

KALAMAZOO HISTORIC PRESERVATION COMMISSION

CITY HALL - 241 W. South – Community Room – 2nd floor

TUESDAY, February 12, 2019 – 7:00pm

I. Call to order:

II. Approval of Absences:

III. Approval of Agenda:

IV. Introduction of Guests:

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

VI. Financial Report (20 min) (No update) Marcy will supply year end report and some 2018 corrections for March.

- a. REVENUE** March (\$191.76 Oct) YTD (\$4303.80)
- b. EXPENDITURES** Oct \$1100 YTD (\$3776.68)
- c. BALANCE REMAINING** (\$27,363.32)
- d. RESERVE FUND** (\$27,8044.44) (Quarterly reports – Feb., May, Aug, Nov)

VII. Action and Discussion Items

- a. Reconnaissance Level Historic Resource Survey** (Ferraro/Sabel) **(ITEM A)**
- b. Kalamazoo Reservation Public Education** (Gorham) (10 min) **(ITEM B)**
- c. Practical Homeowner Workshops** (Gorham/Ferraro) **(ITEM C)**
- d. Grave Issues – Cemetery Project** (Timmerman)
- e. Preservation Month (PM)** (Gorham) **(5 min) (ITEM D)**
 - i. Review and approve new awards categories if available (This could be moved to February)
- f. Designation & Sites (D) – Larson & Robinson** (10 min) **(No report)**
- g. Sustainability (SU) – (10 min)** (Ferraro/Koenig) (Hidden Kalamazoo Book) **(ITEM E)**
- h. Operations (O) – Koenig** (5 min)

VIII. Old/New Business

- a. Review and approve final Bronson Park Historic District Study Committee Report** **(ITEM F)**

IX. Approval of minutes: (5 min)

- a. January 8, 2019** **(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 2019-2022

Chair: Josh Koenig Vice-chair: Regina Gorham
Secretary: Kerrie LeClercq Treasurer: Nicole Sabel

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PRIORITY GOAL #1 LEADER: Nicole Sabel PROJECT COMPLETE – JULY 2020 RECONNAISSANCE LEVEL HISTORIC RESOURCE SURVEY

GOAL: Prepare a historic resource survey of all structures and resources within the boundaries of the city of Kalamazoo

- a) Design survey to comply with SHPO and NPS standards
- b) Obtain funding – CLG grant or other sources
- c) Organize public outreach meetings to take place before field work on survey begins.
- d) Begin Survey in Fall 2019 – complete by July 2020

PRIORITY GOAL #2 LEADER: Regina Gorham PROJECT COMPLETE – DEC 2021

KALAMAZOO RESERVATION PUBLIC EDUCATION COMMITTEE

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) Non-destructive archaeological survey of Bronson Park & the mound. (2019)
- b) Implement Street Sign placement (April 2019 – Earth Day)
- c) Coordinate Corner Marker & Bronson Park panel design, structure and location with property managers (2020)
- d) Continue requisite fund raising (2020)
- e) Construct and install Reservation Corner markers and Bronson Park panel (2021 – 200th anniversary of reservation)
- f) Evaluate and update Next Exit History + Videopresentations (Ongoing)
- g) Develop policies & procedures for ongoing and endowed public interpretation and programming in Bronson Park (Ongoing)

PRIORITY GOAL #3 LEADER After planning meeting ANNUAL/ONGOING

CREATE A PROGRAM OF HOMEOWNER PRACTICAL PRESERVATION WORKSHOPS FUNDED BY THE O’CONNOR FUND FOR HISTORIC PRESERVATION

- a) Appoint a sub-committee in January 2019 to plan pilot program for 2019
 - a. Both “hands-on” programs and in-seat informational sessions
 - b. Local instructors or MHPN provided
- b) Announce during Preservation Month (May 2019)
- c) All publicity and promotional materials should include the KHPC Logo and note the program is funded by the O’Connor Fund for Historic Preservation
- d) Engage neighborhoods to host or sponsor workshops
- e) Create a digital resource library for reference materials – possibly a web page with resources and links
- f) Explore making instructional videos in cooperation with instructors and KPL Local History.

PRIORITY GOAL #4 LEADER Beth Timmerman ANNUAL/ONGOING

CEMETERIES - survey grave marker condition and assist city staff in developing a long term plan for repair, cleaning and maintenance in Kalamazoo’s two historic cemeteries, Mountain Home and Riverview. Engage the public in the care of the cemeteries

- a) Establish a sub-committee to outline to plan cemetery surveys, condition assessment and repairs (February 2019)
- b) Create a condition/inventory program for use on smart phones or tablets
- c) Working with city staff, organize a regular public event for interested people to assist in survey in the spring
- d) Encourage interested people to independently add data to the survey using the program
- e) Research appropriate techniques for repairing and cleaning grave markers
- f) Create long term plan to clean and repair using public volunteers and professionals when necessary

PRESERVATION MONTH & OTHER EVENTS

Leader: Regina Gorham

GOAL: Present a variety of events to celebrate Preservation Month in May

ANNUAL/ONGOING

1. Committee to develop activities & budgets
2. Schedule & promote/publicize events
3. Revise award categories and new criteria (January 2019)
4. Awards sub-committee to decide awards
5. Create work schedules, recruit & train volunteers
6. Complete events
7. Post event debrief presented to HPC
8. Form committee for next year
9. Create a three year plan for future events to celebrate Preservation Month (August 2019)

DESIGNATION (Preservation Tools/Outreach): LEADERS: Ciara Sullivan and Sue Robinson

ANNUAL/ONGOING

(See appendix A to C for current DRAFT lists)

GOAL: Increase public awareness of history and historic preservation with ongoing programs to document and designate historic resources and make historic information easily accessible to the public

1. Support a new historic resource survey for the entire city
2. Invite property owners to consider local or national designation based on research.
 - a. Create a process for designation
 - b. Sponsor/create a workshop on documenting your historic building.
 - c. Create a collection of National Register Bulletins for Local History Room
 - d. Identify funding sources to assist property owners or the HPC in preparing documentation
 - e. Post necessary documents on the city website
3. Research new properties for potential designation and addition to public records (Local History Room, etc) working with Public History students (Hist 4100).
4. Prepare Historical Reports on buildings including schools, churches and other sites.
 - a. Generate a list of local school, church and public buildings, prioritizing by highest likelihood of demolition or extensive renovation.
 - b. Prepare a history of school, church and public buildings to be shared with the public on the school, KPS, Local History Rooms and other websites
 - c. Establish a communication link with local school administrators/leadership teams, churches and public buildings. Offer a historical program/presentation for each building on the list.
5. Using results of Reconnaissance Level Survey, create a list of threatened or endangered properties, upgrade regularly (Start August 2020, then ongoing)
 - a. Consider a thematic surveys of schools and churches in Kalamazoo in part derived from Survey Report
 - b. Research and create a program for a Kalamazoo Register of Historic Places and markers for eligible properties (December 2021)

SUSTAINABILITY/ REVENUE LEADERS: Coordinator & Josh Koenig ANNUAL/ONGOING

1. Provide support to oversight of the Kalamazoo: Lost & Found book sales and O'Connor Fund for Historic Preservation.
2. Review plans annually for ongoing and new O'Connor Fund expenditures and support Ensure that O'Connor fund appeal is done in November
3. Start looking for future fund-raising plans

OPERATIONS/Chairperson's responsibilities

LEADER: Josh Koenig (Chairperson)

ANNUAL/ONGOING

1. To see that 1-2 representatives from KHPC meet quarterly w/ Director of CPED and City Planner 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. Monitor the preservation coordinator position so that it remains funded by City
5. Ensure quorum at meetings
6. Meet monthly with Historic Preservation Coordinator to review issues and plan agendas.
7. Oversight and update of operational plans monthly
8. Ensure succession plan for HPC
9. Ensure a representative from KHPC is permitted to attend DDRC meeting

APPENDIX A: sites eligible for additional designation – to be expanded and revised after the Reconnaissance Level Historic Resources Survey is complete

LOCAL DESIGNATION

- **Isaac Brown House (NR listed)**
- **Nazareth Center/Sisters of St. Joseph -** National Register eligible
- Woodside Properties (W) and panhandle Greenlawn
- **Bronson Park Historic District (NR listed)**
- Milwood Area
- Edison/Washington Square Area
- Hillcrest/Winchell Area
- Parkwyn Village
- Mid-Century Resources
- Loring-McMartin Farm /railroad viaduct

NATIONAL REGISTER DESIGNATION

- **Nazareth Center/Sisters of St. Joseph -** National Register eligible – need new photos, expanded and detailed Statement of Significance and permission letter from owner, redevelopment project eligible for Federal and possibly Michigan Tax Credits.
- State Theater – National Register eligible – need new photos and permission letter from owner
- American National/5/3 Bank Tower - National Register eligible – need new photos and permission letter from owner
- Bronson/Upjohn Headquarters and Kalamazoo Gazette Building-
- Parkwyn Village
- Mid Century Resources

APPENDIX B: Schools – encourage and prepare history and heritage of schools to post on KPL Local History Room and KPS, Kal Christian Schools, Catholic Schools websites. Encourage adaptive use if buildings become vacant.

Prioritized List of Local Public and Private School Buildings

1. **Nazareth Center/Sisters of St. Joseph -** National Register eligible – need new photos, expanded and detailed Statement of Significance and permission letter from owner, redevelopment project might be eligible for Federal and possibly Michigan Tax Credits.
2. Edison Elementary (KPS)
3. El Sol/Vine Elementary (KPS) (In local historic district)
4. Milwood Middle School (KPS)
5. Winchell Elementary (KPS)
6. Greenwood Elementary (KPS)
7. Hackett High School (Catholic Diocese)
8. St. Augustine Elementary (Catholic Diocese)
9. St. Monica Elementary (Catholic Diocese)
10. Kalamazoo Christian High School (Christian Schools)
11. Community Education Center (former Kalamazoo Central High School) (KPS)
12. (Former) South Christian Elementary on Westnedge – owned by KPS
13. Hillcrest School (Kazoo School - private)
14. Former Ebenezer School (Bronson, Former K Christian John St)

Work completed on upgrades and new construction (Nov 2018)

1. Loy Norrix High School (KPS)
2. Lincoln Elementary (KPS)
3. Woodward Elementary (KPS) (In local historic district)
4. Parkwood/Upjohn Elementary (KPS)

APPENDIX C: Churches (by address and denomination)

- 1) North Presbyterian (North Rose)
- 2) West Paterson and North Westnedge
- 3) North Westnedge next to William
- 4) Christian Science Church (National Register listed)
- 5) First Christian Reformed (302 Academy)
- 6) Allen Chapel AME (West North Street)



Kalamazoo Reconnaissance Level Historic Resource Survey

Monthly report to the Historic Preservation Commission

February 12, 2019

Kalamazoo has a Programmatic Agreement with the State Historic Preservation Office and the Advisory Council on Historic Preservation. This allows the city to streamline reviews of federally funded projects, but also requires the city to survey all the historic resources in the city. The last survey was completed in 2001 and included all parts of the city that were more than 40 years old. For the updated survey 2019-2020 – we propose to inventory all the existing buildings in the city, estimated at 24,000 by the Assessor's office.

The Information Technology Department and the Assessor's office are working with me on this. We have narrowed the field of potential suitable programs to two - [technical considerations](#) – [photo storage](#), [edit-in place capability](#), and [ease of use](#):

- Survey 123 – the city used this app last year to assess the damage after last year's flood in February. Portable, works on smart phones with info entered on a variety of topics – many from pull down menus. May not work as well to incorporate our potential 50,000+ photos
- ERIS Collector has been used successfully in Muncie Indiana and can incorporate photos

Currently this is the tentative schedule:

1. I will determine whether we have city owned devices to use or if we will need to purchase tablets
2. 03/31/19 - Our GIS – IT staff will determine setup requirements and licensing costs
3. 04/30/19 - Both programs will be set up for our data fields this includes installing and setting up the survey forms in both applications
4. 05/31/19 - Sharon and 1 or 2 volunteers will field test both applications and survey instructions – field test
5. 06/30/19 - Sharon will evaluate collected data and editing process by 6/30
6. 07/30/19 – evaluate functionality of programs and choose, make necessary changes
7. 08/30/19 – one more field test
8. Prepare recruiting training materials – test drive training for volunteers
9. 10/01/19 – start survey in the field

We will also be folding in public outreach to neighborhoods, on Facebook and in the press over the late summer and early fall. Volunteers will be supplied with identification and explanatory letters for interested resident, trained in safety and recommended working in pairs.

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Education Committee

Met 1/15/2019

David Brose has been hearing in early meetings that people are excited about the school curriculum project and the corner markers project.

David B. sent a draft RFP to Jeff C. for the non-intrusive remote-sensing for Bronson Park, to be completed in the Spring.

John Shagonaby and Steve VandenBussche are working on updating steel prices and finalizing cost estimates. They will give Jeff Chamberlain a break out of the budget components.

Jeff C. said that there will be construction in Bronson Park starting in Fall of 2019.

David B. asked whether this mean that the Bronson Park Master Plan was being re-examined, etc., and Jeff C. replied that the current plan is to go ahead with the Master Plan as is, sans the Fountain and centering components. Jeff C. did say that it has been concluded that the Park needs a fountain component, which the city is amenable to ensuring a Tribal presence in the park.

The plan is to have the street signs put up on Earth Day, during the celebrations in Bronson Park (celebration 4/20/2019) & elsewhere. The idea is to have one sign up as the “PR” example, with the rest following as there is time. The Tribe still needs to give final approval of the designs that Jeff C. sent out 1/22/2019. We will need to look at publicity for this event, using Next Exit History, the city’s Facebook page and website, etc. Katie Houston (Marketing Manager at the KIA) has joined the group to assist with marketing and communications.

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Preservation Month: Workshops

Met on 1/16/2019

Decided to have these sessions offered during the month of July, with 2 being the offerings from the MHPN and 2 being led by local people.

Need a name for the workshops, both that we can use this year and that we can use ongoing, since the plan is for this to be an annual offering.

Tentative Schedule:

July 13 – Building Assessment (MHPN)

July 20 – General Maintenance (MHPN)

July 27 – Windows (local)

August 3 – Masonry (local)

Held on Saturdays, with half-day classes running 9:30-12:30 with coffee & donuts for early arrivals. Full-day classes will require coordinating lunch.

Costs:

\$15 for half-day

\$25 for full-day

Give priority to all Kalamazoo City residents in class sign-ups. Consider sliding scales for City residents?

Need:

Name for workshop series for 2019 & going forward

“Saturdays at the Sexton’s” if we’re approved to have them hosted at the Sexton’s Lodge at Mountain Home, but would like an overall title for the project, since this is planned to be an annual event.

Next meeting: 2/18/19 at Sharon’s house – 6pm. If anyone else would like to get involved, please come!

From Sharon

Feb. 5, 2019 – received enthusiastic support for using the Sexton’s Lodge for the workshops from Public Services. We will schedule a cleanup day on a Saturday in April to assess any needs for the building (repairs, etc) and to re-install the windows – reattach ropes. We have also been tentatively approved to use the ground floor at Station 5 (North and Douglas) for in seat sessions and any workshops which do NOT involve lead paint.

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Preservation Month: Awards

Language for 2 new awards to approve:

Archaeology Award

Award is open to individuals, institutions, or organizations, public or private, who merit recognition for their contributions to the preservation of Kalamazoo's archaeological heritage.

Innovative Solutions in Preservation

Award recognizes an outstanding and creative example of adaptive reuse, incorporating sensitive and creative solutions to issues of sustainability, and integration of accessibility improvements. Projects substantially complete by/prior to May 2019.

Awards Event

Discussion of Budget

Discussion of Date for Event

Discussion of Location

Would like to have name tags – do we need to go through a city provider? Budget?

Location options:

The Foundry

Has parking. Has food. Took advantage of tax credits? Seating already there. Probably has a fee.

Hop Cat

Won award. Has parking (though not great). Has food. Tax credits? Seating already there. Probably has a fee.

Old Dog

Hidden Kalamazoo site. Historic. Has food. Has parking (not great). Sharon knows the owner. Good ambience. Seating already there. Probably has a fee.

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Hidden Kalamazoo – Publishing Timeline / Due Dates

JANUARY		
	1/9	Committee Meeting, 11:30am @ Studio Grill - Style Guides and Procedures Issued
	1/9 - 2/19	Authors to write articles, find photos, create used source list (<i>6 weeks</i>)
	1/9 - 2/19	Forward (Sharon), Dedication, Thank you pages to be written
	1/9 - 2/27	Cover to be designed (Peter)
FEBRUARY		
	2/20	Authors send draft to at least two editors for review
	2/20	Photo permission requests DUE (send to Regina)
	2/20 - 3/13	Editor's review time (<i>3 weeks</i>)
	2/27	Cover, Forward, Dedication, Thank you pages to Brittany for layout
MARCH		
	3/14	Editors meet with / return remarks to authors
	3/14 - 3/31	Authors adjust / review editor's corrections
	3/1 - 3/13	Design layout for forward, dedication, thank you pages
APRIL		
	4/1	Drafts to Sharon for Editor-In-Chief Review
	4/1 - 4/29	- Sharon will meet with / return copies with notes to authors for review; authors to send FINAL copy to Brittany as completed
	4/30	Last day for FINAL with photos, captions, resource list, etc. to Brittany for layout
	***	Take photo for back cover at April committee meeting?
MAY		
	5/1 - 6/9	Design Layout, fill content - depending on design program may be able to send pieces to copy editor(s) as they are completed
JUNE		
	6/10	Layout DUE to copy editor(s)
	6/10 - 7/3	Copy editor(s) reviews book (<i>3 weeks</i>)
JULY		
	7/3	Final edits DUE to Brittany
	7/3 - 7/17	Final edit changes made (<i>2 weeks</i>)
	7/17	Book complete, ready for any last minute reviews, edits, or changes
AUGUST		
	8/2	Submit final to publisher for printing (may vary based on chosen publisher/printer)
SEPTEMBER		
	9/20	Copies received! Deliver gift copies to business owners, libraries, etc.
OCTOBER		
	10/4	Book Debut at Art Hop!

