

KALAMAZOO HISTORIC PRESERVATION COMMISSION
VIRTUAL MEEING
TUESDAY July 14, 2020 – 6:00pm

I. Call to order (WELCOME NEW COMMISSIONERS):

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) (Sabel) At meeting

- a. REVENUE Dec. \$0 YTD (\$821.25)
- b. EXPENDITURES Dec \$127.20 YTD (\$2909.09)
- c. BALANCE REMAINING (\$25,024.59)
- d. RESERVE FUND (\$25,553.45) (Quarterly reports – Feb., May, Aug, Nov)

VII. Action and Discussion Items

- a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro/Sabel) **ITEM A**
- b. Kalamazoo Reservation Public Education (Gorham) (10 min) **ITEM B**
- c. OHOW (O'Connor/Ferraro) **ITEM C**
- d. KVCC Traditional Trades program (Ferraro) **ITEM D**
- e. Grave Issues – Cemetery Project (Timmerman)
 - a. Consider a gravestone cleaning session in September
- f. Preservation Month (PM) (Gorham) (15 min) – Four nominations so far.
 - a. Would like the commission to consider moving the awards to September during the MHPN conference – or perhaps later? Or cancelling for this year and schedule for next year?
- g. Designation & Sites (D) – (10 min) No report
- h. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book)
 - a. Discuss publishing the book for holiday giving later this year. But keep working on it with a goal of ready to go to press by mid-October?
 - b. Keep the Wix.com website \$315/year?
- i. Operations (O) – Koenig (5 min) *Report at meeting*

VIII. Old/New Business

- a. Section 106 reports – 1st and 2nd quarters **ITEM E**
- b. Election of officers – possibly move to postpone to August meeting after new commissioners have settled in.
- c. Discussion of a policy looking forward on the amount to be kept in the City of Kalamazoo HPC account. Anything above that amount would be placed in the O'Connor Fund for Historic Preservation in the City of Kalamazoo at the Kalamazoo Community Foundation. (Already approved the transfer of funds over \$2000 at Feb 2020 meeting).
- d. Changes to Work Plan – items discussed in February are highlighted in gray.
- e. First Baptist Church Study Committee Report and letter from congregation **ITEM F**

IX. Approval of meeting notes: (5 min)

- a. February 11, 2020 **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 8:00 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: none Treasurer: Nicole Sabel

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PRIORITY GOAL #1 LEADER: Nicole Sabel PROJECT COMPLETE – JULY 2022 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 March 2020 – complete by July 2022

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 + Video presentations (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 xxxxxxxxxxxx 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: xxxxxxxx

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 survey 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) 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)**
- 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

- 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 (Nomination being prepared by Peter Copeland)
- 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. Edison Elementary (KPS)
2. El Sol/Vine Elementary (KPS) (In local historic district)
3. Milwood Middle School (KPS)
4. Winchell Elementary (KPS)
5. Greenwood Elementary (KPS)
6. Hackett High School (Catholic Diocese)
7. St. Augustine Elementary (Catholic Diocese)
8. St. Monica Elementary (Catholic Diocese)
9. Kalamazoo Christian High School (Christian Schools)
10. Community Education Center (former Kalamazoo Central High School) (KPS) NR & Local HD
11. (Former) South Christian Elementary on Westnedge – owned by KPS
12. Hillcrest School (Kazoo School - private)
13. 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 NR and 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) First Christian Reformed (302 Academy) (National Register listed)
- 5) Allen Chapel AME (West North Street)



INVENTORY KALAMAZOO 2022

Kalamazoo Reconnaissance Level Historic Survey
Monthly report - Historic Preservation Commission
Sharon Ferraro & Nicole Sabel

RECONNAISSANCE SURVEY

Volunteer Trainings scheduled for:

Report from Tuesday April 14, 2020 HPC packet

Monday March 2 at 5:30pm

- Had 7 people attend – went through training Powerpoint and signed folks up for 10 assignments all together – mostly in the Vine Neighborhood. Pat Taylor, the ED of Kalamazoo Eastside Neighborhood Association and another neighbor offered to do the ENTIRE Eastside.

Wednesday March 4 at 5:30pm – Eight people attended and received assignments

Monday March 23 and Wednesday March 25 at 5:30pm– cancelled due to the coronavirus pandemic requirements.

Partners: The coordinator has been approached by company located in downtown Kalamazoo with 60 employees. Each year they look for a project for a “Day of Service. We have tentatively set aside the entire Edison neighborhood for them. We could survey the entire two square miles of Edison in just one day! They will have an answer to me by the end of March and the day of service will be scheduled after May 21 – with a rain date! – This group has postponed planning until they can gather again. But last I heard from the organizer, they are still interested. We may transplant their enthusiasm and involvement to the fall as leaves come off the trees.

