the north side of the 100 block of East Michigan Avenue, Kalamazoo's primary east-west business artery, in the heart of the city's original commercial district. All five are generally well-preserved small-scale brick and stone blocks and none is more than three stories in height. Three of the structures, the Baumann block (113), the Lilienfeld block (119) and the Henderson block (123-127) are fine examples of late nineteenth-century commercial Italianate architecture. The Clapham-McDonald building (131 – east end) and the Metropolitan building (105-109) lost the remains of their cornice lines in the May 1980 tornado.

8. Resource Counts and Percentages

The district addition contains five contributing resources.

9. List of Historic and Non-Historic Resources

Historic Resources: Five

Non- Historic Resources: None

10. Bibliography

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Kalamazoo Historic District Study Committee
Metropolitan Local Historic District

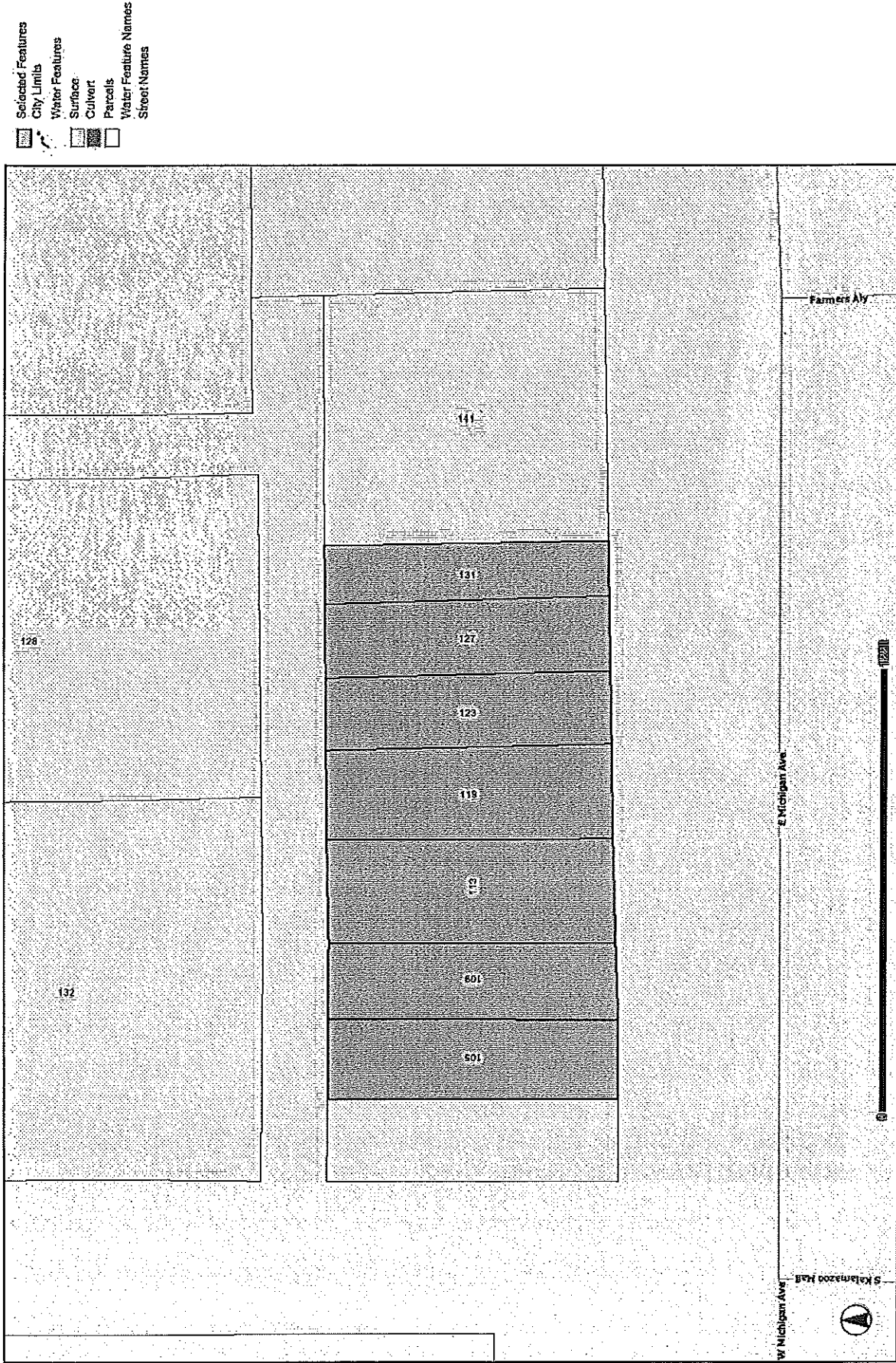
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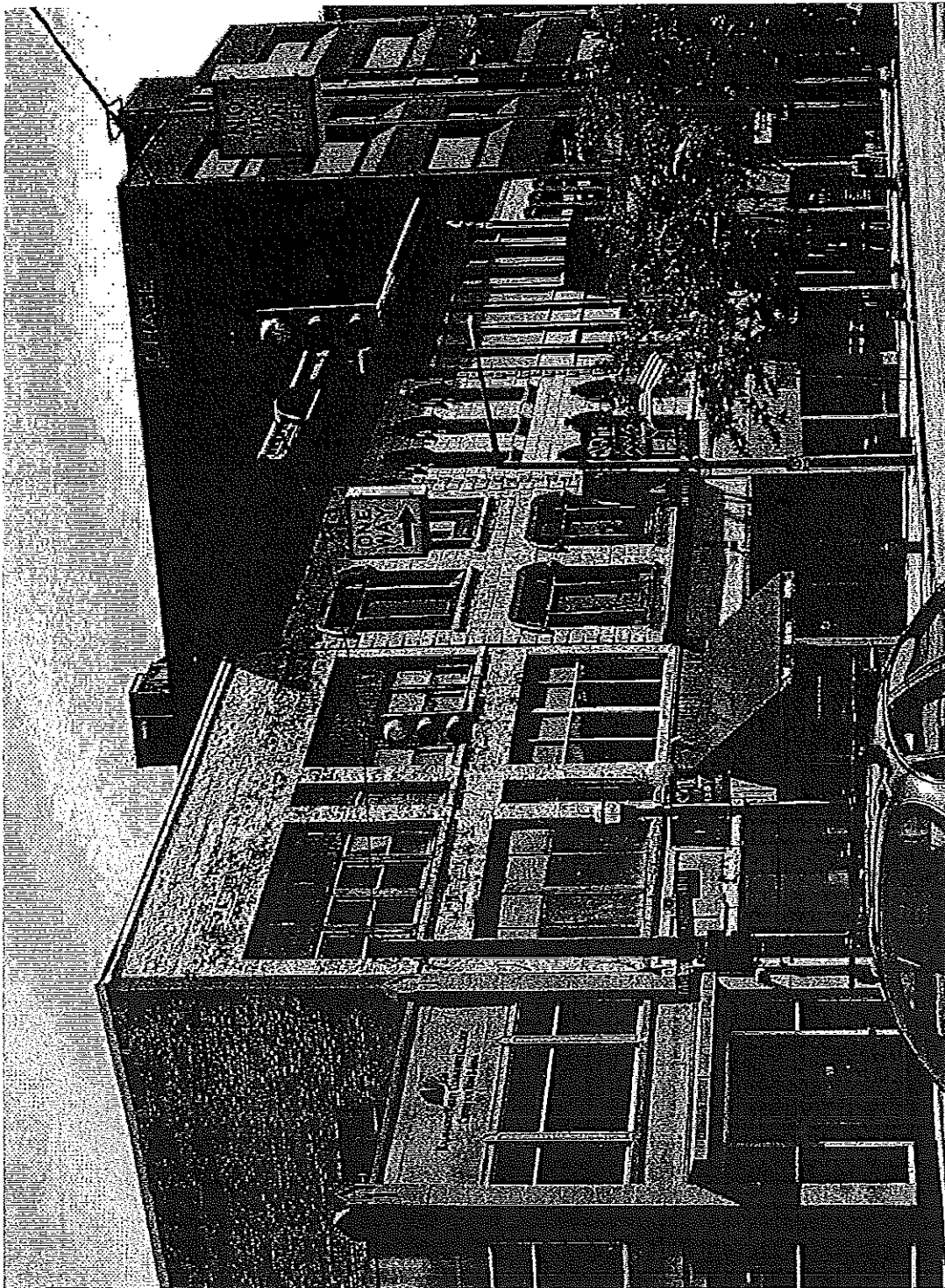
Metropolitan Historic District - 105 to 131 East Michigan - 2009