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Kalamazoo Local Historic District Study Committee Report for the properties currently included in the Bronson Park National Register Historic District. (#83000855)

Bronson Park District location: 200 S. Rose Street & sixteen adjacent properties, Kalamazoo County Michigan

1. Charge of the Committee

On April 30, 2007, the Kalamazoo City Commission amended Chapter 16 of the Code of Ordinances (Local Historic District) and appointed the Kalamazoo Historic Preservation Commission as its permanent, standing Historic District Study Committee. The Kalamazoo 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, **M C L 399.203 as amended.**

Pursuant to that charge, the Kalamazoo Historic Preservation Commission proposes to grant Local Historic District designation to the historic buildings, landscape and other features associated with the extant Bronson Park National Register Historic District.

2. Composition of Committee Membership

Members of the Historic Preservation Commission include:

Chair Joshua Koenig; Director of Undergraduate Advising and American, Public Environmental, Architectural History and Historic Preservation teacher, Western Michigan University.

Regina Gorham; Collections Manager, Kalamazoo Valley Museum.

Beth Timmerman; Local History Specialist, Kalamazoo Public Library.

Sue Robinson; Retired school teacher.

David Kohrman; PhD candidate, Department of History, Western Michigan University, Masters in Historic Preservation, Ball State University.

Ciara Sullivan; Library Technician.

Nicole Sabel; Realtor specializing in historic homes.

3. Name of the Historic District Studied

Bronson Park Local Historic District

4a Verbal Boundary Description

The Bronson Park Local Historic District is an irregularly shaped, seven-block area in the heart of Kalamazoo. The district's boundaries can be stated roughly as Michigan Avenue to the north, including buildings on the south side of the street between South Park and South Rose, and the Federal Courthouse property on the northwest corner of Michigan and Park streets; Rose Street to the east, including only the former YWCA building on the east side of Rose Street; Lovell Street to the south, including St. Luke's church and parish hall on the south side of Lovell Street; and Park Street to the west, including the Christian Science and First Methodist buildings on the west side of the street between West South and Academy.

4b Visual Boundary Description

MAP – See Appendix #1

4c Boundary Justification

The city's public square, Bronson Park, is the district's center. Surrounding the park are sixteen of Kalamazoo's oldest and most historically and architecturally significant governmental, civic, and religious structures. It includes all resources originally included in the 1983 Bronson Park National Register Historic District, with the exception of the Harry B. Hoyt House, formerly at 431 Academy, which was demolished in 1986, and Alfonso Iannelli's Fountain of the Pioneers in Bronson Park, which was demolished (curbed pools have been filled and planted with grass; figural parts are in storage) in 2018.

5. History of the Proposed District

"Quite in contrast to nearly every city built up without a plan, Kalamazoo has a ready made setting for an excellent city center group, namely, the property around Bronson Park in the heart of the city."

Jacob Crane, *A Report on the Basic Elements of A City Plan for Kalamazoo, Michigan*. 1929.

"Kalamazoo is not, however, as ordinary as some writers would portray it. An art center and three colleges give the community a cultural background far superior to that of the average Midwestern city."

Federal Writers Project, *The WPA Guide to Michigan: The Great Lakes State*. 1941.

As Crane suggested and the Federal Writers project supported, in the early and mid-century years of the twentieth century, the raw material and support for this city center group already existed and was growing, and has since developed into what is now known as the Bronson Park National Register Historic District.

History of the Center, A.K.A. Bronson Park, Church and Courthouse Squares

The Village of Brunson was platted in 1831. Later corrected to "Bronson", the area within the plat includes today's Bronson Park and its surrounding historic district -- is located on land formerly occupied and owned by ancestors of today's Match-E-Be-Nash-She-Wish Pottawatomi.

In 1821, the Pottawatomi signed a treaty surrendering tribal land here to the United States government. As a result, a nine-square-mile block along the Kalamazoo River was reserved for the Match-E-Be-Nash-She-Wish Band here, which includes what is now Bronson Park and the surrounding area. In 1827 the Michigan Territorial Government Treaty retracted the Match-E-Be-Nash-She-Wish Reservation. Members of the band were forcibly moved from the area and the compact reservation community they had established. Those who remained mostly scattered to sections of the Gun Lake prairies, 25 miles north of Kalamazoo.

On November 1, 1830, Stephen Richardson and his brother-in-law Titus Jackson each bought eighty acres of this land from the U.S. Government. Today's Rose Street was the north-south dividing line between the two eighty-acre parcels. Bronson's (E 1/2 of SW 1/4, Section 15) was on Rose Street's east side, while Richardson's (W 1/2 of SW 1/4, Section 15) was on the west. The two platted their Village in 1831, and Richardson's land became home to what has since become identified as the famous "Four Squares" on the 1831 plat map.

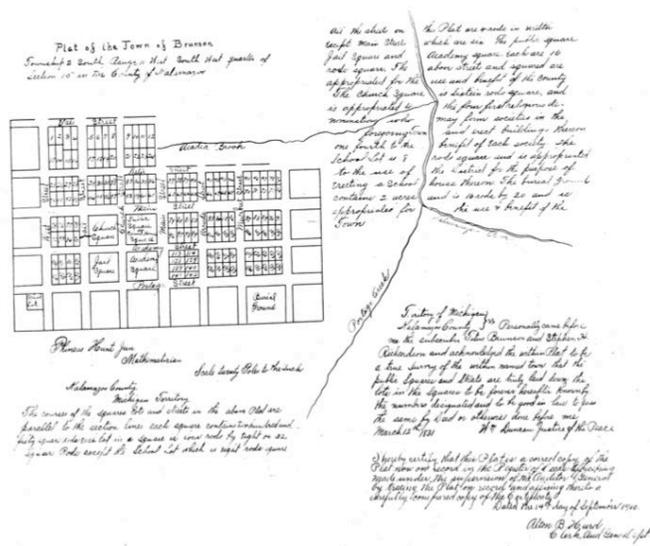
As Kalamazoo's very first economic development incentive, those four squares were set aside for public and religious use. The plat map notations read in part:

The public square Jail square and Academy square are 16 rods square. The above streets and squared (sp) are appropriated for the use and benefit of the County. The Church Square is Sixteen rods square, and is appropriated to the four first religious denominations who may form societies in the foregoing Town and erect buildings thereon one fourth to the benefit of each society.

That 1831 map shows the marked squares bounded by what are now known as W. Michigan Avenue, Rose, South, and Park Streets. The incentive worked. Within the next three years, the State government located the county seat and land offices to Bronson, and thus begins this part of the story.

1831 Plat Map for the "Town of Bronson"
the Four Squares are near the lower left corner

In 1836, nearly \$2 million of land was sold here at \$1.25 an acre. Within a decade, all Squares were at least partially developed. A Courthouse was built in 1838. Church (NW) Square was fully populated by 1852 with Baptist, Methodist, Episcopal and Congregational houses of worship, a Jail and Academy were built in their respective SW and SE squares.



Resources: The Four Squares**Bronson Park** *(photo page E)*

The County jail's demolition in 1845 rendered the southwest Square vacant, except for the extant circular mound, which may have been built by an ancient Indian cultural group, and which has been called "The Indian Mound" and "The Bronson Park Mound" and is further discussed later in this report. With the jail's removal, the roots of the park took hold.

Following Village Marshall Alexander Sheldon's early 1850s improvements, and the 1847 abandonment of Church Street through the two squares, the public began using the term "park" even though it was still mostly unimproved and sometimes used as a cow pasture. Some citizens urged the county to sell it for revenue.

Sheldon left Kalamazoo in 1853, but not before he fenced the park's perimeter, and graded and graveled its walks. It is not clear if Sheldon or someone else also planted the walks with a variety of tree species, and enclosed the entire park with a triple row of maples and elms, but it happened nonetheless.

In 1854, the Village leased the park from the County for ten years, but only after a series of legal questions were posed and answered about the true ownership of Jail and Academy Squares. The County finally obtained title from Richardson's heirs in 1856. That same year, both the newly-formed Republican party and the Democrats held conventions in Bronson Park, and by those events, even more firmly placed it in the realm of a true community center.

Also that same year, having petitioned the village to have Academy Square vacated of its 1838 building, (originally home for a University of Michigan branch and later a private school), citizens finally just picked it up and moved it into the street, thus opening both southern squares for park use. Improvements moved forward, and in 1864, the Village renewed its lease for ninety-nine years and formally dedicated the property's use as a public park. Since that time, the 3.6 acre park has occupied the two southern squares of the four now believed to have been originally owned by Stephen Richardson. In 1876, the park was named after Bronson in honor of his settlement and village founding -- and perhaps, the mistaken belief that he had donated the land!

There was much public discussion about the park in the 1870s. In 1875, Ex-Mayor Dwight May said it was too long-neglected. H. G. Wells was instructed to insure all ownership and lease conditions were in order so the City could plan improvements.

In 1878, landscape designer Adam Oliver's park improvements were approved, work began, and much was accomplished in the following years. Wells were sunk and filled with stone and walks excavated and sand-filled to improve drainage. The open areas were leveled and seeded, trees planted, water and gas lines installed, a central fountain begun, lampposts erected, and so on. This activity continued into 1880, when concrete sidewalks on the east and south park perimeter, fountain coping and other items were finished. Many of these improvements were paid for by private subscription.

Now that the park's formal plan had been implemented, (and following national trends), for some time in the late 1870s and early 1880s, the park's use changed, as the City administration acted to protect it. Some activities were actually made illegal – no riding or driving over any of the park, no throwing things into the fountain, no animals inside the fence around the fountain, etc. In just a few years, the park emerged from a place where large gatherings were held to one that was more formal and stately. As Carol Knauss noted in her Bronson Park history "The days of barbeque and wild speech-making were gone." On Decoration Day in 1880, speech-making was restricted to Court House Square.

By 1884, however, that trend had reversed. Kalamazooans were proud of their park and wanted to again use it to gather as they had earlier done. By July 4th of that year, people gathered there again in large numbers to celebrate.

Park improvements and repairs became routine. Drainage was again improved, north and west concrete sidewalks laid, others repaired, additional drainage addressed, fences erected, park seats were installed and repainted. There as so much work, in fact, that a park keeper was hired in 1885.

In the decade before the century's turn, Bronson Park was well-used *and* had become more like a formal, European park. William Oliver, its gardener at that time, planted multiple garden beds and added large flower pots. At the same time, there were other repairs and upgrades. Walks again received attention, new gas lighting was installed, and finally, in 1900, a new speakers' pavilion erected. This was also the period when commemorative monuments and markers began to appear.

The park's uses also expanded. In addition to large gatherings still taking place on national holidays, specific groups of people began petitioning for park use. These included the Knights of the Maccabees, the G. A. R., various labor organizations, The Women's Christian Temperance Union, and a host of Sunday School rallies held by the County Sunday School Association.

Between 1900 and 1920, the Park's use declined as public preferences again shifted; streetcars and automobiles supported more frequent and greater geographical movement for many. At the same time, parks added to the City's park system also needed attention, but without a parks budget increase. Although the park went for a number of years without a mention in the City's annual report, maintenance continued. The G. A. R. planted trees and new benches and drinking fountains were added. More markers and memorials were installed as well, and public events, though fewer, continued to take place.

At no time in its history since its platting did the Park district experience the sweeping change that took place between 1920 and 1940. It was still well-used, and while fewer large events were held there during this period, it remained a favorite place to visit and relax for hundreds of people daily in good weather.

The erection of monuments and markers continued, and a new fountain installed. At his death, Duncan McColl bequeathed money to the city to replace the 1878 fountain. The McColl fountain was enthusiastically supported, but when complete, met with mixed reviews. Automatic and producing beautiful colored sprays at night, the McColl fountain was compared to an unfinished silo by day. In the late 1930s, an effort to replace it began.

The Park's landscape was noted in its 2016 Master Plan as having seventeen memorials and historic markers. The below information focuses solely on the larger, above and below ground park features, and includes just one large memorial. Aside from another large granite memorial, others are scattered and consist mostly of small plaques, plaques on rocks, and a civil war-era cannon.

The Fountain of the Pioneers complex

In 1939 - 1940, a major park redesign was implemented for the first time in its history.

Following a design competition for a new fountain, Chicago based Marcelline Gougler was awarded the top prize. Gougler, a teacher who was also studying under artist Alfonso Iannelli, asked Iannelli to work with the City to make changes it needed.

It is important to note that Jacob Crane's 1929 City Master plan (discussed in more detail later) redesigned Bronson Park into downtown's principle civic focal point. Following a long period of consultation with the City, which no doubt included Iannelli's review of Crane's park proposal, he produced a completely new fountain design; one which fit Crane's plan, and reaped a radically modern, redesigned Park with a complex work of public art at its center, all of which was in keeping stylistically with the Art Deco buildings finished or in progress.

The *Fountain of the Pioneers* complex, consisted of two long pools with a fountain in the east pool, surrounded by a network of angular walkways that encircled this new public art complex and radiated outward in six directions to the park's edges. (Photo page E, photo 4)

The structure-sculpture's hexagonal fountain was oriented east-west on the east pool by long north and south sides and pointed east and west ends. There were ledges and cantilevers on the sides and ends and projecting out over the east pool. The fountain structure measured roughly 35 feet by 16 feet. Its concrete finishes ranged widely, depending in their placement. (Photo page E, photo 3)

At the west end of the fountain structure, Iannelli designed highly abstracted "Pioneer" and "Indian" figures. The Indian stood at ground level, facing tightly into the raised Pioneer's chest. A significantly more detailed description and analysis of this work and its components are found in the National Register designation application for this work.

In June 2016, the *Fountain of the Pioneers* complex was designated to the National Register of Historic Places at the national level of significance. Just under two years later, in April 2018, in response to demands from protesters, the City removed most of the fountain's figures and placed them in storage before it demolished the Fountain.

At this writing, the city has partnered with the County Public Art Commission, in the hope the Commission help determine a way and a site to display and appropriately interpret the figures at a later date. The reflecting pools remain, drained and filled with soil and grass. Iannelli's coping mounted water cannons and drinking fountains also remain, as does the modern park pathway system he designed. At the time of this writing, it is expected that the Park's 2016 Master Plan will be altered to accommodate the Fountain's demolition.

The Bronson Park Mound

Located in the southwest quadrant of the park, the mound was historically described as having a base diameter of fifty-eight feet, was four feet, nine inches high, and took the form of a circle. That is essentially the form it takes today.

It is the best-known mound remaining in Kalamazoo County, and various histories report numerous investigations, beginning almost immediately after the village was platted in 1832, when E. Lakin Brown & Cyrus Lovell opened it and found nothing. In 1850s, Alexander Sheldon opened the mound, found nothing, and placed a time capsule within. About 100 years later, the mound was disturbed again, this time by the Director of the Kalamazoo Public Museum, and Parks and Recreation Superintendent Nicholas Kik, who replaced the 1850 time capsule with a new one. As of this writing, plans are underway to further investigate the mound site using ground-penetrating technology that allows for much more careful study without disturbing what may remain.

The Hiker (sculpture)

Located near the park's northeast corner is this bronze statue designed by sculptor Theo Alice Ruggles Kitson. Placed atop a large boulder in 1924, the Hiker commemorates American soldiers who fought in the Spanish-American War, the Boxer Rebellion, and the Philippine-American War.

Where Justice and Mercy Prevail, Children May Safely Play (bronze sculpture group)

Installed in 1976, this work stood in the Fountain complex's west pool. Designed and executed by internationally-known, Kalamazoo sculptor Kirk Newman, it consists of nine life-sized youth, standing or sitting in different poses on pedestals of varying heights. In the pool's northeast corner sat the other element of this work - a tall, thin bronze monolith that rises about 12 feet, over which water quietly flowed. The monolith's west side has a bas relief design which displays an abstracted human figure gazing toward the children. This grouping is presently in storage, awaiting some restoration work and an implemented Master Plan, before they are returned to the park for reinstallation.

Rotary Stage

In 1998 and 1999, the Kalamazoo Downtown Rotary Club took public input on the design and location for a gift to the community in Bronson Park: a permanent performance stage. It was finished in 1999, and designed by Kalamazoo architecture firm Eckert-Wordell.

For nearly all of its history, Bronson Park was used as it is now: for celebrations, speeches, concerts, protests, and other public events, *as well as* quiet rest and relaxation. And

over time, the affection attached to this park by its visitors, users and others has grown into an identification of Bronson Park as not only a Civic center, but the heart of downtown, the City, and the greater Kalamazoo community.

Courthouse Square

Following Stephen Richardson's set aside for the Squares, planning for the first courthouse on Courthouse Square began in 1836. It was a style that was growing in favor -- a two-story Greek Revival. In 1866, the county enlarged the building, but things grew cramped again, and in the 1880s, voters approved construction for a new, larger courthouse. Completed in 1885, the second courthouse was designed in the Renaissance Revival style by Edward Fallis from Ohio. Like many of this period, it had a central tower complimented by four others, one at each corner, all of which were topped with Mansard roofs. That building was razed in 1935, following calls and approval of a new combined courthouse and jail.

Its replacement, which stands today, was completed in 1937, the result of a \$730,000 Public Works Administration (PWA) grant and a \$563,000 bond issue. (*Historic photos A, B & C*) The old jail was demolished as the new courthouse-jail was completed. (*Historic photo D*)

Over the life of an eleven-year economic revival and stabilization program, the PWA was one of many federal agencies that participated in work-creating programs. Over its life, it spent over \$7 billion dollars in contracts for building hospitals, schools, government and other buildings and structures, and infrastructure projects like the Lincoln Tunnel, Grand Coulee Dam, and many airports.

This building too, is very much of it's time. With an exterior of Mankato stone, its "PWA-Art Deco" design was a result of collaboration between Detroit's Smith, Hinchman & Grylls, and prominent local architect M.C.J. Billingham.

The exterior sculptural elements for the building were designed by Detroit architectural sculptor Corrado Parducci.

In 1979, the County removed the beautiful bronze door grilles (6) from the entrances. The Kalamazoo Valley Museum was able to salvage two, the others may someday be found in a scrapyard. (*Historic photo E*)

In 1985, several years after the Courthouse was included in the National Register District, another Kirk Newman sculpture group was unveiled in June. Cast by Kalamazoo's Alchemist-Tye Studio, it faces the park on courthouse square's southwest corner, and memorializes American Veterans.

The County closed the north and south primary entrances to the building in 1996, and now limit access to the west entrance, where a security portal is located.

