

Plainwell Paper Mill Blight Elimination

Plainwell, MI

February 3, 2010



SECTION I. GENERAL INFORMATION

THIS IS MORE INFORMATION RELATING TO ER#-10-127

- A) PROJECT NAME: PLAINWELL PAPER MILL BLIGHT ELIMINATION
- B) PROJECT ADDRESS: 200 E. ALLEGAN STREET
- C) MUNICIPAL UNIT: PLAINWELL COUNTY: ALLEGAN
- D) FEDERAL AGENCY: HUD
- E) STATE AGENCY AND CONTACT: JOE AGOSTENELLI, MICHIGAN ECONOMIC DEVELOPMENT CORPORATION
- F) APPLICATION CONTACT INFORMATION: EMILIE SCHADA, CITY OF PLAINWELL, 141 N. MAIN STREET PLAINWELL, MI 49080 (269) 685-6821

SECTION II. GROUND DISTURBING ACTIVITY

- A) SEE ATTACHMENT A
- B) TOWNSHIP, RANGE, SECTION :SE 1/4 NE, 1/4 SEC 30, T.1N, R11W. SHEET 17 OF 31
- C) WIDTH, LENGTH AND DEPTH OF PROPOSED GROUND DISTURBING ACTIVITY: THE FOLLOWING BUILDINGS ARE SELECTED FOR DEMOLITION IN ORDER TO ELIMINATE BLIGHT AND ATTRACTIVE NUISANCES TO CHILDREN AT AN AVERAGE DEPTH OF 2 FEET BELOW GRADE WITH THEIR RESPECTIVE SQUARE FOOT AGES UNLESS NOT IDENTIFIED: 1A (17,500 SF); 3 (28,160 SF); 3A (2,290 SF); 4 (6,600 SF); 4A (2,760 SF); 5 (13,000 SF); 5B (5,400 SF); 6 (13,000 SF) 6A (5,400 SF); 7 (14,000 SF); 9 (37,500 SF); 9A (2,000 SF); 9B (5,500 SF); 9C (3,000 SF); 9D, 9E (42,700 SF); 9F, 14, 23, 25 (1,200 SF), 28 (1,800 SF); 29, TRAIN SHED (11,000 SF); SPECIALTY MINERALS BUILDING, AND THE QUALITY PRODUCTS BUILDING (AS IDENTIFIED ON THE MAP ON THE FOLLOWING PAGE)
- D) PREVIOUS LAND USES AND DISTURBANCES: PAPER MILL
- E) VACANT PLAINWELL PAPER MILL OWNED AND OPERATED BY THE CITY OF PLAINWELL
- F) THE CITY OF PLAINWELL OWNS THE PROPERTY AND THERE ARE NO ARCHAEOLOGICAL RESOURCES FOUND ON THE PROPERTY.

SECTION III. PROJECT WORK DESCRIPTION AND AREA OF POTENTIAL AFFECTS

A) THE PROJECT WILL INCLUDE:

- REMOVAL OF BLIGHTED STRUCTURES TO INCLUDE BUILDINGS 1A, 3, 3A, 4, 4A, 5, 5A, 5B, 6, 6A, 7, 9, 9A, 9B, 9C, 9D, 9E, 9F, 14, 23, 25, 26, 27, 28, 29, TRAIN SHED, QUALITY PRODUCTS BUILDING, AND SPECIALTY MINERALS BUILDING
- THE CITY WILL RETAIN OWNERSHIP OF STEEL THAT IS REMOVED FROM DEMOLITION ACTIVITIES;
- WATER TOWERS WILL BE LEFT STANDING;
- ASBESTOS REMOVAL ACCORDING TO THE DECEMBER 2006 ASBESTOS SURVEY BY ANALYTICAL TESTING AND CONSULTING;
- REMOVAL OF CONCRETE WALLS TO ONE FOOT BELOW GRADE;

- BREAKING OF BASEMENT FLOORS BUT LEAVING THE CONCRETE IN PLACE;
- FILLING BASEMENT AREAS WITH INERT DEMO DEBRIS (E.G. CONCRETE AND BRICK) AND GENERAL FILL TO MAKE AREAS SAFE;
- STRUCTURAL SUPPORT OF REMAINING WALLS FOR BUILDING SEPARATION; AND,
- HISTORIC PRESERVATION, ENGINEERING AND CONSTRUCTION OVERSIGHT.

THIS PROJECT WILL TAKE PLACE THROUGHOUT THE PLAINWELL PAPER MILL SITE LOCATED AT 200 E. ALLEGAN STREET. IT WILL ENTAIL ELIMINATING BLIGHT THROUGH SELECTIVE DEMOLITION OF THE BUILDINGS NOTED ABOVE.

B) SEE ATTACHMENT B

C) SEE ATTACHMENT C

D) THE APE INCLUDES THE ENTIRETY OF THE HISTORIC PLAINWELL PAPER MILLS PROPERTY BOUNDARY. THIS WAS DETERMINED BY CONSULTING THE CITY PLANNER AS WELL AS DIANE TUINSTRAS, THE CULTURAL RESOURCE PROTECTION SPECIALIST WITH THE STATE HISTORIC PRESERVATION OFFICE TO COME UP WITH THE BEST DETERMINATION. DUE TO THE COMPLEXITY OF THE PROJECT AND NUMBER OF BUILDINGS IN THE MILL COMPLEX, IT WAS DETERMINED THAT THE PROPERTY BOUNDARY IS THE MOST APPROPRIATE AREA TO BE CONSIDERED AS THE APE.

SECTION IV. IDENTIFICATION OF HISTORIC PROPERTIES

A) PROPERTIES 50 YEARS OF AGE: BUILDINGS 1, 2, 3, 4A, 5, 5A, 5B, 6, 7, 9, 10, 11, 11A, 12, 15, 16, 17, 18,19, 20, 23, 26,27 AND 29

B) HISTORICAL RESEARCH WAS PERFORMED BY REVIEWING DOCUMENTATION OF THE SITE WHICH INCLUDED: HISTORIC SANBORN MAPS, DOCUMENTED BUILDING HISTORY PROVIDED BY PLAINWELL PAPER COMPANY, THE "ALLIED PAPER, INC./PORTAGE CREEK, KALAMAZOO RIVER SUPERFUND SITE REMEDIAL INVESTIGATION/ FEASIBILITY STUDY" GENERATED BY BBL ENGINEERS AND SCIENTISTS, THE "PLAINWELL MILL REDEVELOPMENT" GENERATED BY JJR/HOPKINSBURNS, THE "PLAINWELL MILL REDEVELOPMENT PLAN" PRODUCED BY JJR/SMITHGROUP, THE FOLLOWING TEXT: *KALAMAZOO, THE PLACE BEHIND THE PRODUCTS AND DEVELOPMENT OF THE PAPER INDUSTRY IN MICHIGAN* AS WELL AS NUMEROUS HISTORIC PHOTOGRAPHS AND POSTCARDS PROVIDED BY THE CITY OF PLAINWELL. IN ADDITION TO THE HISTORIC RESEARCH, A FIELD INVESTIGATION AND FIELD SURVEY WAS CONDUCTED ON JANUARY 22, 2010 BY AN HISTORIC ARCHITECT AND A PRESERVATION PLANNER FROM HOPKINSBURNS DESIGN STUDIO. PLEASE SEE ATTACHMENT D FOR A BRIEF HISTORY OF THE SITE.