Kalamazoo Historic Preservation Commission - Historic District Study Committee

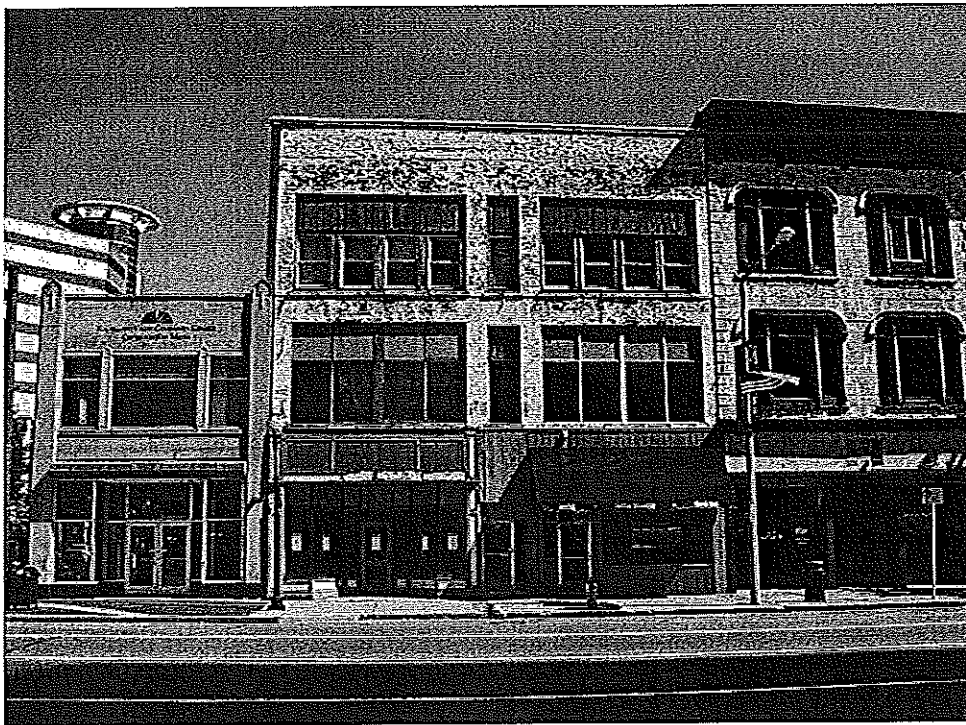


DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

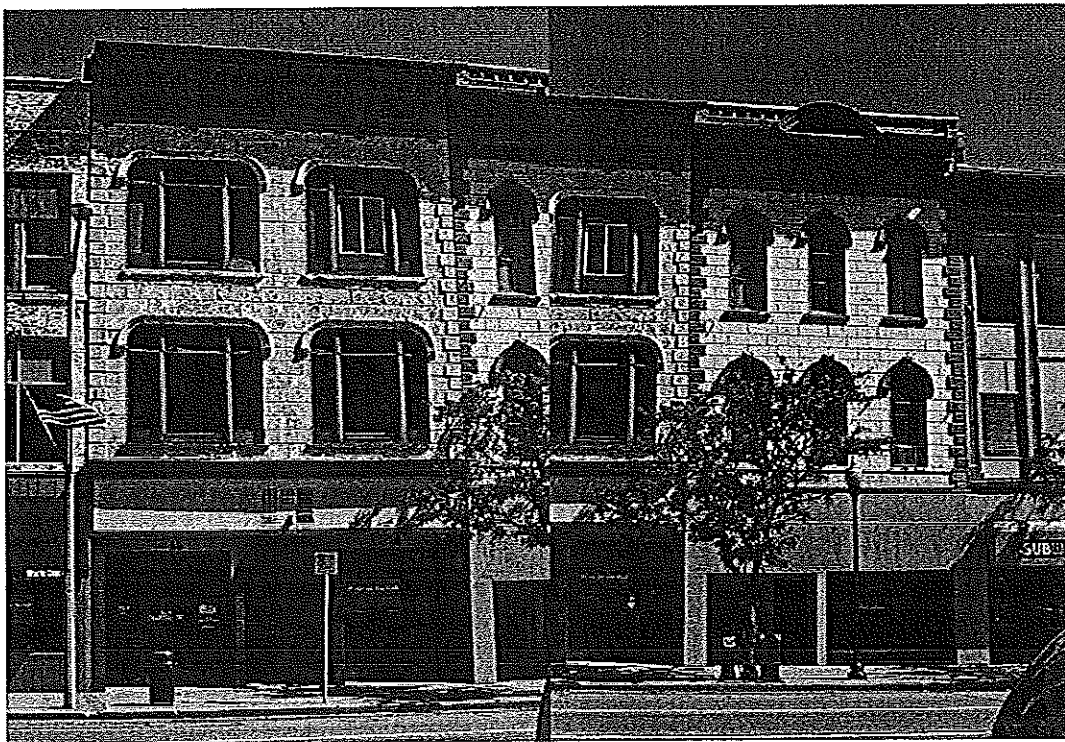
SOURCES: City of Kalamazoo, Plansight LLC; 2008; Rentals Daily; Dec., Section Lines; Nov., Mowing Properties; Sept., Ownership Info; Jan., Parcels, Zoning, Landuse, Bus Stops, Bus Routes; 2007; October,



METROPOLITAN HISTORIC DISTRICT – 105-131 EAST MICHIGAN AVE.



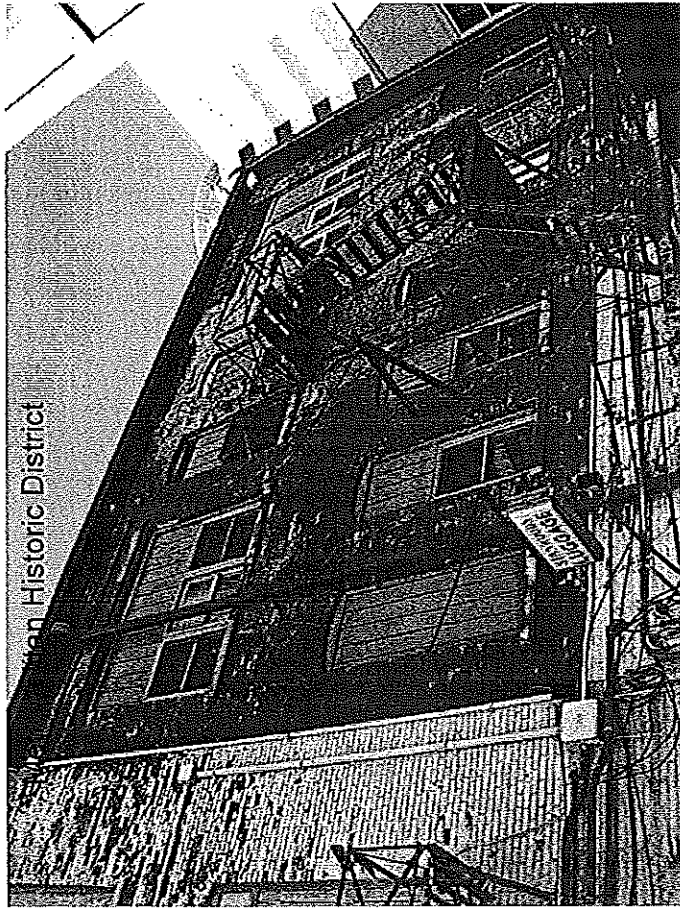
(Above) 105 – 109 E. MICHIGAN – Metropolitan-Hudson Building Built ca 1884
(Below) 113 E. MICHIGAN –Baumann Block (Below) 117 E. Michigan Lilienfeld





(Above) 123-127 EAST MICHIGAN Henderson-Giddings Building – 1868
(Below) 131 EAST MICHIGAN Clapham – McDonald Building – ca 1857

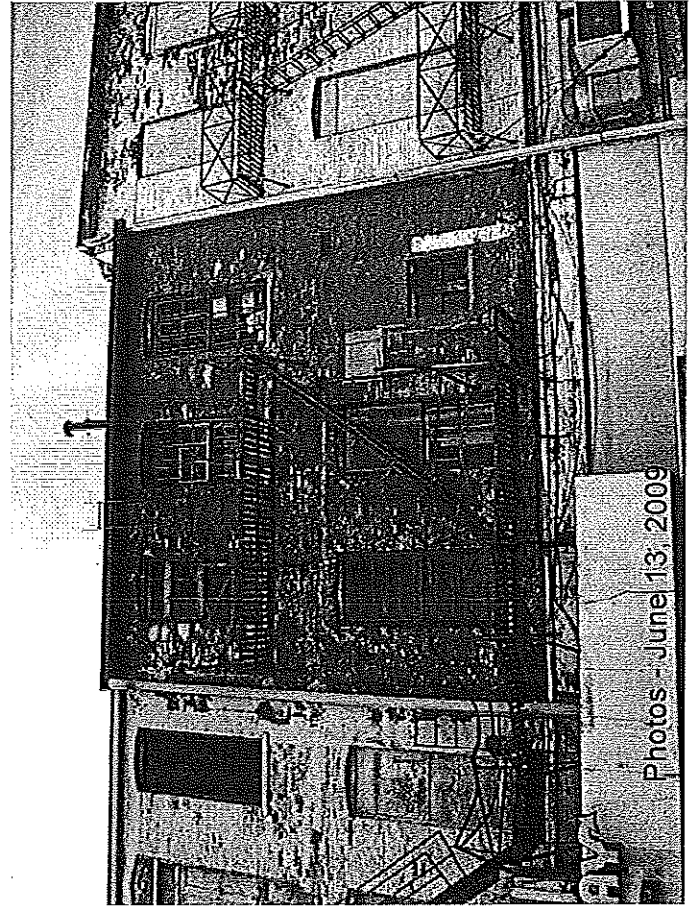




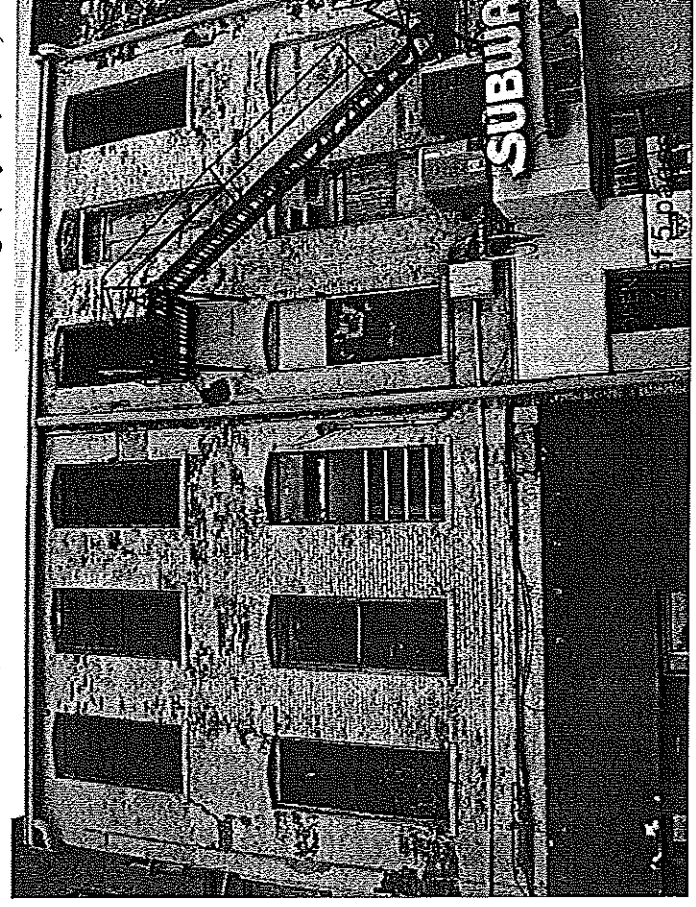
105-109 E. Michigan Rear/north – Metropolitan-Hudson (07/13/09)
 119 E. Michigan Rear/north - Lilienfeld Block(July 13, 2009)