Church Square

The land here was free to the first four congregations to claim it and build a house of worship. The Episcopalians built on the square first in 1837 on the northwest corner, and

while the Baptists made the first claim to land here, it finished its first building in 1841 on the square's northeast corner. They were followed by the Methodists in 1842 on the southeast corner and Congregationalists in 1852 on the southwest corner. From there, the history gets a bit complicated. For the purposes of this report, the following describes the individual development of each corner of the square,

The Northeast Corner (a.k.a. southwest corner of Michigan Avenue and Church Street) Samuel Durant reported that the first building here was started elsewhere, and intended for a lot that had been set aside for a school, where today's KIA is located. However following some unknown disagreement or misunderstanding, the Baptist congregation bought it, moved it here and finished it. The group held its first services in in the church 1841.

Following much growth, the Baptists replaced that building with the one that survives today, which was completed in 1855. The group held its first services in the building the following year, and it holds the titles of oldest church building in Kalamazoo and one of West Michigan's earliest Gothic Revival-styled church buildings.

At its completion, a clock and fire alarm mechanism were installed in the bell-tower, below the tall, thin steeple, and were maintained by the City. The old clock and fire alarm mechanism equipment survives today in the extant tower. In the spring of 1865 the church's steeple was removed. Deemed as unsafe, it took 100 men to take it down. A shorter, sturdier steeple soon took its place.

In 1870, the congregation hired Kalamazoo architect and contractor H.W. Coddington to design a program to strengthen and remodel the building. This encompassed substantially raising the gabled roof, removing the sanctuary's flat ceiling and creating a delicately vaulted one in its place, and adding a balcony with graceful stairs to stabilize the walls. An apse for the choir and organ was added at the south wall, along with a new entrance on the north. According to church records, John Phillips, a member and carpenter with a shop on E. Water Street did most of the inside work.

About 1912, the original brick exterior was parged, the replacement steeple removed, corner tower remodeled, and a new front entrance constructed. There is photographic evidence that some of the building's diamond-patterned, ornamental glass windows were replaced with symbolic windows at this time.

Plans began in earnest for a church house/educational wing in 1929. Working from designs provided by Dr. George E. Merrill of New York, who headed the bureau of architecture for the Northern Baptist Convention, Kalamazoo's Ernest Batterson was the local architect of record for the four-story, variegated Indiana limestone-veneered building. The exterior work was completed in 1932, and the interior finished in following years as time and money provided.

Among other renovations since, the building's auditorium was again substantially remodeled in 1951. To accommodate the installation of a new organ, the front balcony stairs were removed, and a small addition was built on the southeast corner of

the building at this time as well. This work was designed by Edward Jansson of Chicago. The local architect for the project was Randall Wagner.

Another new organ was installed in 1998, following several others over a 100+ years. The new organ is from Letourneau, and its presence has supported the congregation's efforts to increase the building's use for arts and cultural events.

First Baptist's many stained glass windows are registered on the Michigan Stained Glass Census. Their makers are unknown.

The Southeast Corner (a.k.a. northwest corner of Academy and Church Streets)
The Methodists hold the title of longest-organized congregation in the City. Beginning in 1830, Methodist circuit rider James T. Robe performed the first Christian services held in Kalamazoo. Reverend Richard Meek took his place in 1833, and at first served eight members. Meek did more formal organizing, and the group was soon meeting regularly in local homes, including founder Titus Bronson's nearby log cabin.

The Methodists made the 3rd claim in Church Square, completing their Greek Revival building on this corner in 1842. It faced Church street and had a front central tower and raised entrance porch. They outgrew the building, and departed in 1866, having sold the church to the Dutch Reformed congregation.

The Dutch Reformed congregation was founded in 1850 after pioneer Paulus denBleyker decided to settle not in Iowa, or even Holland, Michigan, but here, a place with an abundance of rich soil. For a while, the group met in businesses' and stores' second floors, and in 1852, moved to Kalamazoo's first church building on South Street, between Rose and Burdick. This building, built by pioneer Martin Heydenburk in 1836 was used by several congregations prior to this group's purchase.

By the middle 1860s, they'd outgrown it. They bought and moved into the former Methodist's building on this corner. When they outgrew that building, they moved it off the lot to Eleanor and N. Burdick and erected a new white clapboard church here. It was the first church on Church Square to face Bronson Park, and dedicated in 1871.

Following a decade of planning and saving, the building was extensively renovated in 1910. A brick veneer was applied to the original frame and clapboard structure, an enlarged pulpit was built, and new stained glass windows and a stairway were added.

In combination, this effort took the building's design from a Romanesque-styled building to more of a Tudor-style, which was more in keeping with the period. In 1915, church volunteers excavated and finished a basement underneath the building and installed electric service and lighting. At about this same time, a steel ceiling was installed following the failure of the original, which was by then about 45 years old.

An educational wing annex east of the history sanctuary was finished in 1963 on the church's west side, another major project in the congregation's history on this site. It was built to house 14 classrooms, a nursery, lobby and staff offices.

The First Reformed Congregation remained in the 1871 building for 135 years, until 2006, having given birth to the suburban Second, Third and Fourth Reformed Congregations. When it closed its doors and joined the Second Reformed Congregation, it also closed the building.

Not long after, it was used by several small congregations before it was closed again. Fresh Fire African Methodist Church used it for a period, as did Within Reach Ministries. Then, the Southwest Michigan (Reformed) Classis sold it to The River Church in 2008 for a dollar. After the River church left, it was listed for sale, and a proposal was brought forth to renovate the church, demolish the annex, and build a four-story apartment building in its place.

The developer was not successful in clearing the title of a restriction that allowed religious uses only for the lot, which the Methodists had attached to the deed before it sold its building to the Reformed congregation in the 1860s. In 2016, the First Congregational Church purchased the property. At the time of this writing, the Congregational Church plans to demolish the building for an urban play scape. This proposal threatens the historic character of the existing National Register Historic District as well as a future Local Historic District.

The Northwest Corner (a.k.a. the southeast corner of Michigan Avenue and Park Streets) St. Luke's Church congregation formed in 1837 and built its small frame building here that same year. That building was followed in 1848 by a significantly larger brick building designed by New York architect Richard Upjohn.

In 1859, the congregation split; some members went on to later build St. John's Episcopal on Lovell Street, at the south end of what was then still Church Street. Following several attempts, St. Luke's and St. Johns finally reunited in 1884, and implemented a proviso made by St. Luke's that the reunited congregants build a new church on the St. John's site.

When the St. Luke's congregation left its Richard Upjohn Church on the Square, member F.B. Stockbridge bought and donated it to the Young Men's Christian Association of Kalamazoo (YMCA). The Kalamazoo YMCA, founded in 1885, had long met in rented rooms downtown, and by 1892, completed its first building on this corner of the Square. In January 1911, it was destroyed by fire, but by September, President Taft visited Kalamazoo to lay the new building's cornerstone. Designed by well-known Kalamazoo architect Forrest Van Volkenburg, it was completed a year later, and an addition added in 1941.

Having outgrown the building, the YMCA moved to Maple Street in 1970. First Congregational Church bought and demolished it for an extant parking lot.

The Southwest Corner (a.k.a. the northeast corner of Park and Academy Streets) 1834 found members of the First Congregational Church attending an inter-denominational Sunday School alongside The Episcopal, Methodist and Presbyterian groups. In 1836, the Congregationalists and Presbyterians moved to Martin Heydenburk's first church building on South Street. Following its separation from the

Presbyterians 1849, the Congregationalists continued in the South Street building, and several years later, sold it to the First Reformed congregation. They then moved into their new brick building on Church Square's southwest corner in 1852, thus filling the Square's remaining lot.

During its early period on this site, disagreement over the practice of slavery led the Congregationalists to take an adamant stand against it, which also ultimately brought it many new members. The same strong social justice mission the members adopted then continues to focus their missions today.

In 1887, the congregation's growth put it back into planning mode, and by 1890, its new church here was ready and dedicated. Byzantine-influenced, it had both turrets and towers. At the very end of 1925, it was destroyed by a fire; one of several that happened in 1925 and 1926 which affected two other churches and several other downtown buildings.

Most of First Congregational's present worship complex, a connected group of brick Neo-Gothic buildings, was designed by New York architect Aymar Embury II, and completed in 1928.

The facility included a long, slender sanctuary at the southeast corner of the lot. (*Historic photo F*) A connector building, "the Church School" ran east-west along the north edge of the lot, and connected all to the "Church House", which was located along S. Park Street. A sunken garden was installed on the remaining open land at the southwest corner of the lot. (*Historic photo G*) In the project's dedication book, architect Embury was lavish in his praise for the artists and craftspeople who worked on the building, and provides a complete description of the exterior and interior.

Large and small alterations followed, and the larger of these, like those at other churches, are often growth related. In 1946, the newspaper reported that members were extensively surveying their facilities in order to recommend improvements. Their recommendations were realized through work completed in 1960: it filled the sunken garden site, doubling the size of the parish house and adding another addition to fill between it and the sanctuary. Between these efforts, the congregation gained a new lounge, chapel, Sunday school classrooms, and a new crib nursery. Architectural plans on file at the City Records office show this work was co-designed by architect Aymar Embury's son, Edward Coe Embury and Stone, Smith and Parent Architects of Kalamazoo.

As noted earlier, in 1970, the church bought the YMCA building directly north and demolished it for a parking lot. The following year, Kalamazoo architect William Stone designed a plan to landscape the lot, shift the church's primary entrance from Bronson Park to the lot, add an elevator and create larger offices, among other items. This effort concluded in 1977, with the specific goal of keeping the church downtown and making it more accessible and available for civic use and non-profit groups by reorienting its entry. About 2015, the building's official address was changed from South Park Street to 345 W. Michigan Avenue. In 2018, major improvements and repairs were

completed, including rearranged interior spaces, new bathrooms, and exterior masonry repairs.

The building's stained glass windows were designed and installed between the late 1920s and early 1972s by notable craftspeople, including A.L. Brink in New York, D'Ascenzo Studio and Willett Stained Glass Studio in Philadelphia, and are listed on the Michigan Stained Glass Census.

Resources: Outside The Four Squares

All of the Park, with its public green space, Courthouse and Church Square activity made the area on the Squares' west, south and east perimeters the focus of residential building boom. As the popularity of the area grew, it became home to some of the City's best known public servants, merchants and professionals.

Pioneer Justus Burdick's mansion was moved to face the park in the 1850s, and later became a boarding house. Drugstore owner D. A. McNair lived at South and Rose, and Nathaniel Balch, who eventually served as County Prosecutor, State Senator, Bar Association president and Village president, built a large Italianate on the same intersection's southwest corner.

Construction company owners Frederick Bush and Thomas Patterson, who were much involved in community affairs, shared a house on South Street. Civil engineer and surveyor Luther Trask, who arrived in 1835, built a home facing the park. The list goes on to include many others, including, but not limited to Frederick Curtenius, Samuel Ransom, Josiah Hawes, and Joel Perrin, many of whom served the community in its infancy in a variety of ways.

By 1880, more homes were added to the park's perimeter, including those belonging to Amariah Prouty, Joseph Cornell, William Lawrence and Hezekiah (H.G.) Wells. A prominent attorney, Wells served in the constitutional convention of Michigan, four years as Village president, and twice as a presidential elector.

By the middle-1880s, several of the still-available lots were filled with homes for clothier George Taylor and grain elevator operator James Sebring, among others.

About this same time, however, land use around the park slowly began to change. In 1881, the Academy of Music was erected across from the Park on Rose Street, on the site of Justus Burdick's home. The Academy was an exceptional contribution to the district, designed by Chicago's Dankmar Adler (who was later joined by Louis Sullivan's practice.) Other than the by now long-established Church and Courthouse Squares, the Music Academy's completion marked the beginning of the surrounding area's transition from residential to institutional, civic and religious uses that continue today.

In 1893, a second institution was added to the Park's perimeter. The Public School system received a gift from the Van Deusens to build a new Library on the former Howard property, at the southeast corner of Rose and South Streets. This effort also subtly strengthened the shift from residential to the civic uses noted above. The continuing shift of the park's west, south and east perimeters from residential to other

uses continued, slowly transforming this area to our "Civic Center" over the next forty years. Between 1901 and 1930, as homeowners died, some buildings were used for non-residential purposes for a time, while others were demolished immediately for non-residential buildings. One of these included the Cornell home on South Rose, which was demolished for the new YWCA building, completed in 1923. Bookending that construction were the extant Christian Science Church in 1915, and First Congregational in 1928.

The Methodists built their third church, this time on the park, in 1929. In 1924, the City left Corporation Hall and bought the Millham home on the park's south side, and the house behind it facing Lovell. In 1931, it completed its new Weary & Alford (Chicago) Art Deco designed City Hall. Just west of City Hall, across St. John's Place, the Presbyterians built their 1925 church house, and later dedicated its fourth church building just before City Hall was completed. Also during this period, Dr. William Upjohn bought the former Wells home on the southeast corner of South and Park streets for use as the new Civic Players theater.

During the later part of this period, the City undertook its first city-wide master planning effort with assistance from Jacob Crane. Crane's 1929 report was wide-ranging, covering railroads and other transit and street systems, aviation, zoning, subdivision platting, parks and parkways, and school sites and grounds. For the purposes of this report, it is important to note that Plates I and II of Crane's plan document, located between the title page and Introduction, represent the Bronson Park district, thus indicating the high level of importance he and others placed there.

In his renderings, Crane envisioned the new City Hall and a spot which soon became the Civic Theater, along with the Presbyterian Church along the south park side, the Christian Science and Methodist Churches on the west, the Congregational, Baptist and Reformed Churches and YMCA on Church Square, and a not-yet-built new County Courthouse on its Square.

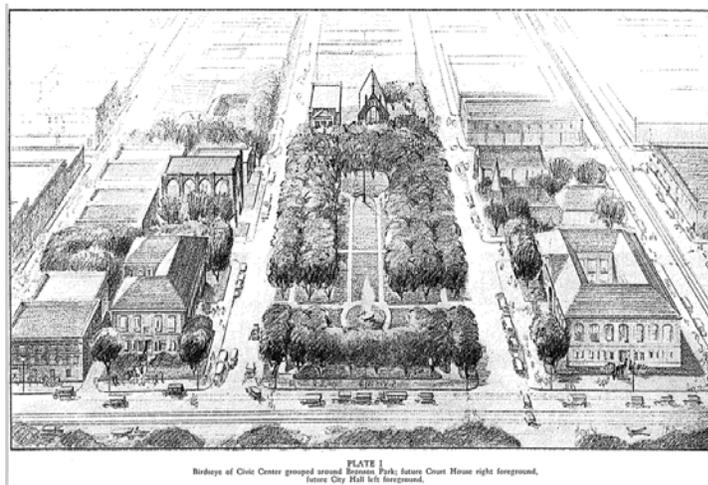


Plate II below shows the YWCA and other commerce buildings along the east side, along with the corner library. He shows no residences on the park, signaling his

proposed Civic Center as it would be when completed. The Lawrence home, now the Park Club) and its earlier location next door east, in the former Nathaniel Balch house, were not shown by Crane, and these buildings were retained when City Hall took less space than anticipated. The last part of the Crane Plan to be implemented was the extant County Courthouse.



Not included in the Crane Plan, but part of this district were four other important buildings adjacent to those facing the park. Of these, the only two remaining buildings constructed for residents at the time are the 1846 Austin-Sill home, which was moved slightly west of its original site on the northwest corner of Rose and Lovell Streets to accommodate construction of the Sill Terrace-Prange apartment building, completed in 1870. The other two adjacent buildings include the 1885 St. Luke's Church on Lovell Street and the 1939 Federal Building on Michigan Avenue.

As the city continued to grow, things were slightly different north of the subject area. In 1861, more than half of the buildings along what is now Michigan Avenue (north of the Four Squares) appear to have been residential. By 1890, however, three quarters of those blocks were serving Kalamazoo commerce.

Young Women's Christian Association (YWCA), now home to Greenleaf Trust), 211 South Rose Street (*Photo D-3*)

The Kalamazoo YWCA was the first women's "Y" formed in Michigan in 1885. It operated in multiple locations for several decades, and bought an empty lot here first, and then the Cornell residence next door, where it relocated.

Cafeteria and clubroom construction began on the empty lot in 1918, while operations stayed in the Cornell House. Several years later, the association demolished the Cornell House and hired Grand Rapids' Robinson and Campau to design an addition to the building started in 1918. It was completed in 1923.

Time passed and the YWCA's mission changed, which altered its building needs. Following the closure of its cafeteria in 1980, and swimming pool soon after, the organization put the building up for sale in 1983 and moved to a new building on E. Michigan Avenue and Pitcher Street.

This building was sold to Parkstone Properties in 1985, and was renovated by local architects Eckert-Wordell and contractors Kalleward-Bergerson. In 1986-7, they demolished the 1918 portion and the northeast part of the 1923 building, cleaned the masonry, replaced the windows, and installed a slightly re-designed Rose Street entry canopy. They then added to the rear, using complimentary window styles, brick and other treatments. They stepped the addition's facade east, faithfully distinguishing the old from the new, thereby providing a new east-facing building entry.

In 1997, Parkstone sold the building to First of America Bank (later National City, and now PNC Bank), and in 2005, the Bank sold it again, this time to Greenleaf Holdings, who soon after transferred it to Catalyst Development.

Sill Terrace - Prange Building, 340 South Rose Street *(Photo D-4)*

In 1870 a glorious brick Italianate apartment building rose on the corner of Rose and Lovell Streets called Sill Terrace. No architect has been identified for the building, but it was financed by a partnership between Dr. Joseph Sill and Andrew Fleming. To accommodate construction, Dr. Sill moved his house, known as the Austin-Sill House, from this site slightly west, to face Lovell Street.

From the beginning, the apartment building was planned to, and did, attract some of Kalamazoo's most influential citizens, including the Reverend Caroline Bartlett, who lived here during her courtship with Augustus Crane.

By 1910, the building had changed ownership several times and was then owned by optician Henry T. Prange. Following an early, but failed attempt to "condo-ize" the building, he hired local architects M.C.J. Billingham & Leslie Cobb to design a new brick front facade. The effort modernized the building's street face, extended it to the sidewalk, and provided new retail space at ground level and more residential space above, and separating their entries.

The new facade partially wrapped the north and south building walls. If you look there today, you'll see the former Italianate building's elements begin where the c1930 facade ends on the north and south walls, with beautiful arched and elaborate hooded windows and a three-part segmented bay window.

Descendants of the Prange family sold the building to local developer Ryan Reedy in the middle 1990s, who has renovated the building's rear porches.

Austin-Sill House, 226 West Lovell Street *(Photo A-2)*

This fine 1846 Greek Revival was originally a frame building, and later veneered in brick. It first stood on the southwest corner of Lovell and Rose Streets, and was moved to the

lot next west by Dr. Joseph Sill when he and Andrew Fleming constructed Sill Terrace Apartments on the corner, soon after the Civil War.

