



535 S. Burdick Street  
Suite #1  
Kalamazoo, MI 49007  
(616) 342-8600

November 29, 1988

Ed Annen, Mayor  
300 South Kalamazoo Mall  
Suite 220  
Kalamazoo, MI 49007

Re: Commercial Facilities Exemption  
Kalamazoo State Theatre  
Kalamazoo, Michigan

Dear Mayor,

At the regular meeting of the City Commission on November 21, 1988, our request for an extension of the Commercial Facilities Exemption on the above referenced property was tabled for further study. The Commission requested that the owners prepare and review a Capitol Spending Budget for additional work on the Kalamazoo State Theatre building.

Since the purchase of the State Theatre, our efforts have been to revitalize this historic monument by creating an attractive facility for all of Kalamazoo County to enjoy. One of the first actions we took at the time of purchase was to invest in a much-needed roof. This action arrested some serious deterioration of parts of the theatre as a result of pre-existing leaks. Also, the antiquated movie projection system was completely replaced by modern equipment, which has facilitated the promotion of "free" events, in which we have participated. These include special events such as; matinee cartoons for Halloween, New Year's Eve Fest, and productions for the Vaudeville Society.

Over the past three years we have made substantial investments in the functions of the Theatre, which have made it possible for "big name" performers to come to Kalamazoo. Some of these investments include: upgrading and increasing electrical capacity in the building for performers; expanding restroom facilities for patrons; carpeting, painting, and increasing lighting in the dressing rooms.

In addition to these expenditures at the auditorium, we have made other improvements to the property which have exceeded our goals for the adoption of the Commercial Facilities Exemption by the City Commission on December 30, 1985. As outlined in our letter of November 11, 1988, to the Economic Development Department (a copy of which is attached herewith) we have invested \$740,000.00 in other areas of this property, which has created approximately fifty (50) new Jobs (plus forty(40) construction jobs), while retaining another twenty (20) jobs. By our investments, not only have we attempted to create jobs, but provided other revenue sources which support the long-term viability of the State Theatre.

The Hinman Company is strongly committed to the revitalization of the Kalamazoo State Theatre. However, there is still much to be done. It is our plan to continue our efforts to restore more of the theatre. We intend to repaint the theatre proscenium and lobby, using an original motif; to replace theatre seating upholstery with new fabric; recover and restore missing and stolen artifacts; and replace the carpeting in the mezzanine and auditorium. This part of the restoration requires a substantial investment which will take some time to complete. In order to accomplish this, we respectfully request that you place the consideration for the extension of this Exemption Certificate, by appropriate motion and resolution, to be passed at the next regular City Commission meeting.

We thank you for your time in working with us in considering this proposal.

Sincerely,

Michael Mair

Michael Mair

THE HINMAN COMPANY

MM/av encl.

cc                   City Clerk  
                      Robert Lennon

58807

Public hearing re: Mayor Annen opened the public hearing to consider the extension of Commercial exemption Certificate for State Theatre Limited Partnership

commercial facilities exemption certificate for Kalamazoo State Theatre Limited Partnership.

Attorney Robert Lennon, 900 Comerica Bank Building, said that during the three years the certificate has been in effect, the partnership has exceeded the number of jobs created and investment indicated on their original application for tax abatement. He acknowledged that criticism has been directed to the condition of the auditorium but noted that the partnership had only recently regained possession of the theatre after eviction of the former lessee.

Rodger Parzyck, 131 Bulkley Street, suggested that an advisory committee, composed of representatives of the Historic District Commission and the Commission for Historical Preservation, which he chairs, be established to advise the owners on restoration of the State Theatre auditorium.

Vice Mayor Springgate asked about restoration projects in the auditorium. Mr. Parzyck replied that he understood \$30,000 was spent on the auditorium but was unsure exactly what was accomplished.

Duwain Hunt, Executive Director of the State Theatre Vaudeville Association said there had been no restoration efforts undertaken in the State Theatre auditorium since the partnership regained control. He added that he was engaged in discussions with owner Roger Hinman on the possibility of the Association taking charge of the auditorium and undertaking restoration as a non-profit corporation. Mr. Hunt then responded to Commissioners' questions regarding the current condition of the theatre compared to its condition when the certificate was granted. He said he would advocate a two-year extension of the certificate, an inventory of the current status of the theatre, and the appointment of an advisory committee on restoration.

Attorney Lennon pointed out that the auditorium is only one part of a building which contains retail and other commercial space. He said the developer, Mr. Hinman, spent \$740,000 on priority needs for the building, such as a new roof and new electrical and mechanical installations. He noted that a lawsuit is in progress against the previous tenant regarding the condition of the auditorium.

Commissioner Guenther said one of the reasons the State Theatre property is valuable is because of the auditorium;

REGULAR MEETING OF MONDAY, DECEMBER 12, 1988

she expressed the opinion that it would be in the developer's best interest to restore it.

She added that the Commission's focus in 1985, when the tax abatement was granted, was the auditorium and suggested that extending the certificate for two years would encourage restoration of the auditorium.

58807

Resolution Extending  
Certificate Approved

88201

Mayor Annen closed the public hearing, and Commissioner Guenther moved to extend the commercial facilities exemption certificate for the Kalamazoo State Theatre Limited Partnership on the condition that the City's Commission for Historical Preservation works with the partnership on restoration and provides periodic reports to the City Commission on progress being made; and to provide a clear record for future City Commissions on the reasons for this action.  
Motion supported by Commissioner Reisterer.

Commissioner LaForge thanked Commissioner Reisterer for bringing the condition of the State Theatre auditorium to the City Commission's attention. The uniqueness of the structure, he said, and the treasures contained within it are valuable assets to the community.

Vice Mayor Springgate noted that in granting an extension of this tax exemption, the main interest of the City Commission is the renovation and restoration of the auditorium of the State Theatre.

Commissioner Martin wished the Hinman Company as much success in this project as they have experienced in other downtown development projects.

With a roll call vote the motion carried.

AYES: Commissioners Guenther, LaForge, Martin, Reisterer, Straits, Vice Mayor Springgate, Mayor Annen

NAYS: None

**EXCERPT FROM KALAMAZOO CITY COMMISSION MEETING**

December 12, 1988

**Annen:** I'll now open the 7:06 public hearing for the extension of the Commercial Facilities Exemption Certificate for Kalamazoo State Theatre Limited Partnership. Staff is recommending we approve the extension . . . Mr. Lennon?

**Lennon:** Mr. Mayor and Commissioners, my name is Robert Lennon, 900 Comerica Bank Building. I'm here on behalf of the Kalamazoo State Theatre Limited Partnership.

The Kalamazoo State Theatre Limited Partnership is basically Roger and Jere Hinman, Mr. & Mrs. Roger Hinman. As you are aware, approximately three years ago an application was made for a Commercial Facilities Exemption Certificate, and it was represented that there would be approximately forty new jobs created and approximately \$600,000 would be invested in the building. I believe that our client has been able to satisfy the staff that fifty new jobs were created, and \$740,000 was expended in the facility. And the staff has recommended its approval.

I think it's important for you to consider-excuse me, I have a cold-it's important for you to consider the message you send out when you grant this kind of certificate and you place criteria on its extension. I believe that any objective analysis of that criteria will show that this particular developer has exceeded what was asked for at the time the facilities exemption certificate was granted. I think it's important to look at this particular developer, and this particular developer is one that I'm sure if you think back when the old J. C. Penney building went dark and sat there for almost two years vacant and people were wringing their hands and were concerned about what was going to happen with it, it was Roger Hinman who stepped forward and invested his money, his effort, and his time, and now that Century Plaza Building as it's now called, is a vibrant part of this community. It is full, it has viable businesses in it, it has viable offices in it, and it has an entertainment center in it. And that shows the kind of commitment, the risk, that this particular developer was willing to take. It was this particular developer that also developed the Skyrise project, which is approximately \$15 million in the downtown area, which consists of offices, retail, and housing and is, I believe, the largest housing component in the downtown area, which was viewed to be a risky project at the time it was undertaken.

When the State Theatre building was going through a long period time when people thought it might be torn down, when Butterfield was trying to sell it, and there were all kinds of people and groups that were going to step forward and do this and that - well, they never seemed to appear. But Roger Hinman appeared, and he's made a substantial investment. He's entered into numerous leases with businesses that have offices and retail establishments in that building. Those leases take into consideration the fact that the developer was relying on

this kind of relief, and I think to take it away from him, when he has clearly met the criteria, would send a message that I don't think we want to business people in the community.

The criticisms that I've heard about the actions of this Kalamazoo State Theatre Limited Partnership had to do solely with one part of the building,

And that part of the building is the auditorium. That's just one portion of this building, and if you look at the square footage of leasable space in this building, it's a minority of the building, because the office goes up for several stories and goes below the ground. And there's more rentable space in that particular portion of the building.

The auditorium was leased out to a particular tenant which defaulted on its lease. That isn't me making that up; a court made that determination, and the court evicted that tenant recently. And recently the Kalamazoo State - and a court order was entered on that; that isn't a representation I'm making; there's a court order that says that. And the Kalamazoo State Theatre Limited Partnership has just fairly recently taken repossession of that portion of the development and has it under study. And I think, I think it would be sending the wrong message when this particular developer has done an awful lot to make the downtown area a more viable and more vibrant part of this community. Thank you.

