Public Hearing / Comment
December 23, 2019
Mill Demolition Grant Application
City of Plainwell

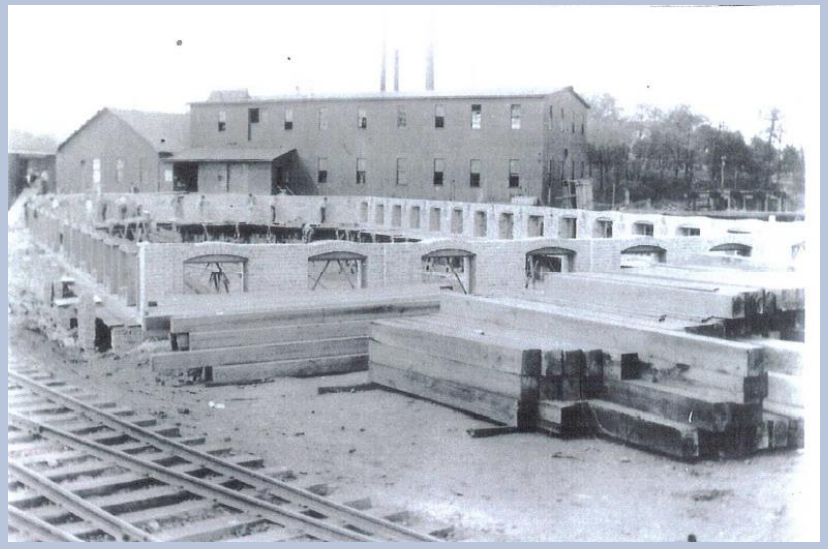
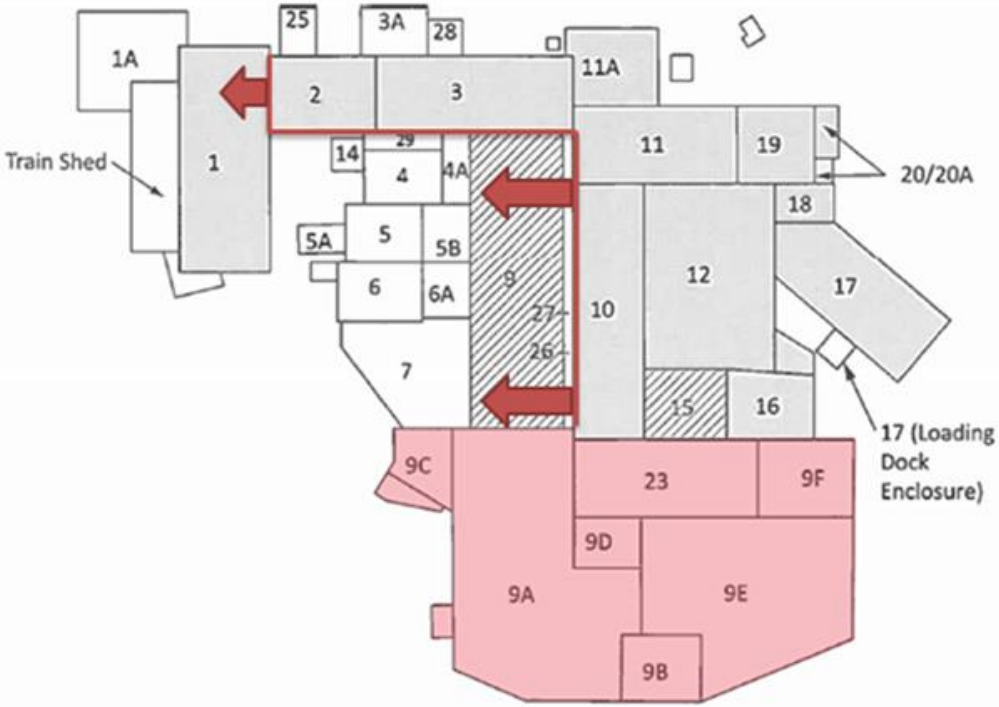


Diagram D:

MILL COMPLEX:
CONTRIBUTING AND NON-CONTRIBUTING BUILDINGS



Contributing Buildings

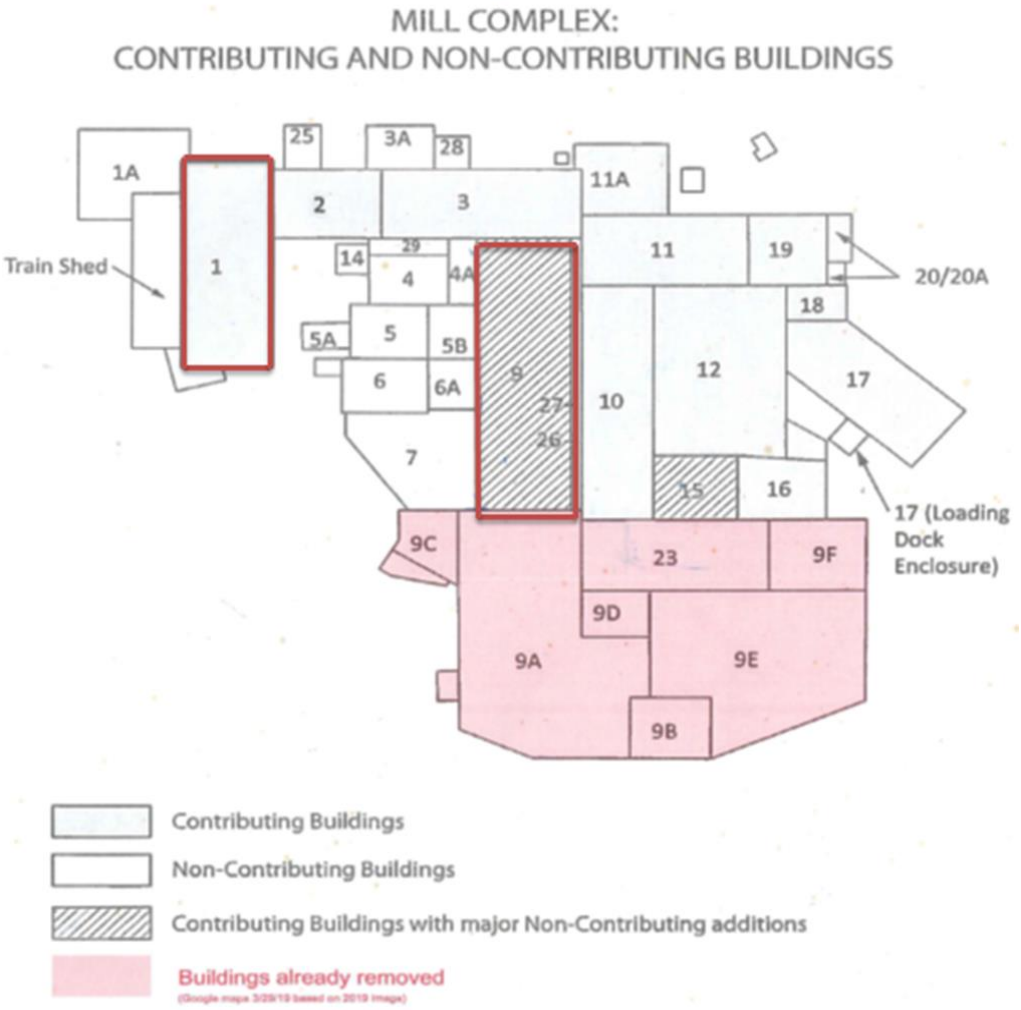
Non-Contributing Buildings

Contributing Buildings with major Non-Contributing additions

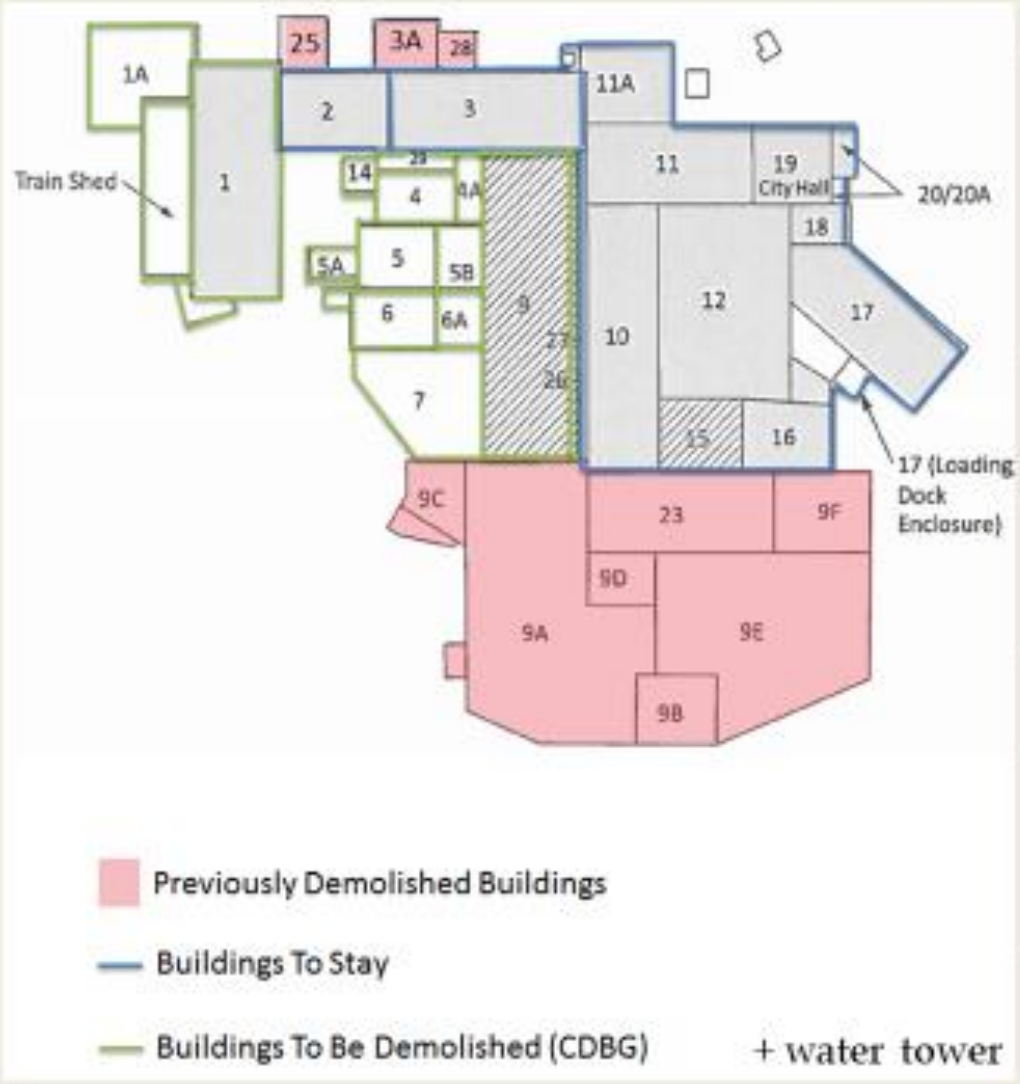
Buildings already removed
(Google maps 3/29/19 based on 2019 image)

Current Opportunities
- Demolition Grant Application

- Mill is listed on the National Register of Historic Places
- However, not all of the buildings are considered “contributing” to the historical integrity of the site. The majority of the buildings selected for demolition are considered “non-contributing.”
- Buildings 1 & 9 is identified as contributing and would be an adverse effect if demolished.
- Building 1 has been identified by the City’s Building Inspector and a independent contractor as a hazardous building.



Current Opportunities
- Demolition Grant Application



- City has applied to the Michigan Economic Development Corporation (MEDC) for a Community Development Block Grant (CDBG) in an amount not to exceed $5,100,000.
- Grant will demolish buildings outlined in "Green."
- Buildings are not adaptable for re-use or are a health and safety hazard.
- City Match will be 10% of project cost.
  Plus pro-rated share of sale of property
- Project costs will be determined after lowest responsible bidder has been determined.
- Specific information relative to environmental review and/or health and safety plan are available upon request

October 29, 2019

Letter from SHPO

ERIK WILSON
CITY OF PLAINWELL
112 N MAIN STREET
PLAINWELL MI 49080

RE: ER10-127 Plainwell Paper Mill Blight Elimination Phase III, 200 Allegan Street, Sec. 30, T1N, R11W, Plainwell, Allegan County (HUD)

Dear Mr. Wilson:

Under the authority of Section 106 of the National Historic Preservation Act of 1966, as amended, we have reviewed the proposed undertaking at the above-noted location. The State Historic Preservation Officer (SHPO) does not concur with your determination that the undertaking will not have an adverse effect on historic properties within the area of potential effects of this undertaking. Based on the information provided for our review, it is the opinion of the SHPO that the proposed undertaking will have an **adverse effect** on the Michigan Paper Company Mill Historic District, which is listed in the National Register of Historic Places.

This undertaking meets the criteria of adverse effect because: *the undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association,* 36 CFR § 800.5(a)(1). Specifically, the undertaking will result in physical destruction of or damage to all or part of the property. It is our understanding that Buildings 2 and 3 are being retained per City of Plainwell Letter dated August 22, 2019. However, as Buildings 1 and 9 are contributing buildings, their demolition will have an adverse effect on the historic district.