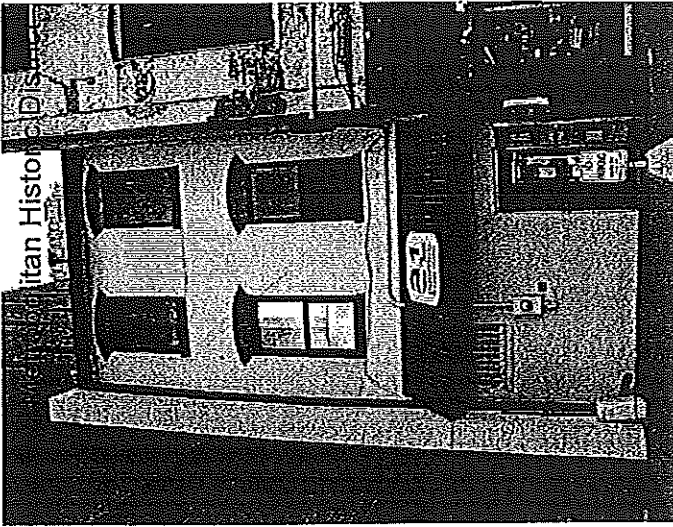


113 E. Michigan Rear/north - Baumann Block (July 13, 2009)
 123-127 E. Michigan Rear/north Henderson-Giddings (July 13, 2009)



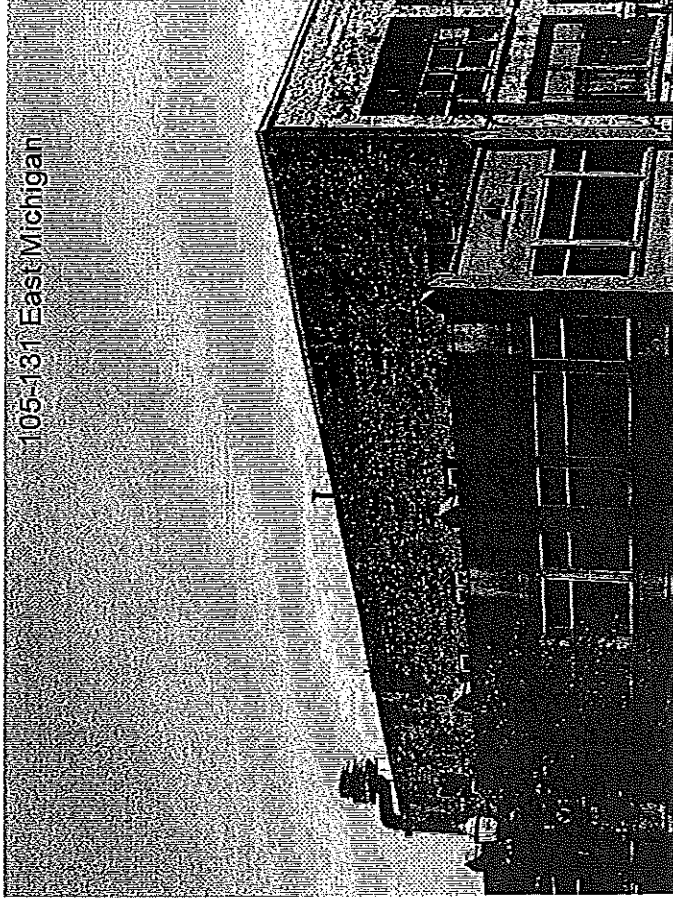
Photos - June 13, 2009





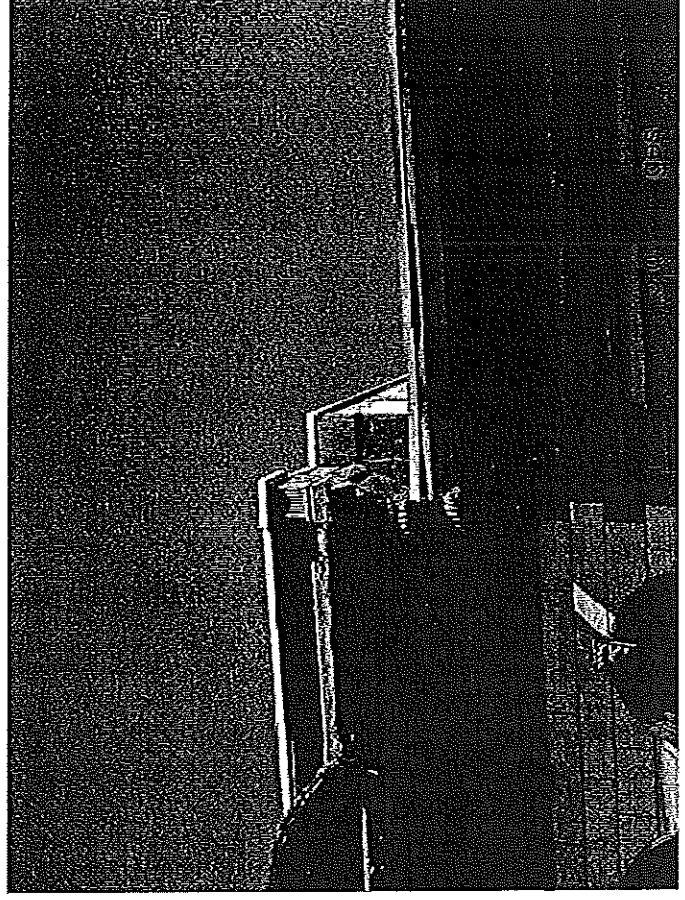
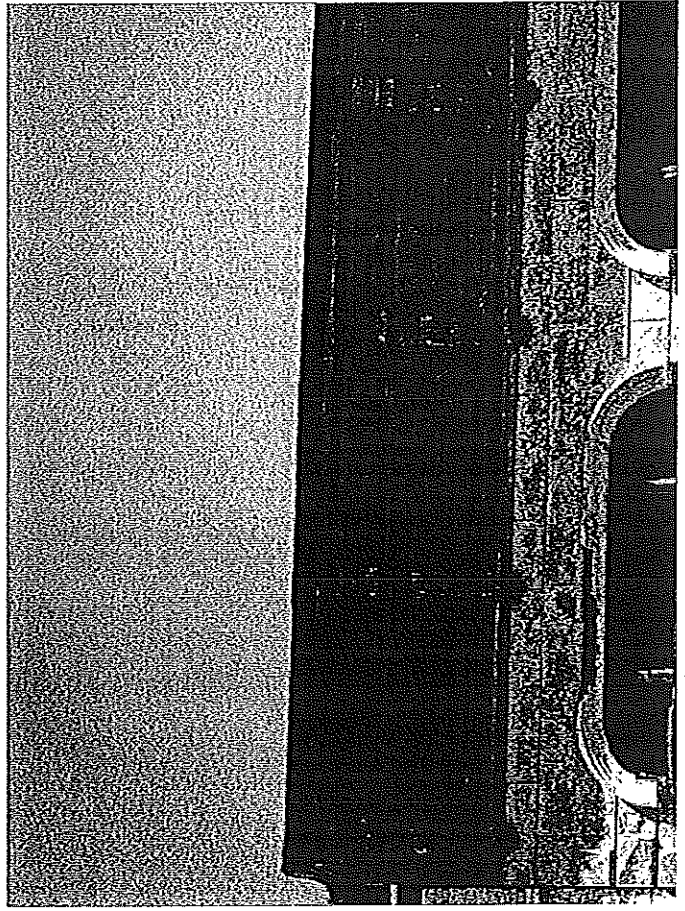
131 East Michigan --
Rear/north

(Photo July 13, 2009)
McDonald-Clapham



West wall of 105-109 East Michigan (Metropolitan-Hudson)
Cornice of 119 East Michigan (Lilienfeld Block)

Cornice of 113 East Michigan (Baumann Block)



Kalamazoo Historic District Study Committee Report Rickman House

On April 30th, 2007, the Kalamazoo City Commission amended Chapter 16 of the Code of Ordinance (Local Historic District) and appointed the Kalamazoo Preservation Commission as a permanent standing Historic District Study Committee. The Historic Preservation Commission as established in Chapter 2 of the Code of Ordinances for the City of Kalamazoo will fulfill the duties of the historic district study committee set forth in section 3 of 1970 P.A. No. 169, MCL 399.203 as amended. Pursuant to that charge, the Kalamazoo Historic Preservation Commission proposes to the north side of the 100 block of East Michigan and the Rickman House local historic district and to prepare documents to eliminate the South Burdick local historic district.

2. Composition of Committee Membership:

Members of the Historic Preservation Commission

Christopher Wright, chairperson

Peter Carroll, Vice-chairperson

Tony Holewinski, Katie Jacobs, Claire Milne, Josh Willson, Michael Dunn

3. Name of the Historic District Studied:

Rickman House Local Historic District – also known as 345 North Burdick Street.

The Rickman House was listed on the National Register of Historic Places on December 9, 1994.

4. Boundaries of the Proposed District

a. Verbal Boundary Description

The following boundary description includes the single building in the Rickman House Local Historic District:

970 ORIGINAL PLAT BLK 6 N 46.33 FT OF LOT 5 E 16 FT OF N 46.33 FT OF LOT 4

b. Visual Boundary Description

MAP – See attachment A

Occupying a prominent corner lot, the Rickman Hotel has two (east and north) fully detailed facades and is designed with a three part vertical composition. A glazed, white brick superstructure sits on a two-story cut limestone base evenly divided by eight rusticated pilasters. The pilasters are topped by a rounded and crowned entablature with swag and egg and dart detailing. Scrolled acanthus leaf brackets rest upon each pilaster and support a dentiled entablature.

Two of the original six (four of them leaded and beveled) first floor windows remain intact. They are highly detailed leaded and beveled transoms sitting upon large plate glass windows. The four replacement windows are sympathetic replications in dark anodized aluminum. The second floor has all original highly detailed segmentally arched multilight windows. First floor doors are modern metal replacements.

The glazed brick midsection is unassuming except for the brick quoins and a stamped metal stringcourse which separates this section from the one above. Windows in this section are dark anodized aluminum double hung replacements.

Kalamazoo Historic District Study Committee Report Rickman House

The eighth floor was originally topped by a bracketed and dentiled stamped metal cornice which had been removed probably in the 1960s. A renovation ten years ago covered this exposed area with a synthetic cladding material creating raised areas where the brackets had once been and recessed panels where stamped metal panels had been. With the exception of the cornice window and door treatment on the first floor, the exterior remains relatively intact.

The interior is relatively unremarkable with the exception of what had once been a very grand but small lobby on the first floor. The modified coffered ceiling is elaborate with highly detailed plaster ornamentation, including fruit garlands on the beams and ornate brackets. The other floors have been remodeled and are without architectural merit.

The interior is comprised of an enclosed foyer entrance off of the east facade. The entrance consists of marble wainscot and is enhanced with fluted wood pilasters flanking both the main entry door and the secondary set of doors opening to the lobby proper.

The lobby occupies the northern one half of the first floor running east/west. It has a marble wainscot and a modified coffered ceiling with elaborate and highly detailed plaster ornamentation, comprised of Egg and Dart, Greek Key, and Fruit and Floral Rope designs. Scamozzi capitals adorn smooth Doric pilasters which conceal structural columns. Paired and single plaster brackets of a scroll and acanthus leaf design project off of spaced structural columns.