C) HISTORIC PROPERTIES ARE PRESENT IN THE APE

D) SEE THE FOLLOWING SECTION TITLED - **BUILDINGS TO BE DEMOLISHED** FOR A DETAILED DESCRIPTION OF EACH BUILDING

BUILDINGS TO BE DEMOLISHED

TRAIN SHED

TRAIN SHED



Photo 1: View from south



Photo 2: Interior mezzanine

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1988

FUNCTION: UNLOAD PULP FROM RAIL CARS AND TRUCKS

CONSTRUCTION: STEEL AND SHEET METAL

INTEGRITY: NONE

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT HISTORIC STRUCTURE (BUILDING 1) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS WILL BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDING 1 ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND, WHERE POSSIBLE, OTHER MATERIALS WILL BE REMOVED CLEANLY AT THE CONNECTION SEAMS BETWEEN THE TWO STRUCTURES. IN ADDITION, ONCE BUILDING A1 IS REMOVED THE WINDOW AND DOOR OPENINGS OF THE ADJACENT STRUCTURE WILL BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE.

BUILDINGS TO BE DEMOLISHED

BUILDING 1A: PULPING FACILITY

BUILDING 1A



Photo 3: View from west



Photo 4: Interior mezzanine

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1995

FUNCTION: PULPING OPERATIONS

CONSTRUCTION: CONCRETE AND STEEL, INSULATED METAL SIDING

INTEGRITY: NONE

CONDITION: GOOD

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT HISTORIC STRUCTURE (BUILDING 1) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS WILL BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDING 1 ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND, WHERE POSSIBLE, OTHER MATERIALS WILL BE REMOVED CLEANLY AT THE CONNECTION SEAMS BETWEEN THE TWO STRUCTURES. IN ADDITION, ONCE BUILDING A1 IS REMOVED THE WINDOW AND DOOR OPENINGS OF THE ADJACENT STRUCTURE WILL BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE.

BUILDINGS TO BE DEMOLISHED

BUILDING 3: BEATER ROOM

BUILDING 3



Photo 5: View from north



Photo 6: Basement level viewed through a hole where equipment was removed

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1910

FUNCTION: PAPER STOCK STORAGE AND STOCK PREPARATION

CONSTRUCTION: STEEL TRUSS ROOF STRUCTURE WITH WOOD DECK, BRICK MASONRY WALLS, CONCRETE FLOORS

INTEGRITY: SEVERELY COMPROMISED

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE HISTORIC INTEGRITY HAS BEEN SEVERELY COMPROMISED BY MANY YEARS OF RENOVATIONS. THE ENTIRE CONFIGURATION OF THE FACADE HAS BEEN MODIFIED TO INCLUDE NEW PATTERNS OF FENESTRATION, BLOCKING OF PREVIOUS OPENINGS, NON-CONTRIBUTING ADDITIONS, AND DEGRADATION TO THE EXISTING HISTORIC MATERIALS.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE CONTRIBUTING ADJACENT HISTORIC STRUCTURES (BUILDINGS 2, 11, AND 11A) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS WILL BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDINGS 2, 11, AND 11A ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND, WHERE POSSIBLE, OTHER MATERIALS WILL BE REMOVED CLEANLY AT THE CONNECTION SEAMS BETWEEN THE TWO STRUCTURES. IN ADDITION, ONCE BUILDING 3 IS REMOVED THE WINDOW AND DOOR OPENINGS OF THE ADJACENT STRUCTURE WILL BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE. THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 4A, 9, AND 29) WILL INCUR **NO ADVERSE EFFECT** AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 3A: CHEST STORAGE BUILDING

BUILDING 3A



Photo 7: View from north-east



Photo 8 & 9: Views of seams where buildings are attached

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1979

FUNCTION: STOCK STORAGE CHEST

CONSTRUCTION: CMU WALLS, STEEL STRUCTURE, CONCRETE FLOORS

INTEGRITY: NONE

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE CONTRIBUTING ADJACENT HISTORIC STRUCTURE (BUILDINGS 2) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS WILL BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDINGS 2 ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND, WHERE POSSIBLE, OTHER MATERIALS WILL BE REMOVED CLEANLY AT THE CONNECTION SEAMS BETWEEN THE TWO STRUCTURES. IN ADDITION, ONCE BUILDING 3A IS REMOVED THE WINDOW AND DOOR OPENINGS OF THE ADJACENT STRUCTURE WILL BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE. THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 3) WILL INCUR **NO ADVERSE EFFECT** AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 4: BOILER ROOM

BUILDING 4



Photo 10: View from west



Photo 11: Interior displays a multitude of materials and how the historic building has been modified

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: C.1906, NUMEROUS RENOVATIONS

FUNCTION: HOUSE # 4 BOILER

CONSTRUCTION: STEEL BEAMS AND METAL ROOF DECK, COMBINATION OF BRICK , CMU, AND METAL PANEL WALLS, CONCRETE FLOOR

INTEGRITY: SEVERELY COMPROMISED

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE HISTORIC INTEGRITY HAS BEEN SEVERELY COMPROMISED THROUGH THE MANY YEARS OF RENOVATIONS. THE HISTORIC STRUCTURE HAS BEEN MODIFIED TO BLOCK THE PREVIOUS OPENINGS, ADD NON-CONTRIBUTING ADDITIONS, AND FRAGMENT THE EXISTING HISTORIC ENVELOPE.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 3, 4A, 5, 5B, 9, AND 29) AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 4A: SAVEALL ROOM

BUILDING 4A



Photo 12: Birds-eye view of building



Photo 13: View of seam where buildings are attached

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1940's

FUNCTION: SAVEALL FOR #18 PAPERMAKER

CONSTRUCTION: CONCRETE WITH METAL ROOF JOIST

INTEGRITY: SEVERELY COMPROMISED

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX BECAUSE AT THE TIME OF CONSTRUCTION IT WAS BUILT WITH VERY LITTLE INTEGRITY AS AN INFILL STRUCTURE BETWEEN TWO OTHERS. EVEN SO, WHAT LITTLE INTEGRITY IT DID POSSESS HAS BEEN COMPROMISED BY BLOCKING THE PREVIOUS FENESTRATION AND OPENINGS, ADDING NON-CONTRIBUTING ADDITIONS, AND MODIFYING THE HISTORIC ENVELOPE.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 3, 4, 5B, 9, AND 29) AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 5: BOILER ROOM