Square and very symmetrical, it is an excellent and classic example of the Greek Revival style, and although its architect is unknown, remains one of the few nearly unaltered remaining examples of this style in the City. In recent years it has been occupied as offices. At this writing, it appears to be vacant.

St. Luke's Episcopal Church, 247 West Lovell Street (Photo A-3)

Kalamazoo's Episcopalians had an interest in fine architecture. Old St. Luke's (at the northwest corner of "church square") was designed by noted architect Richard Upjohn, who also designed New York's Trinity Church.

On April 23rd, 1884, the newly reunited congregations approved the plans and specifications for this site from Detroit-based architect Gordon W. Lloyd.

By previous agreement, Lloyd's Gothic Revival church at the south end of St. John's place, (former Church Street, renamed after the old St. John's church) was finished in 1885. Kalamazoo architect-contractor Henry W. Coddington managed its construction, including the laying of the rockfaced Amherst stone which comprises the church's exterior.

St. Luke's is set back from the street behind several large trees, and is described as an "English parish church" in form, and is cruciform in plan with an asymmetrically placed tower between the church and a small chapel.

In 1893, members Cynthia and Edwin Van Deusen presented the deed for the property just east of the church to the congregation, and then financed the construction of a parish house on the church's east side. Designed by Patton & Fisher of Chicago, it was completed in 1894. A new parish house was designed by Kalamazoo architect William Stone in 1956, built in front of the old parish house by Roy Stevens in 1957, and harmonizes well with the church building. The old parish house was demolished in 1977 and replaced with another addition providing new space for some of the same activities carried out in the old building.

In 1990, St. Luke's established its Partners in Transition mission to "...help people who are looking for stable housing make a new beginning" by providing them with basic household furnishings. Previously, the effort operated from church hallways and its basement. In 2005, the effort found a new home at the rear of the church in a new, west-facing addition. Other improvements were made at the same time which provided for new offices, a prayer room, and expanded youth ministry space.

Like many of downtown's "Mother" churches, St. Luke's members gave birth to a good number of suburban congregations, including St. Timothy's, St. Barnabas, and St. Martin of Tours.

Two of St. Luke's stained glass windows are listed on the Michigan Stained Glass Census. Named St. Thomas of Canterbury and St. Hilda of Whitby, which accompany each

other in a double lancet window. They were made by Rambusch Studios of New York in 1983.

William S. Lawrence House, (now the Park Club), 219 West South Street (*photo C-4*)

This Queen Anne/Romanesque building was finished in 1890, and is the only remaining (former) single family residential building on Bronson Park, which was once surrounded by many others.

Industrialist William S. Lawrence, a New York native who arrived in Kalamazoo soon after the Civil War, started the *Kalamazoo Iron Works*, and by 1872, Dr. L.C. Chapin joined him to form the *Lawrence and Chapin Iron Works* on North Rose Street.

In the early 1870s, Lawrence bought the mid-1860s home on this lot from Curtis Hall, and moved it to make way for a new house. An architect has not been identified, but Kalamazoo builder William Welsh worked as project consultant and contractor.

Shortly after Lawrence sold the home in 1900, the Park Club, (named after Bronson Park), was formed of three existing men's clubs, and then moved into the Balch home next door in 1904. The Lawrence home was subsequently owned by the Frances Wycoff trust, Frederick Rowley, Arthur Pratt, and in 1913, the International Order of Odd Fellows. The Park Club bought the property in 1927, moved in, then demolished the Balch house and planted a lawn in its place. The lawn was replaced with a parking lot in 1955.

In 1977, a rear addition housed a basement kitchen, and in 1991, the main floor was finished as a pub. In between, in the mid-1980s, an elevator was added at the rear. The most recent, 2016-17 renovations included interior work and porch foundation, front entry masonry, and turret repairs. Byce & Associates, Miller Davis, Building Restoration and John Crookston did the work.

Kalamazoo City Hall, 241 W. South Street (*photo D-1*)

The City of Kalamazoo saved money for seven years to build this solidly grounded and exceptional Art Deco building on Bronson Park's south side -- at the height of the Great Depression.

The City suffered from inadequate staff space in the two homes here that it had occupied here since its move from Corporation Hall on South Burdick, and when the money was saved, it called on Chicago architects Weary & Alford to prepare the plans.

In 1930, voters approved construction and contractor O.F. Miller moved forward, completing the building nine months later. On the exterior, its four concrete stories are covered in Indiana limestone and granite, with sets of colossal fluted piers between the window stacks. A series of historical scenes and government symbols form the basis for a tall bas relief frieze that encircles the primary roof, and are framed above and below with highly stylized Art Deco elements. This and other stone relief work was completed by the Studio of Architectural Sculpture.

The City dedicated the building on September 1st, 1931. Within the decade that followed, it was photographed by the famed Chicago architectural photography

studio Hedrich-Blessing, the collection of which can now be found in the Kalamazoo Public Library Local History web pages. (*Historic photos H & I*)

Exterior building alterations have been limited. An earlier Lovell Street side barrier free access was replaced in 2008 and the limestone repaired. On the South Street side, cast aluminum handrails were removed from the steps to the entry and stored. In 2011, the building's primary roof surrounding the fourth story went "green" with plantings. At that same time, windows were rehabilitated and interior storms added.

The public spaces inside have been mostly preserved, from the towering atrium to the second floor meeting chamber. The chamber ceilings, walls and mural were restored in 2000. The project was planned and managed by Saline, Michigan company Building Arts & Conservation, Inc. Detroit's Conservation and Museum Services provided labor for the project. (*Historic photos I & J*) Other space encircling the atrium has shifted frequently. In the 1960s and 1990s, multi-year renovations were completed. Since then, new spaces have frequently been re-created and/or relocated as departmental needs changed.

In a Kalamazoo Gazette headline published at its opening, City Hall was called "...Impressive in Its Simplicity, Dignity, Spaciousness, Practicality and Utility combined." And as it edges up on its 100 birthday, it remains so today.

First Presbyterian Church, 321 West South Street (Photo D-2)

Village co-founder Titus Bronson and his wife Sally were early members of this congregation, which first met in 1834 with others in a schoolhouse on South Street near today's Public Library. By 1842, they joined the Congregationalists, meeting in Martin Heydenburk's nearby South Street building.

The Presbyterians separated from the Congregationalists in 1849 and built a new church across the street on the northeast corner of Rose and South Streets. It burned down in 1883, and the parishioners worshipped up the block at the Academy of Music until their new brick church on the same site was finished in 1885. They later planned to move further west on South Street, having built their church house there in 1925, but in 1926, their brick church was lost to fire as well. This time they decamped to Kalamazoo Central High School auditorium for services.

In 1930, this extant house of worship was finished, and is one of Michigan's finest Neo-Gothic Revival houses of worship. (*Historic photo K*) The sanctuary building was designed by Charles Z. Klauder of Philadelphia. It is rectangular in form, covered in limestone, and has an open truss roof with a high nave and low side aisles. Its exterior appearance is solidly grounded and looks a bit blocky, in part due to the absence of towers or pinnacles. One of its finest elements is the north-facing Rose window, which was designed and constructed with real colored glass. It was made by Willett Studios in Philadelphia, while other sanctuary windows were produced in France, Belgium, and England. The building's interior woodwork was completed by Charles Lang of Grand Rapids.

The church complex also contains the earlier-mentioned free-standing 1925 church house at the west end of its lot, which was designed by Ivar Viehe-Naess & Co. of Chicago. As constructed, it contained offices, Sunday school rooms, a dining room and kitchen.

In 1967, they added a one-story chapel that connected the 1930 sanctuary and 1925 church house. Also Gothic in style, it was designed by Benjamin Franklin Olsen of Chicago, who had helped architect Klauder design the sanctuary. Shortly before this work started, the church house was remodeled, the sanctuary interior redecorated, and an elevator installed. Paul J. Barton and Associates were the contractors for this job.

In 2007, following years of planning and fundraising, the congregation finished a near-complete renovation, which included updating the basement and lowering the chapel's floor to eliminate the need for a barrier-free entrance ramp. It renovated the chapel too, and that space is now used as a gathering place for meetings and events. In the new multi-story atrium between the buildings is a new elevator and access to the historic buildings on either side. Several other areas of the complex also received attention during this renovation: classrooms, administrative offices, and new space for the library.

Kalamazoo Civic Auditorium (now Civic Theater), 329 S. Park Street (*Photo D-2*)
Dedicated to the "happy use of leisure time" was one of the terms used in a dedication booklet following the completion of this building, and that effort helped make the organization that formed there a national leader in early community theater.

In 1929 the Kalamazoo Civic Players began to organize. The group included Dorothy Dalton, Norman Carver Sr., Howard Chenery, Arthur Kohl, Frances Hall Kohl, Ruth Noble, Paul Fuller, Louise Carver, and Jean Huston. Its early productions took place in the new Lincoln Elementary School auditorium, and the group moved to the new Civic Theater in 1931. (*Historic photo L*)

In 1941, it produced a play on Broadway. Early interns included Betty Ebert, who later married Jack Ragotzy, with whom she founded the well-known Barn Theater in Augusta. In 1960, the Civic was the first community theater in the nation to produce *A Raisin in the Sun*. In 1983, it won second place in the national American Association of community theater festival with its production of *Fools*.

In 2000, after decades of working together and founding a second theater space a block south, the Kalamazoo Civic Players and Kalamazoo Civic Auditorium merged to form the Kalamazoo Civic Theater. Since that time it has continued to lead American Community theater through its produced works, Artist-in-Residence program (2006), and through education, with its Academy of Theater Arts (2012). By 1989, the theater's 60th anniversary, over 500 productions had been mounted.

The Civic's Modern Movement-influenced building has a relatively simple exterior, and was a gift to the people of the City from Dr. William E. Upjohn. According to the

Kalamazoo Gazette, it was "...the latest addition to a cluster of buildings which make Bronson Park a civic center and perhaps unrivaled attractiveness."

W.E. Upjohn's granddaughter and Dorothy Upjohn Dalton's daughter, Suzanne Parrish, adds a twist to this story in her 2012 *Sue Parrish Memoirs*. Following her divorce, Suzanne's mother returned to New York with Suzanne and her siblings in the 1920s to act in Eugene O'Neill's productions, much to W.E.'s dismay. For years after her divorce, her grandfather called to try to convince her mother to leave New York and return to Kalamazoo. Dorothy remained firm in her conviction, even though he'd told her he'd build her a house. However, when in 1929, he said he'd build her a theater, she agreed to return.

Designed by architect Aymar Embury II of New York, it's one of a number of other buildings in Kalamazoo to which his work is credited. O.F. Miller's company constructed the building. It was then and remains sleek and simple in form. However, Embury gave it a striking street presence with an Indiana limestone exterior and copper roof and metal cupola above, which he combined with an entrance that appears to welcome you into the "Big Top." The front door transom areas are stone, carved to mimic circus tent flaps.

The interior has similarly simple but powerful features, beginning with the lobby's diamond-patterned floor, which responds beautifully to the diamond-pattered doors, and contrasts with the simple, unadorned walls. At the east end of the inner lobby, a sinuous curved stairway moves people to the second floor.

The auditorium is more highly decorated. The diamond pattern continues, but there are also pilasters and garlands, with lofts on either side of the stage. It seats about 500 now, most of which are under a lead crystal chandelier imported from Yugoslavia. The stage is 30 feet wide and 32 feet deep, and has enough space for up to 40 fly sets.

A renovation plan guided by Kalamazoo's Eckert-Wordell Architects covered a lot of territory. The work was completed in 1996, and re-created the theater's original lobby and auditorium, while slightly reducing seat numbers to improve sightlines and access. The orchestra pit and box office were both expanded, the stage completely re-built, new electrical, acoustic and mechanical systems installed, and added a new second story above the lounge with an elevator. Fresh paint, carpet and draperies finished the project. In 2018, another successful fundraising effort allowed the Civic to again make many interior upgrades, including remodeling its Green Room. It also rebuilt the roof and finished it in new copper, the original having served nearly nine decades. This work was guided by Byce and Associates of Kalamazoo.

Ladies Library Association, 333 S. Park Street (Photo C-3)

The Ladies Library Association (LLA) has built a significant Kalamazoo and national legacy. It holds status as the first Michigan's women's club, the third nationally, and the first in the United States erected by and for a women's organization. It is listed on the National Register of Historic Places (1970), the first Kalamazoo building to be designated, and is also a Kalamazoo single-resource *Local* Historic District.

Formed about 1840 as an informal reading group, the LLA incorporated in 1852. Men were welcome, but restricted from holding office or voting. Meeting first in homes, the importance of its work was recognized by the County when it provided space for growth in the Courthouse. By 1860, with 850 volumes, the organization moved across Church Street to the First Baptist Church. Still growing, the City next gave it a home in Corporation Hall, on South Burdick. But not even a decade later, it moved again when the relatively new public library took its place at Corporation Hall. Prior to that time, the LLA had offered Kalamazoo's only circulating library for about two decades.

So, after frequent discussions over many years, the organization decided in 1878 to "build a home or give up the ghost." The politically astute Ladies often consulted "city fathers" in decision-making – a process Dr. Sharon Carlson described as deciding what they wanted to do, and then convincing the men to come along. They formed a building committee and asked the men to help raise the money. Dr. Carlson reported that the men did most of this work, and then, the ladies loaned it out again from the building fund, sometimes at as much as ten percent interest – and often to their husbands – as a way to more quickly grow the fund.

Member Ruth Webster provided the South Park Street lot for the building, and the Ladies soon hired and paid Chicago architect Henry Lord Gay \$75 to design the High Victorian Gothic (sometimes referred to as "Venetian Gothic") building. Local contractor Frederick Bush (Bush & Patterson) did the construction.

From its two massive, patterned chimneys, to its stair tower and peculiar gargoyle, there was nothing like it in Kalamazoo then or since. The interior is described on the Public Library's website as follows "Beyond a tiled entryway patterned after Charles Eastlake's popular *Hints on Household Taste*, is the library itself. Many of the original pieces of furniture remain..."

In 1931, the LLA added a kitchen. In 1975, after many small changes, it hired Ann Arbor architect Richard Frank to help restore and return the building to something nearer its original design. In 1991, Ann Arbor architects Quinn Evans did a second restoration. In 2013, the LLA completed construction on an addition to the building's east wall and other renovations, including elevator installation, which brought it up to current codes and ADA standards. The work was designed by Kalamazoo architect Nelson Nave, and included an exterior restoration of the original and earlier addition. All work conformed with the Secretary of Interiors Standards for historic buildings. Kalamazoo's Miller Davis managed the project.

The building's stained glass windows are registered with the Michigan Stained Glass census. Crafted by Chicago's W.H. Wells and Company, they represent writings of James Fennimore Cooper, Henry Wadsworth Longfellow and others, including Browning, Irving, Dickens, Goldsmith, Tennyson, Burns, Shakespeare and Milton.

First Church of Christ Scientist, 224 South Park Street (Photo C-1)

Kalamazoo's first four Christian Scientists formed a group to learn more about Christian Sciences practices in 1896. The national movement began in 1879. The local group

multiplied to fifty by 1898, and by 1902, it purchased a home on the northwest corner of South Park and Lovell Streets. Three hundred people attended their first service there.

By 1912, the congregation decided to build a formal meeting place, and chose architect William C. Jones of Chicago to design this perfectly Neo-Classical Revival building, which was finished in 1914.

One of the City's very few buildings in this style, it was common to Christian Science churches. The design decision was likely influenced by the 1893 Chicago Colombian Exposition, where Neoclassical was predominate and considered progressive. And the progressive Christian Scientists chose the style specifically because it conveyed visibility, stability and permanence, among other attributes.

In 2006, the Kalamazoo Institute of Art (KIA) bought the Christian Science Church. Since that time, like First Reformed, this building too has served as a short-term home for several smaller start-up congregations, and short-term space for congregations whose churches were being renovated.

In 2018, a large crack in one the front facade's colossal columns formed, and it continues to grow in height and breadth. This past fall, a section of column base fell out and has not been repaired, and concern has been expressed that if this issue is not addressed, further damage here and elsewhere will quickly develop.

The skylight and the building's other ornamental stained glass windows are registered on Michigan's Stained Glass Census. (Historic photo N)

This building is one of several within the district about which we are most concerned. As of this writing, rumors have spread that the KIA has plans to demolish the building, but no information has been publically forthcoming.

First Methodist Church, 212 South Park Street (Photo B-4)

Kalamazoo's oldest congregation, First Methodist was organized in 1830 when circuit-rider James T. Robe came to Kalamazoo as part of the St. Joseph mission. Well over a century later, the First Methodist and Evangelical United Brethren Churches joined to form the First United Methodist Church.

Having worshipped in private homes, and later, a schoolhouse near East South and Henrietta streets, Kalamazoo's Methodists built their first church on Church Square in 1842. They sold it about twenty years later, and though difficult to fund during and following the Civil War, they were successful, and in 1869 moved to a new sanctuary at West Lovell and South Rose Streets.

In 1924, the congregation bought the Emma Ransom estate property at South Park and Academy Streets, knowing it would need more space. That plan was fortuitous, because a second, this time disastrous, fire engulfed the church in 1926. The Methodists found a temporary home at the Masonic Temple while planning their next move and construction.

The original 1929 church was designed by Kalamazoo architect Ernest Batterson. At the time, they built a sanctuary only, (*Historic photo M*) though a monumental tower and church house were part of Batterson's plans. The Depression hit just months after they moved in, which was followed by the Second World War. Together, these events successfully delayed completion of an education wing until 1950. The tower was not built.

Forty years passed before substantial changes were made. In 1991, an elevator was added, along with a rear wing to accommodate additional classrooms, youth rooms, a community food pantry, new roof, and barrier free access. About twenty years later, in 2009, the rear of the building was updated with a covered entry, remodeled social hall, a kitchen, office, enlarged food pantry, restrooms, and Welcome and Youth Centers, along with a new garage at the rear of the property (The garage is outside the boundary of the district). Kalamazoo architects Diekema Hamann designed this work.

This building's many stained glass windows were mostly created by Von Gerichten Studios in Columbus, Ohio, which closed its doors in 1931, and are listed on the Michigan Stained Glass Census.