The southern half of the first floor contains a relatively nondescript room to the east, and stairway and elevator shaft to the west. The stairs are marble with marble wainscot.

The second floor, following the same footprint as the first, was once a ballroom containing some similar but not as extensive or elaborate plaster ornamentation as the main lobby. The remnants of three plaster ceiling medallions remain. Decorative multi-paned windows grace these spaces on the east and northern facades.

Floors three through eight are resident rooms which have been remodeled in the past and possess no significant architectural merit. Walls have been modified and trims removed in the 1960s renovation into a senior citizens residence.

c. Boundary Justification

The Rickman House occupies the entire lot described above.

Kalamazoo Historic District Study Committee Report Rickman House

5. History of the District

The Rickman Hotel was one of Kalamazoo's leading hotelries during its early history and is the only important old hotel building left in the city with a residential use. The building is an important example of the commercial work of its architect, Claire Allen, a leading figure in the architectural profession in southern Michigan at the beginning of the twentieth century. The Rickman House, originally called the Rickman Hotel building, has both historical and architectural significance to the City of Kalamazoo.

In 1907 on May 14th the announcement of the construction of a new fireproof, multi-story hotel, made the front page. The Rickman Hotel was to be built by the local construction firm of Rickman Brothers, and the brothers intended to own and operate it as well.

The Rickman family was one of Kalamazoo's most distinguished and active construction firms. The company began in 1872 with the arrival, of George Rickman, Sr., who, came to Kalamazoo to become the superintendent of construction and general contractor at the Kalamazoo State Hospital. He formed his own company called Rickman & Sons in 1884. He was known for his houses, four of which can be found within the Stuart National Register Historic District just west of downtown Kalamazoo. Over the years, George Rickman, Sr., was joined by four of his seven sons. His son Arthur already had been working as a contractor with W. E. Atkins, building several local structures including Henderson Castle (1895) which is listed on the on the National Register the and the Bryant Paper Mill (1896) which was demolished between 2003 and 2008.

The Rickman & Sons construction firm was renamed Rickman Brothers in 1900 (presumably after the death of George Rickman, Sr.) and became mainly known for the construction of public buildings. For the next eight years they completed such projects as the Ihling-Cone Building in the Haymarket Historic District, Kalamazoo (1903), the Van Buren County Courthouse, Paw Paw (1905), and the Shiawassee County Courthouse, Corunna (1906), all of which are listed in the National Register. By 1904 Rickman Brothers employed over 250 workmen.

The Rickman Brothers purchased land at the southwest corner of North Burdick Street and Kalamazoo Avenue in June 1905 for \$6,250. According to county tax records, the land was assessed at \$5,000 and taxes paid in the amount of \$50. By May of 1907 the news was released that the Rickman Brothers were to build a new eight-story hotel, with seventy rooms, at an estimated cost of \$150,000. The exterior of the first two stories was to be of stone and the remaining six floors were to be finished in pressed brick. The lobby was to be decorated in marble and mosaic tile was to be used on the floors. The building was to be completed by January, 1908.

The brothers chose the corner of North Burdick Street and Kalamazoo Avenue for the new hotel for its proximity to the Michigan Central Railroad station across Kalamazoo Avenue. According to the 1908 Kalamazoo City and County Directory, of the fifteen hotels located in the city of Kalamazoo, five of them (including the Rickman Hotel) were located on North Burdick Street adjacent to the station. By 1918 when fifty-seven passenger trains rolled through Kalamazoo daily, over half came to the Michigan Central Railroad Station. The Rickman Hotel was the only building of these five structures that was built exclusively as a luxury hotel.

Kalamazoo Historic District Study Committee Report

Rickman House

The building was designed by architect Claire Allen (1853-1942) of Jackson, Michigan, who collaborated with the Rickman Brothers on several projects including the Van Buren County Courthouse (1905) and the Shiawassee County Courthouse (1906). The Rickman Brothers naturally chose Claire Allen, who had a considerable reputation for quality and esthetics, to design their family business, the Rickman Hotel.

Construction of the building actually took twelve months, rather than the projected eight. The hotel was completed and ready for opening in May of 1908. It was advertised as completely fireproof with steel and concrete construction. There were no wood floors, all being made of tile, marble or cement and had a total of seventy-two rooms, forty-eight of which had private bathrooms. The grand opening included a luncheon for fifty people, a reception for over 2000 and a banquet for 300.

The Rickman Brothers only owned the building for an additional two years before declaring bankruptcy in 1910. The facility was maintained as a hotel under multiple owners and managers for the next half century. With the waning of the passenger railroad business, the building was transferred to another use, and in the 1960's the Rickman Hotel was renamed and became a senior citizen's residence. Thereafter, it has been used as a residence for single adults, particularly catering to the mentally ill adult community. It was renovated in the early 1980's and renamed the Rickman House, reflecting its long history.

6. Significance of The District

The significance of the Rickman House Local Historic District has been evaluated according to the criteria for listing properties in the National Register of Historic Places, and meets Criteria C.

Criteria C: Property embodies the distinctive characteristics of a type, period, method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The Rickman Hotel (1908) is the only example of an early 20th Century Revival Commercial building with Beaux Arts styling remaining in the City of Kalamazoo. This eight-story former commercial hotel located near the historic Michigan Central Railroad depot (1887), lies amidst Italianate, Romanesque, and other 19th Century and early 20th Century Revival structures.

The Rickman House was designed by Claire Allen, an architect active in early twentieth century building designs in southern Michigan.

The Rickman House represents luxury accommodations constructed for one segment of the traveling public during the heyday of train travel in the United States and remains the only surviving hotel from the early twentieth century that maintains a residential use. It has remained in constant use for over a century and alterations undertaken in the 1960s to transform it into a senior citizens residence and in the 1980s did not affect the most significant first and second floors. In the early 1990s the building was acquired by the Rickman House Limited Dividend Housing Association as 99% tax paying owner with HRI (tax exempt) as a 1% owner. The

Kalamazoo Historic District Study Committee Report Rickman House

partners rehabilitated the building in 1993 and 1994 using Federal Rehabilitation Incentive Tax Credit and Low Income Housing Tax Credits (LIHTC).

8. Resource Counts and Percentages

The district contains one contributing resource, the eight-story Rickman House.

9. List of Historic and Non-Historic Resources

Historic Resources: One

Non- Historic Resources: None

10. Bibliography

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FAX COVER SHEET

DATE:

11/12/09

TIME:

11:47

OF PAGES: (Including cover sheet):

2

TO:

Sharon Furuta

FAX#:

269 337-8573

FROM:

Cindy A Graham

FAX#:

(269) 382-6173

E-mail Address:

CyGraham@housingresourcesinc.orgIf there is a problem receiving this telecopy, please call (269) 382-0287, ext. 123.

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hard copy is in the mail!Cindy

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Please visit us at:

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January 12, 2009

Sharon Ferraro
Historic Preservation Coordinator
Downtown Design Review Coordinator
City of Kalamazoo Development Center
445 West Michigan, Suite 101
Kalamazoo, MI 49007

Dear Sharon:

On behalf of Housing Resources, Inc. (HRI) and the Rickman House, please accept this letter as our formal request to the Historic Preservation Commission, in their capacity as the Historic District Study Committee, to consider the Rickman House for designation as a Single Resource Local Historic District (SRLHD).

The Rickman House, built in 1908, was listed in the National Register of Historic Places on December 9, 1994. The Rickman was initially rehabilitated in 1983 and again in 1993-94. In 1994, both Federal/State Historic Tax Credits and Low Income Housing Tax Credits (LIHTC) were awarded to finance the second renovation and preserve the historic character of the building.

Fast approaching the expiration of the original 15-year LIHTC, HRI is planning to redevelop and refinance the Rickman House once again. Toward this end, it is currently preparing applications for new LIHTC tax credits available through the Michigan State Housing Development Authority as well as Federal/State Historic Tax Credits.

Substantial renovation of the building is planned including room renovations, major systems upgrades including a new elevator, and repurposing the HRI office space on the first and second floors for residential and common space. Designating the Rickman House as a SRLHD compliments HRI's plans to maximize the State Historic Tax Credits available to the project.

Thank you in advance for your consideration of this request. If I can provide any additional information or further clarification, please contact me at (269) 382-0287.

Best Regards,

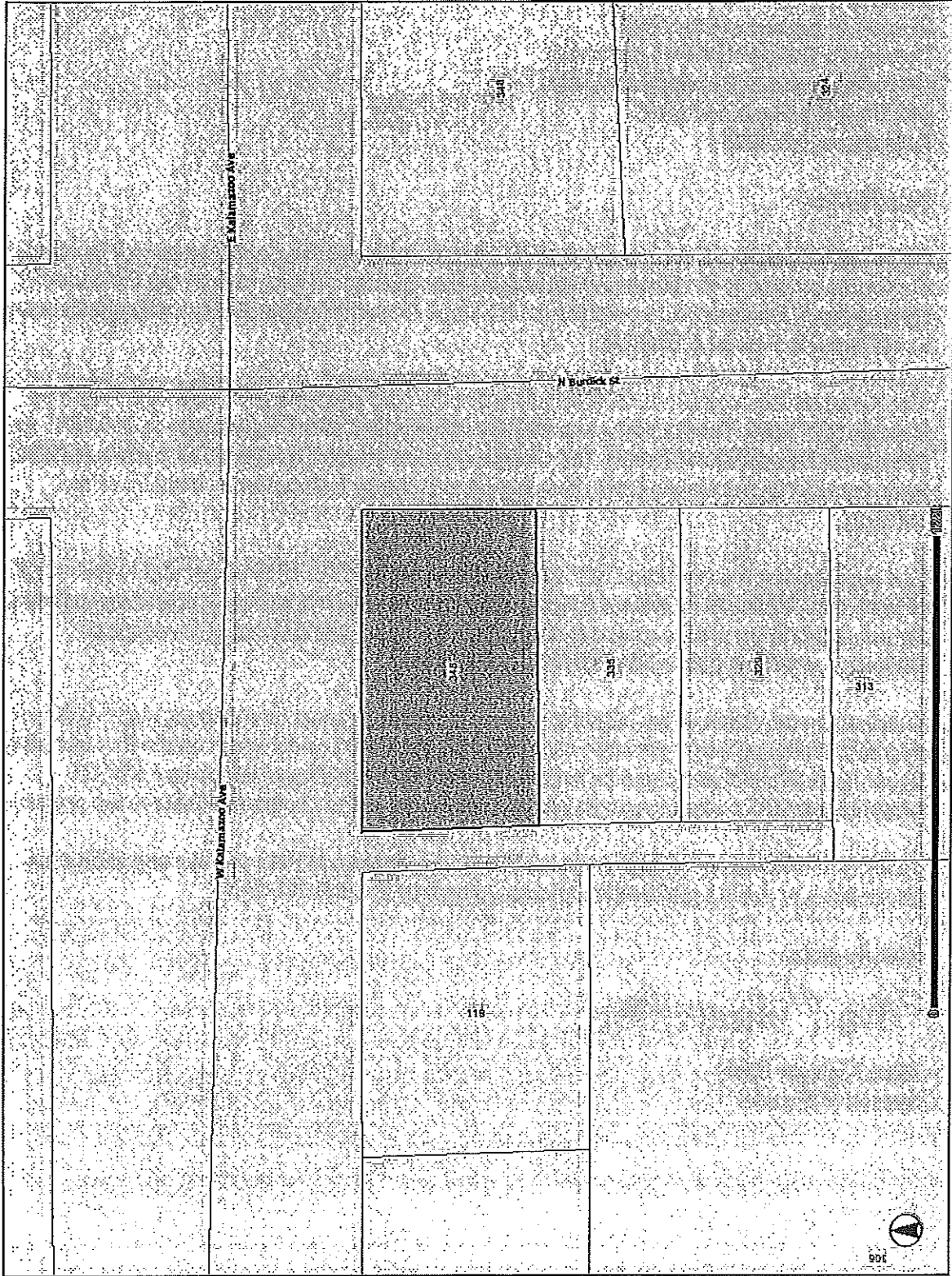
A handwritten signature in cursive script that reads "Ellen Kisinger-Rothi".