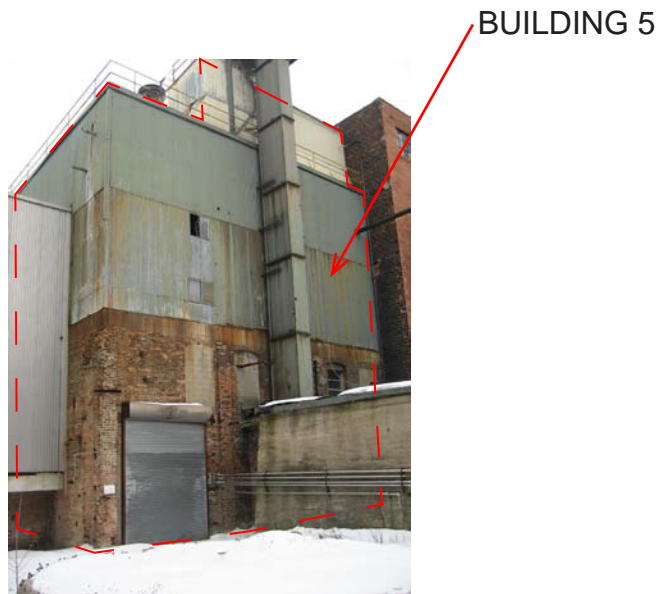


Photo 14: View from the west



Photo 15 & 16: North-west corner and interior view of exterior wall modifications

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1900 -1930

FUNCTION: HOUSES THE BOILER WITH SUPPORT EQUIPMENT

CONSTRUCTION: BRICK WALLS - PARTIAL METAL EXTERIOR PANELS, CONCRETE FLOORS WITH STEEL SUPPORTS

INTEGRITY: SEVERELY COMPROMISED

CONDITION: POOR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE HISTORIC INTEGRITY HAS BEEN SEVERELY COMPROMISED THROUGH THE MANY YEARS OF RENOVATIONS. THE HISTORIC STRUCTURE HAS BEEN MODIFIED TO BLOCK THE PREVIOUS OPENINGS, CREATE NEW OPENINGS THAT MODIFY THE SPATIAL RELATIONSHIPS AND ADD NON-CONTRIBUTING ADDITIONS THAT DEGRADE THE HISTORIC MATERIALS.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 4, 4A, 5B, 6, AND 9) AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 5A

BUILDING 5A

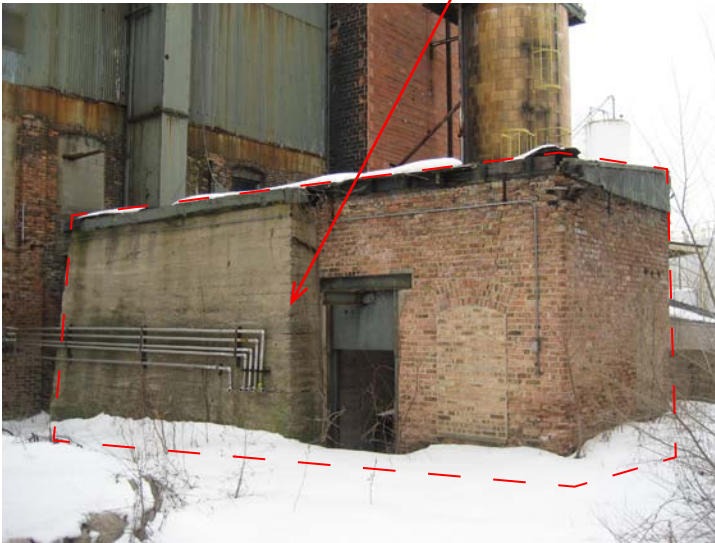


Photo 17: View from the north-west



Photo 18: View from the south-west

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1920'S

FUNCTION: UNKNOWN

CONSTRUCTION: MASONRY WALLS

INTEGRITY: SEVERELY COMPROMISED

CONDITION: POOR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE HISTORIC INTEGRITY HAS BEEN SEVERELY COMPROMISED THROUGH THE MANY YEARS OF RENOVATIONS. THE HISTORIC STRUCTURE HAS BEEN MODIFIED TO BLOCK THE PREVIOUS OPENINGS, CREATE NEW OPENINGS THAT MODIFY THE SPATIAL RELATIONSHIPS AND ADD NON-CONTRIBUTING ADDITIONS.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 5) AS IT IS PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 5B: TURBINE ROOM

BUILDING 5B



Photo 19: Birds-eye view of building



Photo 20: Interior view shows modification

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1930, MODIFIED 1979

FUNCTION: CONTAINS ELECTRICAL SUBSTATION, SWITCHGEAR, AND MOTOR CONTROL

CONSTRUCTION: STEEL AND CONCRETE ROOF STRUCTURE, BRICK WALLS, CONCRETE FLOORS WITH STEEL SUPPORT

INTEGRITY: SEVERELY COMPROMISED

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX BECAUSE AT THE TIME OF CONSTRUCTION IT WAS BUILT WITH VERY LITTLE INTEGRITY AS AN INFILL STRUCTURE BETWEEN TWO OTHERS. EVEN SO, WHAT LITTLE INTEGRITY IT DID POSSESS HAS BEEN COMPROMISED BY BLOCKING THE PREVIOUS FENESTRATION AND OPENINGS, ADDING NON-CONTRIBUTING ADDITIONS, AND MODIFYING THE HISTORIC ENVELOPE.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 4, 4A, 5, 6A, AND 9) AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 6: BOILER ROOM

BUILDING 6



Photo 21: View from the west

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1900 -1930

FUNCTION: CONTAINS POWER BOILER WITH SUPPORT EQUIPMENT

CONSTRUCTION: STEEL ROOF STRUCTURE WITH WOOD CEILING, CLAY TILE AND BRICK WALLS, CONCRETE FLOORS WITH STEEL SUPPORT

INTEGRITY: COMPROMISED

CONDITION: GOOD

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE HISTORIC INTEGRITY HAS BEEN COMPROMISED THROUGH THE MANY YEARS OF RENOVATIONS TO THE OVERALL SITE. THE HISTORIC STRUCTURE HAS UNDERGONE MODIFICATIONS THAT HAVE ALTERED THE BUILDING ENVELOPE AND INTERIOR SPATIAL RELATIONSHIPS. ADDITIONALLY, THE MATERIALS HAVE BEEN SEVERELY DETERIORATED AND HAVE EXTENSIVE ENVIRONMENTAL CONTAMINATION DUE TO THE FORMER USE AS A COAL BIN AND BOILER.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 5, 5B, 7, AND 9) AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.