**Annen:** Thank you. Are there any questions of Mr. Lennon? Is there any other citizen who'd like to speak to us tonight at this public hearing?

**Parzyck:** Good evening, my name is Rodger Parzyck. I reside at 121 Bulkley, and I'm chairperson of the Kalamazoo Commission for Historical Preservation. And I'm here tonight representing that group, as we were asked at the November 21st meeting to give our advice regarding the tax abatement for the State Theatre and to do some documentary work, should there be some concern about the type of activity that's taken place in the last few years and what future work might be done on the building, and it was our group that was asked, as a city advisory board, to do some possible documentary work. I'm here tonight to let you know that we will be available to do documentary work should you want to use it as a yardstick to evaluate any future changes in the building or the fact of whether or not the Hinman Company has actually met its agreement with the 255 tax break that was given some three years ago.

We met with Mike Mair of the Hinman Company at a regularly scheduled meeting last week and had some discussions with him, and it was a very good discussion. We think we understood each other, and there was some discussion about setting up a group that might offer the Hinman Company some advice as far as the type of restoration work. They're having some difficulty, I understand, in trying to find painters who

could do the type of proper work in a theatre like this, because it's a very special kind of theatre. It's one of only a handful of the few atmospheric theatres left in the country, and it's a real valuable deal that we have here in Kalamazoo. Our discussion - I haven't discussed with him in the last few days - setting up a committee that might help them in their efforts to restore the theatre - but I thought I'd let the Commission know that we are available to do such work. A group of people - namely myself, Nelson Nave with the Historic District Commission, Annette Conti, who will be with the Commission for Historical Preservation, Lynn Houghton with the Commission, Mike Dunn, who is a member of the Commission for Historical Preservation, and Andrea Casteel with the Stuart Avenue Bed & Breakfast and who is a member of the Historic District Commission-have all stated that they would be willing to sit on an advisory group that could comment on the work that's being done and could document the work or document the current condition of the theatre, should you want to use it as a yardstick to measure the compliance with the 255.

So I'm here tonight to let you know that it is a very valuable theatre; it could be a real crowning jewel for this city; and I think we need to pay special attention to this particular building. And I think that Roger Hinman as a developer could do a sensitive job. I think that we need to hopefully give advice on how that restoration might take place. Are there any questions?

**Annen:** Are there any questions for the gentleman?

**Springgate:** Mayor Annen?

**Annen:** Vice Mayor Springgate.

**Springgate:** Mr. Parzyck, thank you for coming this evening. I agree with you; I think Mr. Hinman can do a very credible job of this. I hope he accepts your offer to work with him.

I want to ask you a question. You may not be able to answer it, and you may not be the one I should ask. I'm looking at the original application for the Commercial Facilities Exemption Certificate dated November 18, 1985, and it says here that the interior to the theatre will also receive restoration. When you were there, did you see evidence of the theatre itself having received restoration other than mechanical or the roof? I know the roof was re-roofed, which was expensive, I'm sure, and I know mechanics were replaced. But did you see evidence of other restoration?

**Parzyck:** Well, I haven't toured the theatre looking specifically for that, just attending events there, and I really could (not) comment on any type of restoration, although Mr. Mair noted that \$30,000 had been invested in the theatre. What the moneys went to, I'm not quite sure. He did indicate that a lot of moneys had gone toward the actual - the mechanical, the electrical, the roof, and that - so they apparently had invested quite some money in that aspect of it. But the actual

restoration, I'm not sure as far as repairing statues or some - I guess some of the money had gone to replacing some of the projection equipment, but I'm not really familiar with that. It's something that I think we could document photographically, in talking with Mr. Mair and other members of the Hinman Company, could document some of that.

**Annen:** Other questions for Mr. Parzyck? Mr. Parzyck, thank you. Any other citizen wish to comment to us tonight on the State Theatre facilities exemption?

**Hunt:** Mr. Mayor, City Commission, I'm Duwain Hunt. I'm Executive Director of the State Theatre Vaudeville Association, which is a non-profit organization formed to celebrate initially the 50th anniversary of the theatre when it was in jeopardy of being made into a parking lot by a business here in town. We have been active since that time in keeping track of the theatre and its appointments as a facility. Our particular attention has been in the auditorium.

To answer your question specifically, Commissioner Springgate, there has not been restoration in the auditorium since the Hinman Company has taken over.

**Annen:** Are there any other questions for Mr. Hunt?

**Springgate:** May I ask you a question, then? If there hasn't been any restoration, do you know anything about the mechanics or the electrical or the roof? Were those things for the auditorium?

**Hunt:** Yes, the roof has been repaired; the roof was in bad need of repair. There was significant leakage that was causing damage to the plaster facade on the sides. The roof has been repaired. Also there has been an upgrade in terms of electrical service on the stage itself. Part of that electrical -- about half of that electrical upgrade was done previous to the State Theatre Limited Partnership in order to bring larger concerts in there. And then it was upgraded a second time after State Theatre Limited took charge of the building.

I think one of the things I'd like to address tonight is the issue of the 255 tax abatement that Attorney Lennon - now I don't claim to be an attorney, but if you look in the application that was granted, there are some specifics in there that were to supposedly happen within twelve months. And it says in the application, "Substantial improvements beginning in 1986," which means they would have been completed by now. And I would reference a very specific statement that says, "The exterior structure is to be restored to its original motif on the exterior with some new windows (and the windows have been replaced) and replacement of the original marquee retaining the quality and historic significance of the vintage structure.

I gave you a packet earlier today, and if you look at the photographs that were included in the packet, on page 2 there is a photograph -- a



very clear photograph - of the exterior facade. It's a black-and-white picture that shows you the original motif and the original marquee of the State Theatre in this groups of pictures here.

**Annen:** I don't have the interior. Okay, anything further, Mr. Hunt?

**Hunt:** I would just be willing to answer any questions. I would tell you that I did talk to Mr. Hinman last Friday at great length about our concerns with regard to the restoration, and he indicated to me that he was interested in having further discussion with the Vaudeville Association in terms of the possibility of us taking charge of the auditorium and doing the restoration as a non-profit corporation. I have included in your packet also a copy of our Articles of Incorporation that says that is, in fact, part of our charge. I'm hoping to begin early discussions with him right after the first of the year on that.

**Annen:** Are there any other questions for Mr. Hunt? All right, Commissioner Guenther.

**Guenther:** I understand there has been some change in the movie equipment and the lighting since the time that the company took it over.

**Hunt:** I guess it depends on your perspective whether the movie equipment has been upgraded or not. Let me point out to you that in 1985 the State Theatre Vaudeville Association did our vaudeville show, in which we had Harry Blackstone as our headliner. That was in September, 1985. At that time we used all the projection equipment in the theatre; we also used all of the spotlights that were up in the booth that were referred to in Mr. Mair's letter of November 29.

The equipment was in perfectly good running order; there was absolutely nothing wrong with it. In fact, Butterfield Theatres were meticulous in maintaining their equipment. They continued to maintain it, and we used in September - like I say, September of 1985 -- and I believe the purchase of the building was in November of 1985.

My understanding, in talking with Wayne Deering, the reason for the changing of the projection equipment was in order to automate it. And the purpose in automating it made it possible for the bartender to operate the projector from the bar, as opposed to having to go up into the booth and run the equipment. But as far as the equipment that existed there, the equipment was in excellent condition, and I have-you know, our technicians can certify that, because we used it for the show. I think-

**Guenther:** What's the difference between what was there and what's there now?

**Hunt:** What we had there before were two large projectors that had to be manually run and manually threaded. At that point there was also

three-channel stereo sound. You would now have to go to Detroit or to a large market like that in order to be able to see a movie picture of that form. Or that style. What is there now is single-channel sound and one projector, and the projector that was put in was a reconditioned projector; it was not a new one. And there's been significant problems with that projector. As recently as our program on Halloween night, the Phantom of the Opera, it had to be once again repaired.

**Guenther:** Is lighting missing that was there?

**Hunt:** If you'll take a look at the pictures that I gave you, I can show you specifically. There's a picture where you would be standing on the stage looking out into the auditorium. In there you'll see nine holes in the balcony rail-three, three, three. That lighting has gone. The footlights are gone that are on the stage, and one bank of Xerox lighting or fill lighting on the stage is also gone.

**Annen:** Other questions? Commissioner LaForge.

**LaForge:** Are there other areas in the theatre that are now in worse shape than when the limited partnership was formed in 1985?

**Hunt:** I suppose that all depends on your perspective. My perspective would be yes, it is. There's been some damage to the plaster that cannot be directly related to the leaks in the roof. There's a lot of equipment that's missing. A bunch of the furniture - a lot of the furniture is missing that was there in 1985. Some of it showed up at the used furniture store down on, next to the railroad tracks, down there on Michigan Avenue, and I queried them about it. I understand since that time an employee that was working at the State Theatre - they have secured a search warrant and gone through his home and have obtained back some of the artifacts that were, you might say walked out the door.

**LaForge:** Are there any other areas in the theatre?

**Hunt:** well, recently the orchestra pit was removed, and so the orchestra pit is no longer there. The orchestra pit was leveled in order to make, to facilitate the 5:01 parties.

So the mahogany railing on the orchestra pit - if you want to take a look at the color photograph of the organ that's in your brochure - that's the mahogany railing that I'm referring to that's now gone. A portion of that still sits there in front of the organ, but the section that goes around the orchestra pit is gone.