Ellen Kisinger-Rothi
Executive Director

Rickman House Local Historic District - 345 North Burdick

Kalamazoo Historic Preservation Commission - Historic District Study Committee

- Selected Features
- City Limits
- Water Features
- Surface
- Culvert
- Parcels
- Water Feature Names
- Street Names



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

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Rickman House Local Historic District
345 North Burdick

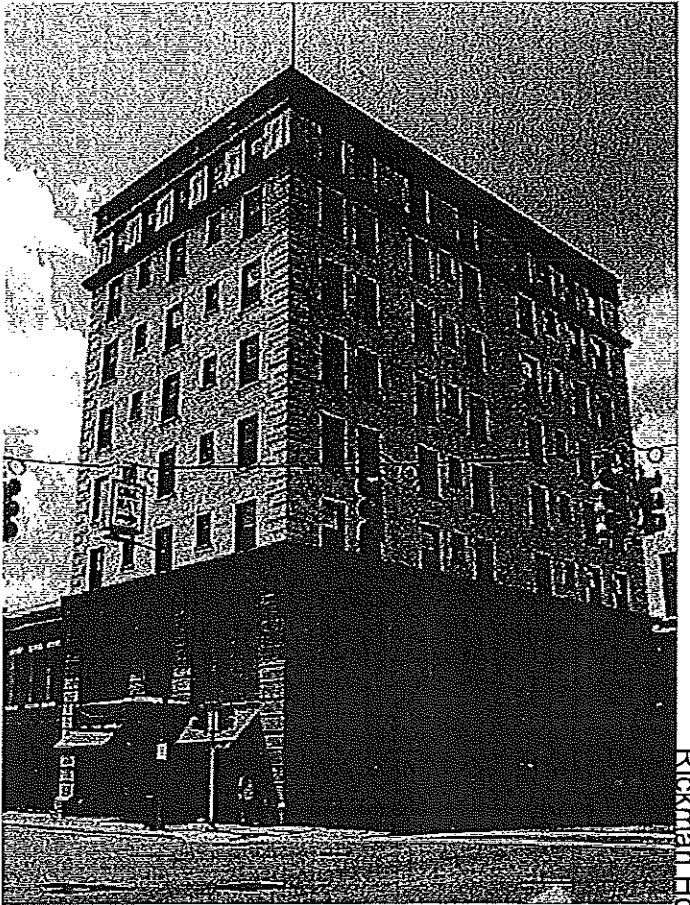


Rickman
House

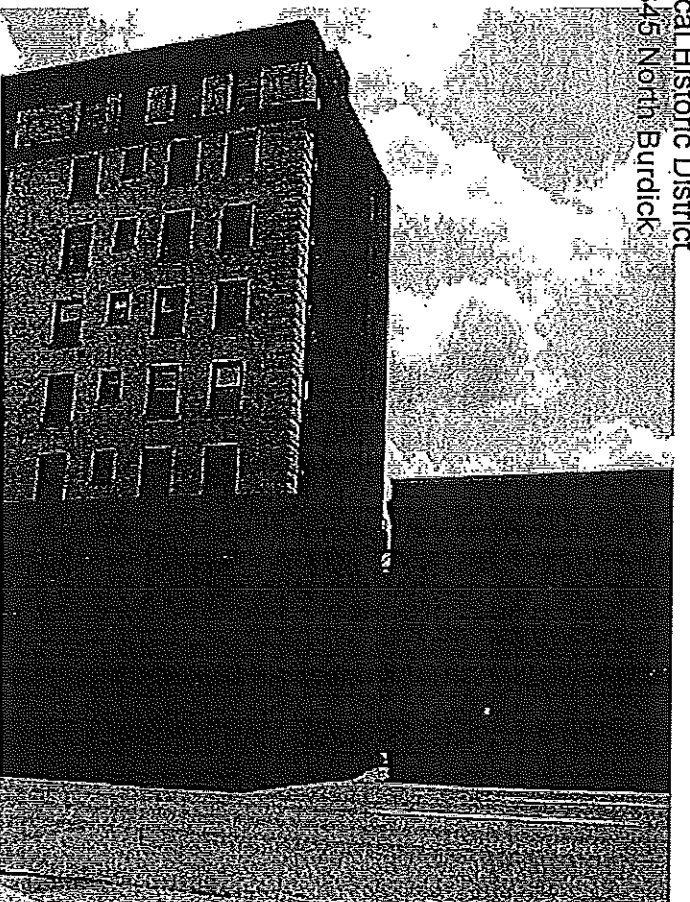
345 North
Burdick

Northeast
corner

Photo July
29, 2009



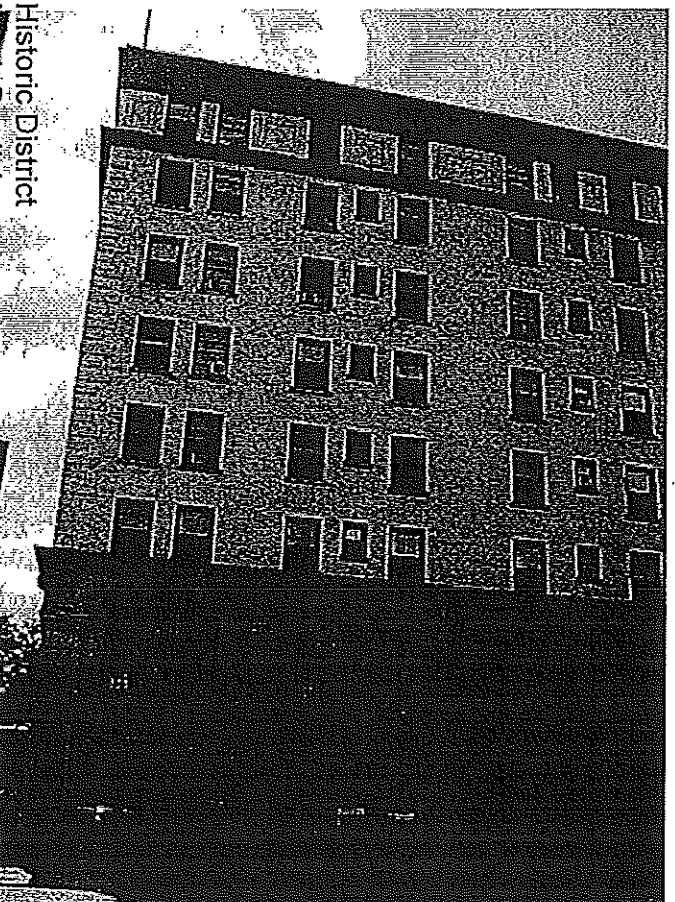
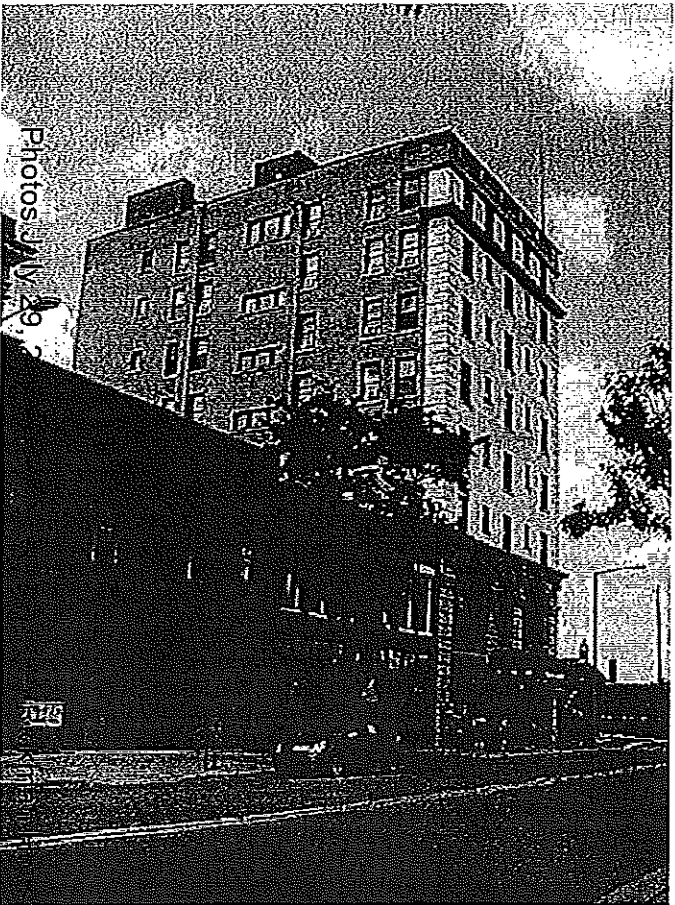
Rickman House Local Historic District
345 North Burdick



Northwest corner showing west side
North side

1

Rickman House — 345 N. Burdick July 29, 2009 ~ NE corner
Southeast corner — south side