Photo 22 & 23: North-west corner and view of hazardous equipment

BUILDINGS TO BE DEMOLISHED

BUILDING 6A: COURTYARD

BUILDING 6A



Photo 23A: Birds-eye view from the north

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1930, MODIFIED 1979

FUNCTION: CONTAINS ELECTRICAL SUBSTATION, SWITCHGEAR, AND MOTOR CONTROL

CONSTRUCTION: STEEL TRUSSES WITH METAL ROOF DECK, STEEL COLUMNS, CONCRETE FLOOR, BRICK WALLS

INTEGRITY: SEVERELY COMPROMISED

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX BECAUSE AT THE TIME OF CONSTRUCTION IT WAS BUILT WITH VERY LITTLE INTEGRITY AS AN INFILL STRUCTURE BETWEEN TWO OTHERS. EVEN SO, WHAT LITTLE INTEGRITY IT DID POSSESS HAS BEEN COMPROMISED BY BLOCKING THE PREVIOUS FENESTRATION AND OPENINGS, ADDING NON-CONTRIBUTING ADDITIONS, AND MODIFYING THE HISTORIC ENVELOPE.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 5, 5B, 6, 7, AND 9) AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED
BUILDING 7: COATING PREPARATION BUILDING



Photo 24: View from the west

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1915, 1960 EST. RENOVATIONS

FUNCTION: PROCESS EQUIPMENT AND TANKS TO PRODUCE COATINGS USED ON PAPER MACHINES

CONSTRUCTION: STEEL TRUSSES WITH METAL ROOF DECK, STEEL COLUMNS, CONCRETE FLOOR, BRICK WALLS

INTEGRITY: COMPROMISED

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS A **NON CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE HISTORIC INTEGRITY HAS BEEN SEVERELY COMPROMISED THROUGH THE MANY YEARS OF RENOVATIONS TO THE OVERALL SITE. THE HISTORIC STRUCTURE HAS UNDERGONE MODIFICATIONS THAT HAVE ALTERED THE SPATIAL LAYOUT TO CREATE CLEAR SPANS- REMOVING THE PREVIOUS WOODEN INTERIOR STRUCTURE ONLY RETAINING A PORTION OF ITS ORIGINAL BUILDING ENVELOPE (THE SOUTH-WEST WALLS). IN ADDITION, THE EXTERIOR FENESTRATION HAS BEEN MODIFIED WITH GLASS BLOCK.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 6, 6A, AND 9) AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.



Photo 25: Interior view shows modification

BUILDINGS TO BE DEMOLISHED

BUILDING 9: MACHINE ROOM

BUILDING 9



Photo 26: Birds-eye view of building

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1910, ROOF RAISED 1980

FUNCTION: HOUSE #17 AND #18 PAPER MACHINES, AND 15 TON BRIDGE CRANES

CONSTRUCTION: STEEL ROOF TRUSSES AND WOOD DECK, BRICK, AND METAL PANEL WALLS, CONCRETE FLOORS

INTEGRITY: SEVERELY COMPROMISED

CONDITION: POOR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE HISTORIC INTEGRITY HAS BEEN SEVERELY COMPROMISED THROUGH THE MANY YEARS OF RENOVATIONS. THE HISTORIC STRUCTURE HAS BEEN MODIFIED TO BLOCK THE PREVIOUS OPENINGS, CREATE NEW OPENINGS THAT MODIFY THE SPATIAL RELATIONSHIPS AND ADD NON-CONTRIBUTING ADDITIONS TO RAISE THE ROOF THAT DEGRADE THE HISTORIC MATERIALS.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE CONTRIBUTING ADJACENT HISTORIC STRUCTURES (BUILDINGS 10 AND 11) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS WILL BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDINGS 10 AND 11 ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND, WHERE POSSIBLE, OTHER MATERIALS WILL BE REMOVED CLEANLY AT THE CONNECTION SEAMS BETWEEN THE TWO STRUCTURES. IN ADDITION, ONCE BUILDING 9 IS REMOVED THE WINDOW AND DOOR OPENINGS OF THE ADJACENT STRUCTURE WILL BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE. THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 3, 4A, 5B, 7, 26, 27, AND 23) WILL INCUR **NO ADVERSE EFFECT** AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.



Photo 27: Interior view shows severity of modification

BUILDINGS TO BE DEMOLISHED

BUILDING 9A: COATER AND SUPER CALENDER ROOM

BUILDING 9A



Photo 28: View from the west



Photo 29: Interior view shows no historic material

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1964

FUNCTION: #18 COATER, #6 AND 7 SUPERCAL/WINDERS, IN PROCESS STORAGE

CONSTRUCTION: STEEL ROOM STRUCTURE WITH WOOD CEILING, INSULATED METAL SIDING, CONCRETE FLOORS

INTEGRITY: NONE

CONDITION: GOOD

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT CONTRIBUTING HISTORIC BUILDING (BUILDING 10) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS WILL BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDINGS 10 ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND, WHERE POSSIBLE, OTHER MATERIALS WILL BE REMOVED CLEANLY AT THE CONNECTION SEAMS BETWEEN THE TWO STRUCTURES. IN ADDITION, ONCE BUILDING 9A IS REMOVED THE WINDOW AND DOOR OPENINGS OF THE ADJACENT STRUCTURE WILL BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE. THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 7, 9, AND 23) WILL INCUR **NO ADVERSE EFFECT** AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 9B: SUPPLIES STORAGE

BUILDING 9B



Photo 30: Birds-eye view from the south

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1964

FUNCTION: IN PROCESS AND MACHINE SUPPLIES STORAGE

CONSTRUCTION: STEEL TRUSS JOIST ROOF STRUCTURE WITH METAL DECK, CMU AND INSULATED METAL SIDING, CONCRETE FLOOR

INTEGRITY: NONE

CONDITION: GOOD

DETERMINATION: THIS BUILDING IS ***NOT A CONTRIBUTING STRUCTURE*** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED THERE WILL BE ***NO HISTORIC PROPERTIES AFFECTED*** AS IT IS NOT ATTACHED TO ANY HISTORIC BUILDINGS.

BUILDINGS TO BE DEMOLISHED

BUILDING 9C: COATING PREP DOCK

BUILDING 9C

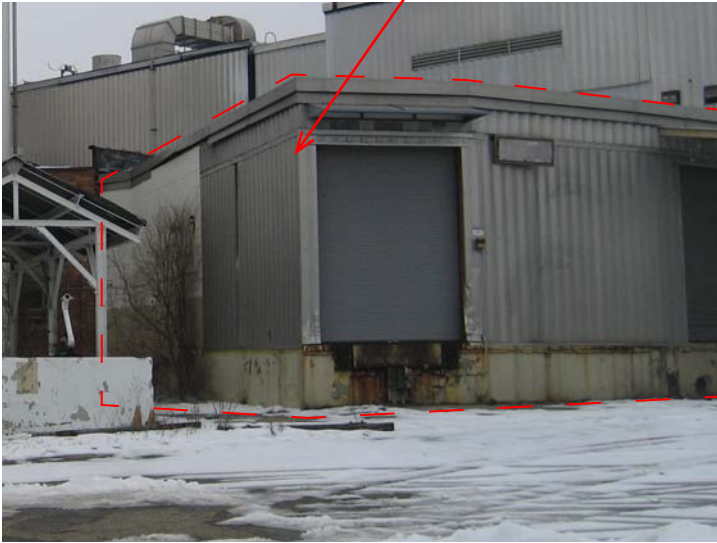


Photo 31: View from the south



Photo 32: Interior view of building connection

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1964

FUNCTION: CHEMICAL STORAGE AND DOCK

CONSTRUCTION: STEEL STRUCTURE WITH METAL ROOF DECK, CONCRETE FLOORS, INSULATED METAL SIDING

INTEGRITY: NONE

CONDITION: GOOD

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURE (BUILDING 7) AS IT IS PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 9D: ROLL WRAPPING BUILDING



