

# **KALAMAZOO HISTORIC PRESERVATION COMMISSION**

**CITY HALL - 241 W. South – Community Room – 2<sup>nd</sup> floor**

**TUESDAY, October 9, 2018 – 7:00pm**

**I. Call to order:**

**II. Approval of Absences:** Beth Timmerman

**III. Approval of Agenda:**

**IV. Introduction of Guests:**

**V. Citizen Comments on NON-agenda items\* & Correspondence:**

**VI. Financial Report (20 min)**

- a. REVENUE March (\$0 Sept) YTD (\$4303.80)
- b. EXPENDITURES Sept \$0 YTD (\$2676.68)
- c. BALANCE REMAINING (\$27,996.20)
- d. RESERVE FUND (\$27,996.20) (Quarterly reports ~~Feb, MAY, Aug, Nov~~)

**VII. Action and Discussion Items - Work Plan Reports from Team Leaders Note any changes to the work plan**

- a. Sustainability (SU) – (10 min) (Ferraro) (Hidden Kalamazoo Tour) No report
- b. Preservation Month (PM) (Gorham) (5 min) (ITEM A)
- c. Bronson Park 21<sup>st</sup> Century (BP21) (15 min)
- d. Public Education (Gorham) (ITEM B)
- e. Operations (O) – Koenig (5 min)
  - i. Meetings to schedule:
    - 1. Work Plan: Schedule a meeting to review the Work Plan and prioritize – include O’Connor Fund grants and administration planning, setting dates for work plan items
    - 2. Mountain Home cemetery planning – next steps (survey program?)
    - 3. Review Preservation Awards Guidelines (complete by January 8, 2019)
- f. Sites (SI) – Robinson & Kohrman (5 min)
- g. Designation (D) – Kohrman (10 min)

**VIII. Old/New Business**

- a. Section 106 reviews for 3<sup>rd</sup> quarter of 2018 (ITEM C)
- b. Proposed 2019 Budget (ITEM D)
- c. Place existing Bronson Park National Register Historic District under study as a potential local historic district. (ITEM E) **At meeting**
- d. Place Nazareth Campus including the Nazareth Center under study as a potential local historic district. (ITEM F)
- e. Binder about National Register designation for the library local history room - Larson (No update)

**IX. Approval of minutes: (5 min)**

- a. September 11, 2018 (ITEM G)

**X. Coordinators Report on non-agenda items (5 min)**

- a. Coordinators monthly report (ITEM H)

**XI. Citizen Comments on NON-agenda items\***

**XII. Commissioner Comments**

**Adjourn**

**9:00 PM**

The mission of the Kalamazoo Historic Preservation Commission is to educate the public and city leaders on the value of preserving the City’s historic resources, and to advise the City Commission accordingly. Questions and comments regarding this agenda should be directed to the Historic Preservation Coordinator at 337-8804. \*The Commission’s Work Plan is on the reverse side.

\* Citizen Comments are limited to four minutes on non-agenda items. During agenda items, citizens are also requested to limit their comments to four minutes unless invited to join in the discussion by the Commission.

# KALAMAZOO HISTORIC PRESERVATION COMMISSION GOALS FOR 2018-2019

Chair: Josh Koenig Vice-chair: David Brose Secretary: Kerri LeClerq Treasurer: Regina Gorham

## PRESERVATION MONTH & OTHER EVENTS 2018 Leader: Regina Gorham

**GOAL:** Present a diverse variety of events to celebrate Preservation Month in May and promote sustainability for the HPC and create a three year plan for future events to celebrate Preservation Month

1. Committee to develop activities & budgets
2. Schedule & promote/publicize events
3. Awards committee to decide awards
4. Create work schedules, recruit & train volunteers
5. Complete events
6. Post event debrief presented to HPC
7. Form committee for next year

## BRONSON PARK 21<sup>ST</sup> CENTURY Leader: David Brose

### **HIGHEST PRIORITY GOAL: Public Education by 2018**

#### **Public Education – David Brose (David Benac)**

*After the markers are installed and the program begins, there will be an ongoing care for the markers, updating and maintaining Next Exit History, determining public education projects like speaking and other events.*

- a) Coordinate Corner Marker & Bronson Park panel design, structure and location with property managers (2017)
- b) Complete requisite fund raising (2017)
- c) Implement Street Sign placement (2017-18)
- d) Construct and install Reservation Corner markers and Bronson Park panel (2017-18)
- e) Evaluate completed NextExitHistory + Video presentations (2017-18)
- f) Develop policies & procedures for ongoing and endowed public interpretation and programming in Bronson Park (2017)

## DESIGNATION: Leader David Kohrman (Curt Aardema will stay involved)

**GOAL:** Increase the number of properties with local and/or national designations in Kalamazoo.

1. Support a new historic resource survey for the entire city
2. Create a simple process for property owners interested in local or national designation.
  - a. Create a process for designation
  - b. Post necessary documents on the city website
3. Research new properties for potential designation.
4. Identify funding sources to assist property owners or the HPC in preparing documentation.
  - a. HPC funds to assist property owners?
5. Invite property owners to consider local or national designation based on research.
  - a. Educate property owners on listing
  - b. Sponsor/create a workshop on documenting your historic building.
  - c. Create a collection of National Register Bulletins for Local History Room
  - d. Research and create for markers and a Kalamazoo Register of Historic Places

### LOCAL DESIGNATION

- **Isaac Brown House**
- Woodside Properties (W) and panhandle Greenlawn
- **Park Club**
- Milwood Area
- Edison/Washington Square Area
- Hillcrest/Winchell Area
- Parkwyn Village
- Mid-Century Resources
- Loring-McMartin Farm /railroad viaduct

### NATIONAL REGISTER DESIGNATION

- Nazareth College/Sisters of St. Joseph - Eligible
- Kalamazoo County Courthouse – Already listed as part of Bronson Park NRHD
- State Theater - Eligible
- American National/5/3 Bank Tower - NRE
- Bronson/Upjohn Headquarters
- Kalamazoo Gazette Building
- Parkwyn Village
- Mid Century Resources

## **SUSTAINABILITY/ REVENUE**

Leader

1. Provide support to oversight of the Lost & Found Book sales and O'Connor Fund for Historic Preservation.
2. Work with Hidden Kalamazoo Tour Committee
3. Possible marketing person to inform people about historic preservation
4. Develop a 3 year plan (What replaces the Hidden Kalamazoo tour?)
5. Start looking for other fund-raising plans to implement when the Hidden Kalamazoo Tour is ended.
6. Research and create for markers and a Kalamazoo Register of Historic Places – fee?

## **OPERATIONS** Leader: Koenig

1. To see that 1-2 representatives from KHPC meet quarterly w/ Rebekah Kik to discuss KHPC
2. Review financial status & reserve account quarterly in advance of opportunities for budget adjustment
3. Create budget in July or August
4. Coordinate with the O'Connor fund for planning expenditures from the fund
5. Monitor the preservation coordinator position so that it remains funded by City
6. Ensure quorum at meetings
7. Ensure that O'Connor fund appeal is done in November
8. Help create monthly agendas with coordinator
9. Oversight and update of operational plans monthly
10. Ensure succession plan for HPC
11. Ensure a representative from KHPC is permitted to attend DDRC meeting

## **SITES: HISTORIC SCHOOLS INITIATIVE** Leaders: Sue Robinson & David Kohrman

**GOAL:** Inform the Kalamazoo community about the history, value, sustainability and significance of preserving local buildings designed for education.

1. Research and compile information related to local school buildings.
2. Generate a list of local school buildings, prioritizing by highest likelihood of demolition or extensive renovation.
3. Establish a communication link with local school administrators/leadership teams.
4. Establish a program/presentation for each school on the list to share with school teachers, students, administrators, parents, etc.

## **Prioritized List of Local Public and Private School Buildings (Suggestions---should add year built info, etc.):**

### **Underlined – recently completed substantial renovations**

1. **Nazareth College/Sisters of St. Joseph - Eligible**
2. Loy Norrix High School (KPS)
3. El Sol/Vine Elementary (KPS) (In local historic district)
4. Edison Elementary (KPS)
5. Lincoln Elementary (KPS)
6. Milwood Middle School (KPS)
7. Woodward Elementary (KPS) (In local historic district)
8. Greenwood Elementary (KPS)
9. Former Ebenezer School (Bronson, Former K Christian John St)
10. Hackett High School (Catholic Diocese)
11. St. Augustine Elementary (Catholic Diocese)
12. St. Monica Elementary (Catholic Diocese)
13. Kalamazoo Christian High School
14. Parkwood/Upjohn Elementary (KPS)
15. Winchell Elementary (KPS)
16. Former Kalamazoo Central High School (KPS)
17. (Former) South Christian on Westnedge – owned by KPS
18. Hillcrest School (Kazoo School)

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**October Report**

**HPC**

**10/9/2018**

**Historic Preservation Month**

I mentioned at the last meeting that I spoke at Lynn Houghton's walking tour on 8/23/2018 in Mountain Home Cemetery about the ongoing preservation project.