Federal Building, United States Post Office and Courthouse (now used as the Federal Courthouse), 410 West Michigan Avenue (*Photo B-3*)

Completed in 1939 to serve as a post office, this single story, reinforced concrete building has been identified as Classical Moderne. Its primary facades are clad in Kasota limestone, while the north facade is buff-colored brick with stone coping. Its two primary entrances, near the east and west ends of the Michigan Avenue side, exhibit metalwork that incorporates Art Deco design elements, while its Classical elements include tall windows separated by fluted piers, which help balance the building's long and horizontal form.

Construction of the facility was part of a "New Deal" make work program for the Depression, and like many others, it was designed through a collaboration between Louis Simon, Supervising Architect of the Treasury, and in this case, Kalamazoo's Rockwell Leroy and Manuel M. Newlander, along with Detroit's George D. Mason and Company.

When finished, the large lobby extended across the entire south side of the building, with visitors using one of the two entries to access service windows, postal boxes and attend to other postal needs. Behind this area were officials' offices, and behind those was a large workroom underneath a series of catwalks from which inspectors could observe, and a second floor mezzanine housing support space.

In 1959, primary post office functions moved to the present Miller Road building, and between 1962 and 1963, the center section of the building's lobby and rear area were renovated for court and federal office space, hiding the catwalk and mezzanine spaces. The remaining post office lobby spaces at the front, particularly the west portion, retains many of its original features. These include its black and gray terrazzo floor, black granite base and wainscot, piers that flank the exterior entrance, and doorway to the stair hall. The walls and ceiling above retain original decorative plaster

treatments. In addition to these, there are decorative directory cases, recessed telephone shelves and other post-office-era features in both lobby sections, including black wrought iron railings and terrazzo treads on the stairs. Remaining postal public services were moved from this building to another downtown location in the 1990s, and at that time, additional interior reconfigurations were made, but the original lobby portions at the east and west end of the building front remain.

The building's exterior retains its limestone and Art Deco metal work. Poorly-selected replacement window and doors installed in the 1960s have been replaced with models more closely approximating the originals. Other exterior alterations have been minimal, including a handicapped ramps and basement stair coverings, are on secondary faces and reversible.

As of this writing, the building continues to serve as the area's Federal Courthouse, despite threats in the early 2000s that the court would be moved. In 2017, the Post Office/Courthouse was individually listed on the National Register of Historic Places by the United States Postal Service.

Creating the National Register Historic District

In 1983, following several levels of historic resources surveys completed over a number of years, the Bronson Park National Register District was created by the National Park Service as part of a Multiple Resource nomination, which also included other multi-property districts and a number of individual properties.

It is interesting to note that while County Government opposed including its Courthouse the District, City government encouraged the effort; supporting Building Division Manager William Bunting's statement that it would recognize "...the architectural, social and political significance of the building."

District Changes

As of this writing, since its creation in 1983, changes to the National Register Historic District, which forms the basis for this Local District proposal, have been minimal.

Known demolitions include the Harry Hoyt House on Academy in 1986, part of the former 1-story chapel that linked the First Presbyterian church sanctuary and church house, c2006, and Alfonso Iannelli's *Fountain of the Pioneers* in 2018 (some sections in storage.) There has been some demolition related to remodeling some district buildings, which is detailed herein which do not substantially challenge their integrity.

District Threats

There are existing and potential threats to several of the district's buildings right now, which is the primary rationale for taking this proposal forward. At this writing, there are concerns about serious potential changes to the district.

The Four Squares.

1) Church Square is now home three church buildings and a parking lot. Currently, three-quarters of Church Square is owned by the First Congregational Church, which

plans to demolish First Reformed Church building for a children's play scape. First Baptist's congregation numbers have declined dramatically in recent decades, to roughly forty, and while it has made important efforts to face the resulting challenges, its long-term ability to maintain or repurpose its building is of very serious concern.

2) In 2018, Kalamazoo County sold the Courthouse to a local development company, which has not announced its plans for the property.

3) And finally, Bronson Park's 2016 Master Plan is being amended to accommodate the demolition of Iannelli's Fountain complex, along with other items. The outcome of this process is unknown.

Outside the Squares.

As noted above, and although it has not been substantiated by its owner, (the Kalamazoo Institute of Art or KIA), rumors are mounting that the KIA has added to its land holdings on the north side of South Street recently, and plans to demolish the Christian Science Church for a new project. Surveyors have been sighted working at the property.

Given a large part of the significance of the 1983 National Register designation comes from being the home of three federal, state and local government buildings and a collection of seven historic religious properties, which together comprise nearly half of the district – we view the threats as *highly* significant.

6. Statement of Significance

The Bronson Park Local Historic District is significant for its association with significant events, persons, type and period characteristics, and the work of masters. It is also significant for a site that is likely to yield information important in history and pre-history. This is an unusual situation in which all four nomination criteria (A through D) as defined in the National Register of Historic Places criteria, are met for the creation of a Local Historic District.

Period of Significance: before 1680 – 1939

Areas of Significance: Architecture, Archaeology, Art, Community Planning and Development, Entertainment/Recreation, Exploration/Settlement, Landscape Architecture, Politics/Government, Religion

Criteria A. The Bronson Park District is associated with events that have made a significant contribution to the broad patterns of our history.

The United States has a long and now well documented history of Indian Removal practice. In 1827, the government took back the land which had been provided through a reservation agreement with the Match-E-Be-Nash-She-Wish tribe. In late 1830, the United States Government sold 80 acres each from the near center of that former reservation to Stephen Richardson and Titus Bronson, which they platted the following

year. In 1840, like many other tribes, Match-E-Be-Nash-She-Wish members still living here resisted and scattered when the government attempted to enforce the Act. Others were forced to walk west to Kansas from a site near the Bronson Park area.

Bronson and Richardson hailed from Connecticut. Perhaps they had learned about and well-understood the incentive for growth potential that was created when New York City appropriated land at the north end of its town for an urban park in 1811. Whatever the case, Richardson and Bronson platted their village, in a similarly-creative way. Assumably by previous agreement, they agreed to set aside four squares of Richardson's 80 acres, near the plat's center, for public use (Courthouse, Jail and Academy Squares) and religious use (Church Square.)

Bronson was made County Seat shortly after the plat was made, and in 1835, the federal land office moved here from White Pigeon. Prior to and following the removal of a Jail and Academy in the 1840s and 1850s from their appointed squares, the advent of a real public park on two of the Four Squares helped the surrounding area on the west, south and east quickly develop as a core residential community in Kalamazoo. For another three decades, this first development period continued. Then, in 1881, the tide began a slow shift to essentially what we have today.

The following half century or so completed the shift of the second development period, where new churches, institutions and civic uses came to dominate the formerly park and residential landscape. This move of early residential to other uses in early community cores is well-established throughout much of the United States. However, there is little, if any evidence that *private* development incentives like those provided here were used *at the time of founding*.

As the area moved continued into its third development period, this transition was codified in Kalamazoo's first planning effort, undertaken by Jacob Crane. Although the area had begun its transformation, Crane not only pointed out the importance of what we had, but used the term: "Public Buildings, Civic Center, City Beautiful" and told everyone that "this very fine civic center could be developed at a cost so small as to be almost unique in cities the size of Kalamazoo." And indeed, it was. Since that time, the 1929 plan Crane envisioned was completed, and has remained largely unaltered.

Criteria B. The Bronson Park District is associated with the lives of significant persons in our past.

The circumstances under which this district was created and grew were unusual, and particularly so when its center, or "heart" grew from a park that was created on land not intended for a park – and – that the park was never *just* a park. It was also the beginning of a true civic and cultural center that exists today.

The Four Squares and the district around it developed over three distinct periods, and over its more than century and a half, it *has* served as a center of development, political, civic, cultural and other activity. The list of individuals who influenced the park's development, or are related because they spoke in the park, or their artistic work is represented here - is long, but a short list follows.

Stephen Richardson and Titus Bronson platted the Town of Brunson (Bronson) in 1831. Titus Bronson is commonly referred to as Kalamazoo's founder, though there is strong evidence that the Fours Squares set aside at the time of platting belonged to Richardson, not Bronson.

Book merchant **Alexander Sheldon**, who served as Marshall and Fire Chief during his residency, took the park's early development seriously. Many early improvements were accomplished under his guidance.

Paulus denBleyker led a small group of Dutch immigrants in 1850 toward Holland, Michigan, and having stopped in Kalamazoo at what was then the west terminus, decided to stay. Many of those immigrants went on to found the First Reformed Church, whose building faces the park on Academy Street.

Frederick Bush and Thomas Patterson, a.k.a. Bush & Patterson, were Bronson Park residents and prolific Kalamazoo building contractors. Among their *many* projects in and outside Kalamazoo, those in or near the district include: a renovation and expansion of the first county courthouse (1866), the third county jail (1869), the Ladies Library building (1878), and the (former) Academy of Music (1882).

Surveyor and civil engineer **Luther Trask** also had a house facing Bronson Park; the first brick house in Kalamazoo. He was a builder too, and in his free time, served as circuit court clerk, Land Office Receiver, the Michigan Insane Asylum Board for twenty years, and helped found the Michigan Female Seminary.

Early settler **Justus Burdick** built his home facing Main street between Rose and Burdick Streets, and later moved and re-oriented his home to face the Park from the east side of Rose Street.

Samuel Ransom lived at Park and Academy Streets, also facing the Park. Ransom earned his living through real estate transfers and exchanges, along with his bakery, meat market and sawmill. Ransom also helped found Kalamazoo College.

Early resident, cabinetmaker and political activist **Amariah Prouty** was living on Park Street by 1873.

Joel Perrin, with two other family members Oliver and Lewis Perrin, sold hardware, stoves and similar items, as well as wagon and carriage stock. His house was on South Street, next door to Nathaniel Balch's house.

Dr. William E. Upjohn, who bought the property on which the Civic Theater now stands and financed its construction, was co-founder of Upjohn Pill and Granule, which eventually grew to a global pharmaceutical company. He acted as President of the Chamber of Commerce and guided it through a charter revision program, and then was elected to serve on Kalamazoo's first mayor under the commissioner-manger form of government.

Lucinda Hinsdale Stone's work also touched this district in several ways. She moved to Kalamazoo in 1843 with her husband Dr. James Stone, who had been appointed principal of the Kalamazoo Branch of the University of Michigan. Lucinda was an active, progressive member of First Baptist church, which, along with the Stones, played a role in the creation of today's Kalamazoo College. She eventually headed the Ladies Department at the College.

As an "Educator, Feminist (and) Mother of Clubs", Lucinda also reorganized the Ladies Library Association in 1852, and served the Michigan Federation of Women's Clubs, Women's Press Association. She also spoke at the 1893 Chicago World's Fair as a women's clubs representative.

Attorney **Hezekiah G. Wells** was also a Bronson Park resident. Wells was the man who sought and secured title to the Bronson Park land for the County, and was active in many other concerns. He served multiple terms as President of the Village Trustees, and advanced the progress of the State Board of Agriculture, Michigan Female Seminary and State Pioneer Society.

Nathaniel Balch lived on the south side of Bronson Park. He arrived in Kalamazoo in 1837, studied law under Charles Stuart, served as prosecuting attorney in the early 1840s, went on to serve as a state senator, was the long time president of the Kalamazoo Bar Association, and served as Village President for a time.

The Kalamazoo Public Library's web biography of **Cynthia and Edwin Van Deusen** describes their legacy as "Quiet" and that's the way they liked it. They moved to Kalamazoo when Dr. Van Deusen was appointed superintendent of the Kalamazoo Asylum. Perhaps their greatest gift to the community was a purpose built public library, just across from Bronson Park. They also supported St. Luke's church, and bought land for a parish house in 1893.

Pioneer **Martin Heydenburk** built the community's first church on South Street, which provided an opportunity for a number of the young congregations whose buildings eventually ended up on Church Square or facing Bronson Park.

Frank Milham helped organize the Bryant Paper Company in the late nineteenth century, later moving on to other paper companies. He served as a Director for the Home Savings Bank, as Kalamazoo Mayor, and on the Kalamazoo Board of Education. He and his wife Elizabeth bought the Perrin home facing the park on South Street in 1904, and Elizabeth sold it to the City in 1924 as a site for the 1931 City Hall.

Frederick Curtenius moved to Michigan in 1835 to farm on the Grand Prairie. In 1847 he raised a company to serve under Colonel Stockton in the war with Mexico. After serving as Adjutant General of Michigan, during the Civil War, he was appointed Colonel of the 6th Michigan Infantry, where he served in Louisiana. There he was arrested, and later resigned for refusing to surrender slaves to their owners. Curtenius built a house on Rose Street facing the park, and served the community in many ways, including many years as treasurer of the Asylum, President of Kalamazoo City Bank, and providing financial support to the Female Seminary.

Caroline Bartlett Crane arrived in Kalamazoo to lead its First Unitarian Church in 1889, and lived for a time in the Sill-Terrace apartments. Before her retirement from ministry, she helped raise the funding for a new church building on Lovell Street where she installed a number of programs, including the first free public kindergarten, manual training and domestic science programs, a women's gymnasium, day nursery, cafeteria, and the Frederick Douglass Club for "young colored people." Following retirement, she worked as a Civic reformer for decades, helping change laws and improve public health, and served as a consultant on those matters to over 60 other cities nationwide. She died in 1935, and was posthumously inducted to the Michigan Women's Hall of Fame in 1985.

Planner **Jacob L. Crane**, a Michigan native, graduated from University of Michigan and studied Landscape Architecture at Harvard. He had established his planning business in Chicago by the time he worked in Kalamazoo, and went on to a career to work for the federal housing and home finance agency, and served as the president's housing coordinator during World War II. During his career, Crane returned to city planning, working in the mid- and far-west, as well as in 25 foreign countries.

A partial list of political figures who spoke in Bronson Park:

Young lawyer **Abraham Lincoln** spoke in 1856 as part of a political rally in support of candidate John Fremont. He served in his home state legislature, and later helped build the new Republican party, re-entering politics in 1854. He gained national attention following his 1858 debate with Stephen A. Douglas. Lincoln was elected to the United States presidency in 1861, and served until his assassination in 1865, during which time he strengthened the government, preserved the Union, and abolished slavery.

Stephen A. Douglas spoke in 1860, presumably during his Democratic candidacy for the presidency, which he lost to Lincoln. By then, he had already served in the Illinois house beginning in 1843, where he became an eloquent speaker, and in 1846, was elected to the U.S. Senate.

At the Fourth of July Exercises in 1891, Kalamazoo Senator **Francis B. Stockbridge** and former Michigan Governor **Cyrus G. Luce** addressed the crowds.

William Jennings Bryan was a Democratic Nebraska politician who served in the House of Representatives, ran unsuccessfully as the Democratic nominee for President, and later served as Secretary of State. He spoke here in 1896, while running against William McKinley, with 20,000 – 25,000 people attending.

William Rufus Shafter was born in nearby Galesburg, Michigan in 1835, and was a farmer and teacher before joining the Union Army, where he won the Medal of Honor. He spoke in 1898, following his service in the Spanish-American war, when he was welcomed home during a Peace Jubilee.

President **William McKinley** opened the annual street fair in 1899, and "the whole town turned out."

Shirley Chisholm, the first black woman elected to the U.S. Congress, spoke in 1972 during her Democratic bid for the presidency. Chisholm served in congress between 1969 and 1983, and posthumously received the Presidential Medal of Freedom in 2015.

Artists whose works are represented in Bronson Park and the district:

The Hiker. Prolific sculptor **Theo Alice Ruggles Kitson** designed this work, having already established herself as a sculptor of war memorials. At nineteen years old, Kitson won honorable mention at the Salon des Artistes Francais, which made her both the youngest woman and first American to receive the award.

Kalamazoo's "Hiker" was one of at least 50 Hikers produced for sites across the U.S. The Hiker was so popular, in fact, that Gorham bought the reproduction rights in 1921, after the first two had been erected in 1906 in Minneapolis, and 1911 in Providence. Kitson's work can be seen all over the country, but she perhaps is best known for her work on seventy statues, bas reliefs and busts designed for Vicksburg National Military Park.

Alfonso Iannelli was a master designer, artist and architect who was also a leader and teacher in America's professional Modern design and Modern design education movements. Before creating his redesign for Bronson Park, he had worked professionally for three decades in New York, California, Chicago and the Midwest. Before and after his move to Chicago he collaborated with some of the Prairie School's leading architects, including its most-gifted disciple, Frank Lloyd Wright, and three of Wright's best-known students: Francis Barry Byrne, George Grant Elmslie and William Gray Purcell.

Though Iannelli's *Fountain of the Pioneers* was partially disassembled and the remainder demolished in 2018, the pools' curbing and its elements remain, as do his redesigned park pathways.

Kirk Newman was a gifted sculptor and educator. He came to Kalamazoo in 1949 as part of the University of Michigan's extension program, and was instrumental in helping found and recruit teachers for the Art School at the Kalamazoo Institute of Art, from which he retired in 1978, and whose art school is named in his honor.

In addition to the works already mentioned in this report, Newman designed the 1974 bronze figurative grouping *People*, which is prominently displayed just outside the District in front of the Kalamazoo Institute of Art, and an outdoor relief facing South Street for the First Presbyterian Church, *Invisible God*. Newman also created commissioned works for cities near and far, including Toronto and Hong Kong.

Criteria C. The Bronson Park District embodies the distinctive characteristics of a type, period, or method of construction, that represent the work of masters, possess high artistic values, and represents a significant and distinguishable entity whose components may lack individual distinction.

The Bronson Park Historic District is significant for its "Civic Center" grouping of historic and culturally significant landscape (Bronson Park) and buildings, ranging in creation dates from before 1680 to 1939. The center of the district is the historic landscape,

Bronson Park and the Bronson Park Mound, and the structures include, but are not limited to an intact triumvirate of 1930s city, county, and federal buildings, a group of seven buildings connected to early religious history and sacred spaces architecture (five congregations are still using their buildings), and finally, institutional and residential buildings dating from the early nineteenth and early twentieth centuries, which together possess a generally high level of integrity.

Many of the district's structures are significant as architectural landmarks in Kalamazoo and Michigan; are major works created by prominent Kalamazoo, Michigan and American master architects and craftspeople.

c1847 226 W. Lovell Street Austin-Sill House (Photo A-2)

A landmark of Greek Revival architecture in the Kalamazoo area, this one-story, hip-roof, brick structure has a symmetrical, five-bay facade, an Ionic-column front porch, frontispiece with side lights and central tablet and angle block trim. All are patterned after a design in Asher Benjamin's 1833 *Practice of Architecture*.