**Annen:** Any other questions for Mr. Hunt? Commissioner Reisterer.

**Reisterer:** I have a question for you, Mr. Hunt, and I'd also like the City Attorney to respond to this question as well. In one of the most recent communications we received from Mr. Mair, he uses the term

"revitalization" in references to plans for the State Theatre auditorium. In my mind, there seems to be a big difference in the term "restoration" and "revitalization." I'm wondering if you'd care to comment on that, and I'd like the City Attorney to comment on that as well.

**Hunt:** In my opinion, you can revitalize the building. There were several plans to revitalize it. One of them we've heard over the years was to turn it into a pizza parlor; another revitalization that even Butterfield look at was dividing it up into four different theatres. Those would all fall into the classification of revitalizing it in that you're making the building, I suppose, more saleable and more profitable.

I think the issue of restoration is exactly what it says in the application that Mr. Hinman gave to you, when it talks about restoring it to its original motif. That's what I would consider restoration.

**Cinabro:** I would concur with most of Mr. Hunt's comments. Commissioner Reisterer, I would view the issue as whether or not the applicant has abided by the statements in paragraph 9 of the original application, the question being whether or not there has been restoration of the original motif of the exterior and restoration of some details to the original stage in the interior plus replacement and/or renovation of existing mechanical, electrical, roof, office and retail space. I view restoration as more restoring to the original state, as opposed to some sort of renovation or something new.

**Annen:** Are there any other questions of Mr. Hunt?

**Hunt:** I do have photographs of the building. We took photographs of the building. The theatre historical society took photographs of the building when we first went in there in 1976, and then we later took more photographs in 1984. And so I have the color and black-and-white photographs with me.

**Annen:** Thank you, Mr. Hunt. You can pick those up from the Clerk as soon as this public hearing is over and our examination. Commissioner Straits.

**Straits:** Mr. Hunt, just so I'm clear on what you're recommending - you are recommending the 255 be granted with certain stipulations?

**Hunt:** My personal preference and that of the Vaudeville Association would be that you would grant a two-year extension with the inventory to be done that was suggested at the last Commission meeting and also the appointment of an advisory committee to advise you on what exactly restoration is and what restoration has been done.

**Reisterer:** Mr. Hunt, would the Vaudeville Association be willing to play a role in that?

**Hunt:** The Vaudeville Association voted unanimously at its annual meeting to do whatever was necessary to facilitate the restoration of the theatre, including executing the first paragraph in their purpose in owning, operating, maintaining, and raising the funds to restore it.

**Annen:** Thank you, Mr. Hunt. Is there any other citizen who wishes to speak to us on this State Theatre Limited Partnership extension? Mr. Lemon.

**Lennon:** In response I'm a bit concerned about what would appear to be the direction you might be headed, and that is to grant a two-year extension and have a committee set up that the Vaudeville Association somehow monitors and comes back with a recommendation. Maybe that's not where you're heading; I don't know. But as I understood Mr. Hunt, he said they're interested in owning and operating, and they're negotiating on that right now. I'm a little bit concerned, from representing the Kalamazoo State Theatre Limited Partnership, that one of the things that makes this viable is the tax exemption and if that's going to be reviewed and advised on by someone who's negotiating to buy it, I have a little bit of concern and question there on how impartial they might be at that point, knowing that it affects a negotiating point. This is new to me.

**Annen:** I share that particular concern in light of what Mr. Hunt said, but I think the direction given by the Commission a couple of weeks ago was that -- unless I hear differently tonight in the form of a motion that passes - it would be that that function would most likely be carried out by the Historical Commission that Mr. Parzyck's a member of, rather than somebody who tonight expressed to us a desire to possibly even own the structure.

**Lennon:** Then that wouldn't be a concern of mine.

**Amen:** All right. Anything further, Mr. Lemmon?

**Lennon:** Yes. We realize that we're facing a deadline at year end and, therefore, we realize we need an extension in any event. If you're going to give us an extension with limitations on it, we would suggest that after passing the extension you appoint a sub-committee of the Commission to meet with representatives of the developer to review other alternatives that I think are available in treating this situation. I think it's not being treated in the correct manner, personally.

We've got two different situations here. we've got an auditorium, and we've got a retail/commercial function to the thing. The representation was to spend \$600,000; \$740,000 were spent. And most of that went for things like roof, heating-air conditioning system. the guts of a building got rebuilt in this, and electrical works and things of that nature. Had that work not been done, there probably wouldn't be much of an auditorium standing there today at all. And

that was the first priority. Now, what restoration has been done? I can tell you there's a lawsuit going on right now over the condition that the auditorium was left in and over things that were removed from it. And the developer is very concerned about those things. Thank you.

**Annen:** Thank you, Mr. Lemon. Commissioner Guenther.

**Guenther:** I think, as I look at this, that one of the reasons the property has the value it has is the auditorium and the history involved. And so I think it's probably clearly in the developer's best interest to take care of that, and I don't think anything will have the kind of leverage that good common business sense will have on his decisions there. But at the same time, the tax break was given because of the auditorium, and we did expect that there would be some restoration and not replacement of high-grade equipment with lesser quality equipment. I'm not interested in separating-and I don't think realistically in a business sense you can separate the auditorium from the rest of the property. I would be willing to go along with a two-year extension if the Historic Committee will advise us and will assist the developer by giving him access to the proper kind of restoration techniques and information he needs without him having to pay extra for that also, without him having to hire outside of that. I think where the community has an interest, they should make an investment, and we can do that with the knowledge that's available. But to say that it's somehow unfair, I'm looking at a list of how \$740,000 was spent, and yes, they fixed the roof. But they had to fix the roof for the rest of the building, too, not just the auditorium. Five hundred thousand went into the new restaurant out of the \$740,000-\$160,000 into professional offices.

Now that was part of the agreement, that the offices and the other retail space would be addressed. But I have some very strong concern that the focus at that time for the Commission was the auditorium and that by extending, rather than at this point saying that they haven't fulfilled their obligations, but rather extending for two years the tax break, we can at least give some encouragement and some support to continue that effort and perhaps some guidance through the committee.

**Annen:** Is there any final citizen comment at this public hearing? Commissioner LaForge.

**LaForge:** I have a question for Mr. Lennon.

**Annen:** This is on the State Theatre public hearing?

**LaForge:** Yes.

**Annen:** Mr. Lemon, Commissioner LaForge has a question for you, sir.

**LaForge:** In the November 11th letter to us, Mr. Lennon, from the Hinman Company where it lists what Commissioner Guenther was just talking about - new restaurant, professional offices etc. -- as I

understand it, the restaurant that is in there now is the second restaurant that is doing business within that property. Now does that \$500,000 represent one restaurant or two? And if it represents two restaurants or a remodel of the first one? I have a question in my mind -- maybe the City Attorney can answer that - is that really part of the original investment in the entire project, the second renovation of the first restaurant?

**Annen:** Let's first find out - does it represent two restaurants?

**Lennon:** It's my understanding it represents one, but it's not fair for me to say that. Michael Mair, who did the work, was supposed to be here with me tonight, and he would have been able to answer that.

He fell on the ice yesterday and is laid up with a very bad back, so I can't honestly say 100% sure that I'm right. I think that's right, but he's got all the numbers. He met with City staff, I know, went through all this to verify the numbers.

**LaForge:** Manager Sculley, does any one of staff have any breakdown of that?

**Sculley:** I don't have that here with me tonight

**Annen:** Thank you, Mr. Lemon. Anybody else on the State Theatre? I'll close the public hearing. Commissioner Guenther, do you have a motion you would like to make?

**Guenther:** Yes. I'll move that we extend the 255 tax exemption for two more years on condition that our Historic Commission works with them as advisors on this and gives us periodic reports on what kind of progress is being made; and the second part of that is that we leave a clear record for future Commissions of what we did and why.

**Annen:** Is there support?

**Reisterer:** Support.

**Annen:** It's been moved by Commissioner Guenther, supported by Commissioner Reisterer. Final Commission comment before we have roll call? Commissioner LaForge.

**LaForge:** It's been reported in the media that it was a four to three vote to delay this until tonight - but I'm quite sure I was absent at that meeting, and it was a four to two vote. But I would like to thank Commissioner Reisterer for bringing this issue before us, because I think it really has implications to a wide area of the community that the uniqueness of the structure and the treasures that are in there are really valuable assets to the entire area. And again, thank you, Commissioner Reisterer, for bringing this forward.

**Annen:** other Commissioner comments? Vice Mayor Springgate.

**Springgate:** I do think that somewhere it should be recorded so that in two years that City Commission can see that our main interest is in the renovation and restoration of that auditorium and so that there just won't be any question about it.

**Annen:** That should be so noted in the records Clerk Tydeman, and if you're here in two years, you can... Other Commission comments? Commissioner Martin.

**Martin:** Just a word of appreciation to the Hinman Company for all the dollars they have invested there and for the employment that they have generated. I wish them as much success in this structure as they've experienced in their other developments downtown, certainly the old Penney structure. I do think this is a reasonable way of addressing a legitimate community interest in the restoration of that theatre which was, as I understand it - as I recall it; I was here - a condition of abatement at the time it was granted.