BUILDING 9D

Photo 33: Birds-eye view from the south

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1964

FUNCTION: ROLL WRAP OPERATION AND STORAGE

CONSTRUCTION: STEEL ROOF JOISTS WITH WOOD CEILING, CMU WALLS, CONCRETE FLOOR

INTEGRITY: NONE

CONDITION: GOOD

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURE (BUILDING 23) AS IT IS PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 9E: FINISHING FOODS WAREHOUSE

BUILDING 9E



Photo 34: View from the east



Photo 35: Interior view shows no historic material

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1978

FUNCTION: STORAGE OF FINISHED GOODS, SHIPPING

CONSTRUCTION: STEEL TRUSS JOIST ROOF STRUCTURE WITH METAL DECK, CMU AND INSULATED METAL SIDING, CONCRETE FLOORS

INTEGRITY: NONE

CONDITION: GOOD

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURE (BUILDING 23) AS IT IS PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 9F: LATHE ROOM

BUILDING 9F



Photo 36: View from the east



Photo 37: Interior view shows exterior wall of building 16 and connection seams

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1978

FUNCTION: MACHINING OF SUPERCAL. ROLLS AND ENCLOSED RAIL DOCK WITH 20 TON BRIDGE CRANE

CONSTRUCTION: STEEL TRUSS JOIST ROOF STRUCTURE WITH METAL DECK, INSULATED METAL SIDING, CONCRETE FLOOR

INTEGRITY: NONE

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT CONTRIBUTING HISTORIC STRUCTURE (BUILDING 16) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS WILL BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDINGS 16 ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND, WHERE POSSIBLE, OTHER MATERIALS WILL BE REMOVED CLEANLY AT THE CONNECTION SEAMS BETWEEN THE TWO STRUCTURES. IN ADDITION, ONCE BUILDING 9F IS REMOVED THE WINDOW AND DOOR OPENINGS OF THE ADJACENT STRUCTURE WILL BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE. THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURE (BUILDING 23) WILL INCUR **NO ADVERSE EFFECT** AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 14: STOREHOUSE



BUILDING 14

Photo 38: View from west



Photo 39: Interior shows steel walls built on top of the remains of building 4

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1989, NUMEROUS RENOVATIONS

FUNCTION: HOUSES SILO AND CREATES CIRCULATION BETWEEN THE FLOORS OF BUILDING 2

CONSTRUCTION: STEEL BEAMS AND METAL ROOF DECK, METAL PANEL WALLS, CONCRETE FLOOR

INTEGRITY: NONE

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS IT DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON ADJACENT CONTRIBUTING HISTORIC STRUCTURE (BUILDING 2) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS WILL BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDINGS 2 ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND, WHERE POSSIBLE, OTHER MATERIALS WILL BE REMOVED CLEANLY AT THE CONNECTION SEAMS BETWEEN THE TWO STRUCTURES. IN ADDITION, ONCE BUILDING 14 IS REMOVED THE WINDOW AND DOOR OPENINGS OF THE ADJACENT STRUCTURE WILL BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE. THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 4 AND 29) WILL INCUR **NO ADVERSE EFFECT** AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED

BUILDING 23: ROLL STORAGE BUILDING

BUILDING 23



Photo 40: Birds-eye view from the south



Photo 41: Interior view shows exterior wall of building 23

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1953

FUNCTION: IN PROCESS; ROLL STORAGE IN BASEMENT

CONSTRUCTION: POURED CONCRETE COLUMNS, FLOOR AND ROOF STRUCTURE, CMU WALLS, CONCRETE FLOORS

INTEGRITY: SOME FEATURES COMPROMISED

CONDITION: GOOD

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX BECAUSE AT THE TIME OF CONSTRUCTION IT WAS BUILT WITH UNREMARKABLE DESIGN AND COMMON BUILDING PRACTICES. EVEN SO, WHAT LITTLE INTEGRITY IT DID POSSESS HAS BEEN COMPROMISED BY BLOCKING THE PREVIOUS FENESTRATION AND OPENINGS, ADDING NON-CONTRIBUTING ADDITIONS, AND MODIFYING THE HISTORIC ENVELOPE.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT CONTRIBUTING HISTORIC STRUCTURE (BUILDING 10, 15, AND 16) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECT ON BUILDING 10, 15, AND 16 CAN BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDINGS ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND BY REMOVING ALL OTHER BUILDING MATERIALS CLEANLY AT THE CONNECTION SEAMS BETWEEN THE STRUCTURES. BUILDINGS 10 AND 15 IN PARTICULAR WILL ALSO REQUIRE TEMPORARY STRUCTURAL SHORING UNTIL THE FACADES OF THOSE BUILDINGS ARE RECONSTRUCTED. IN ADDITION, ONCE BUILDING 23 IS REMOVED THE WINDOW, DOOR, AND WALL OPENINGS OF THE REMAINING ADJACENT STRUCTURE MUST BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE.

BUILDINGS TO BE DEMOLISHED

BUILDING 25: WET WELL BUILDING

BUILDING 25



Photo 42: View from the west



Photo 43 & 44: Views of seams where buildings are attached

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1989

FUNCTION: FINAL PUMP OUT OF WASTE WATER FROM MILL TO WASTE TREATMENT PLANT

CONSTRUCTION: MASONRY WALLS

INTEGRITY: NONE

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT HISTORIC STRUCTURE (BUILDING 2) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS WILL BE MITIGATED BY CUTTING 12" FROM FACE OF BUILDINGS 2 ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND, WHERE POSSIBLE, OTHER MATERIALS WILL BE REMOVED CLEANLY AT THE CONNECTION SEAMS BETWEEN THE TWO STRUCTURES. IN ADDITION, ONCE BUILDING 25 IS REMOVED THE WINDOW AND DOOR OPENINGS OF THE ADJACENT STRUCTURE WILL BE SECURED WITH MATERIALS THAT DO NOT COMPROMISE OR DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE.

BUILDINGS TO BE DEMOLISHED

BUILDING 26 & 27:

BUILDINGS 26 & 27



BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1906

FUNCTION: CONTROL ROOM AND MOTOR CONTROLS

CONSTRUCTION: MASONRY WALLS

INTEGRITY: SIGNIFICANTLY COMPROMISED

CONDITION: FAIR

DETERMINATION: THIS BUILDINGS ARE **NOT A CONTRIBUTING STRUCTURES** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX BECAUSE AT THE TIME OF CONSTRUCTION IT WAS BUILT WITH LITTLE INTEGRITY AS INFILL STRUCTURES BETWEEN TWO OTHERS. EVEN SO, WHAT LITTLE INTEGRITY IT DID POSSESS HAS BEEN COMPROMISED BY BLOCKING THE PREVIOUS FENESTRATION AND OPENINGS, ADDING NON-CONTRIBUTING ADDITIONS, AND MODIFYING THE HISTORIC USE.