I am in the midst of completing a 1-page article for our upcoming edition of MuseOn on the cemetery as well; if you're interested in seeing a copy of it, let me know.

At this meeting, we are set to review the current rules laid out for the Preservation Awards, and get feed back on chances.

David Brose & Regina Gorham also spoke about the Preservation Awards event, and I have notes on that as well. I was wondering if we would, as a commission, be interested in having nametags for each commissioner, which we could use at our regular commission meetings as well as any events we're attending.

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1. 08/13/2018            536 South Rose                            VINE                            Community Homeworks  
 PROPOSED WORK: Electrical repair, replace water heater  
 AREA OF POTENTIAL EFFECT: Limited to the interior of this house  
 HISTORIC PROPERTIES PRESENT: This house is a contributing structure in the South Street – Vine Area local Historic District.  
 The proposed work is entirely inside the house and is exempt from review under *Appendix C – item b* of the 2016 Programmatic Agreement between the City of Kalamazoo and the State Historic Preservation Office.  
 DETERMINATION OF EFFECT: NO EFFECT.  
 • Work may proceed without further review.
  
2. 09/26/2018            1008 West North                            STUART                            KNHS  
 PROPOSED WORK: Roof  
 AREA OF POTENTIAL EFFECT: The north edge of the Stuart Area Local Historic District  
 HISTORIC PROPERTIES PRESENT: This house is a contributing structure in the Stuart Area local Historic District.  
 This project will also require review and approval of the proposed work by the Historic District Commission or the historic preservation coordinator.  
 DETERMINATION OF EFFECT: NO ADVERSE EFFECT.  
 • Work may proceed after historic district commission review.
  
3. 09/26/2018            1327 Poplar Place                            EDISON                            Community Homeworks  
 PROPOSED WORK: Limited repair  
 AREA OF POTENTIAL EFFECT: Limited to the interior of this house  
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston (Driving Park) potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.  
 DETERMINATION OF EFFECT: NO ADVERSE EFFECT.  
 Work may proceed without further review.

ALSO REVIEWED – No Historic Property

- |    |          |                   |                                      |                     |
|----|----------|-------------------|--------------------------------------|---------------------|
| 1. | 08/13/18 | 616 Ada           | roof repairs                         |                     |
| 2. | 08/13/18 | 911 Porter        | porch roof and front steps - repairs |                     |
| 3. | 09/26/18 | 1116 Paterson     | roof                                 | KNHS                |
| 4. | 09/26/18 | 626 Ada           | roof                                 | KNHS                |
| 5. | 09/26/18 | 218 Garfield      | limited repair                       | Community Homeworks |
| 6. | 09/26/18 | 1435 North Church | roof                                 | KNHS                |
| 7. | 09/26/18 | 549 Wallace       | roof                                 | KNHS                |
| 8. | 09/26/18 | 1118 Hotop        | limited repair                       | Community Homeworks |
| 9. | 09/26/18 | 1118 Hotop        | limited repair                       | Senior Services     |

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## KALAMAZOO HISTORICAL COMMISSION

## Revenues

Account Number		Proposed Budget	2018 YTD Revenues
253-724-01-000-664.002	INTEREST ON INVESTMENTS	50.00	0.00
253-724-01-000-671.026	HISTORIC PRESERVATION SALES	750.00	724.80
253-724-01-000-671.045	HISTORIC PRESERVATION FUNDRAISIN	4,000.00	3,479.00
253-724-01-000-672.003	PRIVATE DONATIONS & CONTRIB.	0.00	100.00
253-724-01-000-675.000	WORKING CAPITAL	25,000.00	0*
Total PRIVATE PURPOSE TRUST AND DONATIONS		29,800.00	4,303.80
Grand Total		29,800.00	4,303.80

\*\$20,000 was budgeted, but not needed/used

## KALAMAZOO HISTORICAL COMMISSION

## Expenses

Account Number		Adjusted Appropriation	Year-to-date Expenditures
253-724-01-000-729.001	OPERATING SUPPLIES	50.00	9.80
253-724-01-000-805.006	EDUCATION AND TRAINING	400.00	0.00
253-724-01-000-810.006	BANK FEES	0.00	0.00
253-724-01-000-845.001	OUTSIDE CONTRACTUAL SERVICES	26,100.00	1,340.18
253-724-01-000-845.023	FUNDRAISING	3,000.00	1,326.70
253-724-01-000-860.001	MEMBERSHIPS AND DUES	250.00	0.00
Total KALAMAZOO HISTORICAL COMMISSION		29,800.00	2,676.68
Total COMMUNITY DEVELOPMENT		29,800.00	2,676.68
Revenues minus Expense		0.00	1,627.12

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Historic Name: Bronson Park Historic District

Common Name: Same

Location: Surrounding Bronson Park in downtown Kalamazoo

Classification:

Category: district

Ownership: multiple public/private

Public Acquisition: N/A

Status: occupied

Accessible: yes: restricted

Present Use: commercial, entertainment, government, park, private residence, religious

Description:

Condition: good

Altered

Original site (except for one building)

The Bronson Park Historic District (see photos 1-15, 106) is an irregularly shaped, seven-block area in the heart of Kalamazoo which contains Bronson Park, the city's public square, and, surrounding it, seventeen of Kalamazoo's oldest and most historically and architecturally significant governmental, civic, and religious structures. The district's boundaries can be stated roughly as Michigan Avenue to the north, Park Street to the west, Lovell Street to the south, and Rose Street to the east.

The Bronson Park Historic District area was platted in a traditional grid format with small blocks. The district's east-west streets are Water Street, West Michigan Avenue, Academy Street, South Street, and Lovell Street. North-south streets are Park Street, Church Street (which is continued south of the park as St. John's Place), and Rose Street. The majority of these streets are one-way. Although the district is located just a block or two west of the central business district, much of the heavy downtown traffic flows along the extreme northern edge of the district on West Michigan Avenue. Because of this, the roads directly around Bronson Park receive only moderate use. The area escapes most of the traffic congestion typically associated with urban centers. The district's focal point is Bronson Park (bounded to the north by Academy Street, to the west by Park Street, to the south by South Street, and to the east by Rose Street). The park is an attractive place of trees, flowers, and fountains and is a popular spot in warm weather. In the summer months the park is the site of many exhibitions and of a nighttime Kalamazoo Symphony Orchestra concert. Equally as noteworthy as the park itself are the buildings which surround it. Giving evidence to the interesting history of the district, these buildings are of diverse character. Three of the buildings contain governmental offices (City Hall, 241 W. South; the Post Office/Federal Building, 410 W. Michigan; and the Kalamazoo County Building, 227 W. Michigan). Three other structures function, in some manner, as civic buildings. These are the Ladies Library Building, 333 S. Park; the Civic Auditorium, 329 S. Park; and the Y.W.C.A. Building, 211 S. Rose. Fully seven of the seventeen structures are church buildings (the First Reformed Church, 302 Academy; First United Methodist Church, 212 S. Park; First Baptist Church, 315 W. Michigan; First Congregational Church, 129 S. Park; First Presbyterian Church, 321 W. South; First Church of Christ, Scientist, 414 W. South; and St. Luke's Episcopal Church, 247 W. Lovell). Five of these church buildings face the park. Three of the structures in the district are former residences while a fourth is a large apartment building. These are the Harry Hoyt House, 431 Academy; William Lawrence House, 219 W. South; Austin-Sill House, 226 W. Lovell; and the Prange Apartments, 340 S. Rose.

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The structures are nearly all large and imposing masonry structures set back a short distance from the sidewalk line behind shallow lawns. The district does not contain any structures which do not contribute to its historic character.

CONTRIBUTING STRUCTURES AND SITES

- 302 Academy Street First Reformed Church (photo 6)
- 431 Academy Street Harry B. Hoyt House (photo 8)
  
- 226 W. Lovell Street Austin-Sill House (photo 14)
- 247 W. Lovell Street St. Luke's Episcopal Church (photo 15)
  
- 227 W. Michigan Avenue Kalamazoo County Building
- 315 W. Michigan Avenue First Baptist Church (photo 7)
- 410 W. Michigan Avenue Federal Building
  
- 129 S. Park Street First Congregational Church
- 212 S. Park Street United Methodist Church
- 329 S. Park Street Civic Auditorium
- 333 S. Park Street Ladies Library Assoc. Building (photo 9)
  
- 219 W. South Street Lawrence House/Park Club (photo 13)
- 241 W. South Street City Hall (photos 11-12)
- 321 W. South Street First Presbyterian Church (photo 10)
- 414 W. South Street First Church of Christ, Scientist
  
- 211 S. Rose Street Y.W.C.A. Building
- 340 S. Rose Street Prange Building (early 20th-c. apartment bldg.)