Local Historic District
345 North Burdick

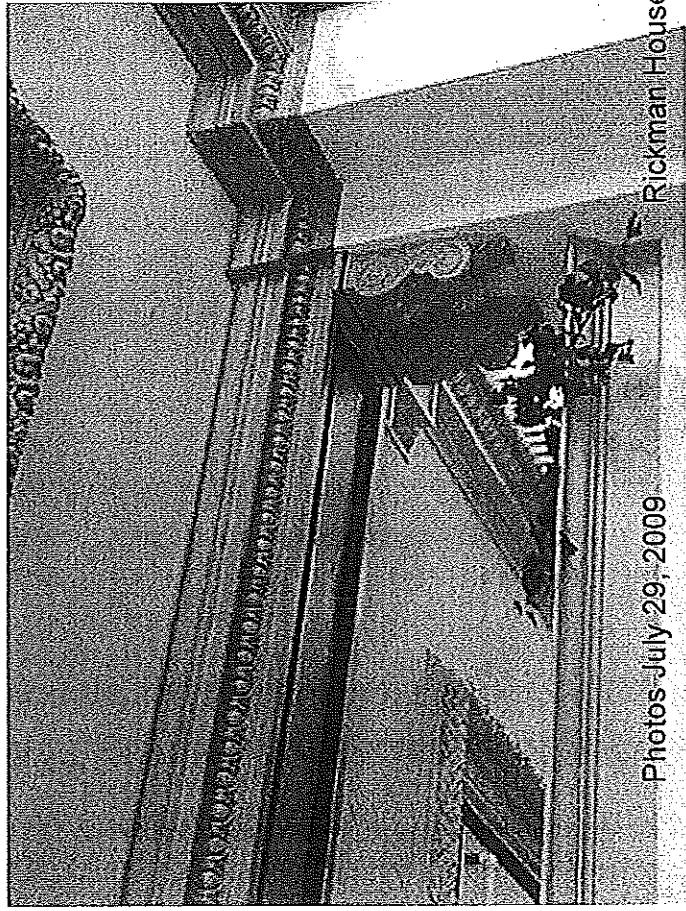
Photos July 29, 2009



Rickman House – 345 N. Burdick July 29, 2009 ^^ NE corner details
Coffered and beamed ceiling with brackets & trim – 1st floor

^^ North side, 2nd floor windows
Marble wainscote – first floor

2



Photos July 29, 2009

Rickman House Local Historic District
345 North Burdick



Kalamazoo Historic District Study Committee Report South Burdick Local Historic District – Elimination report

On April 30th, 2007, the Kalamazoo City Commission amended Chapter 16 of the Code of Ordinance (Local Historic District) and appointed the Kalamazoo Preservation Commission as a permanent standing Historic District Study Committee. The Historic Preservation Commission as established in Chapter 2 of the Code of Ordinances for the City of Kalamazoo will fulfill the duties of the historic district study committee set forth in section 3 of 1970 P.A. No. 169, MCL 399.203 as amended. Pursuant to that charge, in 2009 the Kalamazoo Historic Preservation Commission proposes to study designation of the north side of the 100 block of East Michigan and the Rickman House local historic district and to prepare documents to eliminate the South Burdick local historic district.

2. Composition of Study Committee Membership:

Members of the Historic Preservation Commission

Christopher Wright, chairperson

Peter Carroll, Vice-chairperson

Tony Holewinski, Katie Jacobs, Claire Milne, Josh Willson, Michael Dunn

3. Name of the Historic District Studied:

South Burdick Local Historic District – also known as 214-232 South Kalamazoo Mall.

4. Boundaries of the Proposed District

a. Verbal Boundary Description

The following boundary description includes all three buildings originally designated as the South Burdick Local Historic District:

Beginning at a point in the westerly right-of-way line of South Burdick Street (Also known as S. Kalamazoo Mall) 88.5 feet northerly of the intersection of said line and the northerly right-of-way line of West South Street; thence westerly and parallel to northerly right-of-way line of West South Street, 132 feet; thence northerly 113 feet to the southerly right-of-way line of DeVisser Alley; thence easterly along the southerly right-of-way line of DeVisser Alley 132 feet, more or less, to the intersection of said line and the westerly right-of-way line of the South Burdick Street; thence southerly along the westerly right-of-way line of the South Burdick Street 113 feet, more or less, to the point of beginning.

b. Visual Boundary Description

MAP – See attachment A

c. Boundary Justification

The three buildings completely fill the lots described above. This report proposes the elimination of the district as established in 1998 with no changes in the boundaries.

5. History of the District

In 1996, developers were working with the new owners of the buildings at 214-224 and 230-232 South Kalamazoo Mall with a plan to rehabilitate using Rehabilitation Incentive Tax credits (Federal income tax credits) and Low Income Housing Tax Credits. To qualify for the credits the buildings needed to be historically designated.

With support from Downtown Kalamazoo Incorporated, a Historic District Study Committee was appointed on August 19, 1996 to review additions to the Haymarket Historic District. The

**Kalamazoo Historic District Study Committee Report
South Burdick Local Historic District – elimination report**

Kalamazoo Historic District Study Committee Report South Burdick Local Historic District – Elimination report

committee included Lynn Houghton, Marnie Twynham, Carrie Venema, Jeff Wiseman and Rodger Parzyck.

The first proposed addition was the east side of the 100 block of North Edwards, located to the north around the corner from the existing Haymarket Local and National Register Historic District on East Michigan Avenue. The second proposed addition was the South Burdick district, consisting of three buildings on the South Kalamazoo Mall two long blocks to the southwest from the Haymarket District.

The proposed addition

The Study Committee Report for both additions was submitted to the Kalamazoo Planning Commission in January 1997, asking for comments by March 17, 1997. (See attached 1997 Study Committee Report & maps). At the same time, the report was forwarded to the State Historic Preservation Office for staff review as well as the required review and comments from the Michigan Historical Commission on March 6, 1997 and the State Historic Preservation Review Board on June 6, 1997.

On February 18, 1997 a letter was mailed to all property owners in the proposed new districts to invite them to a public hearing to be held on March 12, 1997 in the third floor conference room at City Hall.

On February 20th, 1997, comments were received from the State Historic Preservation Office (SHPO). The SHPO strongly recommended that the proposed district on the South Kalamazoo Mall be designated separately rather than as an addition to the Haymarket Historic District. The comments also expressed concern that the proposed district could be part of a larger contiguous district.

On June 2, 1997, at the second reading, the city commission unanimously approved the designation of these three buildings as the South Burdick local historic district.

In the following eighteen months, the proposed redevelopment project fell through and no work was done on the buildings.

In April 2004, the owners of the DeVisser and Haines/DeKam buildings removed the pierced metal façade on the upper floors and found a significant amount of architectural detail still in place. In August that same year, the Historic District Commission gave final approval for the rehabilitation plans for the DeVisser and Haines/DeKam buildings. Due to difficulties in assembling the financing for a development package that project failed to materialize.

At the Historic District Commission meeting on August 18, 2005 after a presentation by a new owner, the commission approved in concept the demolition and reconstruction of the buildings at 214 and 224 South Kalamazoo Mall (DeVisser and Haines DeKam buildings) with the façades to be retained fronting the new buildings. The September 20th HDC meeting approved more details and with final approval to be given by the historic preservation coordinator, Sharon Ferraro after

Kalamazoo Historic District Study Committee Report South Burdick Local Historic District – Elimination report

a meeting with the developers. On October 17th, 2005, the coordinator issued the final Notice to Proceed, clearing the way for a wrecking permit.

In December 2005, work commenced on demolition and unexpectedly on the 20th, a portion of the front of the DeVisser Building collapsed at the northeast corner. The façade had been properly supported from behind based on engineering plans. The developer met with the HDC at their regularly scheduled meeting later that day and the Commission made an Approval in Concept with final details of the reconstructed façade to be presented at the commission's January 2006 meeting. The limestone pilasters on the Haines/DeKam building were to be salvaged and re-used.

The State Historic Preservation Office was consulted in April 2009 to clarify the historic designation status and the eligibility for tax credits of the remaining Merrill-McCourtie building. The State Historic Preservation Office staff including Brian Conway, State Historic Preservation Officer, Robert McKay, historic architect and Bryan Lijewski, state tax credit review coordinator concluded "...that this would not be considered an individually eligible resource under the state tax credit program. When the district was established, there were three buildings. Now that two of the buildings are gone, this one cannot stand alone as a significant resource meeting the National Register requirements for individual designation.

"As a result of our review, we would also suggest that your local commission take action on this designation so that it is clear to this building owner that this resource is not a contributing resource (assuming the commission agrees)."

6. Loss of Significance of the District

The Kalamazoo Historic Preservation Commission reluctantly recommends that the South Burdick Local Historic District be eliminated. In Michigan, Public Act 169 (MCL 399.201), specifies in section 14 (2):

(2) If considering elimination of a historic district, a committee shall follow the procedures set forth in section 3 for issuing a preliminary report, holding a public hearing, and issuing a final report but with the intent of showing 1 or more of the following:

- (i) *The historic district has lost those physical characteristics that enabled establishment of the district.*
- (ii) *The historic district was not significant in the way previously defined.*
- (iii) *The historic district was established pursuant to defective procedures.*

The commission finds that the South Burdick Historic District meets two of the three criteria for elimination specified above apply and constitute a reasonable cause for eliminating the historic district:

- (i) *The historic district has lost those physical characteristics that enabled establishment of the district.*

Kalamazoo Historic District Study Committee Report South Burdick Local Historic District – Elimination report

Demolition of two of the three contributing buildings in the district

Within the South Burdick Local Historic District, the DeVisser and Haines/DeKam buildings (214-224) retained much of their historic character once the metal façade was removed in April 2004. The Merrill-McCourtie (230-232) building had already lost most of its exterior architectural details except incised stone lintels over four windows. The district has lost its historic integrity with the demolition and reconstruction of the DeVisser and Haines/DeKamm buildings in December 2006.

(iii) The historic district was established pursuant to defective procedures.

The South Burdick Local Historic District, as designated, does not meet the National Park Service criteria as a historic district. The district includes only three buildings out of fifteen eligible buildings in the 200 block of South Kalamazoo Mall and the 100 blocks of East and West South Street. Buildings can not be designated separately when they are surrounded by equally significant buildings that would also be eligible for designation.

According to the State Historic Preservation Office manual for Historic District Study Committees, citing the National Register Bulletin 15:

“A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.”

8. Resource Counts and Percentages

The district contains one surviving, non-contributing resource, the three-story Merrill-McCourtie Building and one newly constructed, non-contributing resource that replicates the demolished historic building on the front façade.