1855 315 W. Michigan Avenue First Baptist Church (Photo B-1)

The original portion of this building is the oldest standing church in Kalamazoo, and one of Michigan's oldest Victorian-period church buildings. Kalamazoo architect and builder H.W. Coddington designed its 1870 remodeling, as well as having supervised construction of St. Luke's Church, and designing and/or building numerous other Kalamazoo buildings, including now demolished Kalamazoo College Lower Hall, Michigan Female Seminary, an earlier Methodist Church, the 1892 Post Office on reformed Burdick Street, and St. Luke's Parish House.

Kalamazoo Architect Ernest Batterson designed the 1932 First Baptist Church House. Batterson is also known for his design for the extant First United Methodist Church in this district, and other Kalamazoo buildings, including the former Salvation Army building on N. Rose Street, the Modernist Douglas Community Center, and a residence at 1572 Spruce Drive.

Chicago Architect Edward Jansson designed the church's 1951 remodel, and is recognized for his church designs throughout the Midwest.

1864 200 S. Rose Street Bronson Park (Photos E1-E4)

Landscape designer Adam Oliver completed Bronson Park's first formal plan in the late 1870s. Oliver also designed landscapes for Michigan State Agricultural College (MSU) and the State Capitol grounds in Lansing, among others. Today's Bronson Park reflects the beginning of its third major development period; retaining its Alfonso Iannelli-designed Modernist fountain complex pools and his geometric park pathway system.

1870 340 S. Rose Street Sill Terrace - Prange Building (Photo D-4)

Kalamazoo architects M.C.J. Billingham and Leslie Cobb worked in Kalamazoo for many years, and designed the c1920s facade for this building, which provided an updated Colonial Revival street presence and additional square feet. Its well-fenestrated Rose Street side leaves decoration to a careful minimum. Underneath a corbelled frieze at the top, petite balconies accent some of the fourth floor windows,

the third floor windows below those are treated with arched hoods, and the second story windows are in places ganged together, Chicago-style.

Billingham was the local architect for the County Courthouse, Kalamazoo Radiology Building on South Street and Vander Salms Flower Shop and Greenhouses, among others. Together with Cobb, the two designed many other Kalamazoo buildings, including Borgess Hospital, several schools, the Washington Square branch library, the Marlborough Apartments, A.M. Todd & Company and others.

1871 302 Academy Street First Reformed Church & Annex

Built in 1870 and extensively remodeled in 1910, this church 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. The building's stained glass windows have been mostly covered for decades, but appear to be in good condition. A lovely, south-facing Rose window is believed to be hidden behind the gable, though was still exposed at the time the brick cladding was installed. The steeple, over the southeast entrance, has a segmental bay tucked in behind it which holds the balcony stair.

1878 333 S. Park Street Ladies Library Association (Photo C-3)

Baltimore born architect Henry Lord Gay first worked in Chicago in 1864, and began his own practice there in 1867. Between then and 1906, when he relocated to San Diego, he designed many residences and churches. Gay also designed a large, Lake Superior Sandstone Commercial Block in downtown Marquette. A long-time Kalamazoo local landmark, the "LLA" is richly detailed, with a steeply pitched slate roof, decorative tiles and a tower with brick corbelling. The Society of Architectural Historians (SAH) characterizes it as similar to the works of American architect Frank Furness, and compares it to his Philadelphia Academy of Fine Arts. The SAH calls it Victorian High Gothic, and notes that its unusual shed-dormer tower gives it the appearance of a Norwegian stave church.

Its local builders, Bush and Patterson, have a long list of credits to their name in Kalamazoo, including the extant Lawrence & Chapin Ironworks, the Wood-Upjohn House on South Street, and the Michigan Central Railroad Station, among others.

1885 247 W. Lovell Street St. Luke's Episcopal Church (Photo A-3)

St. Luke's is notable as an asymmetrical, English-parish-church-type, Gothic Revival structure of stone, and is important as a major work of Detroit architect Gordon W. Lloyd. Lloyd designed a great number of Episcopal churches in the period from 1860-90 for parishes in Michigan communities and cities as far distant as Buffalo, Pittsburgh, Cleveland, Chicago, and Milwaukee. Nine or more of Lloyd's buildings are also listed on the National Register of Historic Places.

Chicago architects Patton and Fisher did the designs for the parish house at St. Luke's in 1894. And it is likely that the Van Deusens, who were St. Luke's parishioners, were pleased with the architects' work here, and thus recommended they also design the new library they later funded. Patton & Fisher were an enormously prolific firm during

this period, and worked primarily in Chicago and elsewhere in Illinois, Beloit, Wisconsin, and also designed three other Michigan buildings, all in Muskegon.

Edward Stent, a New York-based church interior and stained glass designer who trained under English Arts and Crafts movement leader William Morris, designed St. Luke's interior and original stained glass windows, as well as those created for the later Library.

1890 219 W. South Street Lawrence House (Park Club) (Photo C-4)

In 1889 and 1890, the newspapers remarked on the new house William Lawrence was building, noting his old house was moved to Academy Street (where it remains at #725). Lawrence used Lake Superior red sandstone and Philadelphia pressed bricks as construction materials. With its irregular massing, mansard roof, textural sandstone and Richardsonian Romanesque details, the building is one of Kalamazoo's most important extant Late Victorian residences. It makes a strong statement with its hipped roof, square tower with a steeple-like, round turret and porches. Its front doors are finely carved, and some of the interior remains intact and exhibits a variety of hardwoods.

1914 224 S. Park Street First Church of Christ, Scientist (Photo C-1)

Well-known Chicago church architect William C. Jones gave this building a restrained exterior, but its east facade, which faces Bronson Park, says it all. Corner pilasters support a deep frieze under an equally deep cornice. Four monumental columns support a giant entablature above. Behind those columns are three raised double entrances, and above those are large arched and keystone windows. Behind the entablature, a tall second story rises, which is more easily viewed from South Street, along the building's south side, where more supporting pilasters appear, as do windows, again topped with keystone, semicircular arches or shed-style toppers.

The building's main floor is simple and efficient. However, like its style, the building's second floor auditorium is unusual, and one of a kind in Kalamazoo. The auditorium there offers large oval-shaped, semicircular seating underneath Kalamazoo's *only* expansive, highly-decorated oval skylight, made of thousands of small pieces of glass in different colors, forming concentric rings surrounding a solid-colored center. At night, the building's rooftop virtually glows. (*Historic photo N*)

Over a decades-long Chicago Midwestern career, first with Holabird and Roche (now Root) where Jones helped design the Chicago 1893 World's Fair buildings, and later with Gilbert Turnbull and on his own, designed not only churches, but homes, stores, schools, factories and government buildings. In Kalamazoo, however, he clearly designed a most agreeable church, because he soon after designed two others in its (near) image. His Rock Island, Illinois building (completed 1915) was for a Christian Science congregation (*Historic photo O*). Like ours, it also has a stained glass domed roof, and was recently re-purposed as a manuscript museum. The second near match is in Boone, Iowa (completed c1917), for the Trinity Lutheran congregation, and is still in use (*Historic photo P*).

**1923 211 S. Rose Street Young Women's Christian Association (Y.W.C.A.)
(Greenleaf Trust) (Photo B-3)**

Fred Robinson & Antoine Campau from Grand Rapids designed this Colonial Revival building similarly to their other YWCA buildings in Michigan, giving it an overall form that emanates endurance and dignity. Its well organized fenestration and dentiled cornice enhance its already substantial street presence. Together, Robinson & Campau also designed many other Grand Rapids buildings: Heritage Hill and other homes, schools, several major department stores, the original Butterworth Hospital and First Methodist Church, among others. This is their only known Kalamazoo building.

1928 345 W. Michigan Avenue First Congregational Church (Photo B-2)

Kalamazoo is the beneficiary of seven extant Aymar Embury II designs, and this is second earliest among them. Although churches were not considered Embury's specialty, he nonetheless provided a beautiful Neo-Gothic edifice whose sanctuary, with its south-facing chancel, soaring groin vaults and tall upper-level windows offers an uplifting visual, if not spiritual, experience. The sanctuary's exterior is very well-fenestrated and has a simple frieze that repeats under the roofline, just above the arched windows, and in-between, gargoyle bases whose brackets terminate above in twisted spires that reach skyward.

In addition to teaching architecture at his alma mater, Princeton, and serving in the 40th Engineers for the U.S. Army during WW I, Aymar Embury designed many building types, including clubs, country and resort houses, hotels, libraries, and college buildings. He is perhaps best known, however, for his work with New York Parks Commissioner Robert Moses, where he helped lead efforts to execute more than 600 public works projects, and as City Architect, designed the New York City pavilion at the 1939 World's Fair.

Aymar Embury's son, Edward Coe Embury, who assisted with the major 1960 addition here, joined his father's practice in the 1950s and also had a distinguished career, including designs for the Central Park Children's Zoo in New York. He also designed Severn Hall at Kalamazoo College. Architect William Stone, who also worked on the 1960 addition, designed the Dewing Building at Michigan at the Burdick (Kalamazoo) Mall, Westnedge Hill Apartments, and the 1956 St. Luke's Parish House, among others.

1929 212 S. Park Street First United Methodist Church (Photo B-4)

This building's designer, Kalamazoo Architect Ernest Batterson was a member of the First Methodist Church, and was also chosen to supervise this building's construction. Batterson learned architecture through the International Correspondence School of Architecture, and worked in the Kalamazoo region throughout his career, designing homes, schools, government and other buildings, including those already noted in this report, as well as additions to the old Fairmont Hospital and the 1920s Comfort Station on Courthouse Square.

The variegated stone building's triple entrance sanctuary doors are flanked by pinnacle-topped piers. Each door is topped with a quatrefoil window, and above them a three-panel gothic-arched window. These, along with the full-height windows on the building's south wall, fill the sanctuary with effusive colored light at sunrise and

morning, while the west-facing chancel windows glows at sunset, and complimented by the warm wood of the pews and rails. The sanctuary's simplicity is enhanced by a "faux" stone painting treatment around all openings, windows, doors, altar and chancel: a treatment that began in Mesopotamia thousands of years ago.

Stained glass maker von Gerichten Studios in Columbus, Ohio, created nearly all First Methodist's windows, which have been restored. The head of the Studio, Ludwig von Gerichten, is recognized as one of the principal founders of the National Ornamental Glass Manufacturers Association (now known as The Stained Glass Association of America), in 1903.

1930 321 W. South Street First Presbyterian Church (Photo D-2)

Of the Neo-Gothic churches fronting Bronson Park, the Bronson Park National Register documentation named First Presbyterian Church as the most outstanding - both for "its bold and massive design and its interior fittings." First Presbyterian may be one of only a few other church buildings that architect Charles Z. Klauder of Philadelphia, designed. Several of these are very unlike this one. They are tall and vertical, in form and include the Cathedral of Learning for the University of Pittsburgh, finished in 1937, and Martin Luther Tower for Concordia Seminary in Missouri.

Without corner or bell towers, the relief work at the large arched entry offers a visual feast of decoration, beginning with the great red wood door. On either side, small, lantern-topped piers on either side lift your eyes up to the great Rose window above, where a cacophony of Gothic swirls and quatrefoils delight, securely framed by a second set of full-height decorated pilasters at the corners. The relatively new atrium building between the sanctuary and church house buildings is respectfully proportioned and sited.

Inside, the organ and choir loft sit directly underneath the large Rose window, which faces north, providing beautiful indirect lighting, while the tall, modestly decorated gothic windows flanking the center pews offer both morning and evening light. As you look south toward the altar, the caramel-colored pews, rails and roof trusses above contrast beautifully with the original multi-color stone floor, giving the whole a quiet dignity.

Chicago architect and prolific church designer Ivar Viehe-Naess (later Ivar Viehe-Naess & Company) drew the plans for the 1925 church house. Viehe-Naess designed many churches, more than four in the Chicago area alone, as well as banks, and at least two hospitals. Having heard about the upcoming Columbian Exposition, Norwegian born Viehe-Naess traveled to Chicago from Norway at the age of twenty-one. He entered the Chicago School of Architecture the following year, studied at the Ecole des Beaux Arts in Paris in 1897, and returned to Chicago to study under Daniel Burnham, where he worked on the design for New York's Flatiron Building.

Founder William Willet, whose company produced the Rose window, began his stained glass career in 1898. However, he first worked as an American portrait painter and muralist with a distinguished clientele before turning to stained glass design. Beginning in 1909 as the Willet Stained Glass and Decorating Company, by the time Willet died in

1921, the company represented itself as "An organization of artists, designers, and craftsmen in ecclesiastical and domestic art..." His wife and son took over and expanded the company to one with national and international reputations, in part by experimenting with new techniques. Third generation E. Crosby Willet was elected president in 1965, and just before and during his tenure, the Studios did work for the Washington National Cathedral and the Hall of Science and Technology at the 1964 World's Fair in New York, among other projects. The company merged in 1977 with the Hauser Art Glass to become Willet-Hauser, and that company was acquired by Associated Crafts in 2014.

1931 329 S. Park Street Civic Auditorium, now Civic Theater (Photo C-2)

An article about Aymar Embury's work in Sand Hills, North Carolina in the June, 1924 *Architectural Record*, observed that his buildings there employed styles drawn from Colonial and English traditions: "...with a freedom and informality that are characteristic of all of Mr. Embury's work, but with a distinct (if undefinable) local flavor."

That is certainly what he accomplished with his design for the Civic. He took a relatively small, tight lot, and designed a big building. Standing on the South Street side, one has no sense of that a nearly three-story stage towers at the building's rear. Instead, the siting from that perspective feels intimate, as the main lobby stretches out to meet you. It's quite a feat, and one which is not overly imposed upon by the second story addition to the west side. The building's 2018 copper roof and lantern once that once again top the hipped roof are eye-catching, and fitting treatments for this long-time Kalamazoo institution and landmark.

In addition to the 1928 First Congregational church, Embury's other Kalamazoo buildings include the Garrett House (c1937), and a number of buildings at Kalamazoo College, including Mandelle Hall (1930), Stetson Chapel (1932), Hoben Hall (c1936), and the former President's House (1924), which has since been moved from the corner of Academy Street to 320 Monroe St.

1931 241 W. South Street Kalamazoo City Hall (Photo D-1)

The Society of Architectural Historians *Archipedia* says it all: "City Hall is Kalamazoo's finest example of Art Deco architecture. Its plan and simplicity reflect its classical origins, while its ornament and detail are twentieth century."

The main floor doors and windows on the north and south facades are treated in the same way as its iconic frieze – carved limestone adorns each. Cast aluminum was the decorative metal of choice for Art Deco, and the architects applied it freely, using it on the flag pole bases, large-scale lanterns flanking the front and rear stair approaches inside and out, some spandrels between the second and third floors, the guard rail enclosing the basement parking drive, and more. The building's interior features a three-story central atrium. Its main floor and matching double staircases are finished in Italian travertine. The lighting, elevator doors, mailbox, clock and drinking fountains are all petite tributes to Art Deco.

Chicago's Weary & Alford, City Hall's designers, were very busy at this time. In 1930, the year before City Hall was finished, the architects had finished the American National

Bank building, now Fifth-Third, on Michigan Avenue. In 1930, they completed Mariner Tower in Milwaukee, and the same year City Hall was completed, they completed First National Bank in Oklahoma City. By this time, they'd been building banks for more than two decades, with some as far away as Galveston, Texas, and as close as Battle Creek (Old Merchants National Bank and Trust, now Heritage Tower, finished the same year as City Hall.)

The second floor chambers feature hand-painted ceilings and a large vertical mural above the dais by artist Otto Stauffenberg. Stauffenberg initially came to Kalamazoo from Chicago's Plamondon-Gabriel Interior design firm to work on the earlier-mentioned Michigan Avenue bank, where he spent 600 hours painting its lobby ceiling. His work at City hall bears a visual connection to the bank's decoration, while maintaining its own identity through its coloring and dais mural which represents the Hebrew "Ten Words" or "Decalogue", and which roughly following the Christian Ten Commandments. The artist relocated from Chicago to Kalamazoo before 1940 and worked as an Interior Designer.

Building Arts and Conversation in Saline, Michigan, whose owner, Ron Koenig, managed the 2000 restoration of the chamber's walls, mural and ceiling is faithful to Stauffenberg's original work.

1937 227 W. Michigan Avenue Kalamazoo County Courthouse (Photo A-4)

This Art Moderne wonder is substantially larger, but more simply detailed than City Hall, and a major work of Kalamazoo's M.C.J. Billingham, and Smith, Hinchman & Grylls of Detroit, one of Michigan's oldest and most prominent firms.

Billingham, who changed the original building form from a cross to a block, believed it must harmonize with the new City Hall, and "must be a type of architecture far removed from anything that might be a passing fancy." Billingham assured that local contractors were used for the project, and said that it "Represents all that is new in architectural beauty and efficiency."

As has already been noted, Billingham's name is already on an impressive number of Kalamazoo buildings. Smith, Hinchman & Grylls (SH&G) is one of America's oldest operating architecture firms. It began in 1855, and by 1906, after partners came and went over five decades, and several generations of the Smith family's participation, Smith, Hinchman and Grylls was formed. It nearly always worked primarily on large buildings, and changed its approach to design with the times, moving from classically-influenced, to Art Deco, including Detroit's Guardian Building, to firmly Modern. In fact, it named a then-young Minoru Yamasaki to take the lead. He formed his own practice later, and is probably best known for his World Trade Center in New York. In its life before Kalamazoo, Smith, Hinchman and Grylls designed a number of Detroit and Ann Arbor buildings, including the Bankers Trust Company, Buhl Building, Hilberry Theater, Fyfe Apartments, Hudson's Department Store, and many others.

Italian immigrant and Detroit architectural Sculptor Corrado Parducci executed the bas relief designs for the Courthouse. Parducci trained in New York, sponsored by Gertrude Vanderbilt Whitney, at the Beaux-Arts Institute of Design and the Art Students League. He went to Detroit to work with architect Albert Kahn in the mid-1920s, and stayed,

eventually working on projects for Ann Arbor, Flint, Grand Rapids, Jackson, Marquette, Royal Oak, Saginaw and Ypsilanti, and as far away as Louisiana. Parducci's work also adorns the Kalamazoo Gazette on S. Burdick Street, which was designed by Kahn and the Kalamazoo State Hospital.