Bronson Park

Significance:

Period: 1800-1899, 1900-

Areas of Significance: architecture, art, politics/government, religion

The Bronson Park Historic District is significant for containing Kalamazoo's city, county, and federal buildings and a number of civic structures which house religious, social, and cultural organizations important in the history of Kalamazoo and Kalamazoo County. Many of the district's late nineteenth- and early twentieth-century, public and civic structures are also notable in architectural terms as architectural landmarks in the city and in Michigan and as important works of major Michigan and American architects such

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as Gordon W. Lloyd, Charles Z. Klauder, Aymar Embury II, and Smith, Hinchman & Grylls. The district is also significant in artistic terms for its fountain designed by sculptor Alfonso Ianneli.

The Bronson Park district focuses on Bronson Park, Kalamazoo's physical and symbolic center. The park, now named in honor of Titus Brown, Kalamazoo's founder, was donated by Bronson in 1831. According to Bronson's 1831 plat of Kalamazoo, the western half of the present park was designated as "jail square" and the eastern half as "academy square." Church Street, which now terminates at the park, extended south splitting the land in two. Directly to the north of the "jail square" was, and is, "church square" (at one time the square contained four churches; it still contains three) and directly to the north of "academy square" was, and still is, "court house square." Bronson donated these lands (for he was then the town's sole proprietor) in the hopes of securing the county seat for the village of Bronson, as Kalamazoo was then called. The plan worked, for Kalamazoo became the county seat in 1831.

Indeed, the four "squares" each performed their intended functions. The "jail square" contained the first local jail (1835) and "academy square" was the site of a branch building of the University of Michigan. But within a couple of decades, the jail and academy were moved and Church Street was vacated south of Academy Street. For a good many years, the "park" was an area without a stated purpose. The unimproved land was even used as a cow pasture and many citizens urged that the unkempt land be sold for revenue.

Only in 1876, when the previously unnamed land was designated in honor of the village founder, did the area become a true park. Improvements, including plantings, were soon carried out and a splendid fountain was placed in the park center. The park hosted speaker Abraham Lincoln in 1856 and it has remained a popular spot for political addresses ever since. Subsequent speakers have included William Jennings Bryan, Theodore Roosevelt, John F. Kennedy, Robert Kennedy, and Martin Luther King.

The courthouse square has held all three of Kalamazoo County's historic courthouses (1837, 1885, 1935-37). The church square to its west at one time held four church buildings. It now contains three, including the First Baptist Church which, built in the 1850s, is Kalamazoo's oldest remaining church building. The area to the east, south, and west of the square was largely residential as late as the 1920s, but was transformed into the city's civic center in the 1910s, 1920s, and 1930s as the city government, several churches, and the Civic Theater located along the square's south and west sides.

The Bronson Park Historic District is significant for containing Kalamazoo's 1930s city, county, and federal buildings and for containing civic structures dating from the late nineteenth and early twentieth centuries which house religious, social, and cultural organizations important in the history of Kalamazoo and Kalamazoo County. The district contains the Kalamazoo City Hall (1931), the old Kalamazoo County Building (1935-37), the latter still used to house some county functions, and the 1938 Federal Building. The district also contains the homes of six of the oldest of Kalamazoo's churches--First Methodist (1833), First Congregational (1835, reorganized 1842), First Baptist (1836), St. Luke's Episcopal (1837), First Presbyterian (1849), and First Reformed (1850)--along with the First Church of Christ, Scientist. All still occupy the nineteenth- and early twentieth-century houses of worship built for them. The Ladies Library Association Building (1878), said to be the oldest building in the nation built for what is thought to be one of the nation's first women's clubs (founded in 1852 by Lucinda Hinsdale Stone), and the YWCA Building (1918-24), the home of a Bible-study group which, founded in 1886, became Michigan's first YWCA, both give

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the district added significance. The Ladies Library Association Building, designed by Chicago architect Henry L. Gay (1844-1921), is currently listed in the National Register.

Many of the district's structures are significant as architectural landmarks in Kalamazoo and Michigan and as major works of prominent Michigan and American architects. The district contains a notable triumvirate of 1930s public buildings: the Art Deco City Hall (1931) and Kalamazoo County Building (1935-37) and the Art Moderne Federal Building of 1938. The square City Hall, designed by Weary & Alford of Chicago, a firm noted in the 1920s for its bank and office buildings, is notable for a wealth of Art Deco sculpture and fittings in the exterior and interior. The monumental but more simply detailed County Building is a major work of Smith, Hinchman & Grylls of Detroit, one of Michigan's oldest and most prominent firms. The Civic Auditorium of 1930-31, a copper-roof, limestone structure, is one of several Kalamazoo buildings by Aymar Embury II of New York.

The district's other architecturally significant structures include, but are not limited to, seven churches dating from the 1850s to about 1930. The oldest, the 1853, Gothic-style First Baptist Church, is not only Kalamazoo's oldest church building but one of Michigan's oldest Victorian churches. St. Luke's Episcopal Church of 1884-85, notable in its own right as an asymmetrical, English-parish-church-type, Gothic Revival structure of stone, is also important as a major work of Detroit architect Gordon W. Lloyd, who designed a great number of Episcopal churches in the 1860-90 period for parishes in Michigan communities and cities as far distant as Buffalo, Pittsburgh, Cleveland, Chicago, and Milwaukee. Of the three, early twentieth-century, Neo-Gothic churches fronting on Bronson Park, the First Presbyterian Church (1928-30) is the most outstanding--both for its bold and massive design and its interior fittings. The architect was Charles Z. Klauder of Philadelphia, who designed the Cathedral of Learning of 1926-37 in Pittsburgh.

The district's other churches, also important in architectural as well as historical terms, were the First Reformed Church, which--built in 1870 and extensively remodeled in 1910--is an eclectic, red-brick-and-stucco, mildly Tudor-style structure with round-headed window and doorway openings left over from its original incarnation as a frame, Romanesque-style church, and the 1913-14 First Church of Christ, Scientist, a fine yellow-brick, Neo-Classical Revival structure designed by William C. Jones of Chicago.

The district bears additional significance for the sculptural "Fountain of the Pioneers" which stands in Bronson Park. Constructed in 1939, the fountain was planned by Chicago sculptor Alfonso Iannelli, who did sculptural work in the early twentieth century for various Frank Lloyd Wright projects and who also did the sculpture on Purcell & Elmslie's Woodbury County Courthouse in Sioux City, Iowa. The "Fountain of the Pioneers" is very much in the manner of the artist's earlier works.

The following are some of the pivotal sites and structures in the district:

**Bronson Park (Photos 2 through 6)**

Bounded by Academy Street to the north, South Street to the south, Park Street to the west, and Rose Street to the east, Bronson Park is a veritable gold mine of local history. In the southwest corner of the park lies the noted Indian mound constructed centuries ago as a ceremonial burial site (State Archaeological Site No. 20KZ26). This small rise of land, circular in shape, is one of Kalamazoo's few surviving links to its Indian heritage. Perhaps because it is situated on public land, the Indian mound in the park managed to survive. Even so, early excavations and use as the jail root cellar have altered its appearance. The mound has been excavated several times, the latest being in 1954, when Alexis Praus, Director of the Kalamazoo Public Museum, excavated the mound and uncovered a time capsule of a century earlier. A time capsule was buried, tentatively to be opened in the year 2,054.

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Located in the eastern center of the park is the "Fountain of the Pioneers." In the 1930s, the Kalamazoo Business and Professional Women's Club sponsored a nationwide contest to replace the electric fountain which had been placed in the park barely a decade earlier. A plan by the Chicago designer and sculptor Alfonso Iannelli was selected. Iannelli was most noted for his collaborations with Frank Lloyd Wright on Chicago's Midway Gardens project (since destroyed). After several years of preparation, the fountain was constructed in 1939 with the aid of funds from the Work Projects Administration (W.P.A.). In designing it, Iannelli was eager to capture an important event in Kalamazoo's past. He elected to represent the removal of the Indians to the West in 1840. In the fountain's bold concrete shapes (purposely similar to the recently built Art Deco City Hall and the County Building), a bearded white man with a club towers over an Indian. The Indian's lips are turned downward, while the white man relentlessly faces the West. The "Fountain of the Pioneers" is the last major work executed by Iannelli in the Prairie School idiom.