9. List of Historic and Non-Historic Resources

Historic Resources: Zero

Non- Historic Resources: Two

10. Bibliography

Haymarket Local Historic District Study Committee Report, 1980

Haymarket Historic District, National Register nomination, 1980

Kalamazoo City Commission, Agenda and minutes of August 19, 1996 business meeting

Kalamazoo City Commission, Agenda and minutes of June 2, 1997 business meeting

National Register Bulletin 15: “How to Apply the National Register Criteria”

National Register Bulletin 16A “How to Complete the National Register Registration Form”

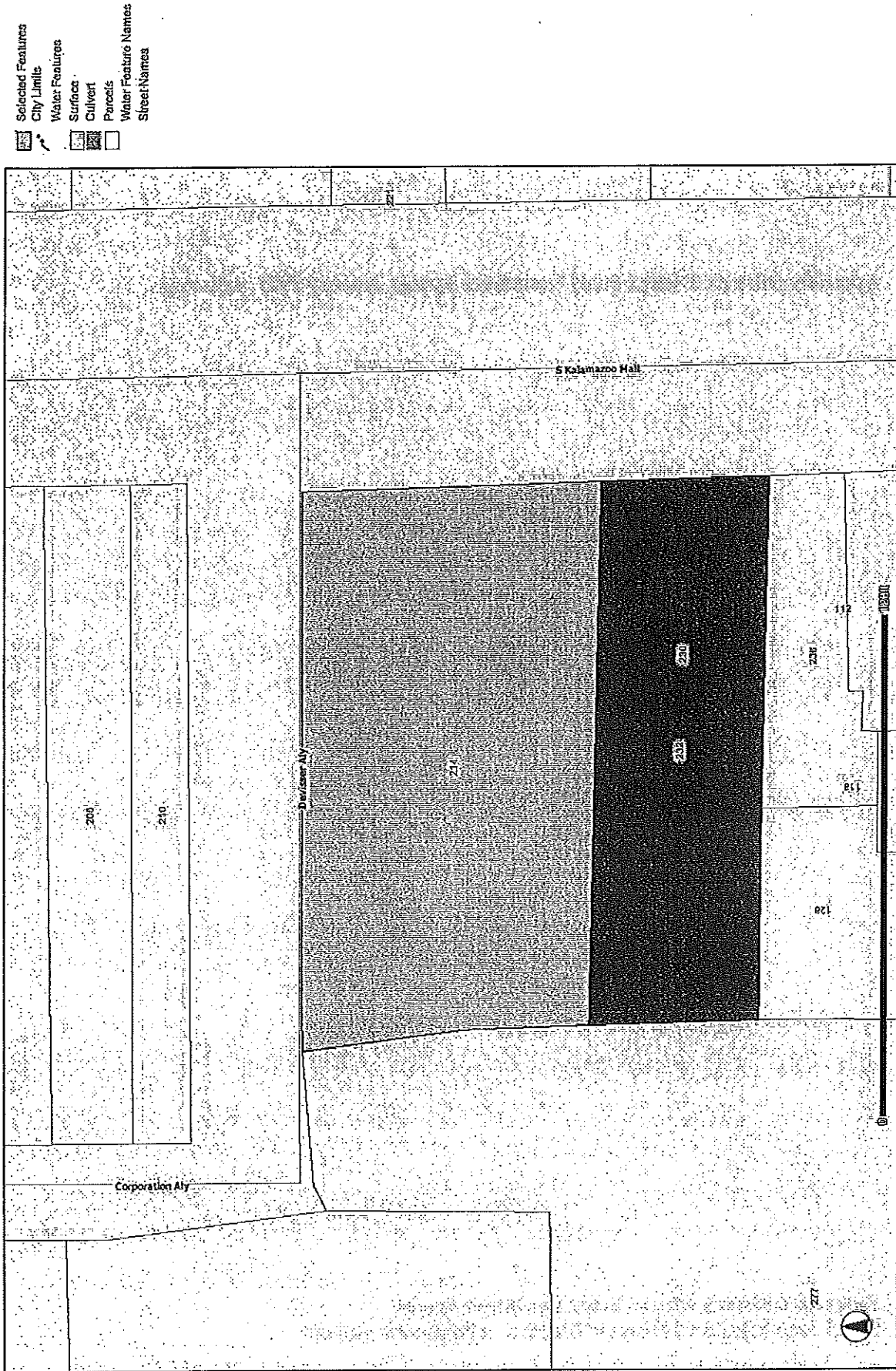
Kalamazoo Historic District Study Committee Report
South Burdick Local Historic District – elimination report

Kalamazoo Historic District Study Committee Report
South Burdick Local Historic District – Elimination report
National Register Bulletin 17 “Certification of State and Local Statutes and Historic Districts”
South Burdick Local Historic District Study Committee Report, January 1997
State Historic Preservation Office, Local Historic District Study Committee Review Sheet,
February 24th, 1997

Appendix: Historic District Study Committee Report, January 1997, with maps.

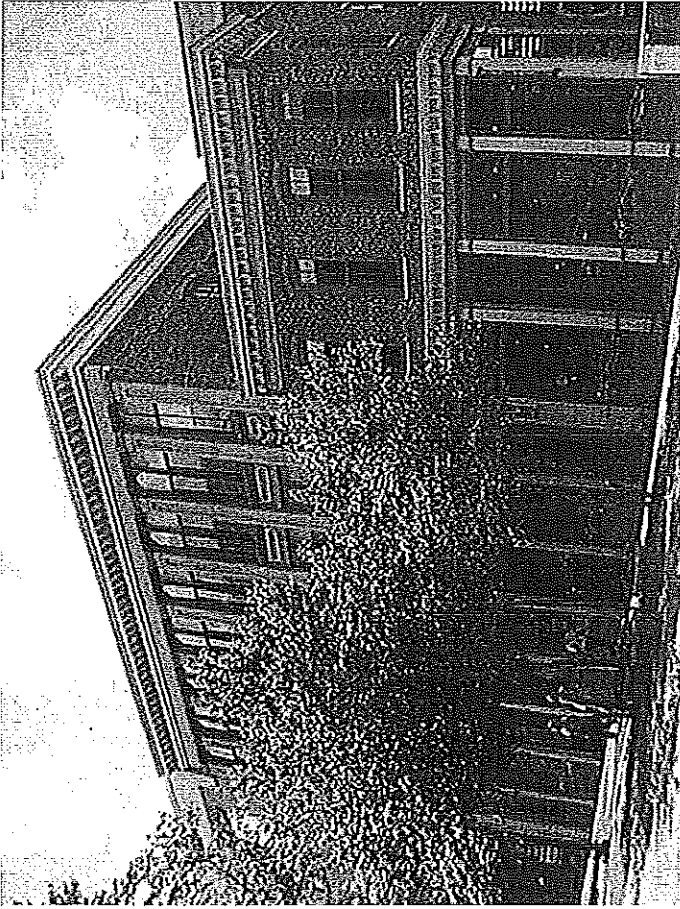
South Burdick Local Historic District - 214 to 232 S. Kalamazoo Mall - 1998