Backpacks and styluses - Backpacks and other equipment is here.

Ipads for loan - We will have four loaner Ipads for people to use. Currently the ipads are in the IT department being loaded with city security and other items.

INTENSIVE LEVEL SURVEY and Updating Kalamazoo HDC Standards and Guidelines

The grant applications were submitted in time. We should have an answer on whether our grants are funded by the end of May, perhaps sooner. 4/7/20 - Waiting for an update from SHPO on the schedule for learning if we will be funded.

UPDATE Report for Tuesday July 14, 2020 HPC packet

CERTIFIED LOCAL GOVERNMENT GRANT: The State Historic Preservation Office (SHPO) just received its funding from the National Parks Service for this year’s grants cycle. Last October, Kalamazoo applied for a \$90,000 grant for an Intensive Level Historic Resource Survey of one or two Kalamazoo areas – up to 1500 properties – in Edison, Northside and East side. This plan was contingent on completing the volunteer portion of the survey for those areas. As you can see from the April 14 report (in italics above) we had a pretty good start before the governor’s stay home order went into effect. We had a phone conference with SHPO on June 24th about the grant and a revised scope-of-work. They proposed that instead of the Intensive Level Survey, that the grant will cover a consultant to prepare a Reconnaissance Level Survey of the Edison Neighborhood. Christina Anderson and I agreed this was a good plan. SHPO needed a signed letter from the city manager proposing the changed Scope of Work and that was provided.

INVENTORY KALAMAZOO SURVEY

So – the entire plan for the survey will be revised. We will not need to include the Edison neighborhood for volunteer coverage. And we can shift the work out of the hottest part of the summer and into the fall. We are preparing a new plan, still making use of volunteers to cover the rest of the city. Of course, the plan must be flexible to allow for required changes in the levels of social distancing and limits. At present we are cleared to go ahead with the volunteer portion of the survey – barring changes in the emergency status from Covid 19.

Surveying progress: About 6 people have worked on field surveying since the city shut down:

- Vine: Village, Minor and Wheaton, Vine between Davis and Westnedge, west side of South Burdick – Lovell to Crosstown, Dutton
- East Side: everything south of East Main except Charles, East Michigan plus Trimble north of East Main and a chunk of Wallace
- Stuart: Woodward, North Street to West Main
- Downtown: All of the Haymarket Historic District, Church Square
- West Douglas: Ogden Street

KRPEC
Report to Historic Preservation Commission
Regina Gorham

July 14, 2020

KRPEC

- Tribal Council has agreed with the City on recommendations for landscaping & signage for the Bronson Park Mound.
 - o Jeff Chamberlain is working on formal paperwork needed to submit prior to implementing the recommendations.
 - o Next steps following paperwork submission will be creating panel content.

- Agreement that pursuing the current long-envisioned plans for the Reservation Corner Markers will need to be reconsidered in light of COVID-19.

Next Meeting: Most likely virtual, to discuss next steps. (no date as of now)



7-6-20 KHPC Report

The KHPC's OHOW subcommittee has met virtually on a frequent basis since mid-March. Here is a summary of activity, and our funding request for OHOW 2020.

ACTIVITY

Meeting monthly or every 2 weeks, we transitioned quickly from planning in-person workshops to virtual ones. Once we had an idea of what we hoped to do, we made some "episode" decisions, and began developing 2 partnerships to help us carry OHOW 2020 to fruition and distribution.

Our intent (Short Term Mission?) is to create educational, videotaped programs now and into the future, ultimately producing to a catalog of episodes whose content will remain relevant for the long-term, and will be widely available and easily accessed through Internet links on multiple sites.

Partner #1: Public Media Network (PMN)

We started planning for high-quality video presentations that could be as widely distributed as possible. With Lenee's help, OHOW reached out to PMN and began a conversation about video-taping, editing, and showing multiple OHOW programs.

With the help of our designer, Peter Brakeman, PMN also "animated" the OHOW Logo that Brakeman created for us last year. It turned out great, and although we can't view it at the moment, they are tweaking it for us.

Through our conversations with PMN, we settled on 2 types/lengths of programs for now. The shortest are 5-7 minutes long, for which the series working title is "OHOW Shorts". These programs quickly and efficiently address old house issues (like windows, roofs, porches, foundations, and a whole lot more.) The first 3 of these were taped on 6-24-20. We had access to an old house that will ultimately be demolished and had good sample windows, so did programs on window anatomy, installing spring bronze weather stripping, and un-sticking painted windows. Former KHPC member Peter Carroll of North Coast Windows was our guest speaker for all three, and everyone did a great job while social distancing! PMN has started editing these. We are currently working on topics and scheduling for 2 more of these "shorts" for 2020.