At the west end of the park, in what was originally the reflecting pool for the Iannelli fountain, stands a series of sculptures, in bronze, of Kalamazoo school children. The sculptures consist of nine life-size figures of local children three-to-fourteen years in age from diverse ethnic backgrounds. A tenth sculpture shows "mankind's attempt to secure freedom by breaking out of bondage." A \$72,000 project sponsored by local churches and private citizens, the work was completed by local artist Kirk Newman during the nation's Bicentennial year. A verse from the Biblical prophet Zechariah ("When justice and mercy prevail, children may safely play") was the sculptures' inspiration.

In addition to the focal Indian mound, Iannelli fountain, and the Newman sculptures, the park contains many memorial plaques. These memorials honor, among others, Kalamazoo's well known women's leader, Lucinda Hinsdale Stone. Several were erected in honor of local war dead. Bronson Park is further enlivened by interesting plantings along its attractive walkways and has undergone an extensive tree replacement campaign in the wake of the tornado of May, 1980.

First Baptist Church (Photo 7)  
315 W. Michigan Avenue  
Gothic Revival  
1853-1855 (remodeled 1912)

First Baptist is one of three churches located on the "church square" adjacent to Bronson Park. The square was designed by Titus Bronson to accommodate up to four churches, the land to be given outright to each congregation when it agreed to build a house of worship there. Situated on the northeast corner of "church square," the First Baptist Church was completed in 1855, making it the oldest standing church in Kalamazoo. It has played an important role in the town's development. Many early ministers of this church were also presidents of Baptist-founded Kalamazoo College. When the church's tower was completed in 1855, a clock and public fire alarm mechanism were installed and maintained by the city. It was appropriately known as "the City Clock" well into this century. In the basement of this church in 1879, Charles Guiteau (destined to be the assassin of President Garfield) gave a talk on the "Second Coming of Christ."

First Baptist is one of western Michigan's earliest Gothic churches. The structure's original form--a high-roofed, rectangular nave (without aisles) with a square tower at one corner--and exterior design remain intact; however, major alterations have taken place over the years--particularly in 1912, when the brick exterior was cemented over and a new narthex added (William C. Jones of Chicago was the architect for these alterations), and in 1931, when a church house was added to the west side.

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Harry B. Hoyt House (Photo 8)  
431 Academy Street  
Queen Anne  
1887-1888

Harry B. Hoyt completed this home in 1888 at a reported cost of six thousand dollars. Though now fairly isolated, the home was then part of a vital downtown neighborhood. Hoyt studied in Europe and then went to Colorado, where he earned a fortune in mining. Financially secure, he returned to Kalamazoo and invested in paper mills and banks (the typical pattern of local investment). Hoyt died in this home in 1920 and his widow lived here into the 1930s. The home is now owned and used by the nearby First United Methodist Church.

This sprawling Queen Anne residence features an elaborate roofscape, picturesque massing, and a complex combination of towers, gables, and open porches. The house is two-and-one-half stories in height and is of frame construction. The foundation is of cut stone and the paneled chimneys are of brick. The asymmetrical facade is composed of an engaged tower with a two-stage conical cap and open porches on either side and contains a wide variety of surface materials and patterns. It is a fine example of wooden, Queen Anne, residential architecture.

Ladies Library Association Building (Photo 9)  
333 S. Park Street  
High Victorian Gothic  
Architect: Henry Lord Gay  
1878

This building, already listed in the National Register of Historic Places and recently restored with funds from a National Register grant, was erected in 1878 for the Ladies Library Association. Established largely at the instigation of local resident Lucinda Hinsdale Stone, who is considered to be the founder of the women's club movement, the Association is one of the very first women's clubs in the nation. It was the very first to construct its own meeting house, the one still in use.

This High Victorian structure was designed by Chicagoan Henry L. Gay and constructed by the local firm of Bush and Patterson, who later built Adler and Sullivan's Desenberg Building at 251 East Michigan, the Grand Rapids and Indiana Railroad Station, the Lawrence & Chapin Building at 201 North Rose, and the William Wood House on South Street. Recently restored, the building has limestone "banding," decorative tiles, stained glass windows, and other Gothic features (including a curious gargoyle perched over its entrance).

First Presbyterian Church (Photos 1, 10)  
321 W. South Street  
Neo-Gothic Revival  
Architect: Charles Z. Klauder  
1928-1930

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The First Presbyterian Church was established in 1849. The present church building is the congregation's third house of worship--both the first, a frame Greek Revival structure built in 1849, and the second, a brick, Romanesque building erected in 1883, having burned.

The present church, built in 1929-30, is one of Michigan's finest Neo-Gothic Revival houses of worship. It was designed by Charles Z. Klauder of Philadelphia, best known for his Cathedral of Learning (1926-37) in Pittsburgh, and is similar to Klauder's design (apparently unexecuted) for the Congregational church in Winnetka, Illinois. First Presbyterian is a rectangular, limestone structure with a high nave and low side aisles. The structure has a very blocky, angular appearance because of its low roofs and absence of tower and pinnacles. The interior has an open-truss roof. The church has fine stained glass--a rose window in the facade by the Willett Studios of Philadelphia and other windows made in France, Belgium, and England--and woodwork by Charles Lang of Grand Rapids, Michigan. The church complex also contains the church house (1925), designed by Ivar Vlehe-Naess & Co. of Chicago and containing offices, Sunday school rooms, and a dining room and kitchen, and the chapel (1966-67), planned by Benjamin Franklin Olsen, who had worked for Klauder.

City Hall (Photos 1, 11, 12)  
241 W. South Street  
Art Deco  
Architects: Weary and Alford  
1931

For many years Kalamazoo had inadequate housing for its city offices. In the 1920s, the city hall moved from a small "store front" building on Burdick Street into two houses which stood on South Street near St. John's Place. This was intended to be a temporary situation until a proper civic structure could be built. Finally, in 1931, these old homes were demolished and a new city hall was built upon the South Street site.

Designed by the Chicago firm of Weary and Alford (who also designed the Art Deco American National Bank Building at 136 E. Michigan) and contracted to the local O. F. Miller Company, the structure is an excellent example of the Art Deco style. The building is four stories in height and features bold "pilasters" and sculptural details impressively worked in limestone. The facade is marked by delicate floral and geometric designs, which are especially apparent in the detailed entranceways and in the bas relief panels in the frieze on all sides of the building which illustrate events from Kalamazoo's history. The City Hall's interior features a three-story central atrium finished in Italian marble. Art Deco motifs are carried through to every detail including the lobby's drinking fountains and letter box. The city commission chambers on the second floor feature walls and ceiling hand-painted in Art Deco style by artist Otto Stauffenberg. Although the interior of the building was renovated in the late 1960s, the City Hall remains an exceptional Art Deco public building.

William S. Lawrence House (now The Park Club (Photo 13))  
219 W. South Street  
Queen Anne (Romanesque)

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1889-1890

This fine home was built by wealthy industrialist, William S. Lawrence. Lawrence, a New York native, came to Kalamazoo soon after the Civil War and became a partner in the Lawrence and Chapin Iron Works. About 1870, he moved into a home on the site of the present day 219 West South Street. Lawrence was successful in business and prominent in social and fraternal circles. He and his wife Martha made frequent trips to Europe with their children. In 1889 and 1890, the newspapers remarked on the new house Lawrence was building and noted the removal of his old house to Academy Street (where it still stands at number 725). Lawrence used Lake Superior red sandstone and Philadelphia pressed bricks as construction materials. Business reverses at the turn of the century caused Lawrence to sell his residence. Since 1926, a social organization, The Park Club, has occupied the facility.

This building, with its irregular massing, mansard roof, and Richardsonian Romanesque details, is one of Kalamazoo's most important late Victorian residences. Constructed by local builder William L. Welsh, the three-story, brick and red sandstone structure has a hip-roof, square tower with a steeple-like, round turret at one corner and several porches (some of them now enclosed). The interior is largely intact and exhibits a wide variety of hardwoods. The front doors to the home are finely carved. The home's present use as a club/restaurant has resulted in several alterations to the structure including a fire escape which runs down the facade from the third-floor ballroom and a large, one-story addition to the rear. This addition is of compatible materials.