WHEN DEMOLISHED, THESE BUILDINGS WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT CONTRIBUTING HISTORIC STRUCTURE (BUILDING10) IF APPROPRIATE PRECAUTIONS ARE TAKEN DURING THE DEMOLITION. THE ADVERSE EFFECTS CAN BE MITIGATED BY TAKING THE APPROPRIATE PRECAUTIONS DURING THE DEMOLITION BY CUTTING 12" FROM FACE OF BUILDING10 ALL STRUCTURAL MEMBERS THAT ARE SECURED INTO THE HISTORIC MASONRY WALL AND BY REMOVING MATERIALS AT THE CONNECTION SEAM BETWEEN THE STRUCTURES. IN ADDITION, ONCE BUILDINGS 26 AND 27 ARE REMOVED THE WINDOW, DOOR, AND WALL OPENINGS OF THE ADJACENT STRUCTURES MUST BE SECURED WITH MATERIALS THAT DO NOT DEGRADE THE HISTORIC INTEGRITY OF THE STRUCTURE. THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURE (BUILDING 9) WILL INCUR **NO ADVERSE EFFECT** AS THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

Photo 45: Birds-eye view of buildings



Photo 46: Interior wall of building 10, showing modified fenestration

BUILDINGS TO BE DEMOLISHED

BUILDING 28: #12 CHEST BUILDING

BUILDING 28



BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1960's

FUNCTION: PAPER STOCK STORAGE

CONSTRUCTION: STEEL ROOF STRUCTURE WITH WOOD DECK, CLAY TILE AND CMU WALLS, CONCRETE FLOORS; INSULATION CLAD STORAGE TANK

INTEGRITY: NONE

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURE (BUILDING 3) BECAUSE IT IS PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

Photo 47: View from the north-east



Photo 48 & 49: Views of the exterior wall of building 3 and seam of building connection

BUILDINGS TO BE DEMOLISHED

BUILDING 29: CORRIDOR

BUILDING 29



Photo 50: Birds-eye view from the north-east



Photo 51: View of the exterior wall of building 4

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: C. 1906

FUNCTION: CORRIDOR BETWEEN BUILDING 3, 4, AND 9

CONSTRUCTION: STEEL ROOF STRUCTURE, BRICK WALLS, CONCRETE FLOORS

INTEGRITY: SEVERELY COMPROMISED

CONDITION: FAIR

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX BECAUSE AT THE TIME OF CONSTRUCTION IT WAS BUILT WITH LITTLE INTEGRITY AS INFILL STRUCTURES BETWEEN TWO OTHERS. EVEN SO, WHAT LITTLE INTEGRITY IT DID POSSESS HAS BEEN COMPROMISED BY BLOCKING THE PREVIOUS FENESTRATION AND OPENINGS, ADDING NON-CONTRIBUTING ADDITIONS, AND MODIFYING THE HISTORIC SPATIAL RELATIONSHIP BY LOWERING THE CEILING.

WHEN DEMOLISHED, THIS BUILDING WILL HAVE **NO ADVERSE EFFECT** ON THE ADJACENT NON-CONTRIBUTING HISTORIC STRUCTURES (BUILDING 3, 4, AND 9) BECAUSE THEY ARE PROPOSED FOR DEMOLITION SO NO MITIGATION IS NECESSARY.

BUILDINGS TO BE DEMOLISHED
BUILDING SMB: SPECIALTY MINERAL BUILDING

BUILDING SMB



Photo 52: View from the north-east



Photo 53: View from the west

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: 1992

FUNCTION: PRECIPITATED CALCIUM CARBONATE MANUFACTURE PLANT

CONSTRUCTION: METAL FRAME, METAL SIDING, CONCRETE SLAB FLOOR

INTEGRITY: NONE

CONDITION: GOOD

DETERMINATION: THIS BUILDING IS **NOT A CONTRIBUTING STRUCTURE** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED THERE WILL BE **NO HISTORIC PROPERTIES AFFECTED** AS IT IS NOT ATTACHED TO ANY HISTORIC BUILDINGS.

BUILDINGS TO BE DEMOLISHED

BUILDING QPB: QUALITY PRODUCTS BUILDING

BUILDING QPB



Photo 54: View from the north



Photo 55: View from the south

BUILDING DESCRIPTION

DATE OF CONSTRUCTION: c. 1970

FUNCTION: STORAGE OF QUALITY PRODUCTS

CONSTRUCTION: CMU WALLS, WOOD SIDING, CONCRETE SLAB FLOOR

INTEGRITY: NONE

CONDITION: POOR

DETERMINATION: THIS BUILDING IS ***NOT A CONTRIBUTING STRUCTURE*** TO THE NATIONAL REGISTER - ELIGIBLE MILL COMPLEX AS THE STRUCTURE DOES NOT MEET THE AGE CRITERIA.

WHEN DEMOLISHED THERE WILL BE ***NO HISTORIC PROPERTIES AFFECTED*** AS IT IS NOT ATTACHED TO ANY HISTORIC BUILDINGS.