**Annen:** We'll have roll call on the motion.

AYES: Commissioners Guenther, LaForge, Martin, Reisterer, Straits, Vice Mayor Springgate, Mayor Annen

NAYS: None

BOARD OF TRUSTEES  
*Executive Committee*

Mr. Roger Fridholm  
*Chairman*  
Mrs. Joyce Garrett  
*First Vice-Chairman*  
Mr. Robert E. McCabe  
*Second Vice-Chairman*  
Mr. W. David Tull  
*Treasurer*  
Mr. Thomas Lee Schoenith  
*Corporate Secretary*  
Honorable Peter B. Spivak  
*Deputy Secretary*  
Mr. Leland K. Bassett  
Mr. Elliott S. Hall  
Honorable Claudia House Morcom  
Mrs. Victoria E. Hardy  
*President*

TRUSTEES

Mr. George Beech  
Mr. John I. Bloom  
Mrs. Carlene Bonner  
Mr. Irzene Chapin  
Mr. Rodkey Craighead  
Mr. David DiChiera  
Mrs. Dorothy Dunitz  
Mr. Frederick A. Erb  
Mr. Marvin A. Frenkel  
Mr. David Gaskin  
Mrs. Ruth R. Glancy  
Mr. Michael M. Glusac  
Mr. John P. Gray  
Mr. Bernard Hirsch  
Mr. Richard Holtcamp  
Mr. Gilbert Hudson  
Mr. George C. Hunt  
Mr. Arthur Jefferson  
Mr. Toby Jones  
Honorable Damon J. Keith  
Mrs. Linda Klein  
Mrs. Reva Kogan  
Mr. John W. Lambrecht  
Mr. David Baker Lewis  
Mrs. Sharon McPhail  
Mr. Fred Martin  
Mr. Stanley H. Marx  
Mr. David A. Mikesell  
Mr. Thomas E. Mines  
Mr. Christopher Nern  
Mrs. Lanie Pincus  
Mrs. Lois Pincus  
Mr. Terry Rakolta  
Mrs. Charlotte Rosenthal  
Mr. Allen Jay Ross  
Honorable Roy Roulhac  
Mr. William M. Saxton  
Mrs. Rosanne Schlusel  
Mr. Marc Alan Schwartz  
Mrs. Sylvia Cershenson Sloman  
Mrs. Phyllis Snow  
Mr. Lucius Theus  
Mr. Elliott A. Trumbull  
Mr. Thomas Turner  
Mrs. Ruth H. Vance  
Mr. Robert C. VanderKloot, Sr.  
Mrs. Susan Vittitoe  
Honorable Lucile A. Watts  
Mrs. Pauline Young

TRUSTEES EMERITI

Mr. Thomas B. Adams  
Mrs. Joy C. Emery  
Mr. Robert D. Lund  
Mr. E. Harwood Rydholm  
Mr. E. Ray Scott  
Mrs. Louise M. Simone

# MUSIC HALL



March 17, 1989

Lynn Smith Houghton  
Commission for Historic Preservation  
241 South Street  
Kalamazoo, MI 49007

Dear Lynn:

It was a pleasure to meet you at the Preservation Network conference in Grand Rapids. I spoke with Victoria Hardy (our President) and she knew exactly the kinds of items you need to look for and inventory.

The League of Historic American Theaters provides consultants and inventory services free of charge to its members. However, our best guess is the Commission for Historic Preservation is not a member of LHAT, so a consultant through them would not be available. However, Victoria said she would be happy to come to Kalamazoo for a day and provide technical assistance with the inventory at no charge, just mileage reimbursement.

Let me know if this will work out for you.

Sincerely

Kimberly Johnson

Victoria - Home  
(313) 824-3093

Kimberly Johnson  
Director of Development

cc: Norman Finnance

350 MADISON  
DETROIT, MICHIGAN  
48226  
(313) 963-7622

A non-profit cultural institution MICS9021. A member of The League of Historic American Theatres.



**Counsel for the Arts  
2435 Burns Avenue  
Detroit, Michigan 48214**

April 24, 1989

Lynn Houghton, Chair  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, Michigan 49007-4796

Dear Lynn,

Enclosed please find two copies of a proposal for your review that addresses the need for a complete inventory of the State Theatre in Kalamazoo. As I indicated to you in earlier conversations, other than a seat manufacturing firm located in Belden, Michigan. Counsel for the Arts is currently the only professional member of the League of Historic American Theatres that is based in Michigan.

As President of the League for the last two years, I believe that I can offer the experience that your project needs. I am also very impressed with the sincerity and commitment of the Historical Preservation Commission members that I have met, and hope that we will have the opportunity to work together to help the State Theatre.

If you need further information, please give me a call. I look forward to hearing from you.

Cordially,

Vicky  
Victoria Holt Hardy

**Proposal**  
**Kalamazoo Commission for Historical Preservation**  
**State Theatre Inventory**

Counsel for the Arts, an independent contractor with Victoria Holt Hardy acting as the Principal for this agreement, will manage a comprehensive inventory of the State Theatre in Kalamazoo, Michigan. The theatre, located at Burdick and Lovell, was built in 1927, and is currently under development.

The Kalamazoo Commission for Historical Preservation has been directed by the City of Kalamazoo Commission to inventory the theatre for purposes of setting a baseline for contents, fixtures, furnishings, decorative features, and building systems. The inventory should include, but not be limited to the above items. The inventory will also include a subjective, visual only statement of condition for the various elements of the building.

It is understood that management of the inventory process will be handled by Counsel for the Arts. The actual physical examination of the premises will be conducted by the Commission for Historical Preservation and other volunteers, under the direction of Hardy.

Hardy will provide all necessary inventory materials, including detailed guidance worksheets to be used by the volunteer cadre on the date established for the inventory. It is further understood that Hardy will provide a briefing for the volunteer cadre at the time of the physical inventory. Prior to that date, Hardy will develop a computer data base, IBM compatible, to collate the data in a usable form for both the Historic Preservation and City Commissions use.

All data collected at the site will be presented in both summary and narrative form, with options listed for future direction for this project.

It is understood that the developer will make available to the Consultant and to the Commission access to any and all portions of the theatre building, including but not limited to all stage areas, orchestra, basements, mechanical areas, closets, dressing rooms,, concessions areas, and any offices located in the theatre building not leased to private tenants.

It is further understood that the Commission for Historical Preservation will provide the Consultant with as complete a set of drawings of the theatre building as can be located. These drawings must be available at least five working days prior to the actual physical inventory.

Hardy will provide to the Chair of the Historical Commission a draft of the inventory documents for review before public presentation.

Finally, the Consultant will be prepared to make a formal presentation to both the Commission for Historical Preservation and the City Commission concerning the findings of the inventory.

The fee for management of the inventory is \$2500, which includes all software preparation, on-site management of the inventory, and two copies of the final summary and narrative reports. A letter of agreement will be signed by Counsel for the Arts and the Commission for Historical Preservation upon approval of this proposal by the City Commission. This fee offer is in force for thirty days, after which time Counsel for the Arts reserves the right to review the process and resubmit, if necessary.

## COUNSEL FOR THE ARTS

**Counsel for the Arts** is an arts consulting practice which believes that cultural organizations are unique enterprises which need individual, 'custom tailored' direction if they are to achieve their full potential. For Michael and Victoria Hardy, principals of the firm, successful models and systems in arts management are starting points in the consultation, with final recommendations adapted to the client's special needs and circumstances. Their hands-on experience in leading complex arts institutions over the past twenty years insures that clients served by **Counsel for the Arts** will receive clear and insightful assistance.

### **PRINCIPALS**

**Victoria Hardy's** major positions have included six years as Director of Events and Services at Stanford University/Palo Alto, Ca.; five years on the National Board of Directors of the League of Historic American Theatres, the last two as President; and chief administrative officer for the Williams Center in the New Jersey Meadowlands and Music Hall Center in Detroit. She has consulted extensively on facility renovation and restoration and is a nationally recognized figure in that field. Hardy provided major leadership to campaigns in New Jersey for statewide market surveys, and for arts funding, which culminated in passage of a \$40 million bond issue for the funding of cultural facilities. She completed the Management Development Program at Stanford, and has a B. S. from the University of Missouri/Columbia. Hardy was recently named to the first edition of Who's Who in Entertainment.

**Michael Hardy's** executive assignments have included ten years at the Krannert Center for the Performing Arts and five years as President and CEO of New York City's Snug Harbor Cultural Center. Hardy has been a frequent consultant to the National Endowment for the Arts as well as numerous arts organizations. He holds a Ph. D. in Theatre from the University of Michigan and undergraduate and masters degrees from Duke University and the University of North Carolina. His book, How Cultural Organizations Work will be published by The Oryx Press in 1989.

Counsel for the Arts provides management services to not-for-profit museums, performing arts organizations, foundations and municipalities based on these ideas. The firm specializes in issues of governance, management, planning, and facility restoration. Clients use Counsel for the Arts in two ways:

I. PROJECTS: Fees are contracted according to the complexity and length of the proposed project and the client's budget. Typical projects include:

CORRECTING SPECIFIC MANAGEMENT PROBLEMS  
LONG RANGE AND STRATEGIC PLANNING  
FINANCIAL MANAGEMENT  
FACILITY FEASIBILITY STUDIES  
BOARD DEVELOPMENT AND RETREATS  
MARKETING AND FUNDING STRATEGIES

II. **TEMPORARY MANAGEMENT SERVICES:** From time to time, most cultural organizations are faced with a key staff vacancy or other short term dislocations in their management operations. In many cases, Counsel for the Arts can help to bridge these gaps by providing temporary on-site management services. Fees vary according to the specific situation.