Austin-Sill House (Photo 14)  
226 W. Lovell Street  
Greek Revival  
1846

This home is thought to have been built for Benjamin M. Austin, a prominent local businessman and industrialist. It seems that 226 West Lovell originally stood on the southwest corner of Lovell and Rose Streets and was moved a little west to its present site by Dr. Joseph Sill when he built a new house on the corner lot soon after the Civil War. In recent years, the house has been occupied as offices.

The Austin-Sill House is a landmark of Greek Revival architecture in the Kalamazoo area. A one-story, hip-roof, brick structure with a symmetrical, five-bay facade, it has an Ionic-column front porch and a frontispiece with sidelights and central tablet and angle block trim patterned after a design in Asher Benjamin's Practice of Architecture (1833).

St. Luke's Episcopal Church (Photo 15)  
247 W. South Street  
Gothic Revival  
Architect: Gordon W. Lloyd  
1884-1885

This church was built in 1884-85 when the community's two Episcopal churches, St. Luke's and St. John's, were united. A deal was struck. The new church was built on land belonging to St. John's at the

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head of St. John's Place, but the parish name came from the senior parish. It seems that the Episcopalians in town always had fine taste in architecture. Old St. Luke's (which stood at the northwest corner of "church square") was designed by the noted Richard Upjohn, architect of New York's Trinity Church, while Gordon W. Lloyd, a widely known Detroit architect, was hired to design the present structure. Kalamazooan Henry W. Coddington was the contractor.

St. Luke's Church, set back from the street amidst large trees, is a very fine, English-parish-church-type, Gothic Revival, stone structure, with an asymmetrically placed corner tower and a small, attached chapel. The property also includes the stone church house which, built in 1957, harmonizes well with the church building.

**Bibliography:**

Saint Luke's Centennial 1837-1937, (unpublished paper available at the Kalamazoo Public Library Local History Room).

Seventy-Five Year History of the First Baptist Church, Kalamazoo, Michigan 1911 (available at the Kalamazoo Public Library Local History Room).

Van Kirk, Carrie Denison, with Agnes Barrett, History of the First Baptist Church, Kalamazoo, Michigan 1911 (undated paper available at the Kalamazoo Public Library Local History Room).

Griggs, Joseph, "Alfonso Iannelli: the Prairie Spirit in Sculpture," in Prairie School Review, Vol. II, no. 4 (1965).

Schmitt.

Kalamazoo Gazette: 9-2-1859; 10-18-1925; 7-2-1927; 4-22-1928; 8-8-1928; 12-2-1930; 8-30-1931; 3-15-1936; 1-24-1938; 5-28-1939; 6-7-1940; 7-1-1952; 9-22-1955; 1-1-1976; 7-25-1976.

Kalamazoo Weekly Gazette: 8-15-1884, p. 5; 8-22-1884, p. 5; 8-29-1884, p. 5; 10-9-1885; p. 5; 5-21-1886; p. 7; 8-19-1887, p. 6; 6-1-1888, p. 8; 7-26-1889, p. 3.

Kalamazoo Telegraph: 10-9-1878.

Kalamazoo Weekly Telegraph: 7-13-1881, Supplement, p. 2.

**Geographical Data:**

Acreage: 16.6 acres

Quadrangle Name: Kalamazoo

Quadrangle Scale: 1:24000

UTM References: A 16 616370 4683000

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- B 16 616660 4682900
- C 16 616670 4682590
- D 16 616490 4682590

**Verbal Boundary Description and Justification:**

Commencing at the SW corner of lot 227 of the Original Plat of Kalamazoo, thence east along the north street line of East South Street 180 feet, thence north 200 feet, thence west 50 feet, thence north 50 feet, thence west 250 feet to a point where the north line of lot 229 (extended) intersects with the west street line of South Rose Street 450 feet to the SE corner of lot 32 of said plat. Thence west 660 feet to the SE corner of lot 24 of said plat. Thence north along the west line of Park Street 185 feet, thence west 120 feet, thence north 79 feet to the NW corner of lot 7 of said plat. Thence west along the south street line of Water Street 132 feet to the NW corner of lot 5 of said plat. Thence south along the west line of said lot 5 132 feet, thence east 30 feet, thence south 232 feet to point 30 feet east of the NW corner of lot 37 of said plat. Thence east along the south street line of West Michigan Avenue to the NE corner of lot 45 of said plat. Thence south along the west line of Park Street a distance of 330 feet to the NE corner of lot 60 of said plat. Thence west along the south line of Academy Street a distance of 198 feet to the NW corner of lot 54 of the said plat. Thence south along the west line of lot 54 132 feet. Thence east 66 feet, thence south 132 feet to the SE corner of lot 59 of said plat. Thence east 132 feet to the SE corner of lot 63 of said plat. Thence south along the west street line of Park Street a distance of 354.5 feet to a point where the northernmost line of Lovell Street intersects with the westernmost line of S. Park Street. Thence east along the northernmost line of West Lovell Street a distance of 199 feet. Thence south 290 feet, thence east 120 feet, thence south 30 feet, thence east 70 feet, thence north 75 feet, thence east 20 feet, thence north 245 feet to a point on the northernmost line of West Lovell Street 50 feet east of the north line of West Lovell Street at its intersection with the east line of St. John's Place. Thence east 320.57 feet to the SW corner of lot 211 of said original plat. Thence north 376 feet to the place of beginning.

The boundaries were carefully chosen to include the most significant civic structures near Bronson Park while excluding structures that, due to inappropriate commercial use or modern date of construction, do not contribute to the integrity of the district. Because of these considerations, the boundaries of the district are not uniform. The northern boundary excludes the north side of West Michigan Avenue because of this area's intrusive modern buildings and its strictly commercial nature. The northwest corner of the district allows for the inclusion of the architecturally important Post Office/Federal Building (1938). The western edge of the district excludes the commercial properties on the west side of Park Street but includes the church structures between Academy and South Streets which face Bronson Park. The southern border of the district excludes the modern buildings on the south side of Lovell Street but does incorporate the significant St. Luke's Church (1884-85). The eastern boundary of the district includes the YWCA, but excludes parking lots and commercial structures on the east side of Rose Street.

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Kalamazoo Historic District Study Committee Report  
 Nazareth Center - Holy Family Chapel-Dormitory  
 3301 and 3427 Gull Road, Nazareth, Kalamazoo County MI

1. Historic District Study Committee appointed

On April 30<sup>th</sup>, 2007, the Kalamazoo City Commission amended Chapter 16 of the Code of Ordinance (Local Historic District) and appointed the Kalamazoo Preservation Commission as a permanent standing Historic District Study Committee. The Historic Preservation Commission as established in Chapter 2 of the Code of Ordinances for the City of Kalamazoo will fulfill the duties of the historic district study committee set forth in section 3 of 1970 P.A. No. 169, MCL 399.203 as amended. Pursuant to that charge, the Kalamazoo Historic Preservation Commission proposes to designate the Nazareth Center - Holy Family Chapel-Dormitory 3427 Gull Road, Nazareth as a local historic district.

2. Composition of Committee Membership:

Members of the Historic Preservation Commission

Joshua D. Koenig, chairperson

David Brose, Vice-chairperson

Regina Gorham, Beth Timmerman, Sue Robinson, David Kohrman and Ciara Larson, commissioners

3. Name of the Historic District Studied:

Nazareth Center - Holy Family Chapel - Dormitory at 3427 Gull Road, Nazareth 49074.

4. Boundaries of the Proposed District

a. Verbal Boundary Description

The following boundary description includes the Nazareth Center (also known as the Mother House), the attached Holy Family Chapel and Fontbonne Manor, the cemetery and the tripartite, four-story dormitory. Borgess Gardens, the Borgess Fitness Center and the new assisted living facility are non-contributing properties.

3427 Gull Road – Motherhouse with the Holy Family Chapel, grounds between Motherhouse and Gull Road, Fontbonne Manor

3301 Gull Road – four story dormitory, grounds between the dormitory and Gull Road

Stone wall along the south and east boundaries.

b. Visual Boundary Description

MAP – See attachment A

c. Boundary Justification

The boundary includes all of the land associated with Nazareth College except the natural area donated to the Southwest Michigan Land Conservancy.

5. History of the District

In 1889, at the request of Monsignor O'Brien, the Sisters of Saint Joseph arrived in Kalamazoo with the primary purpose of administering the newly established Borgess Hospital. In 1897, Monsignor O'Brien arranged the purchase of Humphrey Heights for the sisters. This was a 200 acre farm on the north side of Gull Road. The sisters founded Nazareth Academy, a primary and secondary school. The new four story brick building topped with a statue of Saint Joseph also

Kalamazoo Historic District Study Committee Report  
 Nazareth Center - Holy Family Chapel-Dormitory  
 3301 and 3427 Gull Road, Nazareth, Kalamazoo County MI

included the motherhouse or residence for the sisters, housing and training for the novitiates and a teacher training school.