The longer length series is 7-10 minutes. We are planning 3 episodes for 2020, all dedicated to Kalamazoo's architectural styles. Our guest speaker will be Lynn Houghton, who will work according to local style chronology. Pam is working with Lynn on a general draft format/outline that will guide content for all of these programs.

PMN will video-tape, edit, broadcast and archive each episode, and then share content with KPL. To that end, it is also drafting a "Creative Common" type agreement for OHOW review and approval.

Partner #2: Kalamazoo Public Library (KPL)

In early May, we decided to ask the KPL if they'd like to partner with OHOW as well. KPL is a long-time host site for MANY preservation and related in-person education programs, some of which are already on its "KPL TV" YouTube site. KPL's "TV" catalog is also well-organized, accessible and

ITEM C

growing. KPL's Director, Ryan Wieber, was glad for the partnership invitation and enthusiastic about the episode topics we could tell him about. He acknowledged the KPL's need to grow on-line content, and these programs are a good fit. Ryan/KPL also agreed to pay a per-episode honorarium to each guest speaker as part of KPL's partnership contribution.

Partners Discussion & Decisions:

Representatives from OHOW, PMN, KPL) met via Zoom on 7-1-20 to discuss how a 3-way partnership would work, and came away with the following procedure:

- PMN will do the video-ing, editing and initial broadcast of each episode
- OHOW will post link to PMN/OHOW program the same day as initial broadcast
- PMN will transfer content to KPL no less than 5 days after the initial broadcast, so it can catalog it and put it up on KPL TV
- At that time, OHOW will post KPL link on its FaceBook page
- OHOW will prepare a schedule with topics to be shown monthly for KPL on or before July 17, so it can be promoted in *PRISM's*, (the KPL newsletter) fall issue.
- PMN has provided OHOW with costs associated with it's work, some of which will be no charge due to the Municipal Partnership the City has already established with them, and grant funding they have available to do this work.

We also agreed that monthly releases are a good idea, and can use one release to "tease" the next.

Others Involved:

Brakeman Design

We have asked Peter Brakeman to help us with series and episode titles and graphics. He submitted initial suggested series and episode titles to us on July 2, and we reviewed them at our July 6 meeting. (Will share more at the KHPC meeting.)

In Addition:

Sharon reported several days ago that the FFE has granted \$10,000 to her department for other educational works, and the OHOW committee discussed this at it's July 6th meeting. (Will share more at the KHPC meeting.)

REQUEST FOR 2020 FUNDING from O'Connor Fund at KZCF

I have attached a proposed budget for a grant from the O'Connor Fund to cover expenses for this program partnership for this year, and recommend approval. If any of the costs exceed the budget, we will return to the KHPC with an additional grant proposal.

Budget:

• Five 5-7 minute "Shorts" at no charge (100% of production cost covered with Muni partnership and grants)	No Charge
• Three 7-10 minute "Reports" @ \$500/ea, (75% of production cost covered with Muni partnership and grants)	\$1,500
• Brakeman Design consulting	500
• Production Supplies	200
Total	<hr/> \$2,200



Report to the Historic Preservation Commission
July 14, 2020
Virtual meeting

April 14, 2020 From HPC packet (no meeting held)

Sharon Ferraro and Amy Schmidt of KVCC had a phone conference with Mark Rodman of MHPN. Originally the inquiry was to explore using the MHPN instructors and curriculum for the classes we are planning for KVCC. We started with updating mark on the process so far. We talked about the curriculum that MHPN used for the Living Trades Academy and the issues encountered by the students that finished the classes. They found that, as much as they had learned in the Living Trades, there were no contractors willing to hire them because a Certificate of Completion is not enough for the contractors' insurance companies and to integrate trained people into their crews.

Mark asked whether we already had a certification in mind. Sharon responded that we had one instructor (Blair Bates) with a mortar repointing course and certificate through ASTM. Sharon will do some research to find out if there are any courses specifically in preservation, or outside preservation (Like HBA) that have a certified or certifiable curriculum.

This issue bears on whether we want this training program to lead independently to jobs (with certification) or whether we can recruit contractors to send their existing employees for training (Certificate of Completion with skills testing) or whether we are aiming at the homeowners. Eventually we may get to a degree program, but that could be way down the road. The three most successful community college programs are:

- Clatsop Community College in Astoria Oregon - (check out Clatsop Historic Preservation on Facebook)
- American College of Building Arts – Supported by donors
- Belmont Community College Preservation program – community college with 20-40 students average

Sharon offered to research non-college certification programs – do they have a standardized curriculum with learning objectives and plans? Have the classes achieved any kind of certification that we can use as an example?

We also discussed having a sustainable program – one that is flexible and self-supporting. All three of us felt that there was a real opportunity for collaboration here. MHPN has the instructors, reputation and expertise and KVCC has the ability to formalize the learning process. We plan to conference again on April 15.