CURRENT PROJECTS/CLIENTS:

University of Arizona, office of Cultural Affairs,  
Management Review

Detroit Institute for the Arts, Organizational Restructuring of  
Performing Arts Division

Grand Rapids Arts Council, Strategic Plan

Detroit Symphony Orchestra, Transition Management consultant

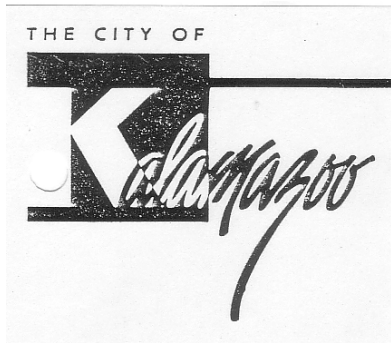
Cultural Institutions Group of New York City, Cultural Policy  
"White" Paper and Historic Review

Theatre Grottesco, Organizational Analysis

University Musical Society, Ann Arbor, Board Retreat and  
Fundraising initiative

CONTACT FOR FURTHER **INFORMATION:**

Counsel for the Arts  
2435 Burns Avenue  
Detroit, MI 48214  
(313) 824-3093



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

April 27, 1989

Mr. Curt Bogne  
Acting City Manager  
City of Kalamazoo  
241 W. South  
Kalamazoo, MI 49007

Dear Mr. Bogne:

At their regular meeting on November 21, 1988, the City Commission passed a motion requesting that the Kalamazoo Commission for Historical Preservation conduct an inventory of the State Theatre auditorium which would be used as a measuring stick for any future property tax abatements for the building. This was an unique project for the Preservation Commission to undertake because nothing like this has ever been done before. The prospect also excited us. We discussed the matter during our subsequent meetings, but were having a difficult time trying to develop a plan of action. I contacted the State Historic Preservation Office in Lansing, but they did not know of any historic building in Michigan which had been inventory I also talked to the Curator of Collections at the Michigan Historical Museum who has several historic buildings and sites under her jurisdiction; however, she never has conducted such an inventory as what was needed for the State Theatre. I checked various bibliographic sources for any literature on the subject, but was not successful. Fortunately, Norman Finnance another Commission member, and myself attended a regional preservation meeting in Grand Rapids this spring and met a staff member from Music Hall in Detroit. She put us in contact with Victoria Hardy who was the Director of Music Hall and the President of the League of Historic American Theatres. Ms. Hardy has conducted several theatre inventories and came to Kalamazoo and came to Kalamazoo on April 19 to tour the State. After seeing the building and discussing the matter with several Commission members, Ms. Hardy developed the enclosed proposal to manage the inventory. My reason for presenting this to you and the City Commission is to ask for funds to help us with this project.

Mr. Curt Bogne  
April 27, 1989  
p. 2

We all realize the historical and architectural significance of the State Theatre. There are very few atmospheric theatres designed by John Eberson left in the United States and Kalamazoo is fortunate to have such a treasure. The Commission for Historical Preservation wanted to do a good job with the inventor but were not too sure how to go about it. Ms. Hardy has the expertise and qualifications to help us do it right. She has both excellent credentials and an excellent reputation in this state. It would be hard to find anyone else in Michigan to help us with this project as the only other professional member of League of Historic American Theatres in this state is a seat manufacturing firm in Belden.

Ms. Hardy would manage a crew of between sixteen and twenty local volunteers who would work the entire day of the inventory, which we hope to do on a Saturday in June. In addition, several photographers would photograph every aspect of the auditorium. Because the tax abatement for this building is for two years, I plan to conduct a second inventory at the end of 1990 so that the City Commission can gauge the level of progress in the auditorium. Ms. Hardy would give us the computer program so we could conduct the second inventory ourselves using the same procedures developed during the first.

We would like to request from the City a total of \$3000.00 for the State Theatre inventory of which \$2500 would be for Ms. Hardy who has stated specifically in her proposal what her role, responsibilities and duties would be. Ms. Hardy's normal fee for conducting such an inventory is \$8,000 to \$10,000, but the sixteen to twenty local volunteers would reduce the cost by more than \$5,000. The other \$500 is needed for supplies, which would mostly be spent on film and developing costs.

I have spoken with the members of the Commission for Historical Preservation who support this proposal. It is very critical that this job be done right and we know with Ms. Hardy's assistance it will. We hope you will consider our request. If you should have any further questions, please feel free to contact me.

Thank you and I am looking forward to hear from you.  
Sincerely yours,

Lynn Smith Houghton  
Lynn Smith Houghton  
Chair

City of Kalamazoo

# INTER-OFFICEMEMO

TO: Honorable Mayor and City Commission  
From - Cornelius L. Boganey, Acting City Manager  
Date: May 4, 1989  
Subject: Historical Preservation Commission Request to Fund  
Consultant for State Theatre Inventory

I have attached a letter from Lynn Smith Houghton, Chairperson of the Kalamazoo Commission for Historical Preservation, requesting that the City Commission provide \$3,000 to fund the State Theatre inventory project that was assigned to them by the City Commission at its regular meeting of November 21, 1988.

The letter is quite explanatory and the case for using a consultant is well stated.

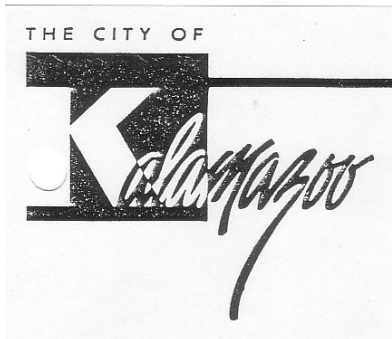
This is not a budgeted item, and if approved by the City Commission the cost would have to come from General Fund Contingency.

I have made no recommendation regarding this subject because the City Commission gave the original direction to the Commission for Historical Preservation. It seems that the decision to fund this project should be based on an assessment by the City Commission regarding the need as it relates to City Commission priorities.

tls

Attachment





CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

16, 1989

To: Jim, Annette, Norman, Nancy, Donna, Michael, Linda  
From: Lynn  
Re: State Theater

At their May 15<sup>th</sup> regular meeting, the city commission opted not to give us the \$3000 to fund the State Theater inventory; however three of the commissioners stated they would be willing to fund a part of it. Three other suggestions they gave were to apply for private foundation support, ask Mr. Hinman for the money and call members of the State Vaudeville members for contributions. I won't go into any specifics about our discussion, just to say it was fascinating. I did want to discuss with you our options with this project. They are as follows:

1. Apply for foundation support (Gilmore Foundation, Dalton Foundation) to fund the project.
2. Fund the project ourselves
3. Ask Mr. Hinman for support
4. Solicit donations from the State Theatre vaudeville committee
5. Drop this proposal and develop a new one

Think about these and either call me (381-2006) within the next week or so, or write me using the enclosed self-addressed, stamped envelope. If you want to call me, I am usually home from 12:00 to 3:00 (naptime) and at night. I need to hear from you soon so we can proceed with whatever we decide.

*Independent Insurance Agents  
of Greater Kalamazoo, Inc.*

June 7, 1989

Lynn Houghton  
c/o Kalamazoo Committee For Historic Preservation  
311 Creston  
Kalamazoo, Michigan 49001

Dear Lyn;

The members of the Independent Insurance Agents of Greater Kalamazoo are pleased to donate \$1,500.00 toward the inventory project targeted for the State Theatre Building. It is important to all of us to continue supporting those worthy organizations like the Kalamazoo Committee For Historic Preservation. Unfortunately, in the past, we have not had the wisdom or resources to preserve the beauty and history of this fine community, and we hope that this small offering will encourage you to forge ahead. Best of luck to those of you who have offered your knowledge and labor toward a better Kalamazoo.

Best Regards,

Phil Willson

Philip G. Willson  
Independent Insurance Agents of Greater Kalamazoo  
216 Balch St.  
Kalamazoo, Michigan 49001  
PGW/gr

HARDY & HARDY  
COUNSEL FOR THE ARTS

June 9, 1989

Lynn Houghton, Chair Kalamazoo commission for Historical Preservation  
241 West South Street Kalamazoo, Michigan 49007-4796

Dear Lynn,

Enclosed please find two copies of a contract for the theatre inventory. You will find that it is basically the same format as the proposal. Please sign one copy and return it to me with the initial payment.

I am very excited about the work on the State. We have already generated a computer model to use for the process and have discovered that several architectural firms are interested in the format.

I will be talking to you shortly about any plans that have been located and other arrangements for the weekend of July 15. It appears at this time that Michael will not be coming, as he will be returning from a trip to New York.

Let me know if you need any further information, otherwise I will talk to you next week.

Cordially,

Vicky  
Victoria Hardy  
General Partner

---

MANAGEMENT SERVICES FOR CULTURAL INSTITUTIONS

2435 BURNS AVENUE

DETROIT, MICHIGAN 48214

313 - 824 -3093

# HARDY & HARDY

COUNSEL FOR THE ARTS

Contract

## **Kalamazoo Commission for Historical Preservation State Theatre Inventory**

**Hardy and Hardy, Counsel for the Arts**, an independent contractor with Victoria Holt Hardy acting as the Principal for this agreement, will manage a comprehensive inventory of the State Theatre in Kalamazoo, Michigan. The theatre, located at Burdick and Lovell, was built in 1927, and is currently under development.