The six doors and transoms with grill sets that graced the building until 1979, (two pieces of which were salvaged by the Kalamazoo Valley Museum), represented Industry, Education, Commerce, Law, Science & Agriculture. They were produced by Dahlstrom Metallic Door Company, which opened in 1904 and is still operating as Dahlstrom Roll Form in Jamestown, NY, and Ellison Bronze Company, formerly of Jamestown, now operating in Falconer, New York, as Ellison Custom Crafted Balanced Doors.

1939 410 W. Michigan Avenue Federal Building, United States Post Office and Courthouse (*photo B-4*)

Also a partnership between well-established local architects, a Detroit firm and the U.S. Government, this building reflects changing tastes in architecture in the later 1930s, and is the youngest building in the district.

Architect Rockwell LeRoy came to Kalamazoo from Nebraska by way of Coldwater, to supervise construction of the Michigan Buggy Company building, and worked with Edison neighborhood land developer Charles Hayes, designing homes there for several years as the paper industry grew. On his own between 1906 and 1922, he designed buildings for Oakwood Park, three downtown theaters, the Edwards and Chamberlin Hardware, now the Haymarket Building (1908), and the nearby former Water Street Police Station (1913). He also designed the recently demolished Milwood Elementary School, Lincoln Elementary, and an addition to Kalamazoo Central High School.

Some of the later work above may have been executed with Kalamazoo Architect Manuel M. Newlander, who joined Leroy's practice between 1920 and 1924. The two worked on additional schools, and returned to the Edison neighborhood to design the Kalamazoo City savings Bank building (now Pho on the Block.) Both are credited as the local architects for the Federal Building project.

Also prolific and working in a much larger city was George D. Mason, later named by one historian "dean of Detroit architects." Arriving in Detroit with his parents from Syracuse, New York in 1870, he studied architecture and formed his first partnership in 1878 with Zachariah Rice. About 6 years later, he hired 16 year old Albert Kahn, who went out on his own a decade later to build his own incredible and global architectural legacy. Mason's partnership with Rice ended shortly after, and Mason continued on his own. This short list represents a sample of Mason's contributions to Detroit's built environment, and includes the Masonic Temple, Hotel Pontchartrain, Trinity Methodist Church, Belle Isle Aquarium, Lincoln Motor Company, Detroit Yacht Club and second Detroit Opera House. Outside Detroit, he designed the Grand Hotel on Mackinac Island and the Hiram Walker & Sons building in Windsor, Ontario. His work on Kalamazoo's Federal Building took place near the end of his career.

Hoover and Roosevelt's New Deal Depression-era work programs accomplished 246 projects in Michigan of all types, including bridge, road, fish hatchery, park and forest

restorations, zoos, airports, schools (including several recently demolished buildings on WMU's East Campus) municipal buildings, police and fire stations, hospitals, museums, stadiums, golf courses (including Milham park), camps, new parks, and auditoriums.

There is some question as to which of those programs was used for this building, or if it was a combination. As has been previously published, it may in fact be a Public Works Administration (PWA.) However, because it was a Treasury Department (TD) project, it may have been constructed under Treasury's Public Buildings Branch (PBB.) Either way, the Treasury's Supervising Architect, Louis Simon, was the project's federal connection. He began his job with the Treasury Department in 1896, and spent the rest of his career there, guiding the stylistic development of federal buildings, and many of them were post office buildings.

The 2017 *Individual* National Register documentation for this building relates its style to architect Paul Phillipe Cret's "liberation" of classical design." Accomplished through modernization or abstraction of building elements such as columns, pilasters and entablatures, it resulted here in a simplified facade whose primary elements form a rhythmic series of highly abstracted pilasters and deeply set windows.

Criteria D. The Bronson Park District has yielded or may be likely to yield, information important in history or prehistory.

Date Unknown.

The Bronson Park Mound

In its data on the Bronson Park Mound, the Michigan State Office of Archaeology notes the function of this mound was for burials. However, the Mound *may* also have been built for other purposes, including as a garden bed, by an ancient, agrarian-intense American Indian cultural group. Ground-penetrating digital technology, which produces fine scale maps without disturbing the site, is planned for the near future.

Significance Conclusion

This District represents a geographical area that played a pivotal role in Kalamazoo's occupation by Native American people, European settlement, and the birth and growth of the Kalamazoo community. This report clearly demonstrates the District's association with these events as they relate to our history. It also demonstrates its association with many of the lives of significant persons in that past, from the Native American people who once owned this land, to the community's founders and through to the end of the period of significance in 1939, with the completion of the Federal Building.

It documents the distinctive characteristics of its architecture and characteristics, some of which represent the work of masters and which possess high artistic values as a group. And finally, the Bronson Park Mound, located in the centerpiece of this District, has the potential to yield important information on our prehistory and history.

This district has an abundance of resources with a high to medium level of integrity that are significant to our history of architecture, archaeology, art, community planning and development, entertainment and recreation, exploration and settlement, landscape

architecture, politics, government and religion. Several are currently under threat, and we recommend the City Commission act soon to create a Local Historic District to protect those buildings whose very presence demonstrate and help bring this period of our history to life, support Kalamazoo's unique character in this regard, and support its renewal and sustainability.

7. Photographs

See Appendix #2

8. Resource Counts and Percentages

The proposed district contains seventeen (17) contributing resources. 100% of the properties contribute to the district.

9. List of Historic and Non-Historic Resources

Seventeen resources below are historic and contribute to the district. Listed by building completion, or (in the case of Bronson Park) formal establishment date:

Historic Resources

c1847	226 W. Lovell Street	Austin-Sill House (<i>photo A-2</i>)
1855	315 W. Michigan Avenue	First Baptist Church (<i>photo B-1</i>)
1864	200 S. Rose Street	Bronson Park* (<i>photos E 1 to E-4</i>)
1870	340 S. Rose Street	Sill Terrace - Prange Building (<i>photo D-4</i>)
1871	302 Academy Street	First Reformed Church & Annex (<i>photo A-1</i>)
1878	333 S. Park Street	Ladies Library Association (<i>photo C-3</i>)
1885	247 W. Lovell Street	St. Luke's Episcopal Church (<i>photo A-3</i>)
1890	219 W. South Street	Lawrence House (Park Club) (<i>photo C-4</i>)
1914	224 S. Park Street	First Church of Christ, Scientist (<i>photo C-1</i>)
1923	211 S. Rose Street	Young Women's Christian Association (Y.W.C.A.) (Greenleaf Trust) (<i>photo D-3</i>)
1928	345 W. Michigan Avenue	First Congregational Church
1929	212 S. Park Street	First United Methodist Church (<i>photo B-4</i>)
1930	321 W. South Street	First Presbyterian Church (<i>photo D-2</i>)
1931	329 S. Park Street	Civic Auditorium, now Civic Theater (<i>photo C-2</i>)
1931	241 W. South Street	Kalamazoo City Hall (<i>photo D-1</i>)
1937	227 W. Michigan Avenue	Kalamazoo County Courthouse (<i>photo A-4</i>)
1939	410 W. Michigan Avenue	Federal Building, United States Post Office and Courthouse (<i>photo B-3</i>)

*Although Bronson Park was *formally dedicated* as a park in 1864, Knauss reported that parts of it had been used by the public as a green open space since 1845, when the jail was moved from its square to Courthouse Square. This informally qualifies the Park as one of the oldest, if not the oldest historic resource in the district.

10. Bibliography

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Appendix #1, Visual Boundary Description - Map

Appendix #2 Photos Historic & Current

Prepared by Pamela Hall O'Connor, February 5, 2019 – the commission wishes to thank her for her tireless and thorough research in preparing this report.

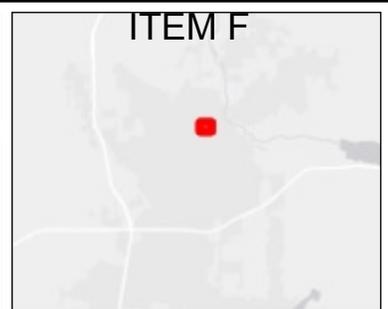
APPENDIX 1

Visual Boundary Description – map of the proposed district

- | | | | |
|-----|-------|-----------------------------|---|
| 1. | c1847 | 226 W. Lovell Street | Austin-Sill House |
| 2. | 1855 | 315 W. Michigan Avenue | First Baptist Church |
| 3. | 1864 | 200 S. Rose Street | Bronson Park* |
| 4. | 1870 | 340 S. Rose Street | Sill Terrace - Prange Building |
| 5. | 1871 | 302 Academy Street | First Reformed Church & Annex |
| 6. | 1878 | 333 S. Park Street | Ladies Library Association |
| 7. | 1885 | 247 W. Lovell Street | St. Luke's Episcopal Church |
| 8. | 1890 | 219 W. South Street | Lawrence House (Park Club) |
| 9. | 1914 | 224 S. Park Street | First Church of Christ, Scientist |
| 10. | 1923 | 211 S. Rose Street | Young Women's Christian Association |
| | | (Y.W.C.A.) Greenleaf Trust) | |
| 11. | 1928 | 345 W. Michigan Avenue | First Congregational Church |
| 12. | 1929 | 212 S. Park Street | First United Methodist Church |
| 13. | 1930 | 321 W. South Street | First Presbyterian Church |
| 14. | 1931 | 329 S. Park Street | Civic Auditorium, now Civic Theater |
| 15. | 1931 | 241 W. South Street | Kalamazoo City Hall |
| 16. | 1937 | 227 W. Michigan Avenue | Kalamazoo County Courthouse |
| 17. | 1939 | 410 W. Michigan Avenue | Federal Building, United States Post Office and
Courthouse |

PROPOSED BRONSON PARK LOCAL HISTORIC DISTRICT

City of Kalamazoo GIS



Legend

- Street Names - City
- Parcels
- Historic District - Nat. Reg.
 - BRONSON PARK
 - EAST CAMPUS
 - HAYMARKET
 - ROSE PLACE
 - SOUTH STREET
 - STUART
 - VINE
 - WEST MAIN HILL

FEBRUARY 12, 2019

1: 4,514



WGS_1984_Web_Mercator_Auxiliary_Sphere
HPC Meeting 02/12/2019

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

THE CITY OF

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APPENDIX 2

HISTORIC AND CURRENT PHOTOS

Historic Photos – pages 1 to 4

Current Photos – Pages A to E



A. Kalamazoo County Courthouse (p8) front-north
B. Kalamazoo County Courthouse (p8) Interior - 1st floor



1 C. Kalamazoo County Courthouse (p8) NE corner steps
D. Kalamazoo County Courthouse (p8) SE corner with old jail



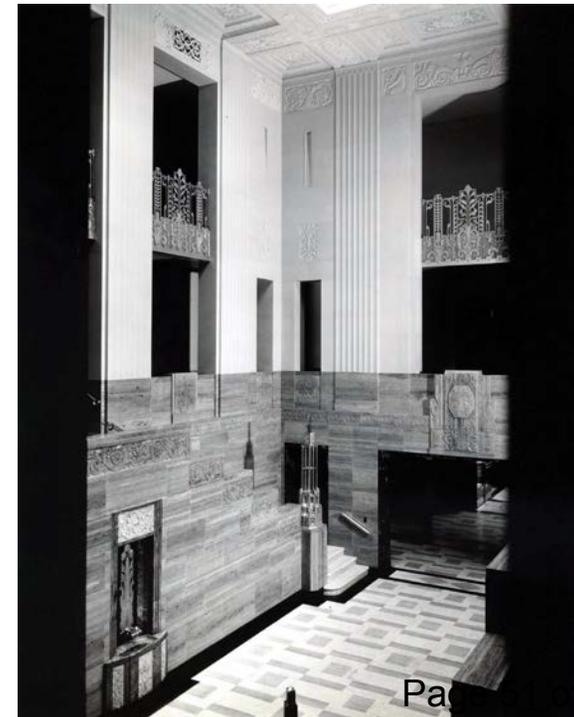


E. Kalamazoo County Courthouse (p8) front door panel
G. First Congregational (p12) SW corner showing sunken garden



F. First Congregational (p12) Sanctuary
H. Kalamazoo City Hall atrium (p18) looking

2





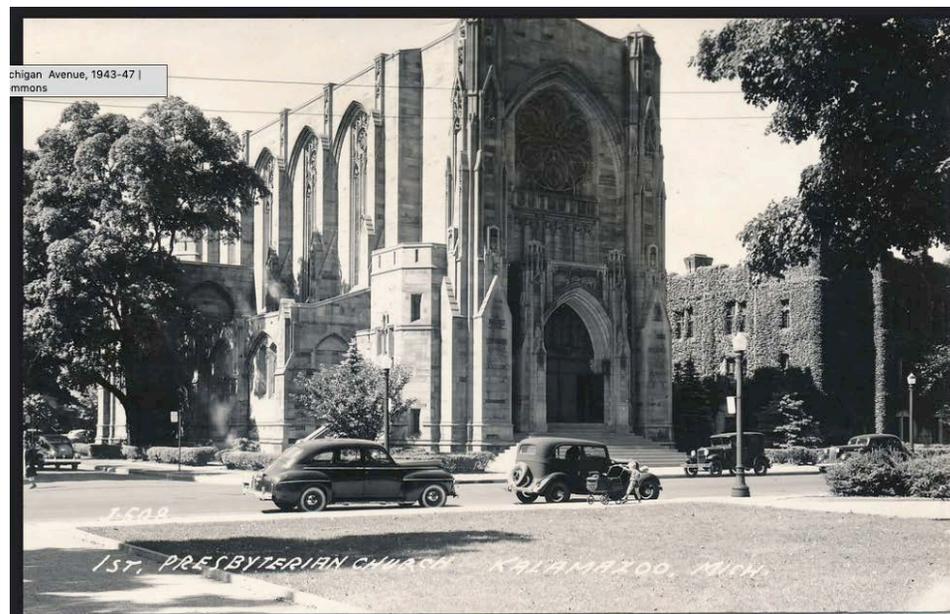
I. Kalamazoo City Hall (p18) atrium looking northeast
K. Kalamazoo City Hall (p18) Mural restoration 1990



3 J. Kalamazoo City Hall (p18) Mural restoration 1990
L. First Presbyterian Church (p19) looking NW

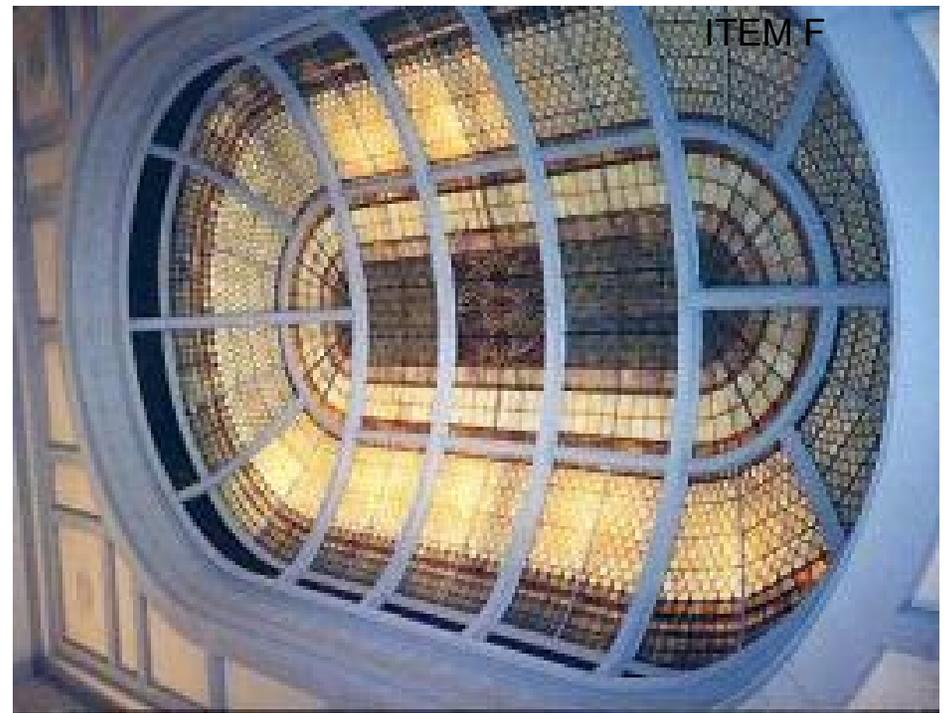


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M. Kalamazoo City Hall (p18) atrium looking northeast
 O. Kalamazoo City Hall (p18) Mural restoration 1990

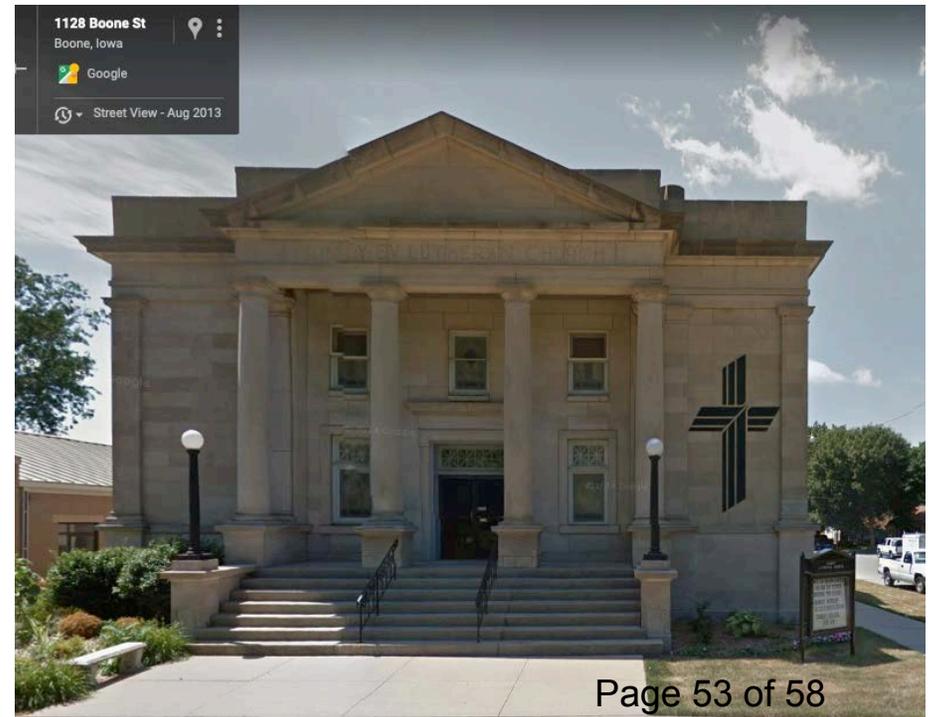


4

N. Kalamazoo City Hall (p18) Mural restoration 1990
 P. First Presbyterian Church (p19) looking NW



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(1) 302 Academy – First Reformed Church (pp 10-11, 33)
(3) 247 West Lovell – Saint Luke’s Church (pp 17-18, 33-34)