July 14, 2020 Update and report to HPC

After a great deal of research into other community college programs and considering the extreme restrictions imposed by the covid 19 situation, the decision was made to go ahead with some beginning on-line, virtual courses to inaugurate the program. Hands-on classes will need to wait until we can get access to a lab house or the shops at KVCC. The first classes will be:

INTRO TO HISTORIC PRESERVATION

JOIN US LIVE ONLINE STARTING MONDAY, JULY 27TH

KV

photo credits: Sharon Ferraro

BUILDING IN THE STYLE

Local House Architecture in the Kalamazoo Valley 1825-1975





photo credits: Sharon Ferarro

Live Online August 3rd & 5th



Classes will be a total of 4.5-5 hours with breaks and over two sessions. Completely virtual – limited to 12-15 students for each class with a cost of about \$60/student. The classes can be repeated if they go well.

Here is the registration link: <https://www.campusce.net/kvcctraining/course/course.aspx?catId=23>

In the fall, Blair Bates has agreed to teach “Built to Last” discussing different construction techniques over time.

In the long run we are hoping for hands on – possibly starting with a virtual session followed up by one or two “hands-on” lab sessions.

2020

ER 96-713

106 Review Log

Report to the Historic Preservation Commission – 1st & 2nd Quarters

City of Kalamazoo, Kalamazoo County – A Certified Local Government

Date

Address

Neighborhood

Sub-recipient

***ALSO REVIEWED – No Historic Property – end of this document**

1. 01/07/2020 1510 Egleston Edison Senior Services
 PROPOSED WORK: Repair leaking pipes, check for other unmet needs
 AREA OF POTENTIAL EFFECT: Limited to this house – Appendix C
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.
 DETERMINATION OF EFFECT: NO ADVERSE EFFECT.
 Work may proceed without further review.
2. 01/28/2020 1201 Hays Park Edison KNHS lead program
 PROPOSED WORK: Lead abatement and interim control to remediate lead-based paint hazards – HUD LBPHCP Grant
 AREA OF POTENTIAL EFFECT: Limited to this house and the adjacent houses
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.
 DETERMINATION OF EFFECT: 04/13/2020 – review of specifications – No Adverse Effect, work may proceed without further review.
3. 02/25/20 707 Clinton Edison Senior Services
 PROPOSED WORK: replace window that was shot out, repair interior floor
 AREA OF POTENTIAL EFFECT: Limited to this house – Appendix C
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the East Vine potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.
 DETERMINATION OF EFFECT: NO ADVERSE EFFECT.
 Work may proceed without further review
4. 03/17/2020 1303 Washington Ave Edison KNHS lead program
 PROPOSED WORK: Lead abatement and interim control to remediate lead-based paint hazards – HUD LBPHCP Grant
 AREA OF POTENTIAL EFFECT: Limited to this house and the adjacent houses
 HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.
 a. All but two windows were previously replaced with vinyl windows – approved to replace as in specs
 b. Only one original door remains in place on the interior or exterior – approved to replace as in specs
 c. Specifications include lead safe painting of the exterior - approved as in specs
 d. Existing wooden beadboard porch ceiling to be covered with vinyl beadboard - approved as in specs
 e. Porch floor friction surface overlaid with exterior grade plywood - approved as in specs
 DETERMINATION OF EFFECT: NO ADVERSE EFFECT.
 If there are no substantial changes in the specifications, work may proceed without further review.

2020

ER 96-713

106 Review Log

Report to the Historic Preservation Commission – 1st & 2nd Quarters

City of Kalamazoo, Kalamazoo County – A Certified Local Government

Date	Address	Neighborhood	Sub-recipient
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- | | | | |
|-------------|--------------------------------|----------|------|
| 5. 05/06/20 | East Michigan Railroad Viaduct | Eastside | KENA |
|-------------|--------------------------------|----------|------|
- PROPOSED WORK: Replace deteriorated lighting fixtures under viaduct, clear brush on all sides, possibly new plantings, "Welcome to Eastside" sign, cleaning the concrete.
- AREA OF POTENTIAL EFFECT: Limited to this historic resource
- HISTORIC PROPERTIES PRESENT: This viaduct was evaluated as being potentially **National Register eligible** in the 1999-2001 Reconnaissance Level Historic Resources Survey
- DETERMINATION OF EFFECT: NO ADVERSE EFFECT.
- Work may proceed without further review All work is cleared under Federal regulation 36 CFR 800 for the "Protection of Cultural Resources".

Please consult with the coordinator on appropriate techniques for cleaning the concrete and attaching the new lighting to the historic viaduct.