The Kalamazoo Commission for Historical Preservation has been directed by the City of Kalamazoo Commission to inventory the theatre for purposes of setting a baseline for contents, fixtures, furnishings, decorative features, and building systems. The inventory should include, but not be limited to the above items. The inventory will also include a subjective, visual only statement of condition for the various elements of the building.

It is understood that management of the inventory process will be handled by **Hardy and Hardy, Counsel for the Arts**. The actual physical examination of the premises will be conducted by the Commission for Historical Preservation and other volunteers, under the direction of Hardy.

Hardy will provide all necessary inventory materials, including detailed guidance worksheets to be used by the volunteer cadre on the date established for the inventory. It is further understood that Hardy will provide a briefing for the volunteer cadre at the time of the physical inventory. Prior to that date, Hardy will develop a computer database, IBM compatible, to collate the data in a usable form for both the Historic Preservation and City commissions use.

All data collected at the site will be presented in both summary and narrative form, with options listed for future direction for this project.

It is understood that the developer will make available to the Consultant and to the Commission access to any and all portions of the theatre building, including but not limited to all stage areas, orchestra, basements, mechanical areas, closets, dressing rooms, concessions areas, and any offices located in the theatre building not leased to private tenants.

MANAGEMENT SERVICES FOR CULTURAL INSTITUTIONS

---

2435 BURNS AVENUE

DETROIT, MICHIGAN 48214

313 - 824 -3093

It is further understood that the Commission for Historical Preservation will provide the Consultant with as complete a set of drawings of the theatre building as can be located. These drawings must be available at least five working days prior to the actual physical inventory.

Hardy will provide to the Chair of the Historical commission a draft of the inventory documents for review before public presentation.

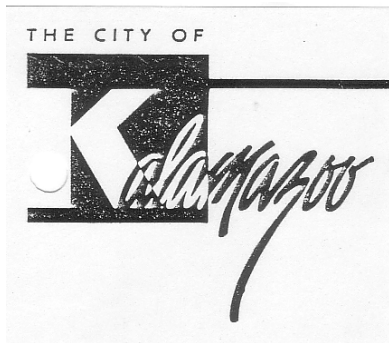
Finally, the Consultant will be prepared to make a formal presentation to both the Commission for Historical Preservation and the City Commission concerning the findings of the inventory.

The fee for management of the inventory is \$2500, which includes all software preparation, on-site management of the inventory, and two copies of the final summary and narrative reports. An appropriation of \$500 has also been allocated from the Commission to cover direct expenses of the inventory, for which receipts will be provided. Upon execution of the contract, \$1500 of the fee is immediately due and payable to **Hardy and Hardy, Counsel for the Arts.**

Agreed:

Victoria Hardy 6/9/89  
Victoria Hardy  
General Partner  
Hardy and Hardy

Lynn Smith Houghton 6/15/89  
Lynn Houghton  
Kalamazoo Commission for  
Historical Preservation



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

June 12, 1989

Mr. Russell L. Gabier  
Executive Director  
Irving S. Gilmore Foundation  
136 East Michigan Avenue  
Suite 615  
Kalamazoo, MI 49007  
June 12, 1989

Dear Mr. Gabier:

The Kalamazoo Commission for Historical Preservation is a city advisory board created by the City Commission in 1965 to inventory historic sites, educate the public and assist the Commission on various preservation matters. In November, the Commission requested that we conduct an inventory of the State Theatre to monitor the work being done in this building over the next two years. This task was a challenge for us as we had never done anything like this before and after an extensive examination discovered that this had not been done anywhere in Michigan. There are experts who do these types of projects, but as you can imagine these people cost money, and that is why we come before the Gilmore Foundation.

As you know, the State Theatre is one of Kalamazoo's most historically and architecturally significant buildings. There are very few atmospheric theatres designed by John Eberson left in the United States and our community is fortunate to have such a unique structure. The inventory will not only keep track of the restoration work being done by the present owners, but also assist them by providing an accurate record of what is there and what is missing. It will be both a written inventory as well as a photographic one. We plan to organize a crew of over twenty local volunteers who will be *working* that day in addition to several photographers and technical experts, also volunteering their time. We would like to conduct the inventory in July. The total projected cost of the inventory is \$3000 which would go for hiring a qualified expert who would develop and coordinate the inventory and for supplies such as film and developing costs.

We already have raised \$1500 which came from the independent Insurance Agents of Greater Kalamazoo. We would like to request from the Gilmore Foundation \$1500 which would give us the rest of the funds to undertake this project. I am enclosing a letter from, Mayor Annen endorsing our request in addition to a copy of our ordinance and bylaws.

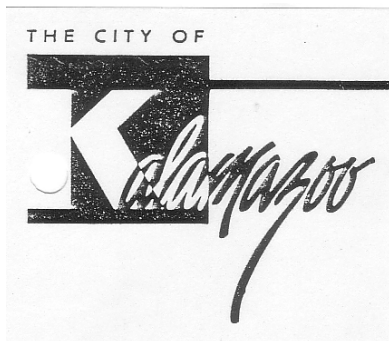
Mr. Russell L. Gabier  
June 12, 1989  
p. 2

The State Theatre is truly a treasure in Kalamazoo and it is critical that this inventory be done as a first step to bring it back to its original grandeur so it can truly be the showplace it was designed to be. We hope you will consider our request. If you should have any further questions, please feel free to contact me.

Thank you and I am looking forward to hear from you.

Sincerely yours,  
Lynn Smith Houghton

Lynn Smith Houghton  
Chairperson



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

June 12, 1989

Mr. Russell Gabier, Executive Director  
Irving S. Gilmore Foundation  
136 East Michigan Avenue, Suite 615  
Kalamazoo, MI 49007

Dear Mr. Gabier:

The Kalamazoo Commission for Historical Preservation was created by ordinance as an advisory body appointed by, and directly responsible to, the Kalamazoo City Commission. In November 1988, the City Commission asked the Commission for Historical Preservation to perform an inventory of the State Theatre to provide a basis for measuring future restoration efforts.

To perform an adequate inventory, the Commission for Historical Preservation determined that a consultant should be hired to direct the project. The City Commission concurred with this recommendation and suggested that private funding be sought to cover the consultant's fee.

The Kalamazoo City Commission, therefore, endorses the Commission for Historical Preservation's request to the Irving S. Gilmore Foundation for funding in the amount of \$1,500 for the State Theatre inventory.

Sincerely,

Edward J. Annen, Jr.  
Mayor





June 23, 1989

Ms. Lynn Smith Houghton  
Chairperson  
City of Kalamazoo  
Commission for Historical Preservation  
City Clerk's Office  
241 W. South Street  
Kalamazoo, MI 49007-4796

Dear Ms. Houghton:

Your grant request to the Irving S. Gilmore Foundation has been received. Once a preliminary review of your request has been made, you will be notified and if further information is needed, so instructed.

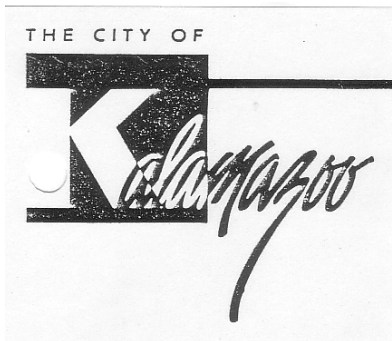
Your request will be placed before the Foundation Board at its September meeting unless otherwise notified.

Sincerely,  
Russell Gabier  
Russell Gabier  
Executive Director

RG/ljk

Irving S. Gilmore Foundation  
136 East Michigan Avenue • Old Kent Bank Building • Suite 615 • Kalamazoo, Michigan 49007 • Telephone (616) 342-6411

Richard M. Hughey	Floyd L. Parks	Harold H. Holland	W. Jack Keiser	Russell L. Gabier
<i>President</i>	<i>Vice President</i>	<i>Treasurer</i>	<i>Secretary</i>	<i>Executive Director</i>
<i>Trustee</i>	<i>Trustee</i>	<i>Trustee</i>	<i>Trustee</i>	



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

June 25, 1989

Mr. Philip G. Wilson  
Independent Insurance Agents of Greater Kalamazoo  
216 Balch St.  
Kalamazoo, MI 49001

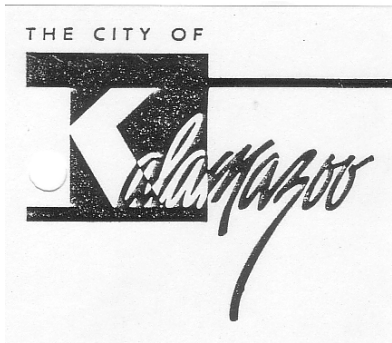
Dear. Phil:

On behalf of the Kalamazoo Commission for Historical Preservation, I would like to thank you and the members of the Independent Insurance Agents of Greater Kalamazoo for your generous donation towards the State Theatre inventory project. After being rejected by the City Commission, your contribution was a great "shot in the arm" and gave us the motivation to continue with the inventory. Your gift also helped when we approached the Gilmore Foundation because it showed that one organization, other than ourselves, felt the project had merit.