In 1902 additional construction allowed the sisters to open the Barbour Hall School for boys. These buildings are gone. In 1912, the sisters began issuing teachers certificates and founded Nazareth College. The Holy Family Chapel designed by local architect Charles Fairchild was added to the Motherhouse in 1914 and was modeled after the church of Saint John Lateran in Rome. The interior, not completed until 1925 was designed by architect Louis Preuss of the Conrad Schmitt Studio in Milwaukee Wisconsin.

The evergreens that line the main entry drive toward the Motherhouse were a gift of Father William DeBever when he arrived in 1898.

In 1928 when the Academy building needed a new roof, Reverend Mother Marion proposed that the Motherhouse and the Academy be connected. The plan was approved, D.A. Bohlen and Son of Indianapolis were hired as architects and the DeRight Construction Company was hired. The entire expanded building was faced with Bedford Limestone.

A stone wall – approximately three feet tall – defines the grounds on the south along Gull Road and on the east along Nazareth Road. The wall was built by Aloysius Flach, a brother of Sister Eulalia and Charles Blue, both of Mendon. They collected stones from all over the country and transported them to Nazareth for the wall.

On the west side of the property, with a street address of 3301 Gull Road, is a mid-century modern four story dormitory with three wings built in the 1950s for Nazareth College, a women's college. On the ground floor is the Georgian Room with a magnificent hand carved wooden fireplace.

#### 6. Significance of the District

The significance of the Sisters of Saint Joseph Nazareth Center Local Historic District has been evaluated according to the criteria for listing properties in the National Register of Historic Places and meets Criteria A and C.

Criteria A: Property is associated with events that have made a significant contribution to the broad patterns of our history.

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

The Sisters of Saint Joseph Nazareth Center is an outstanding example of Georgian Classical collegiate building. The proposed historic district is associated with the history of the Catholic Church and in Kalamazoo as an educational institution (Nazareth College) and as a religious facility (Holy Family Chapel).

Kalamazoo Historic District Study Committee Report  
 Nazareth Center - Holy Family Chapel-Dormitory  
 3301 and 3427 Gull Road, Nazareth, Kalamazoo County MI

7. Resource Counts and Percentages

The district contains four contributing resources:

- Nazareth Center also called the Motherhouse,
- Fontbonne Manor – connected to the west end of the Nazareth Center
- Nazareth College Dormitory
- The stone wall on the south next to Gull Road and on the east next to Nazareth Road

The district contains three non-contributing resources:

- An new assisted living facility with an entrance off Nazareth Road
- Two, five stall utility buildings-garages located between Nazareth Center and the new assisted living facility.

8. List of Historic and Non-Historic Resources

Historic Resources: Four

Non- Historic Resources: Three

9. Bibliography

NEWSPAPERS:

Kalamazoo Gazette, Oct. 14, 1928 “Impressive Stone Wall and Magnificent Entrance at Nazareth Nearly Completed”

Kalamazoo Gazette, Oct. 17, 1947 “Nazareth Academy in It’s Early Days”

Kalamazoo Gazette, July 4, 1970 “At Nazareth: An Extension of Learning” D-9

BOOKS:

Houghton, Lynn Smith and Pamela Hall O’Connor, Kalamazoo: Lost and Found. Kalamazoo Historic Preservation Commission, Kalamazoo MI 2001 pp 108-9

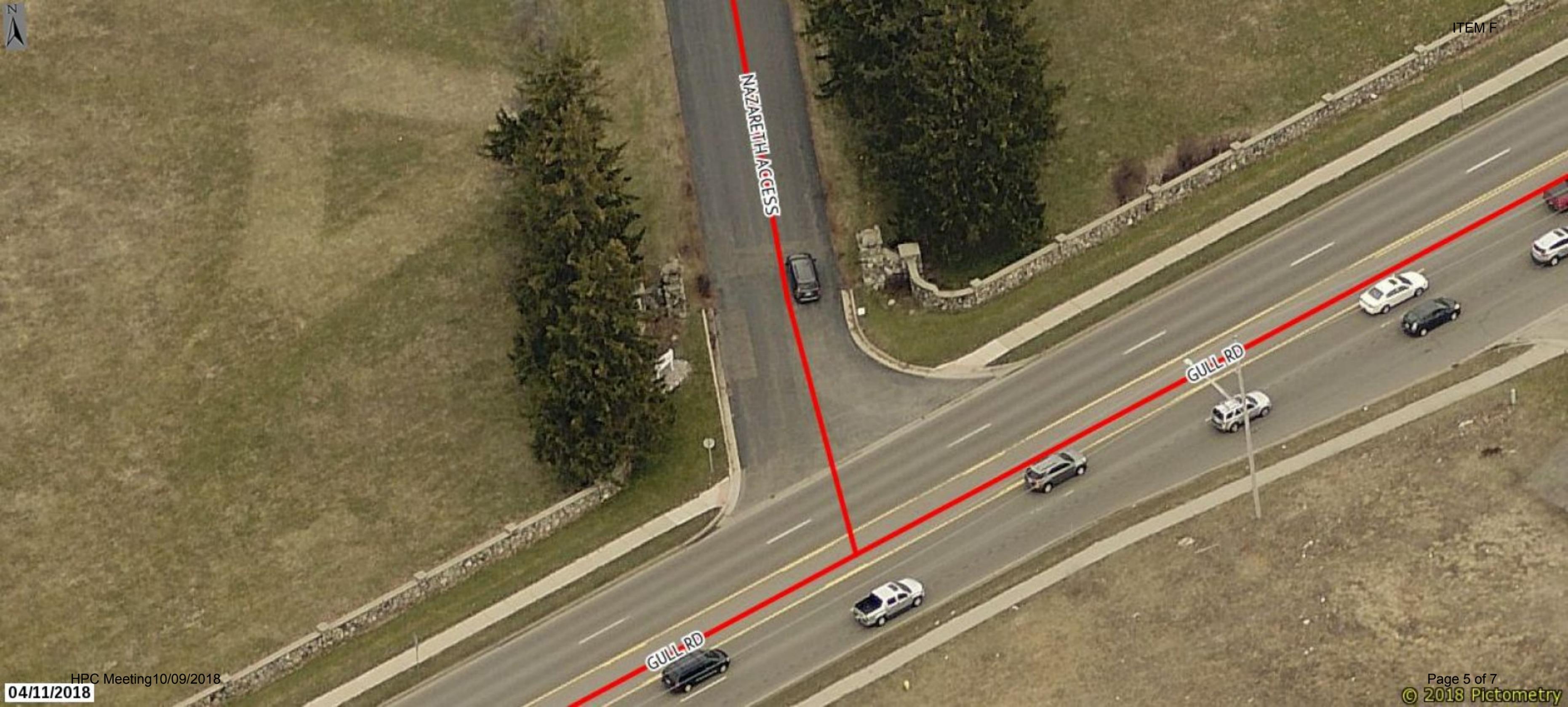
McCarthy, Sister Barbara A Covenant with Stones” Sisters of Saint Joseph, Nazareth MI 1939 pp 78-97

Sisters of Saint Joseph, Nazareth Michigan 1889-1929) Printed in Kalamazoo MI – no date. Pp 128-145, 309-310, 400-403



ITEM F





NAZARETH ACCESS

GULL RD

GULL RD





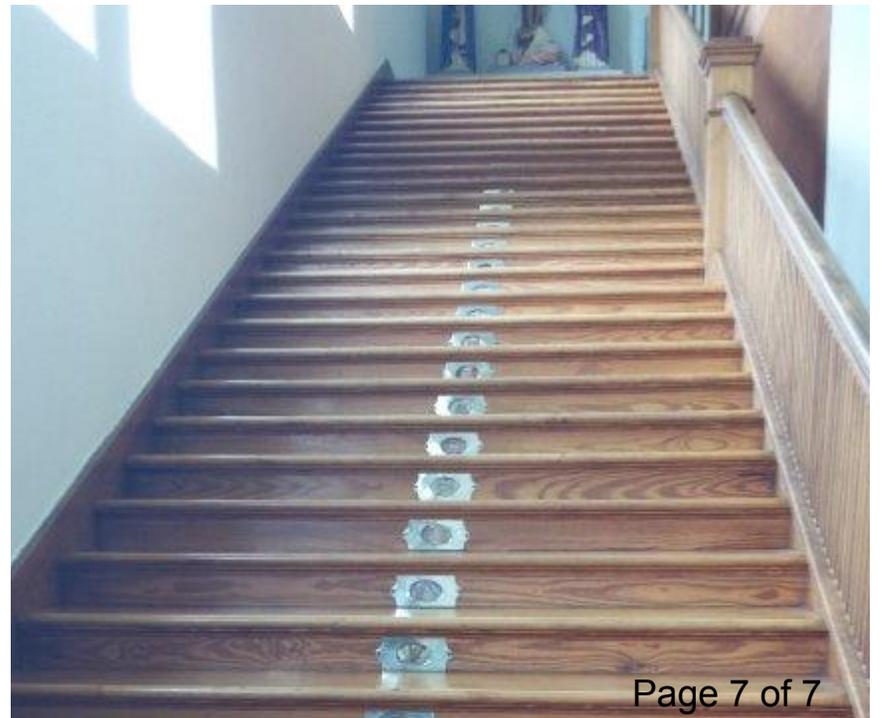
(1) Nazareth Center cupola  
(3) Photo 2014 – SW corner closer