- | | | | |
|---------------|----------------|--------|-----------------|
| 6. 06/22/2020 | 1201 Hays Park | Edison | Senior Services |
|---------------|----------------|--------|-----------------|
- PROPOSED WORK Electrical repairs
- AREA OF POTENTIAL EFFECT: Limited to this house and the adjacent houses
- HISTORIC PROPERTIES PRESENT: This house was evaluated as being a contributing structure in the Clinton-Egleston potential study area in the 1999-2001 Reconnaissance Level Historic Resources Survey. This area is potentially **National Register eligible**.
- DETERMINATION OF EFFECT: No Adverse Effect, work may proceed without further review.

Draft #5 – May 26, 2020**Kalamazoo Local Historic District Study Committee Report for the First Baptist Church Building.**

Location: 315 W. Michigan Avenue, 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, MCL 399.203 as amended.

Pursuant to that charge, the Kalamazoo Historic Preservation Commission proposes to grant Local Historic District designation to the First Baptist Church Building.

2. Composition of Committee Membership

Members of the Historic Preservation Commission include:

- 1) **Chair Joshua Koenig** Director, Undergraduate Advising & American, Public Environmental, Architectural History & Historic Preservation instructor, WMU
- 2) **Regina Gorham** Collections Manager, Kalamazoo Valley Museum.
- 3) **Tim Hills** Owner & Furniture Dealer, Tryscraft. Author, *Norman F. Carver Jr., Architect of Form and Space*.
- 4) **Lenee Powell-Wilson** Community Care Nurse, Veterans Administration, Battle Creek.
- 5) **Sue Robinson** Retired school teacher.
- 6) **Nicole Sabel** Not employed outside the home.
- 7) **Beth Timmerman** Retired Local History Specialist, Kalamazoo Public Library.

3. Name of the Historic District Studied

First Baptist Church Building

4a Verbal Boundary Description

Kalamazoo's First Baptist Church sits on the northeast corner of "Church Square", which is part of the original plat of what is now the City of Kalamazoo, then known first as "Brunson" which was later corrected to "Bronson." The lot is bounded on the north by West Michigan Avenue, on the east by Church Street, on the south by the historic First Reformed Church building, and on the West by the historic First Congregational Church building and its parking lot. Church Square is located near the northwest corner of the Bronson Park National Register Historic District (#83000855), which is an irregularly shaped, seven-block area in the heart of Kalamazoo, and sits directly north of the west half of Bronson Park.

4b Visual Boundary Description

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MAP – See Appendix #1 (Sharon add)

4c Legal Boundary Description

159 - D ORIGINAL PLAT NE 1/4 OF BLOCK KNOWN AS CHURCH SQUARE

4d Boundary Justification

The boundaries of this district concur with the legal boundaries of the lot on which the First Baptist Church Building is located.

5. History of the Proposed District

The Village of "Brunson" was platted in 1831; its name later corrected to "Bronson." The area within the plat includes today's Bronson Park and its surrounding National Register Historic District, and is located on land formerly occupied and owned by ancestors of today's Match-E-Be-Nash-She-Wish Band of Pottawatomi.

In 1821, the Band signed a treaty surrendering its tribal land to the United States government. As a result, a nine-square-mile area along the Kalamazoo River was reserved for the Band. In 1827, the Michigan Territorial Government Treaty retracted the reservation, and members of the band were forcibly moved from the area and the compact 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 Bronson each bought eighty acres of this land from the U.S. Government. Today's Rose Street was the north-south dividing line between their two eighty-acre parcels. Bronson's (E ½ of SW ¼, Section 15) was on Rose Street's east side, while Richardson's (W ½ of SW ¼, Section 15) was on the west. The two platted Brunson/Bronson in 1831, and Richardson's land became home to what has since become identified as the now well-known "Four Squares" found on the 1831 plat map.

As Kalamazoo's very first economic development incentive, the 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 plat 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.

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

In 1836, nearly \$2 million worth of land was sold in Kalamazoo at \$1.25 an acre. Within a decade, all the squares were partially or fully developed. A Courthouse was built in 1838 (NE.) Church Square, (NW) 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.



Context: The National Register Historic District

In 1983, following several decades of historic resources surveys, the Bronson Park National Register Historic District was created by the National Park Service as part of a Multiple Resource nomination for Kalamazoo. The First Baptist Church is one of the seventeen contributing resources to the Bronson Park National Register Historic District.

Context: Outside The Four Squares

Bronson Park, along with the activity of Courthouse and Church Squares made the immediately surrounding area the focus of a residential building boom, and it became home to some of the City's best-known public servants, merchants and professionals.

These included Pioneer Justus Burdick, early drugstore owner D. A. McNair, and Nathaniel Balch, who served as County Prosecutor, State Senator, Bar Association president and village president. They and their families were joined by construction company owners Frederick Bush and Thomas Patterson, civil engineer and surveyor Luther Trask, and many others, including, but not limited to Frederick Curtenius, Samuel Ransom, Josiah Hawes, and Joel Perrin, many of whom served the infant community in a variety of ways.