As I mentioned to you, the date for the inventory is Saturday, July 15 at 9:00 until 5:00. I'd like to invite you and your Board to come and observe the work that will be done that day. I think we all agree what a treasure the State is, and it is our hope that this inventory will be one of the first steps to bring it back to the condition it once was.

I thank you again.

Sincerely yours,  
Lynn  
Lynn Smith Houghton  
Chair



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

June 26, 1989

Mr. Bruce Martin  
1550 Academy  
Kalamazoo, MI 49007

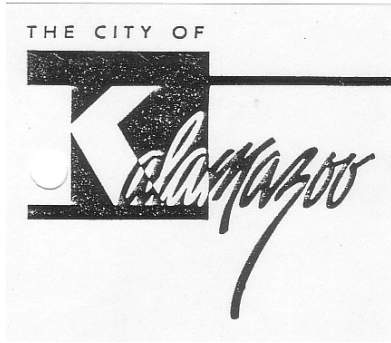
Dear Bruce:

As you might have read last week in the Kalamazoo Gazette, the Kalamazoo Commission for Historical Preservation will be conducting the State Theatre inventory on Saturday, July 15 beginning at 9:00 a.m. We received a \$1500 donation from the Independent Insurance Agents of Greater Kalamazoo for the inventory, and I am working on raising the other \$1500 for the project. Hopefully, I will hear some good news about that request I made by the end of the week. If we don't get the funding from this organization, I will be contacting some others.

We are proceeding "full steam ahead" with the project and hope you can join us on the 15th to observe the process and meet Victoria Hardy who will be coordinating the twenty volunteers. We plan on working that day until 5:00 p.m. Please come anytime you can.

In the six months I have spent on this project, I have met so many people who care deeply for the State and want it returned to the jewel it once was. Hopefully our inventory will be one of the first steps in this process.

Sincerely yours,  
Lynn Smith Houghton  
Lynn Smith Houghton  
Chair



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

June 26, 1989

J  
u

Mayor Edward Annen, Jr.  
c/o Ms. Ruth Tydeman  
City Clerk  
City of Kalamazoo  
241 W. South St.  
Kalamazoo, MI 49007

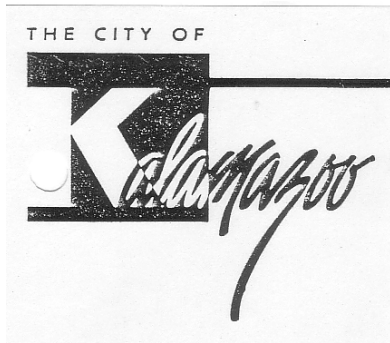
Dear Mayor Amen:

As you might have read in the Kalamazoo Gazette, the Kalamazoo Commission for Historical Preservation will be conducting the State Theatre inventory on Saturday, July 15, beginning at 9:00 a.m. We received a \$1500 donation from the independent Insurance Agents of Greater Kalamazoo for the inventory, and I am working on raising the other \$1500 for the project. Hopefully, I will hear some good news about the request I made by the end of the week. If we don't get the funding from this organization, I will keep trying.

We are proceeding "full steam ahead" with the project and hope you can join us on the 15th to observe the process and meet with Victoria Hardy who will be coordinating the twenty volunteers. We plan on working all day until 5:00 p.m. Please come anytime you can.

In the six months I have spent on this project, I have met so many people who care about the State and are excited about its potential. Hopefully, our inventory will be one of the first steps in the process that eventually will see its restoration to the jewel it once was.

Sincerely yours,  
Lynn Smith Houghton  
Lynn Smith Houghton  
Chair



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

July 26, 1989

J  
u

Mr. Edward LaForge  
3513 Portage  
Kalamazoo, MI 49001

Dear Commissioner LaForge:

As you might have read in the Kalamazoo Gazette the Kalamazoo Commission for Historical Preservation will be conducting the State Theatre inventory on Saturday, July 15, beginning at 9:00 a.m. We received a \$1500 donation from the Independent Insurance Agents of Greater Kalamazoo for the inventory, and I am working on raising the other \$1500 for the project. Hopefully, I will hear some good news about the request I made by the end of this week. If we don't get the funding from this organization, I will keep trying.

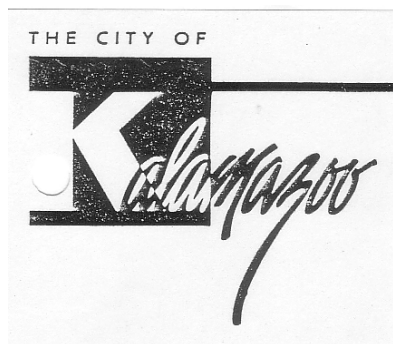
We are proceeding "full steam ahead" with the project and need your help. Would it be possible for you to spare a few hours that day (or maybe even less than that) and help us inventory the plumbing in the building. We need someone who can help us identify the various plumbing fixtures in basically two areas, the bathrooms and the dressing rooms. If you cannot help us on Saturday, is there anyone else you know who might? Would you please call me at 381-2006 whenever you can? I can be reached generally between 12:00 and 3:00 in the afternoon or during the evenings. If you cannot help, but would still like to observe the process and meet Victoria Hardy, please feel free to come down that day anytime between 9:00 and 5:00.

In the six months I have spent on this project, I have met so many people who care so deeply about the State and want to see it returned to the jewel it once was and can become. Hopefully, our inventory will be one of the first steps in this process.

Thank you and I am looking forward to hear from you.

Sincerely yours,

Lynn Smith Houghton  
Lynn Smith Houghton  
Chair



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

June 26, 1989

Mr. Ron Reisterer  
1810 Miles  
Kalamazoo, MI 49001

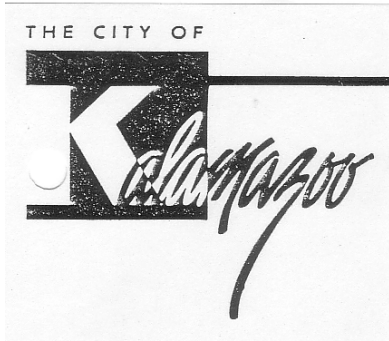
Dear Commissioner Reisterer:

As you might have read last week in the Kalamazoo Gazette, the Kalamazoo Commission for Historical Preservation will be conducting the State Theatre inventory on Saturday, July 15, beginning at 9:00 a.m. We received a \$1500 donation from the Independent Insurance Agents of Greater Kalamazoo for the inventory, and I am working on raising the other \$1500 for the project. Hopefully, I will hear some good news about the request I made by the end of this week. If we don't get the funding from this organization, I may be calling on you for the membership list for the State Theatre Vaudeville Committee.

We are proceeding "full steam ahead" with the project and hope you can join us on the 15th to observe the process and meet with Victoria Hardy who will be coordinating the twenty volunteers. We plan on working all day until 5:00 p.m. Please come anytime you can.

In the six months I have spent on this project, I have met so many people who care so deeply about the State, like yourself, and want it returned to the jewel it once was. Hopefully, our inventory will be one of the first steps in this process.

Sincerely yours,  
Lynn Smith Houghton  
Lynn Smith Houghton  
Chair



CITY CLERK'S OFFICE  
Records Management Division

(616) 385-3045

241 West South Street  
Kalamazoo, MI 49007

June 29, 1989

Victoria Hardy  
Hardy and Hardy Counsel for the Arts  
2435 Burns Avenue  
Detroit, MI 48214

Dear Ms. Hardy:

Enclosed is a check in the amount of \$1,500 which is partial payment of the contract. Also enclosed is an executed copy of the contract for your firm of Hardy and Hardy Counsel for the Arts to conduct an inventory of the State Theatre building.

If you should have any further questions or comments, please give me a call at (616) 385-8045.

Sincerely,

Dorothy E. Mejeur  
Dorothy E. Mejeur  
Records Manager

enc 2



July 31, 1989

Ms. Lynn Smith Houghton, Chairperson  
Kalamazoo Commission for Historical Preservation  
241 W. South Street  
Kalamazoo, MI 49007-4796

Dear Ms. Houghton:

The Irving S. Gilmore Foundation is pleased to inform you that at its July 18, 1989 board meeting a one-time grant of fifteen hundred dollars (\$1,500.00) was approved for the Kalamazoo Commission for Historical Preservation's inventory of the local State Theater. The enclosed Check Number 183078 represents full payment.

This grant is made with the understanding that the entire amount will be expended for the stated purposes. The objective of this grant, as indicated above and described in the background material you have provided, may be modified only with the Foundation's approval.

It is further understood that none of this grant will be used in such a manner that it constitutes a taxable expenditure as detailed in Section 4945 of the Internal Revenue Code, that is:

- A. To carry on propaganda or otherwise attempt to influence legislation.
- B. To influence the outcome of any specific public election or to carry on, directly or indirectly, any voter registration drive.
- C. For any grant to an individual which does not comply with the requirements of Section 4945(d) (3) or (4).
- D. For any purpose other than one specified in Section 170 (c) (2) (B) of the Code, i.e., a religious, charitable, scientific, literary, or educational purpose.

It is our understanding that the City of Kalamazoo is a tax exempt agency under Section 501 (c) (3) of the Internal Revenue Code and is classified as not a private foundation under Section 509 (a) of the Code. If there is any change in this status and/or classification, you should promptly notify the Foundation. If such a change should occur, or if there should be any violation of the conditions set forth above, the Foundation reserves the right to discontinue or modify the terms of this grant if necessary at any time to comply with the law.