Federal agencies are required to avoid, minimize, or mitigate adverse effects. SHPO accepts demolition buildings 1 and 9 as necessary based on structural condition/loss of historical integrity and we concur that the adverse effect cannot be avoided. We also accept removal of all noncontributing buildings. **For more information on your responsibilities and obligations for projects that will have an adverse effect on historic properties under 36 CFR § 800.6, please review the enclosed materials.**

The Section 106 process will not conclude until a Memorandum of Agreement (MOA) is developed, executed, and implemented, and, if applicable, the formal comments of the Advisory Council have been received, 36 CFR § 800.6. We recommend that the document include Stipulations that the City will carry out the following actions to mitigate the adverse effects:

1. During or immediately after the completion of the demolition secure all openings in the buildings being retained.

STATE HISTORIC PRESERVATION OFFICE

300 North Washington Square | Lansing, MI 48913 | 888.522.0103

2. Secure/stabilize Buildings 2 and 3 to arrest continued deterioration.
3. Within 12 months of the end of demolition development and implant a marketing plan for the remaining contributing buildings in the mill complex that have yet to be rehabilitated.
4. Provide SHPO calendar year updates on marketing efforts and interested parties.

Existing Aerial
Kalamazoo River
Kalamazoo River
N Main St
GHD
Plainwell City Hall
N Main St
Kalamazoo River
Fannie Pell Park
Water

Street View

175 M-89
Plainwell, Michigan
Google
Street View
Fannie Pell Park
Expand
Google
Image capture: Oct 2017
© 2019 Google
United States
Terms
Report a problem