By 1880, more homes were added, including those belonging to Amariah Prouty, Joseph Cornell, William Lawrence and attorney, constitutional convention delegate, and village president Hezekiah (H.G.) Wells. By the middle-1880s, several of the still-available lots were filled with homes.

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About this same time, however, nearby land uses slowly began to change. In 1882, the Dankmar Adler and Louis Sullivan designed Academy of Music replaced Justus Burdick’s home, and in 1893, a new Library was completed at the southeast corner of Rose and South Streets. Both of these changes subtly began a shift from residential to the civic uses. That shift continued and strengthened, slowly transforming this area to today’s “Civic Center” over the next forty years.

About 1929, the City began its first city-wide master planning effort with assistance from Planner Jacob Crane. Plates I and II of Crane’s plan (shown here) represent this area, including Church Square and the then still gable-roofed First Baptist Church, thus indicating the high level of importance he and others placed on the City’s first platted area.

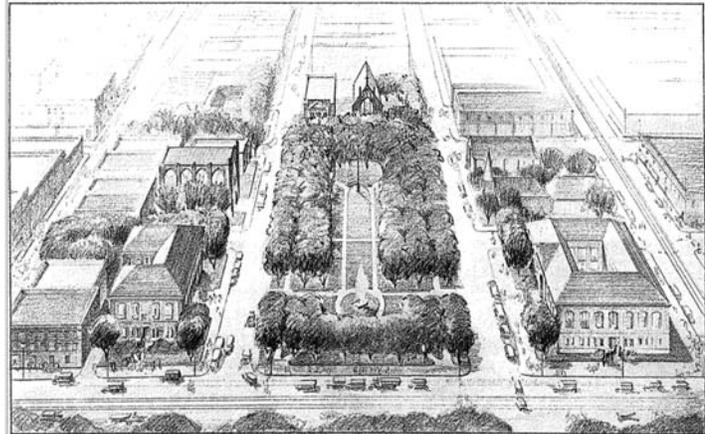


PLATE I
Birds-eye of Civic Center proposed around Bronson Park; future Court House right foreground,
future City Hall left foreground.

In Plate I (looking west), Crane envisioned the new City Hall and a spot which soon became the Civic Theater, along with the Presbyterian Church along the park’s south 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 (looking north) shows no residences remaining that are immediately adjacent to Bronson Park, as Crane’s proposed Civic Center would be when completed.

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Context: The Four Squares**Bronson Park**

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 indigenous cultural group. With the jail's removal, the roots of today's Bronson Park took hold.

In 1854, having petitioned the village to have Academy Square on the southeast vacated of its 1838 school building, citizens finally just picked it up and moved it into the street and set it on fire, rendering both southern Squares for park use. And, since 1864, the 3.6 acre park has occupied these two southern squares of the original four.

Courthouse Square

Planning for the first courthouse on this Square began in 1836, shortly after Stephen Richardson's four square set-aside. The chosen style was then growing in favor -- a two-story Greek Revival. In 1866, the county enlarged the building, but things grew cramped again, and in the early 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. 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.

Church Square

As noted on the original plat, the land here was free to the first four congregations to claim it and build a house of worship. The Episcopalians built first, on the square's northwest corner, in 1837. Though the Baptists made the first claim to land on the square, it finished its first building in 1841, four years after the Episcopalians, and so were the second congregation to locate there. 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, except the northeast corner, which is found under "History of the First Baptist Church Building" later in this report.

Church Square, SE Corner (home of the historic First Reformed Church Building)

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. The Methodists made the third claim on Church Square, completing their Greek Revival building on the southeast corner in 1842, facing Church Street. They outgrew the building and departed in 1866, having sold the church building to the Dutch Reformed congregation.

The Dutch Reformed congregation was formed in 1850 after pioneer Paulus

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denBleyker decided to settle here. The congregation met first in businesses' and stores' second floors, and in 1852, in Kalamazoo's first [denominationally-shared] ecumenical church building on South Street, east of Rose. By the middle 1860s, that was too small, so they bought and moved into the Methodist's former Church Square building. When they outgrew that building, they erected a new white clapboard church on the site. It was the first church on Church Square to face Bronson Park, and dedicated in 1871.

In 1910, the First Reformed building was extensively renovated, with a brick veneer applied to its frame, an enlarged pulpit, new stained glass windows and a stairway, taking the building from somewhat Romanesque to more of a Tudor style. The congregation later added an educational wing on its west side, c1950s, and remained here until 2006, when it closed the building and joined the Second Reformed Congregation. In 2016, the First Congregational Church purchased the property, and at the time of this writing, plans to demolish the building.