Fireplace Georgian Room



(2) Holy Family Chapel  
(4) Holy stairs – each compartment holds a saint's relic



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**KALAMAZOO HISTORIC PRESERVATION COMMISSION**City Hall – 241 West South Street – Community Room 2<sup>nd</sup> Floor

TUESDAY, SEPTEMBER 11, 2018 – 7:00 PM

**MEETING MINUTES - Draft**

**Members Present:** Joshua Koenig, David Brose, Regina Gorham, Elizabeth Timmerman, David Kohrman, Sue Robinson, Ciara Larson

**City Staff Present:** Sharon Ferraro – Historic Preservation Coordinator; Kerrie LeClercq – Recording Secretary

- I. **Call to Order:** Mr. Koenig called the meeting to order at 7:01 PM
- II. **Approval of Absences:** No Commission members were absent
- III. **Approval of Agenda:** *Mr. Brose made a motion to approve the agenda for the September 12, 2018 Historic Preservation Commission meeting. The motion was seconded by Mr. Koenig and approved unanimously.*
- IV. **Introduction of Guests:** Pam O'Connor, Norman Jung, Nicole Sabel, Jack Urban, Jarrod Wilson (Kalamazoo Public Library IT Dept), Curt Aardema and one additional interested citizen
- V. **Special Project: KPL Local History Room VR Project**

Ms. Timmerman and Jarrod Wilson presented the new Kalamazoo Virtual Reality project that is being developed through the Kalamazoo Public Library History Room. The 360 degree virtual tours will include downtown views and interiors of significant buildings within Kalamazoo. They gave a demonstration of tours that have already been created, such as the State Theater, City Hall, and the Masonic Temple. Suggestions were made to include properties such as the Frank Lloyd Wright home, the Opera House, Chenery Auditorium, Kanley Chapel, the Marlborough Building and the Park Club. The goal is to make the project as low impact for the occupants of the buildings as possible when shooting at the individual locations. They will be prioritizing buildings which are scheduled to change in the near future.
- VI. **Citizen Commons on Non-Agenda Items and Correspondence**

Pam O'Connor initiated a discussion of the master plan for Bronson Park and expressed the hope that the historic tax credit passes at the State level during the lame duck session. Ms. O'Connor encouraged commissioners to contact the Governor.

Additionally, Ms. O'Connor mentioned the need for archival materials belonging to the Historic Preservation Commission to be sorted and a plan developed regarding what materials to retain and what to discard. She also has items that could be useful for a tour of the Frank Lloyd Wright property should the Commission decide to put together another tour in the future.

## VII. Financial Report

- a. REVENUE – March (\$23.97 July/August) YTD (\$4303.80)  
*Sale – One copy of K: L&F*
- b. EXPENDITURES – May \$716.51 YTD (\$2676.68)  
*Frame make for HP Awards; Lunches for Hidden Kalamazoo*
- c. BALANCE REMAINING - \$28,463.32
- d. RESERVE FUND - \$27,996.20 (Quarterly reports – ~~Feb, May~~, Aug, Nov)

## VIII. Action and Discussion Items

- a. SUSTAINABILITY – Ms. Ferraro is beginning to make contact for Hidden Kalamazoo 2019. She is looking for places that are not currently used as private residences. The Park Club would like to be on the Tour. The idea is to have the Tour along South Street, beginning at the far eastern end and anchored by some of the historic homes along the street. Ms. Gorham suggested that the Commission ask for KPL to have access to add the properties to their virtual tour, and Ms. Robinson suggested that the Kalamazoo House B&B be added to the Tour.
- b. PRESERVATION MONTH – Ms. Gorham has taken a walking tour of Mountain Home Cemetery and will be writing an article regarding the cemetery. She also suggested that Commission members decide what needed to be put into place for next year’s inventory, and discuss changing the Preservation Awards guidelines. A decision was made to add the items to the agenda for the October HPC meeting.
- c. BRONSON PARK 21<sup>ST</sup> CENTURY –
  - i. Mr. Brose suggested changing the name to something other than “Bronson Park 21<sup>st</sup> Century”. This was followed by a discussion of the recent removal of the sculptures in the park. At this point, it is unknown what the City is planning to do with the fountain, though Ms. Ferraro’s understanding is that there is no current plan to repurpose it. The remainder of the master plan is going forward, minus the fountain element. No new committee will be formed. Ms. O’Connor asked that the Commission request a formal response from City administration and Mr. Koenig offered to draft the request with input from Mr. Brose, Ms. O’Connor, and Ms. Ferraro.
  - ii. Regarding the return of Bronson Park funds, Ms. O’Connor kept track of the money prior to Steve Brown’s hiring. If all the organizations requested the return of their funds or announced that they would not be meeting their pledges, it would total a figure of close to \$900,000. Ms. O’Connor would like to see some figures associated with the breakdown of funds from pledges. Ms. Ferraro remarked that if the request were to be made, it should be in the near future. ***Mr. Brose made a motion to ask Steve Brown, grants manager for the Foundation for Excellence, for a more complete accounting of funds donated to Bronson Park and monies refunded. The motion was supported by Ms. Robinson and passed unanimously.***
  - iii. HABS or HALS – Ms. Ferraro advised that the City Manager’s office has requested quotes regarding the cost of a HABS or HALS report. She was able to speak with representatives of the National Park Service during a recent conference and they offered to assist her with the process. She does not currently have a list of other organizations with qualified staff able to do the work, but will be looking into it further.

She will be gathering a few more quotes and will then make a decision about whether to complete the project in-house.

- d. EDUCATION – Mr. Brose advised there was no new information regarding this agenda topic at this time.
- e. OPERATIONS – Mr. Koenig will be obtaining budgetary information from Marcy and will provide a report at the October HPC meeting after meeting with Rebekah Kik and Christina Anderson.
- f. SITES – Ms. Robinson presented an informational report on the Edison School. She is putting together a chronology and has questions regarding costs. She will be assisting the KPL Virtual Kalamazoo Project with access to the school. Mr. Koenig added that he may know of students interested in the project.
- g. DESIGNATION – Mr. Kohrman did not have any new information to present at this stage. Ms. O’Connor suggested delisting the fountain project and Ms. Ferraro advised that she could handle the delisting paperwork and its submission. ***Mr. Kohrman made a motion requesting that the Historic Preservation Coordinator move forward with delisting the fountain project. The motion was seconded by Mr. Koenig and passed unanimously.***

#### IX. Old/New Business

- a. CERTIFIED LOCAL GOVERNMENT REPORT AND EVALUATION – SHPO has now begun requesting reports. Ms. Ferraro submitted a report in July and would now like to apprise the Commission of and/or request input on:
  - i. Corrective Action #1 – Conflict of Interest Policy (included in meeting packet). ***Mr. Brose moved to adopt the Conflict of Interest Policy as presented. Mr. Koenig supported the motion and all Commission members voted “aye” with the exception of Ms. Robinson, who voted “nay”. The motion passed.*** Ms. Ferraro will bring copies of the Policy to the October HPC meeting.
  - ii. Corrective Action #2 – Minor change in meeting procedures for the Historic District Commission. This action has been completed.
  - iii. Corrective Action #3 – Copies of all NR nominations to be available to the general public. Ms. Ferraro asked if they could be held at KPL. Ms. Timmerman stated that KPL already has many of them. Ms. Ferraro will meet with Ms. Timmerman and Ms. O’Connor to ensure that everything required is made available to the general public.
  - iv. Corrective Action #4 – Timeline for HPC Goals for SHPO. Ms. Ferraro requested that the Commission determine a timeline for existing goals. She suggested a timeline that is reasonable and could be amended in the future if necessary. Mr. Brose recommended adding a process for archeological sites. He will make copies of the process used by the City of Cleveland and will email it to each Commission member. Ms. Ferraro asked that it be added as an agenda item for discussion at the October HPC meeting.
- b. BRONSON PARK NATIONAL REGISTER HISTORIC DISTRICT – ***Mr. Brose moved to immediately place all of the existing Bronson Park National Register Historic District under study as a potential Local Historic District. Ms. Larson seconded the motion and it passed unanimously.***