KALAMAZOO RIVER

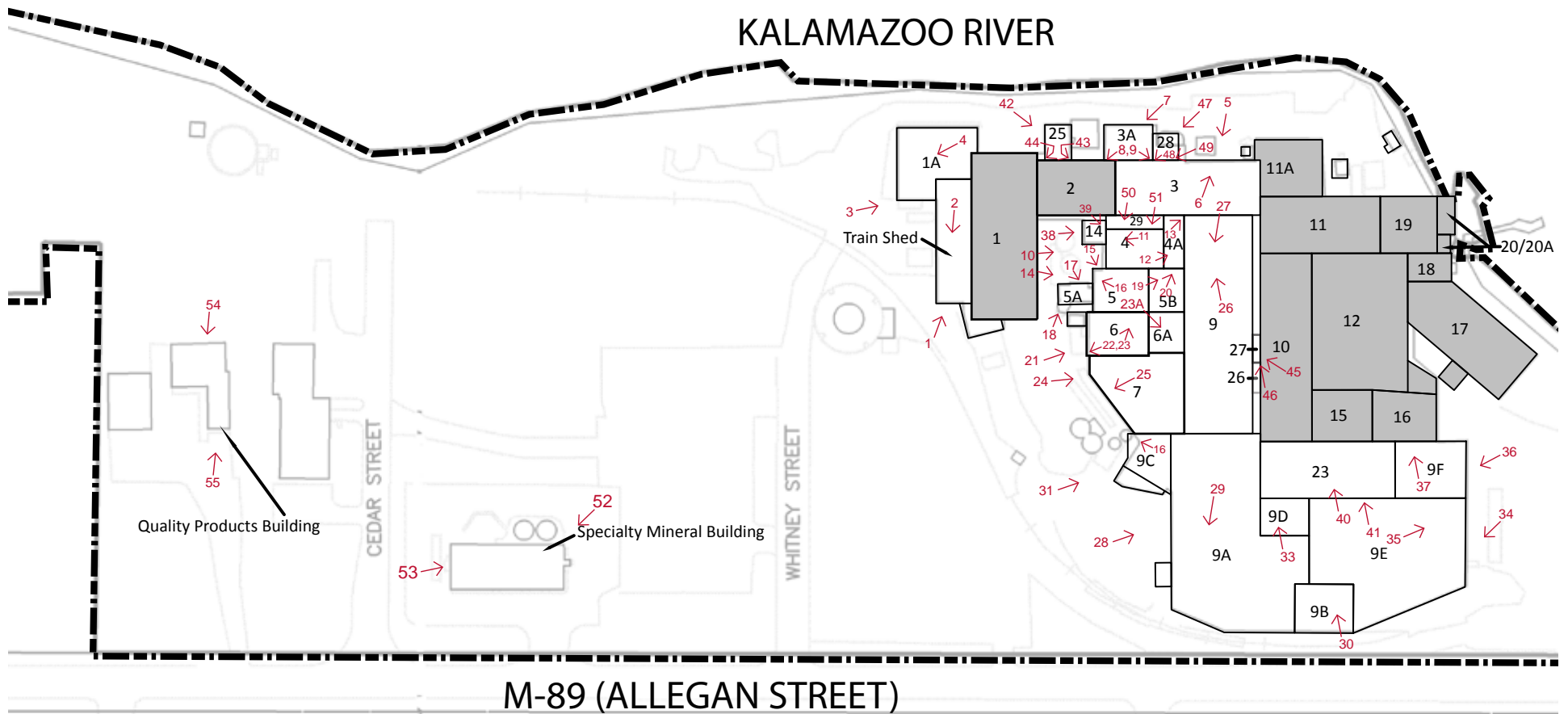


PHOTO KEY

NO SCALE



Contributing Structures
(as defined by the National Park Service)



Non - Contributing Structures

Section V. Photographs



A) AERIAL VIEWS OF THE SITE ITSELF



ADDITIONAL) AERIAL VIEWS OF THE SITE WITH PROPOSED BUILDINGS TO BE DEMOLISHED GRAYED OUT



BUILDING 1



BUILDING 2



BUILDING 3



BUILDING 4



BUILDING 4A



BUILDING 5



BUILDING 5A



BUILDING 5B



BUILDING 6



BUILDING 7



BUILDING 9



BUILDING 10

B) PHOTOGRAPHS OF ALL PROPERTIES 50 YEARS OR OLDER LOCATED IN THE APE-BUILDINGS 1, 2, 3, 4, 4A, 5, 5A, 5B, 6, 7, 9, 10, 11, 11A, 12, 15, 16, 17, 19, 20, 23, 26, 27, AND 29



BUILDING 11



BUILDING 11A



BUILDING 12



BUILDING 15



BUILDING 16



BUILDING 17



BUILDING 19



BUILDING 20



BUILDING 23



BUILDING 26



BUILDING 27

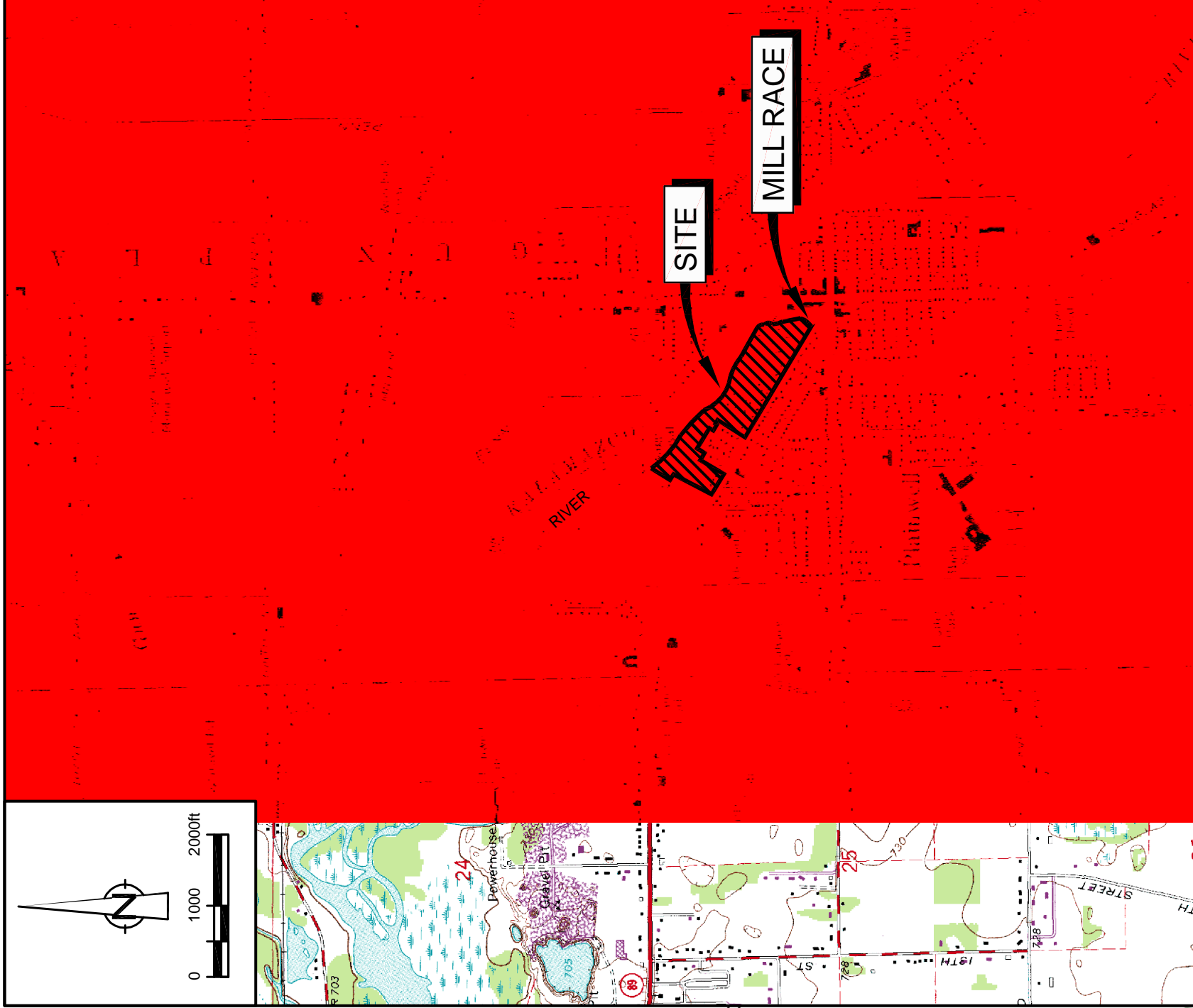


BUILDING 29

SECTION VI. DETERMINATION OF EFFECT

PLEASE SEE SECTION TITLED **BUILDINGS TO BE DEMOLISHED** FOR THE DETERMINATION OF EFFECT FOR EACH INDIVIDUAL BUILDING.