Church Square, NW Corner (now First Congregational Church's parking lot)

St. Luke's Episcopal Church congregation formed in 1837 and built a small frame building here that year. It was followed in 1848 by a significantly larger brick building designed by New York architect Richard Upjohn. In 1859, the congregation split. When some of St. Luke's congregation left the Square, a member bought and donated it to the Young Men's Christian Association of Kalamazoo (YMCA), which completed its first building there by 1892. In January 1911, that building was destroyed by fire, but by September, a new building took its place, to which an addition was added in 1941. The YMCA moved to Maple Street in 1970, and First Congregational Church bought and demolished the "Y" for its extant parking lot.

Church Square, SW Corner (present-day site of First Congregational Church complex)

Having located in two earlier locations since 1834, the Congregationalists moved into their new brick building here in 1852, filling the Square's remaining open lot. In 1887, its growth was evident, and by 1890, a new Byzantine-influenced church here was dedicated. At the very end of 1925, that building was destroyed by a fire.

Most of First Congregational's present-day worship complex was designed by New York architect Aymar Embury II, and completed in 1928, including a sunken garden facing Bronson Park. In 1946, members recommended significant improvements which were finally completed in 1960. New construction on the former garden site had doubled the size of the parish house, and another addition filled in between it and the sanctuary, together providing Sunday school classrooms and other spaces. This work was co-designed by Edward Coe Embury and Kalamazoo's Stone, Smith and Parent Architects. The building's primary entrance was shifted from Bronson Park to the parking lot in the late 1970s.

Church Square, NE Corner: History of the First Baptist Church and Building

The first European-American religious leader to visit Kalamazoo was Baptist minister Rev. Leonard Slater, in 1826. Slater stayed overnight on his way to Niles (and later returned.)

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Eight years after that, in 1835, Rev. Jeremiah Hall began preaching at his father-in-law's home (Maj. Ezekiel Ransom) and the congregation organized with fourteen members.

Samuel Durant reported that the first building on this corner was started elsewhere and intended for a lot set aside for a school where today's Kalamazoo Institute of Arts is located. However, following an unknown disagreement or misunderstanding, the Baptists bought it, moved it here and finished it, holding its first services in 1841.

Baptist Church leaders played a *very* significant role in the creation and operation of today's Kalamazoo College, an institution known worldwide for its exceptional liberal arts educational curriculum and study abroad program. Early known as the Michigan and Huron Institute, Rev. Hall secured a site on what was then known as Arcadia Hill (today's college campus), and in 1835, helped raised funds from the village to build the school. It was later renamed The Kalamazoo Literary Institute, and in its early years, many large functions, including commencements, were held at First Baptist Church.

However, the relationship between the institution and its supporting congregation was seriously strained over time. The most significant of these involved members Lucinda Hinsdale Stone and her husband, Dr. James A. B. Stone, who were closely involved as faculty and administrators of the new school between 1843 and 1863.

Despite the creation and administration of a growing Ladies Department, Mrs. Stone was criticized for initiating a too liberal a course of study, and both she and her husband were criticized as being too religiously tolerant. In 1863, they resigned because of these criticisms and others from the church. The following year, Dr. Stone was accused of sexual misconduct with a former student, called to trial by the church, and found guilty; a situation that deeply divided the community. The misconduct accusations against Dr. Stone were later proved to have been forged. But the damage was done, and the College, having lost the majority of its students over the conflict, struggled to survive for several decades.

During this same general period, the Baptists replaced their 1841 building with one completed in 1855. Text from the *Seventy-Five Years' History of First Baptist Church of Kalamazoo MI, 1911* indicate it was built by parishioners:

"The walls and foundations are substantial about us today. The last work of an aged hewer of stone, Father Gregg, who was a member of the church at that time, was done on this building and it has answered the bond he gave the church, that they were "Baptist foundations and should never fail."

That is the building which substantially survives today, along with its church house/education annex, which was added to the west side of the church nearly eight decades later. The group held its first services and dedicated the new building in 1856. Its pews were sold at auction to cover construction expenses; while congregants, who had previously been baptized in the Kalamazoo River, took comfort in having a building that would now accommodate making that commitment to their church.

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Church historian George Kohrman notes that by 1857, the walls had begun to move outward, and work took place at that time to address the issue.

At the building's completion, a clock and fire alarm were installed in the bell tower, underneath a tall, slender steeple, which was maintained by the City. These features survive in today's extant tower. The steeple was deemed unsafe and removed in the spring of 1865. It took 100 men to pull it down. A shorter steeple soon took its place.

In 1870, the congregation hired Kalamazoo contractor and architect H.W. Coddington to design a program to again shore up the walls and remodel the building. This was carried out in 1871. The work encompassed substantial repair to and raising the gable's peak, raising the clock tower to accommodate the additional roof height, removing the auditorium's flat ceiling and creating a delicately flattened Gothic vaulted one in its place. The new roof structure had a ventilation system comprised of wood air ducts and circular decorated vents in the auditorium ceiling and floor. Those on the ceiling were opened and closed from the bell tower with a rope and weight system. The ventilation dormers for this system are extant, (three on each slope of the roof) as are the ones in the sanctuary floor, now covered with carpet.