Ms. Lynn Smith Houghton  
July 31, 1989  
Page 2

If you wish to publicize this grant, we encourage you to do so. However, Irving S. Gilmore Foundation grant announcements May not be released by your organization without the Foundation's prior approval.

If you should have questions regarding the contents of this letter, please let me know.

The Foundation extends its best wishes to your organization.

Sincerely,

Russell Gabier  
Executive Director  
Irving S. Gilmore Foundation

RG/ljk

cc: Irving S. Gilmore Foundation Trustees, Edward J. Annen, Jr.

Enclosure

Irving S. Gilmore Foundation  
136 East Michigan Avenue • Old Kent Bank Building • Suite 615 • Kalamazoo, Michigan 49007 • Telephone (616) 342-6411

Richard M. Hughey	Floyd L. Parks	Harold H. Holland	W. Jack Keiser	Russell L. Gabier
<i>President</i>	<i>Vice President</i>	<i>Treasurer</i>	<i>Secretary</i>	<i>Executive Director</i>
<i>Trustee</i>	<i>Trustee</i>	<i>Trustee</i>	<i>Trustee</i>	

HARDY & HARDY  
COUNSEL FOR THE ARTS

August 1, 1989

Lynn Houghton  
311 Creston  
Kalamazoo, Michigan 49001

Dear Lynn,

I hope everything has proceeded smoothly with the wedding plans. While being very exciting, it also must be a tremendous change for your family.

The report will be ready by August 23. How do you want to proceed from there? I prefer to come to Kalamazoo the 24th or the 25th to sit down and review the findings and format with you in advance of delivering the report to the Commission or the Council, if case you see any changes or additions that you would prefer in the final draft.

Drop me a line, or let me know by phone if this schedule works for you.

Cordially,  
Vicky  
Victoria Hardy  
General Partner

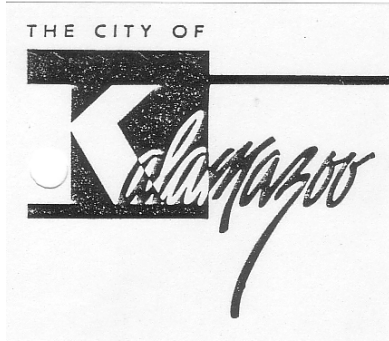
---

MANAGEMENT SERVICES FOR CULTURAL INSTITUTIONS

2435 BURNS AVENUE

DETROIT, MICHIGAN 48214

313 - 824 -3093



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

A  
u  
gust 2, 1989

To: Lynnette Kenton  
From: Lynn Houghton  
Re: State Theatre Inventory Funding

Enclosed are the two letters from the organizations that gave us the funding for the recent State Theatre inventory which was conducted by the Kalamazoo Commission for Historical Preservation. If you remember, I discussed this matter with you approximately three weeks ago and you reported to me that the City Commission would have to formally accept the money. I would have written this to you sooner, but I just received the check from the Gilmore Foundation today.

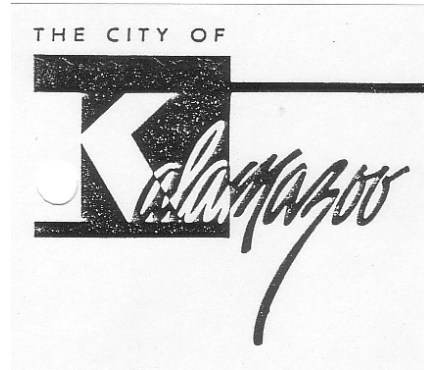
Let me review how we got the money for this project. The first \$1500 came unsolicited by the Independent Insurance Agents of Greater Kalamazoo who read about the inventory in the Kalamazoo Gazette. The other \$1500 was from, the Irving S. Gilmore Foundation and was awarded to us after we requested the money. Both checks were given to Dorothy Mejeur, our liaison who deposited them in the proper city department.

The actual inventory did take place on Saturday, July 15 with the help of 12 community volunteers. We completed all the written work that day and Victoria is now in the process of compiling the data. Within the next few weeks, two photographers, who are donating their services, will be documenting the interior. When the report is completed, I will make sure the City manager's office receives a copy.

If you should have any questions, please feel free to call me at 381-2006.

Lynn

This report was converted from a typewritten document to a digital text document in October 2004. Other than punctuation and spelling corrections no changes were made. (Notes in arial text are 2004 corrections)  
**State Theater Inventory; July 1, 1989**



CITY CLERK'S OFFICE  
Kalamazoo Commission for Historical Preservation  
241 West South Street  
Kalamazoo, MI 49007  
(616) 385-3045

August 3, 1989

Gary Cialdella 385-0037  
Arcadia Photographics  
1249 Portage St.  
Kalamazoo, MI 49001

Dear Gary:

I apologize for not getting this letter to you sooner, but I have been out of town a lot in the last two weeks. As you requested, here is a list of the photographs we would like to have of the State Theater for the inventory. As we discussed, black and white, 5x7 prints would be sufficient. Right now, two copies of each would be fine. The other two reports I need to prepare would be for myself and the Gazette, and Xerox copies of the photographs would be enough for these reports.

As I mentioned to you, we need to concentrate on the main part of the auditorium. Victoria suggested the following shots:

- 1-The stage showing the proscenium arch in its entirety
- 2-Underneath the top part of the proscenium arch taken from below the stage and looking up
- 3-Two sides of the theater (long shots)
- 4-Shots of all the "houses" on the side (each side has 4 houses-by far the most elaborate is the first one nearest the stage)
- 5-Individual shots of all the arches on both sides (approximately 10 on both sides; many of these contain light fixtures, statues, decorative features)
- 6-Photographs of all the different light fixtures

Outside the theater, Victoria also suggested photographing both bathrooms because of the changes that have taken, and continue to take place in these rooms. The only other photographs that I would like to have, if these are possible, would be:

- 1-Lobby as you walk in looking towards the stairway
- 2-General lobby shot depending how good you can do it (remember those photogenic video machines)
- 3-One exterior showing the marquee

I realize what we are asking for might amount to more money than what we have left in the budget, but I want to do it right. At the present time ~ have

This report was converted from a typewritten document to a digital text document in October 2004. Other than punctuation and spelling corrections no changes were made. (Notes in arial text are 2004 corrections)

**State Theater Inventory; July 1, 1989**

Gary Cialdella  
August 3, 1989  
p. 2

\$275 left from the two grants we received, but the Commission does have a treasury we can tap. If you could give me an idea of what you think it would cost, I could see what pots I need to get the needed funds. To me right now, the most important thing is to finish the job correctly because we have come so far with it. It would really add to the quality of the work if you and Susan would be able to assist us with this project.

As far as the schedule we are operating with, as I mentioned to you, Victoria is in the process of compiling all the data and I expect her written report sometime this month. Our next Commission meeting won't be until September 5 so I don't expect to have anything ready for them before that date. The City Commission, who asked us to do this task, has other things on their mind so our not banging our door down for this report. If you or Susan can fit this into your schedule over the next month, it would be great. I talked to Kevin Brady who is the manager of the State and he said just to give him a call and he will make the arrangements. If you can give him a day or so notice, he would appreciate it. His number is 345-8188. I also talked to him about photographers (not mentioning you by name) who would like to photograph the interior for other purposes than the inventory. He said he would talk to them about what they would like to do. In the near future if you are thinking about doing some more photography of the theater, you might want to talk to him.

If you have any questions, please, give me a call at 381-2006. I appreciate your willingness to help us with this inventory and am looking forward to seeing your work.

Sincerely yours,

Lynn

Lynn Smith Houghton  
Chair

My home address is 311 Creston, Kalamazoo, 49001

This report was converted from a typewritten document to a digital text document in October 2004. Other than punctuation and spelling corrections no changes were made. (Notes in arial text are 2004 corrections)  
**State Theater Inventory; July 1, 1989**

**HARDY & HARDY**  
COUNSEL FOR THE ARTS

September 18, 1989

Lynn Houghton, Chairman Kalamazoo Commission for Historical  
Preservation  
241 West South St.  
Kalamazoo, Michigan 49007-4796

Dear Lynn,

Thank you for the opportunity to present the State Theater Inventory to the Commission. I do hope this document will be valuable for you and the other members in your deliberations about this unique and potentially significant building.

As I indicated to you in the meeting I would recommend that the commission pursue the listing of this property on the Historic Register. This action would verify the importance of the building to the City and to the community.

As an interim step, I strongly urge that you and other members of the Commission meet with Mr. Hinman to discuss the storage of the significant decorative features of the theater. Many of those elements are in danger of being destroyed, or damaged beyond repair if they are not moved to a secure, dry, heated environment.

Please keep in touch about this theater. It is a lovely resource for the downtown area, and I wish you the very best in your work to keep it secure.

Cordially,  
Victoria  
Victoria Hardy  
General Partner

MANAGEMENT SERVICES FOR CULTURAL INSTITUTIONS

---

2435 BURNS AVENUE

DETROIT, MICHIGAN 48214

313 - 824 -3093

This report was converted from a typewritten document to a digital text document in October 2004. Other than punctuation and spelling corrections no changes were made. (Notes in arial text are 2004 corrections)

**State Theater Inventory; July 1, 1989**