ATTACHMENT A: USGS QUAD MAP



SOURCE: USGS QUADRANGLE MAP;
OTSEGO, MICHIGAN
1967, REVISED 1973



OTSEGO

figure 1

SITE LOCATION PLAN
FORMER PLAINWELL, INC. MILL PROPERTY
Plainwell, Michigan

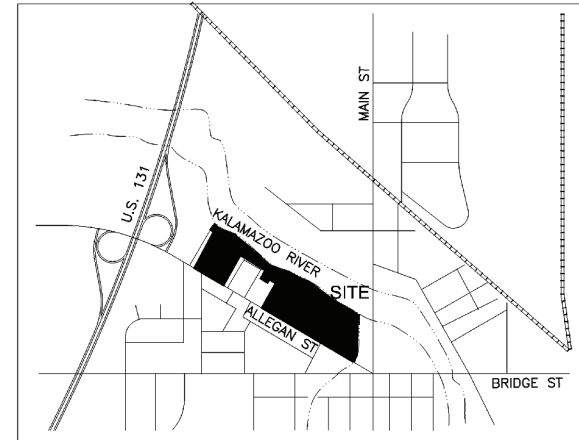
ATTACHMENT B: LOCALIZED MAP



PLAINWELL VICINITY MAP
NO SCALE

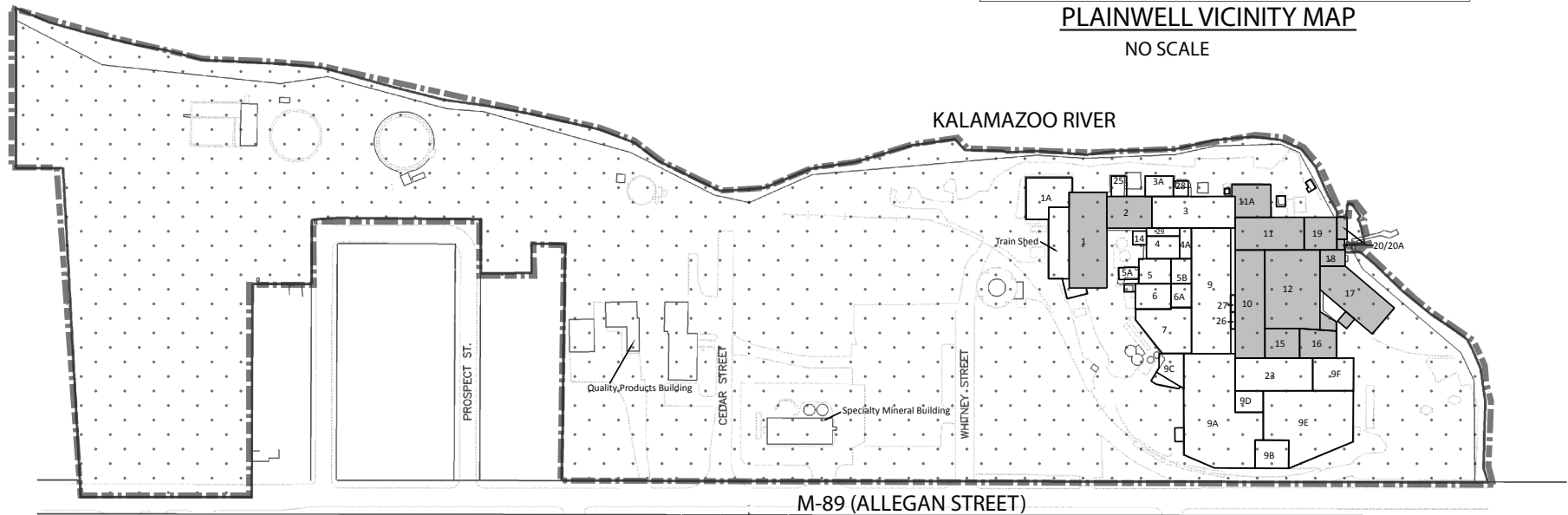


ATTACHMENT C: LOCALIZED MAP WITH APE




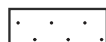


PLAINWELL VICINITY MAP

NO SCALE



PROJECT AREA

NO SCALE

-  Project Boundary
-  Area of Potential Effect (APE)
-  Buildings to remain
-  buildings to be demolished

ATTACHMENT D: BRIEF HISTORY

The beginnings of the Plainwell Paper Company rested in the hands of twenty-five local businessmen who came together on January 26, 1886 to embark upon an entrepreneurial venture into the paper business. The enterprise was incorporated under the name the Michigan Paper Company, founded in the City of Plainwell, situated along the banks of the Kalamazoo River. This location proved to be very profitable as the proximity to Chicago, Detroit, and the Great Lakes, and the availability of raw materials gave Plainwell the perfect attributes to thrive in the paper industry.

At this time, Plainwell already had one active paper mill - the Lyon and Page Mill which produced newsprint from 1872 until 1887, when it closed and the Michigan Paper Company purchased the buildings. At this same time the corporation began purchasing additional equipment and constructing more buildings. By August 1887, the first paper machine began operations, producing 8 tons of paper per day.

Over the next 20 years the mill complex expanded exponentially, adding a rail siding room, a finishing room, another paper machine and doubling the size of the mill complex with a dozen new buildings. By 1912, the company had purchased two more 130' machines and the capacity was now 50 tons per day.

The success of the paper company continued through the next three decades, steadily increasing production and the enormity of the mill complex. In 1954, the owners sold their interest in the company to the Hamilton Paper company who increased production to 100 tons per day. By 1961, the mill changed hands again and the Weyerhaeuser Corporation took ownership. It was during their time of ownership that technical paper goods were developed on site which resulted in unintended environmental contamination.

In 1970, Philip Morris Incorporated (PMI) purchased the mill from Weyerhaeuser and that is when it acquired its current title - Plainwell Paper Co., Inc. PMI upgraded the facilities to address environmental and energy concerns of paper production facilities. They also rebuilt the paper machines and increased the production to 240 tons per day. During the mid-1970's PMI remodeled several of the oldest buildings into new office space, taking advantage of the views to the north of the river and the proximity of the pedestrian bridge to downtown.

In 1985, PMI sold the paper mill to the Chesapeake Corporation, an integrated forest products company who produced of a multitude of wood and paper products. The Plainwell Paper Co. stopped producing paper and closed its doors in 2000.

It is now under the control of the City of Plainwell who intends to revitalize the mill into a multi-use facility by partnering with a developer to remediate the environmental contamination and reengage the water front into a community asset.

PERIOD OF SIGNIFICANCE: late 1880's - 1940's

According to the criteria for evaluating historic properties for significance in regards to the National Register of Historic Places, the Plainwell Paper Co. mill is significant for Criteria A and Criteria C.

CRITERIA A (EVENT): Represents the evolution of a significant era of the paper industry in Michigan

CRITERIA C (DESIGN AND CONSTRUCTION): Represents the building technology and style of early 20th-century industrial buildings