



The King House Association Newsletter

Issue #1: September 2015

Mission: *"The purpose of the King House Association is to purchase, restore, and maintain the 1849 King home in Middle Village/Good Hart in tribute to the rich cultural history of this beautiful place."*

Thank You!!

Thanks to many friends and donors, The King House Association is making significant progress on our shared goal of purchasing and restoring the King House on Lamkin Road. Please share this update, contact any of the board members for more information, and volunteer to help, with time, money or talent as we work together to preserve what one Middle Village resident called "the finest house in town."

Background

The King House Association grew out of a meeting of interested community residents in late December 2014. Responding to an opportunity to purchase the last standing original Odawa home in Middle Village, the group agreed to form a nonprofit organization named The King House Association which would purchase and preserve the house for the benefit of the community. The House, which had remained in the King Family since its construction in 1849, had undergone significant renovation in the 1980's to make it structurally sound while preserving its authenticity. This was an historic preservation opportunity not to be missed. The King House Association was incorporated by the State of Michigan in January 2015 and recognized as a tax-exempt 501(c)(3) nonprofit organization by the IRS in February 2015. Officers and friends of the Association successfully raised sufficient funding to close on a land contract purchase agreement with King family descendants that was filed with the Register of Deeds in April 2015.

Organization

In keeping with the requirements of the Articles of Incorporation, the Association has organized itself by electing a formal Board of Directors and adopting By-Laws defining officers, terms, committees, and meeting procedures. As a brand-new nonprofit start-up, the Board has operated by consensus and collaboration, with each Board member taking on a particular responsibility. We have also drawn on local volunteers with special talents to make it all work. Carolyn Sutherland initiated the purchase and convened the first meetings; Gary Rentrop provided legal advice to help us through the incorporation and 501(c)(3) application process; local graphic guru Jane Cardinal created the logo; PR whiz Ami Woods put up the Facebook page; Cedric Richner, a professional fund-raiser himself, drafted a fund-raising plan; Randi Richner painted the "King House" sign modeled on the one she did for the nearby Chingwa cottage; Mike Kirchner, a preservation architect, recommended immediate preservation needs; and Keith Lamkin, one of the first King House Association supporters, cleared out the underbrush around the House and planted oats to hold the soil.

Priorities

The Board sorted Association planning priorities into three phases. Phase One focused on raising \$8,000 to close on the land contract and make monthly payments through the summer. Board members sent out letters, made personal contacts, developed a social media presence, printed an information flyer, and made direct appeals to several area organizations. We successfully completed Phase One by mid-summer. We are currently in Phase Two which will focus on completing the purchase of the building and repairing the windows and door before winter. Phase Three, which we plan to launch in early 2016, will focus on working with preservation specialists to create a comprehensive preservation plan for the building and grounds, develop a preservation budget, investigate grant and funding opportunities, and sponsor a few events to invite the community in to see our progress

Budget and Fundraising

As of late August, the Association had received \$32,500 in donations from more than 30 individuals and organizations. \$15,450 of that total has gone directly toward purchasing the House (closing costs and four monthly payments) and \$750 was spent in start-up costs (501(c)(3) application fee, stamps, printing), leaving a current balance of roughly \$16,400. The Board has approved additional immediate expenditures for insurance, repairing the upstairs windows, and summer 2015 property taxes (the property will be exempt from taxes as of the 2016 tax year).

With Phase One successfully completed, the Association is now seeking to fund Phase Two goals. To that end the Association is working to raise an additional \$15,000 yet this fall to complete purchase of the House, cover immediate expenses, and fund those repairs needed (including windows and doors) to secure the building for the winter. Several anonymous donors have created a \$7,500 challenge fund which will match dollar for dollar all contributions received by October 31, 2015 as an incentive for contributors. Working together, we hope to meet the \$15,000 goal by the target date.

Plans for 2015-2016 (so far)

The King House Association Board has set the following goals for 2015-early 2016.

- Reach the \$15,000 matching campaign target by October 31, 2015.
- Secure the windows and doors prior to winter.
- Complete the purchase of the House by paying off the land contract.
- With the help of preservation experts, determine a preservation target date (e.g., 1850 vs. 1890) and develop a comprehensive restoration/preservation plan for the House and grounds.
- Develop a preservation budget and fund-raising plan, including grant applications.
- Plan for a limited number of events to raise community awareness and demonstrate our progress.

For More Information and Offers to Help

- Contact any of the Board of Directors (listed here by position and/or areas of interest and email address):
 - Jane Cardinal: Chair of Program Committee (rjc@cardinalfamily.com)
 - Susan Sparrow Carson: Treasurer (susan.sparrow.carson@gmail.com)
 - Jim Clarke: Fund-raising, Preservation (jmclarkeGH@aol.com)
 - Susan Hannah: Convener and Secretary (snb.hannah@gmail.com)
 - Carolyn Sutherland: Chair of Building and Grounds Committee, Fund-raising (goodhart@grahamre.com)
- Email us at kinghouseassociation@gmail.com.
- Write or send contributions to King House Association, PO Box 942, Good Hart, MI 49737
- Learn more at [Facebook.com/KingHouseAssociation](https://www.facebook.com/KingHouseAssociation).

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The King House Association is recognized by the IRS
As a 501(c)(3), tax-exempt, nonprofit organization, ID#47-28559