Current Opportunities
- Demolition Grant Application

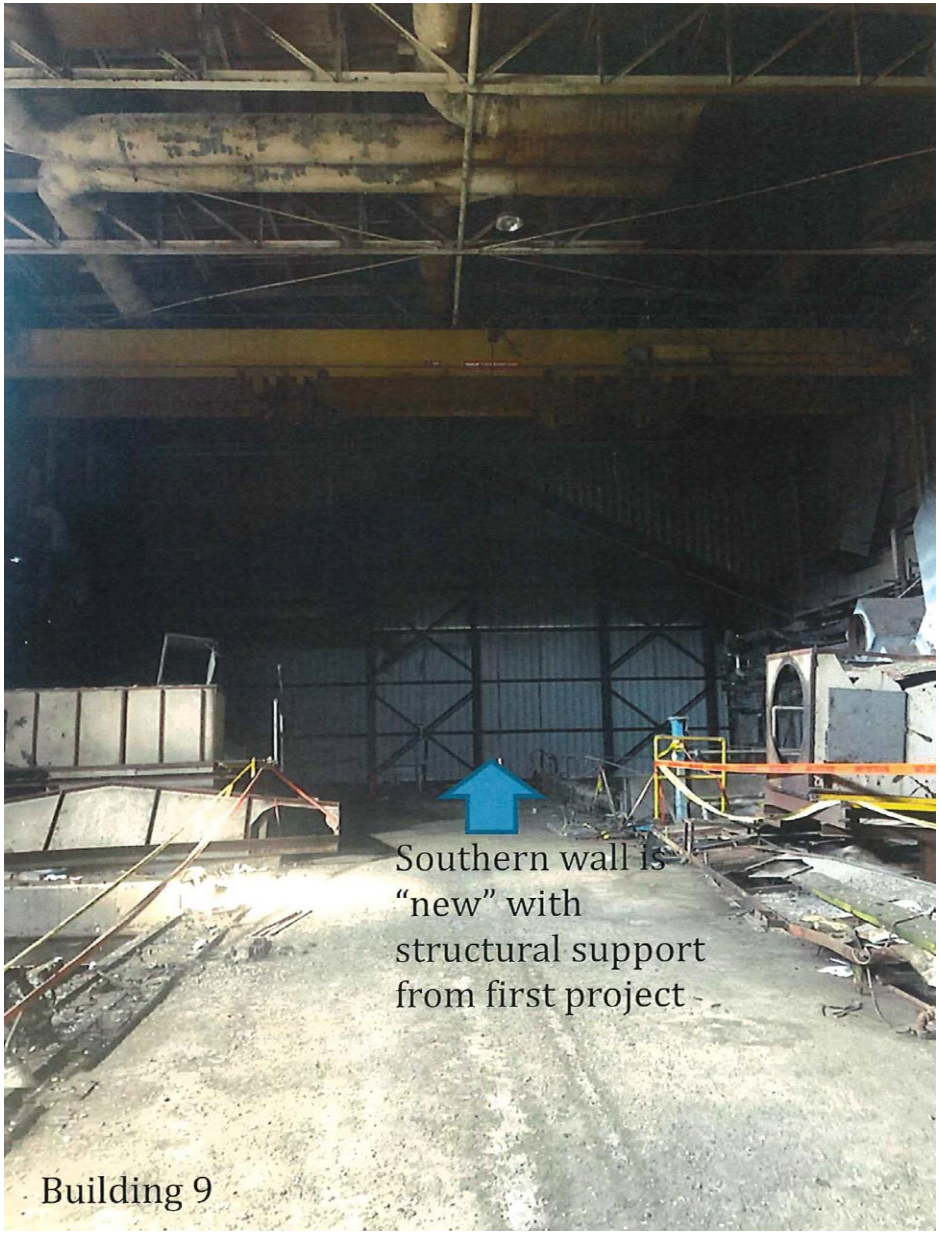
Building 1 – Built 1910

*Goal is to salvage as much brick and wood as possible (dependent of bids) to use in other locations within mill complex

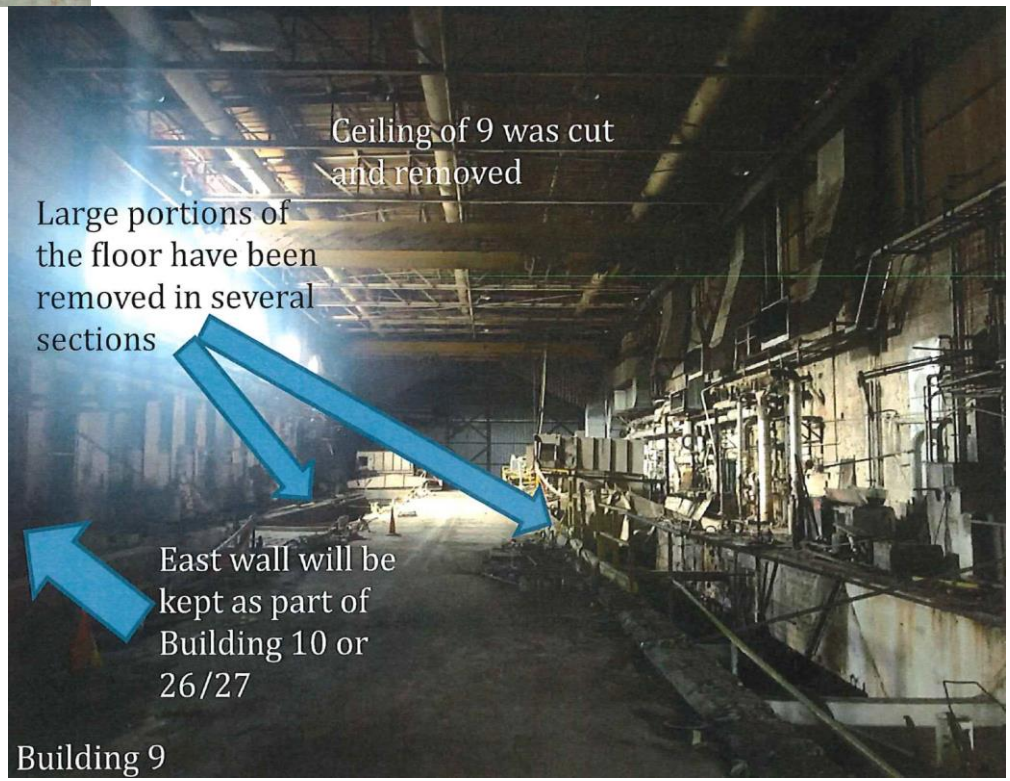
Current Opportunities
- Demolition Grant Application

- Building 6 is the former boiler room which contains asbestos
- For health and safety reasons, the City considers demolishing Building 6 (and adjacent buildings) a top priority.
- The condition and proximity of Building 1 to Building 6 is a safety issue as it relates to demolition of the remaining buildings.

Building 9 – Built 1910, Major Renovation 1980



West Wall -
Multiple
Penetrations
Building 9


Ceiling of 9 was cut
and removed
Large portions of
the floor have been
removed in several
sections
East wall will be
kept as part of
Building 10 or
26/27
Building 9