- c. NAPC CAMP – Ms. Ferraro was contacted by the Michigan State Preservation Office. Money originally designated to the Park can now be used for other purposes. Ms. Ferraro will be submitting a grant application requesting funds to assist with the Commission Assistance and Mentoring Program, which could take place in Kalamazoo sometime in the spring of 2019, and which is intended for any Historic Commissioner in the region. Ms. Ferraro will be organizing it and looking for inexpensive venues suitable for 30-40 people. SHPO indicated that they may have the funds to pay for attendees who are traveling from a distance. Ms. Ferraro has obtained a quote from a local B&B and will continue to gather further information. There will be no charge to participants and this should be a great opportunity to involve people from other areas of Western Michigan.
- d. O’CONNOR FUND GRANT AND ADMINISTRATION – From attending neighborhood meetings, Ms. Ferraro has learned that citizens are very enthusiastic regarding training and education. Neighborhood Associations are interested in having classes. A general discussion regarding the structure, topics, and timing of these classes/workshops was held by Commission members and Ms. O’Connor.
- e. NATIONAL REGISTER BINDER FOR LIBRARY LOCAL HISTORY ROOM – Ms. Larson presented information to the Commission regarding the binder she is compiling. The binder is designed to allow for periodic updating and each document will be available separately in electronic form for ease of editing. Regarding the suggestion of including a list of local contractors/consultants, Ms. Ferraro suggested that it would be preferable to merely have the binder state “contact the Historic Preservation Coordinator” and she will be able to provide the latest contractor/consultant information.
- f. O’CONNOR FUND ANNUAL MAILING – The meeting has been scheduled for 6:00 PM on November 14, 2018 at Ms. O’Connor’s home. A reminder will be sent out.
- g. APPLICATION FOR THE HISTORIC PRESERVATION COMMISSION – Submitted by Nicole Sabel. Commission members discussed the position with Ms. Sabel and asked questions regarding her experience, back ground, and interest in the position. ***Ms. Timmerman made a motion to approve Ms. Sabel to fill the open position on the Historic Preservation Commission. The motion was seconded by Ms. Larson and passed unanimously.*** Ms. Sabel’s membership will now have to be reviewed and approved by the Kalamazoo City Mayor, Bobby Hopewell, prior to her being admitted as a formal member of the HPC.

#### X. Approval of Meeting Minutes

- a. ***Ms. Gorham made a motion to approve the Historic Preservation Commission meeting notes for June 12, 2018. The motion was supported by Mr. Koenig and passed unanimously.***
- b. ***Ms. Gorham made a motion to approve the Historic Preservation Commission meeting notes for July 10, 2018. The motion was supported by Mr. Koenig and passed unanimously.***

#### XI. Coordinators Report on Non-Agenda Items

Ms. Ferraro presented information on the latest projects and updates from downtown Kalamazoo. There was some discussion regarding the construction projects taking place on Rose Street and Portage Street. See the Coordinator’s Monthly Report.

**XII. Citizen Comments on Non-Agenda Items**

Ms. O'Connor observed that she is not supportive of the creation of pedestrian overpasses especially the one currently proposed for North Rose from the former Masonic Temple to the parking ramp on the east side of Rose.

**XIII. Commissioner Comments**

There were no Commissioner comments to close out the meeting.

**XIV. Adjournment**

*Mr. Kohrman made a motion to adjourn the meeting at 9:10 PM. The motion was supported by Mr. Koenig and approved unanimously.*

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

Recording Secretary

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Preservation Coordinator

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

HPC Chair

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**REVIEWS: Historic District Commission:**

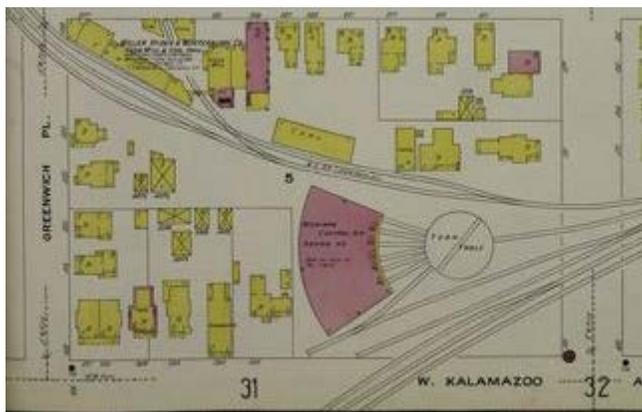
✓	HDC cases to 10/02/18 – 104 total		Fees total year to date, 2018 .....	\$2570
	<b>2018</b>	<b>2018</b>	<b>2017</b>	<b>2017 fees</b>
○	74 no fee	\$ 0	55 no fee	\$ 0
○	37 bldg permit-\$35*	\$ 1295	31	\$ 1085
○	15 HDC hearing - \$85	\$ 1275	13	\$ 1105
	126 TOTAL	\$ 2570	99	\$ 2190

**Section 106 reviews (Federally funded projects)**

- ✓ Section 106 reviews to 10/02/18:
  - 10 – in Potential Historic Study Areas
  - 9 in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2017, 3 reviews were complete by 10/02/17

**SITES and PROJECTS:**

- Vermeulen Farm site – South Drake and Stadium Drive



- History 4100 – Historic Preservation class – Kalamazoo Projects**
1. Railroad turntable at northwest corner of North Westnedge and West Kalamazoo
  2. Parkwyn Village windshield survey – Frank Lloyd Wright Usonian houses and other homes in the neighborhood

**VACANT – NOT REHABBED BUILDINGS AND/OR UPPER FLOORS in Downtown Kalamazoo****Historic buildings – 50+ years old****Underlined- in Historic District (Eligible for Federal HP tax credit except #2)****Entire building vacant and undeveloped**

1. KALAMAZOO GAZETTE BUILDING – 401 SOUTH BURDICK – Purchased by Bronson Healthcare Group
2. CHARTER ONE BANK – NORTH SIDE, EAST MICHIGAN 200 BLOCK (No HP tax credit eligibility)
3. 302 North Burdick – Kalamazoo Overall Co – Mr. Presidents – HK

**Upper floors vacant or undeveloped – 4 on mall, 6 on Michigan Avenue, 2 on N. Edwards**

4. International Hotel – Fandango – 241-7 South Kalamazoo Mall (2<sup>nd</sup> & 3<sup>rd</sup> floors)
5. Montgomery Wards – Terrapin/Walgreens – 237 South Kalamazoo Mall\* (2<sup>nd</sup> & 3<sup>rd</sup> floors) HK
6. Fuller Building – Petals & Postings/Invitations by Design – 233 South Kalamazoo Mall (2<sup>nd</sup> & 3<sup>rd</sup> floors) HK
7. Boudeman Building – Rustica - south end - 236 South Kalamazoo Mall, west side\* (2<sup>nd</sup> & 3<sup>rd</sup> floors) HK
8. Stevens Building – 312 West Michigan – Studio Grille (2<sup>nd</sup> floor) HK
9. Clapham McDonald Building – 131 East Michigan – 3<sup>rd</sup> floor HK
10. Winston's (Weber Building) 228 East Michigan - 3<sup>rd</sup> floor HK
11. Hiemstra Optical (Chase Building) - 234-8 East Michigan\*(2<sup>nd</sup> floor) HK
12. 266 East Michigan – Hall Building – Coney Island – upper three floors HK
13. 318 East Michigan – Hotel Holt – Alfred E. Bike – 2<sup>nd</sup> & 3<sup>rd</sup> floors (NEW OWNER – rehab in progress) HK
14. 100 North Edwards – Nave Architects – 2<sup>nd</sup> floor
15. 150 North Edwards – Heritage Co – 2<sup>nd</sup> floor & far north, one story bay HK

**Upper floor unoccupied**

16. American National Bank (5/3) – 136 East Michigan – 15<sup>th</sup> floor only HK

**First floor vacant, upper floors occupied**

17. Metropolitan Center – one storefront – 105 East Michigan
18. Merrill-McCourtie Building – (south storefront only) former Dragon Inn – 232 South Kalamazoo Mall

Notice this list is getting shorter! **HK = part of Hidden Kalamazoo Tour – 2/3 of the vacant/underutilized spaces!**