(2) 226 West Lovell – Austin Sill House (pp 16-17, 32)
(4) 227 W. Michigan Ave. Kalamazoo County Courthouse (pp 8, 38-39)



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(1) 315 W. Michigan Ave. First Baptist Church (p 9, 32)
(3) 410 W. Michigan Ave. Federal Building (NR) (pp 24-25, 39-40)



ITEM F

(2) 345 W. Michigan First Congregational Church (pp 11-13, 35)
(4) 212 S. Park Street First Methodist Church (pp 23-24, 35)

B



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(1) 224 S. Park Street First Church of Christ, Scientist (pp 22-23, 34)
 (3) 333 S. Park Street Ladies Library Association (NR) (pp 21-22)



ITEM F

(2) 329 S. Park Street Civic Theater (pp 20-21, 37)
 (4) 219 W. South Street Lawrence House (Park Club) (p 18, 34)

C



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(1) 241 W. South Street City Hall (p 18-19, 37-38)
 (3) 211 S. Rose Street Y.W.C.A. (p 15, 33)



ITEM F

(2) 321 W. South Street First Presbyterian Church (p 19-20, 36-37)
 (4) 340 S. Rose Street Prange Building (p 16, 32)

D



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(1) Bronson Park – looking southeast from Academy & S. Park (p6)
(3) Bronson Park – Fountain of the Pioneers removed April 2018 (p6)



(2) Bronson Park – looking NW from South Rose & West South (p6)
(4) Bronson Park – aerial 2017 (p6)

E



HPC Meeting 02/12/2019



KALAMAZOO HISTORIC PRESERVATION COMMISSION

City Hall – 241 West South Street – Community Room 2nd Floor

TUESDAY, JANUARY 8, 2019 – 7:00 PM

MEETING MINUTES - Draft

Members Present: Joshua Koenig, Sue Robinson, Ciara Larson, David Kohrman, Elizabeth Timmerman, Nicole Sabel

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

- I. **Call to Order:** Mr. Koenig called the meeting to order at 7:00 PM
- II. **Approval of Absences:** Regina Gorham. *A motion was made by Ms. Timmerman and seconded by Ms. Robinson to approve the absence of Regina Gorham from the Historical Preservation Commission meeting on January 8, 2019. The motion passed unanimously.*
- III. **Approval of Agenda:** *Ms. Larson made a motion to approve the Agenda for the January 8, 2019 Historic Preservation Commission meeting. The motion was seconded by Ms. Sabel and was approved unanimously.*
- IV. **Introduction of Guests:** Pam O'Connor, Norman Jung, Pam Thornton (DAR representative), David Brose, David Kastner (Historic District Commission member)
- V. **Citizen Comments on Non-Agenda Items and Correspondence:** Mr. Koenig presented a copy of the letter sent from SHPO regarding de-listing the fountain in Bronson Park from the National Register of Historic Places. SHPO has accepted the Commission's request and it has been placed on the agenda for the January 18, 2019 Michigan State Historic Preservation Review Board meeting. Ms. O'Connor took exception to the use of the term "dismantling" in the letter as both inappropriate and incomplete. Ms. Ferraro encouraged everyone with any interest to attend the meeting on January 18th. Ms. Ferraro and Ms. Robinson plan to attend and Ms. O'Connor expressed interest in being present, as well.

Ms. O'Connor advised that the Commission has received a proposal from the National Park Service regarding completing a Historic American Landscape Survey (HALS) of Bronson Park and the Fountain of the Pioneers. She felt that the quoted amount was reasonable and she would like the Commission to discuss it in an upcoming meeting. She also requested that she be the person to write the draft, but stated that she cannot continue to do work for the Commission without compensation. Ms. Ferraro responded that she will be continuing to gather quotes/proposals from other companies and that only HALS will be needed, not HABS.

Ms. O'Connor informed Commission members that she has communicated with John Hambright, the City of Kalamazoo Records and Information Manager. She has obtained a record of the items put on deposit during the month of October and has the record numbers available for Commission retention. Mr. Hambright responded to Ms. O'Connor via email – what follows is a verbatim transcription of the relevant information from that email:

All of the files that you left us reside in Box # CA-456. In addition to this box, our database search and visual confirmation includes also finding duplications of these items in other boxes.

In the Frank Lloyd Wright Tour file's case, there is actually an additional file from Sharon Ferraro's office. I am sure it has some of the same information you gave us in your file but the documents are not exactly the same in each file.

- Frank Lloyd Wright Tour file – Box # 10967 and Box # CA-456
- Where Place Prospers file – Box # CA-429 and Box # CA-456
- 4 Kalamazoo Lost & Found Calendars from the years
 - 1997 – Box # CA -255 and Box # CA-456
 - 1998 – Box # CA-456
 - 2005 – Box # CA-320 and Box # CA-456
 - 2006 – Box # CA-456

Referring to the Kalamazoo Historic Preservation Commission Goals 2019-2022 handout, included in the packet under Appendix B, Item #1, Ms. O'Connor asked for confirmation that a letter is required from the property owner of the Nazareth Center. Ms. Ferraro explained that in order to proceed with a National Register nomination of Nazareth, a letter from the owner, additional information and new photographs would be necessary.

Finally, Ms. O'Connor announced an upcoming meeting at the First Congregational Church regarding the future of 302 Academy Street.

Mr. Jung had questions regarding cleaning up Michigan historical markers and suggested that the City Parks and Recreation Department clean up the trees that are around them – especially those in South Westnedge Park.

VI. Financial Report: Ms. Ferraro advised that she has not received an update from Marcy Dix this month.

- A. REVENUE – March (\$191.76 Oct) YTD (\$4303.80)
- B. EXPENDITURES – Oct \$1100 YTD (\$3776.68)
- C. BALANCE REMAINING - \$27,363.32
- D. RESERVE FUND - \$27,804.44 (Quarterly reports – Feb, May, Aug, Nov)

VII. Action and Discussion Items

- A. SUSTAINABILITY – Ms. Ferraro explained that the Hidden Kalamazoo team is meeting on Wednesday, January 9, 2019 to discuss the assignment of tasks, set deadlines, and get started on the writing. Brittany Williams will be handling the layout, and Peter Brakeman has agreed to provide graphics for the front cover. The final format of the book will be dependent upon the various costs involved in its development and publishing. Ms. Ferraro believes that the final details will be decided before the next HPC meeting and she will also share the details via email to Commission members and put together a budget proposal.
- B. PRESERVATION MONTH – Ms. Gorham was absent from the meeting and could provide no update for this agenda item. Discussion of the reward categories will be postponed to the February 12, 2019 HPC meeting.

- C. PUBLIC EDUCATION – Ms. Gorham was absent from the meeting and could provide no update for this agenda item. Mr. Brose advised that Kalamazoo City Deputy Manager Jeff Chamberlain has been working with the County Road Commission on the street sign project. It is hoped that the street signs can be installed on Earth Day this year. There is an upcoming meeting scheduled after which Mr. Brose will have more information to provide the Commission.
- D. OPERATIONS –
- i. Election of HPC Treasurer:
Mr. Koenig asked for volunteers for the position of Commission Treasurer. Ms. O'Connor pointed out that the Treasurer position is not complicated or particularly time consuming and largely consists of meeting with Marcy Dix on a monthly basis. Ms. Dix is the primary person responsible for budgetary planning for the Commission. That meeting can be conducted over the phone and Ms. Dix will then send any necessary documentation via email. Ms. Sabel volunteered for the position. ***Mr. Koenig moved that Nicole Sabel be appointed Historical Preservation Commission Treasurer. Mr. Kohrman supported the motion and it passed unanimously.***
 - ii. Review of Draft Correspondence:
This agenda item is a continuation of the discussion from the December HPC meeting. Mr. Koenig presented a draft letter responding to Mr. Chamberlain's email regarding the Bronson Park Master Plan. He asked for input from Commission members. The response requests that the Commission be kept informed and involved with any future decisions the City chooses to make. It also emphasized the importance of replacing the fountain with a new central structure. Commission members and Ms. O'Connor discussed the letter and made a few suggestions for additions or changes in the wording. Mr. Koenig will compose a new draft and send it out to Commission members for comment.
- E. SITES – Ms. Robinson has a meeting scheduled on January 10th with an Edison school representative and Karen Jackson from the KPS Superintendent's Office. Ms. Robinson will update the Commission with the results of that meeting at the February HPC meeting.
- F. DESIGNATION – There were no updates regarding this agenda item.

VIII. Old/New Business

- A. HPC 5 YEAR WORK PLAN –
- i. Assignment of Work Plan Leaders: Commission members were assigned leadership roles as follows:
 - a. RECONNAISSANCE LEVEL HISTORIC RESOURCE SURVEY - Nicole Sabel
 - b. KALAMAZOO RESERVATION PUBLIC EDUCATION COMMITTEE – Regina Gorham
 - c. CREATE A PROGRAM OF HOMEOWNER PRACTICAL PRESERVATION WORKSHOPS FUNDED BY THE O'CONNOR FUND FOR HISTORIC PRESERVATION – the leader of this goal will be chosen at the meeting to be held at Ms. Gorham's home on January 16, 2019.

- d. CEMETERIES – Beth Timmerman
 - e. PRESERVATION MONTH & OTHER EVENTS – Regina Gorham
 - f. DESIGNATION – Ciara Larson & Sue Robinson
 - g. SUSTAINABILITY / REVENUE – Joshua Koenig & the Historic Preservation Coordinator
 - h. OPERATIONS – Joshua Koenig
- ii. Assignment of Proposed Completion Dates: Commission members confirmed the following project completion dates:
- a. RECONNAISSANCE LEVEL HISTORIC RESOURCE SURVEY – July 2020
 - b. KALAMAZOO RESERVATION PUBLIC EDUCATION COMMITTEE – December 2021
 - c. CREATE A PROGRAM OF HOMEOWNER PRACTICAL PRESERVATION WORKSHOPS FUNDED BY THE O’CONNOR FUND FOR HISTORIC PRESERVATION – Annual / Ongoing
 - d. CEMETERIES – Annual / Ongoing
 - e. PRESERVATION MONTH & OTHER EVENTS – Annual / Ongoing
 - f. DESIGNATION – Annual / Ongoing
 - g. SUSTAINABILITY / REVENUE – Annual / Ongoing
 - h. OPERATIONS – Annual / Ongoing
- iii. Approval of Final Five Year Work Plan: *Ms. Timmerman made a motion to approve the 5 Year Historic Preservation Work Plan as amended. The motion was seconded by Mr. Kohrman and passed unanimously.*
- B.** NATIONAL REGISTER BINDER UPDATE – Ms. Larson advised Commission members that the binder is progressing steadily. The document is estimated to be 100-120 pages in length and its purpose is to provide information regarding historic designations, historic districts, etc. The content is primarily from information on state, local, and federal websites. Ms. Larson will submit everything to Ms. Ferraro so that the binder can be reviewed. Ms. Larson does not have a background in publishing or graphic design, and asked anyone with that experience and interest to contact her regarding the overall design of the book. She is hoping the project will be completed in May and as it gets closer, the Commission can begin reaching out to libraries and neighborhood associations. Ms. Larson would also like to make it available online.
- C.** MOUNTAIN HOME CEMETERY MEETING – Ms. Timmerman and Ms. Ferraro informed the Commission that there was a cemetery meeting in December with Chris Wright. What he has been putting together isn’t going to be compatible with the technology used by the City of Kalamazoo or Commission member’s smart phones. The purpose of the project is to evaluate and assess the current condition of grave markers. An inventory will be taken over the span of a year and possible upgrades and/or repairs will be discussed.
- D.** Update on the Reconnaissance Level Historic Resource Survey : Ms. Ferraro would like the City to use RuskinARC, which is an expensive program, but one payment covers everything needed. RuskinARC will also tweak their program to meet the needs of any local municipality. Ms. Ferraro will also be asking City IT personnel if the Collector Application can be used.

- IX. Approval of Meeting Minutes:** Two grammatical errors were found in the minutes of the December 2018 HPC meeting. *Mr. Kohrman made a motion to approve the Historic Preservation Commission meeting minutes, as amended, for December 11, 2018. The motion was supported by Ms. Robinson and passed unanimously.*
- X. Coordinators Report on Non-Agenda Items**
- a. FOURTH QUARTER REPORT ON SECTION 106 (FEDERALLY FUNDED PROJECTS) – Section 106 Reviews to 12/31/18:
 - i. 18 – in Potential Historic Study Areas
 - ii. 38 – In Areas Identified in the 2001 Survey as “No Historic Properties”
Note: in 2017, 8 reviews were completed by 12/31/17.
Slight improvement between 2017 and 2018 in number of reviews and fee income in the historic districts – cases are trending up after a decline over the past eight years.
 - b. HABS/HALS DOCUMENTATION FOR BRONSON PARK AND THE FOUNTAIN OF THE PIONEERS – No new updates.
 - c. UPDATE ON SURVEY & CLG GRANT – Ms. Ferraro stated that she is looking into RuskinARC and has a conference call scheduled for January 10, 2019.
 - d. VERMEULEN FARM SITE – No new updates.
 - e. NAZARETH COMPLEX – No new updates.
 - f. 302 ACADEMY (FIRST REFORMED CHURCH) – At meeting
 - g. 1301 CAMERON (STREETCAR BARN) – Razed on December 14, 2018
 - h. Commissioner David Kohrman’s term is ending in March 2019. Ms. Ferraro has had two applicants for the Commission express interest and she inquired if they should be invited to the February HPC meeting. All Commission members approved of the invitation.
- XI. Citizen Comments on Non-Agenda Items**
- Mr. Kastner asked for information regarding the status of the Vermeulen Farm project. Ms. Ferraro updated him about the six month moratorium on any new development through June 3, 2019. Mr. Brose stated that he had been told there was a group of “experts” working on the project and Ms. Ferraro explained that these are various local experts who have offered to participate and discuss methods of moving the farmhouse as a means of preserving it. Mr. Koenig asked if there were any further thoughts about inviting the developers to an upcoming HPC meeting and Ms. Ferraro replied that it would be more appropriate as we neared the end date of the moratorium.
- Mr. Kastner asked if there were any current plans to work with Brownfield regarding the Streetcar Barn at 1301 Cameron. Ms. Ferraro explained that is not something that the HPC becomes involved in. Mr. Kastner followed up by pointing out that old brick buildings of that era, size, etc., are coming down at a somewhat alarming rate.
- XII. Commissioner Comments**
- Mr. Kohrman asked if Ms. Ferraro could update the Commission on the status of the Christian Science Church, and Ms. Ferraro replied that she cannot at this time.

XIII. Adjournment

The meeting was adjourned at 8:09 PM by Mr. Koenig.

Submitted by: _____

Date: _____

Recording Secretary

Reviewed by: _____

Date: _____

Preservation Coordinator

Approved by: _____

Date: _____

HPC Chair

REVIEWS: Historic District Commission:

✓ HDC cases to 01/03/19 –0 total	Fees total year to date, 2019 \$0		
2019	2019	2018	2018 fees
○ 5 no fee	\$ 0	4 no fee	\$ 0
○ 3 bldg permit-\$35*	\$ 105	0	\$ 0
○ <u>0 HDC hearing - \$85</u>	<u>\$ 0</u>	<u>1</u>	<u>\$ 85</u>
0 TOTAL	\$ 105	5	\$ 85

Section 106 reviews (Federally funded projects)

- ✓ Section 106 reviews to 02/05/19:
 - 1 – in Potential Historic Study Areas
 - 8- in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2018, 3 reviews were complete by 02/05/18

SITES and PROJECTS:

- **Update on HABS/HALS documentation for Bronson Park and the Fountain of the Pioneers – We have received two quotes for HALS recordation and are waiting for a third.**
- **Vermeulen Farm site (Loring – McMartin Farm and RR – South Drake and Stadium Drive) MORATORIUM through June 3, 2019.**
- **Nazareth – report at meeting**
- **302 Academy – First Christian Reformed Church – report at meeting**

ITEM H
Kalamazoo Historic Preservation Commission
Preservation coordinator's report
Tuesday, February 12, 2019

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 – Total 3

1. **KALAMAZOO GAZETTE BUILDING – 401 SOUTH BURDICK** – Purchased by Bronson Healthcare Group, south addition begins spring 2019, historic building still vacant
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 – total 13

4. **International Hotel – Fandango – 241-7 South Kalamazoo Mall (2nd & 3rd floors)**
5. **Montgomery Wards – Terrapin/Walgreens – 237 South Kalamazoo Mall* (2nd & 3rd floors) HK**
6. **Fuller Building – Petals & Postings/Invitations by Design – 233 South Kalamazoo Mall (2nd & 3rd floors) HK**
7. **Boudeman Building – Rustica - south end - 236 South Kalamazoo Mall, west side* (2nd & 3rd floors) HK**
8. **Stevens Building – 312 West Michigan – Studio Grille (2nd floor) HK**
9. **Clapham McDonald Building – 131 East Michigan – 3rd floor HK**
10. **Gilmore Building – upper floors along Portage vacant HK**
11. **Winston's (Weber Building) 228 East Michigan - 3rd floor HK**
12. **Hiemstra Optical (Chase Building) - 234-8 East Michigan*(2nd floor) HK**
13. **266 East Michigan – Hall Building – Coney Island – upper three floors HK**
14. **318 East Michigan – Hotel Holt – Alfred E. Bike – 2nd & 3rd floors (NEW OWNER – rehab in progress) HK**
15. **100 North Edwards – Nave Architects – 2nd floor**
16. **150 North Edwards – Heritage Co – 2nd floor & far north, one story bay HK**

Upper floor unoccupied – total 2

17. **American National Bank (5/3) – 136 East Michigan – 15th floor only - now owned by Hinman HK**

First floor vacant, upper floors occupied – total 3

18. **Metropolitan Center – one storefront – 105 East Michigan – to be filled by MOMA-grocery store**
19. **Merrill-McCourtie Building – (south storefront only) former Dragon Inn – 232 South Kalamazoo Mall**
20. **Button Jannasch Building - 242 East Michigan – east 1st floor bay vacant**

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

**21 buildings or spaces in historic buildings are unoccupied.
(Not counting temporary vacancies)**