Kalamazoo Historic Preservation Commission - Historic District Study Committee

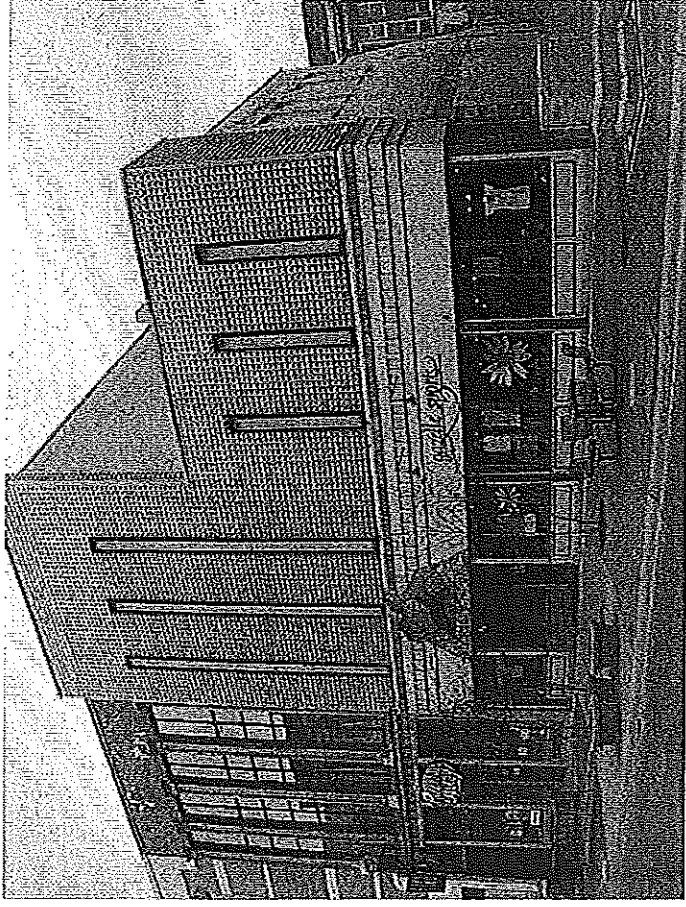


DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

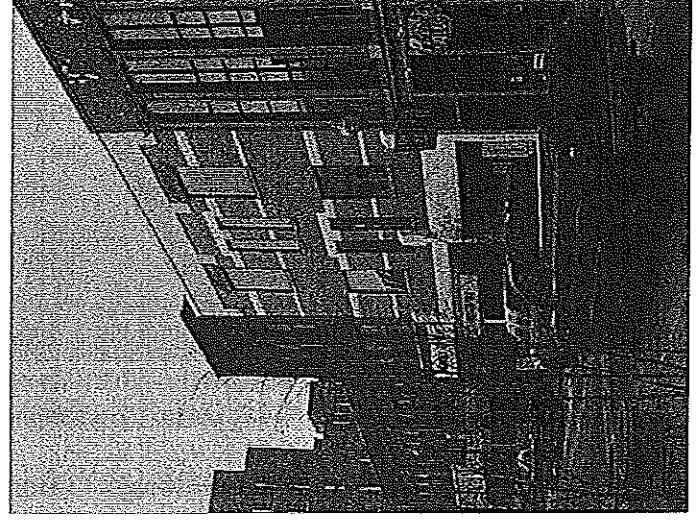
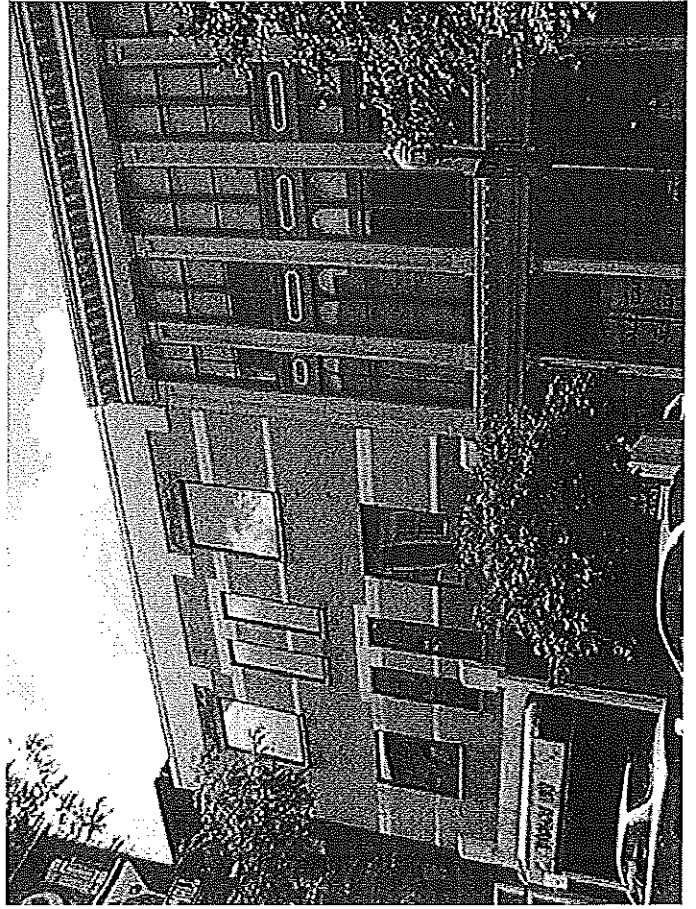
SOURCES: City of Kalamazoo, Plansight LLC:2008; Rentals Daily; Dec., Section Lines; Nov., Moving Properties; Sept., Ownership Info; Jan., Parcels; Zoning, Landuse, Bus Stops, Bus Routes; 2007; October,

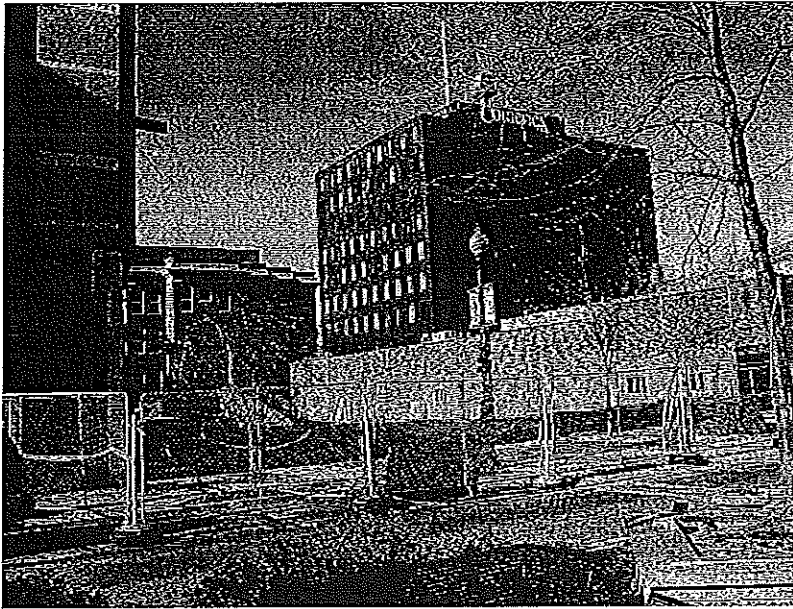


07/29/09 ^^ Haines/DeKam & DeVisser 214 S. Kal. Mall
Merrill McCourtie Building 07/29/09 ^^ 230-32 S. Kal. Mall



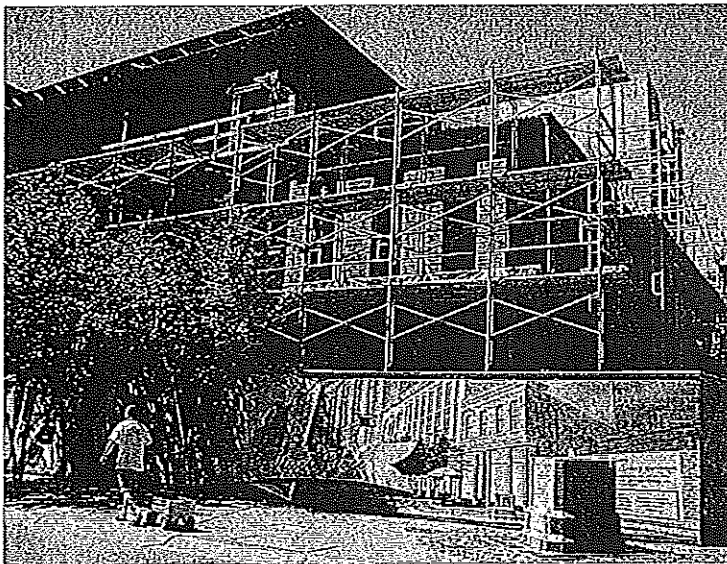
Haines/DeKam & DeVisser - 2001 - same as appearance in 1998
Merrill-McCourtie Building - 2001 - same as appearance in 1998





214 South Kalamazoo Mall – DeVisser Building – after demolition – note north edge of east wall of Merrill-McCourtie Building on left

Reconstruction of Haines/DeKam (3 story) and DeVisser Building (2 story) – August 2006



**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

Year	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments
2009.29	4037 S. Westnedge Ave	Building addition	Exteriors of Kalamazoo	7/24/2009	8/10/2009	8/11/2009	—	Under review.
2009.28	751 Pleasant Avenue	New building and cottages	The ARK	7/14/2009	7/27/2009	7/28/2009	—	Under review.
2009.27	1629 Douglas Avenue	Building demolition, addition, park. Lot	Weller Auto Parts	7/8/2009	7/23/2009	7/24/2009	—	Under review.
2009.26	550 W. Crosstown	Co-location on building	Metro PCS	6/24/2009	7/8/2009	7/9/2009	7/9/2009	Final approval provided.
2009.25	300 Nazareth Road	911 Training Center - Phase 2	Kalamazoo Public Safety Dept.	6/19/2009	7/6/2009	7/7/2009	7/7/2009	Final approval provided.
2009.24	5235 Portage Road	New terminal building	Kalamazoo/Battle Creek Inter. Airport	6/18/2009	7/1/2009	7/2/2009	7/10/2009	Final approval provided.
2009.23	3421 S. Burdick Street	Building addition	Sweet Manufacturing	6/17/2009	7/1/2009	7/2/2009	7/6/2009	Final approval provided.
2009.22	1206 E. Crosstown	Building addition	National Products	6/4/2009	6/17/2009	6/18/2009	7/14/2009	Final approval provided.
2009.21	758 E. Crosstown	Re-use building for Playhouse barbershop	Adam Hodge	6/3/2009	6/17/2009	6/18/2009	6/19/2009	Final approval provided.
2009.2	3300 Stadium Drive	Building addition	Stadium Shoppes	6/1/2009	6/15/2009	6/16/2009	6/26/2009	Final approval provided.
2009.19	710 Collins Street	Co-location on building	Metro PCS	5/1/2009	5/18/2009	5/19/2009	5/20/2009	Final approval provided.
2009.18	1004 Douglas Avenue	Co-location on building	Metro PCS	5/1/2009	5/18/2009	5/19/2009	6/4/2009	Final approval provided.
2009.17	517 E. North Street	Building addition	Life EMS	5/1/2009	5/18/2009	5/19/2009	6/8/2009	Final approval provided.
2009.16	346 S. Kalamazoo Mall	New parking lot	Thomas Huff	4/15/2009	4/29/2009	4/30/2009	5/20/2009	Final approval provided.
2009.15	5392 Beech Avenue	Co-location on tower	MetroPCS	4/14/2009	4/29/2009	4/30/2009	6/18/2009	Final approval provided.
2009.14	3100 Stadium Drive	Co-location on tower	MetroPCS	4/14/2009	4/29/2009	4/30/2009	5/1/2009	Final approval provided.
2009.13	1838 E. Stockbridge	New parking area	K's Limousine	4/9/2009	—	—	4/9/2009	Staff review only.
2009.12	2634 Mt. Olivet Road	Co-location on water tank	MetroPCS, Inc.	4/8/2009	4/22/2009	4/23/2009	4/23/2009	Final approval provided.
2009.11	911 Hatfield	New office building	Rieth-Riley Construction Co.	4/1/2009	4/15/2009	4/16/2009	4/22/2009	Final approval provided.
2009.1	1408 Sutherland Avenue	New apartment project	Greg Watts	3/24/2009	4/8/2009	4/9/2009	6/5/2009	Final approval provided.
2009.09	924 Russell Street	New ponds, wall, fence, sign	Edison Magnet School	3/23/2009	3/31/2009	—	3/27/2009	Staff review only.
2009.08	606 E. Kilgore Road	Building addition, site improvements	Loy Norrix High School	3/23/2009	3/31/2009	—	3/27/2009	Staff review only.
2009.07	151 S. Rose Street	Co-location on tower	MetroPCS	3/16/2009	3/30/2009	3/31/2009	3/31/2009	Final approval provided.
2009.06	3419 S. Burdick Street	Co-location on tower	MetroPCS	3/16/2009	3/30/2009	3/31/2009	3/31/2009	Final approval provided.
2009.05	4401 Siesta	Co-location on tower	MetroPCS	3/3/2009	3/18/2009	—	3/24/2009	Final approval provided.
2009.04	2117 Superior Avenue	New cellular tower	Cleanwire	2/25/2009	—	—	—	On hold for needed variance.

**CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST**

print date: 7/31/2009

Year 2009	Project Address	Project Description	Applicant	Date Received	Comments Due Date	1st Review Date	Final Approval Date	Comments
2009.03	1332-1350 W. Michigan Avenue	New restaurant building	University Roadhouse	2/25/2009	3/11/2009	3/12/2009	4/20/2009	Final approval provided.
2009.02	900 Walbridge Street	Co-location on tower	MetroPCS	2/13/2009	3/2/2009	3/3/2009	3/3/2009	Final approval provided.
2009.01	1516 W. Michigan Avenue	Building addition	Kalamazoo Islamic Center	2/9/2009	2/23/2009	2/24/2009	4/24/2009	Final approval provided.