Importantly, the full-width balcony on the north end of the auditorium was removed, and a horseshoe-shaped balcony that wraps inside the east, north and west walls was built to stabilize the building. The new balcony had graceful stairs at the south end of the auditorium, tying the east and west walls to the new organ and choir apse addition on the south wall. New glass was installed in the auditorium's east and west windows, and a narthex-entrance on the north was added. According to church records, John Phillips, a member and carpenter with a shop on E. Water Street did most of the interior work.

In 1912, the building's brick exterior was parged with cement, the replacement bell-tower steeple and one other were removed, the bell tower remodeled, and the narthex-entry widened with entry doors filled with plate glass, among other work. Additional ventilation and electric work were also accomplished, as well as some rearrangement of some interior space. A *Kalamazoo Gazette* article from December 6, 1912, mentions that windows, except those on the sides of the auditorium, were replaced. Chicago architect William C. Jones designed this project.

As congregational growth continued, plans began in earnest for a church house/education wing in 1929. Working with plans from Dr. George Merrill of New York, from the Northern Baptist Convention's Bureau of Architecture, Kalamazoo's Ernest Batterson adapted the plans for the four-story addition. Its first three floors were completed and furnished in 1932. The fourth floor was finished and fitted out in 1949, during which the children's chapel was completed there.

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In 1951, the original building's auditorium was again substantially remodeled. In part to accommodate the installation of a new organ, the south balcony stairs were removed and a two-story addition built at the southeast corner entry. That space today holds an office and choir rehearsal room. This work was designed by Edward Jansson of Chicago, with local architect Randall Wagner managing the project. About 1979, the elevator annex was added on the south side of the bell tower.

In 1980, a tornado swept through downtown Kalamazoo, and First Baptist was not immune to its affects. The building's roofing was replaced as a result, along with 400 individual window panes that were almost entirely located in the church house/education wing.

A new, Letourneau organ was installed in 1998, and the auditorium was again remodeled to accommodate it. The organ's presence has supported the congregation's efforts to increase the building's use for arts and cultural events, and it is listed in the Organ Historical Society Pipe Organ Database. First Baptist's many stained glass windows are registered on the Michigan Stained Glass Census; their makers are unknown.

First Baptist's congregation has shrunk over the past half century, not unlike that of many other long-time religious institutions. At the time of this writing, information on its website shares the following:

"...declining attendance and growing operating deficits brought the church to the brink of closing in January, 2015. The church, however, voted to spend its accumulated funds to do something new and different. This led to the hiring of Rev. Dr. David L. Nichols and a bold plan to share the building with non-profit organizations."

Documents are being prepared to sell the building to the Kalamazoo Nonprofit Advocacy Coalition (KNAC) The congregation plans to continue worship services in the building's auditorium. (Sharon – depending on the time the KHPC reviews and what's up at First Baptist, the above sentences may need to be amended.)

Changes to First Baptist Church Building

Other than those described earlier in this report, we are aware of no other major changes to the building.

Potential Threats to First Baptist Church Building

As a result of the small congregation's inability to maintain the building, coupled with Kalamazoo's increasingly favorable downtown development market -- the most prominent threat to the First Baptist Church Building is inappropriate new alterations to the building, or new development in place of the building.

The County sold the Courthouse building to the east to a local development company in 2018 which has not yet announced its plans. The potential demolition of the historic First Reformed Church building immediately south is also a threat to the established

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historic and physical character of Church Square, and thus to the physical and visual context of the "Church Square" area in which the First Baptist Church building resides.

6. Statement of Significance

The First Baptist Church Building is significant for its association with historical events, persons, type and period characteristics, and the work of local and regional masters.

Period of Significance: 1855-1949

The period of significance to end at 1949 because that is when the church house/educational addition was completed, which has gained significance in its own right.

Areas of Significance: Architecture, Community Planning and Development, Religion

Criteria A. The First Baptist Church Building is associated with events that have made a significant contribution to the broad patterns of our history.

In 1827, the government took back the land which Kalamazoo's Match-E-Be-Nash-She-Wish Band of Pottawatomi owned through a reservation agreement, including that upon which the First Baptist Church Building sits today. 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.

Bronson and Richardson hailed from Connecticut, and seemingly well-understood the incentive for growth potential that could be immediately realized if the County Seat was moved to Kalamazoo. Presumably by previous agreement, they carried out the first act of community planning here when they agreed to set aside four "Squares" of Richardson's 80 acres, near the plat's center, for four specific uses: Courthouse, Jail, Academy and Church -- *if* the County Seat became Kalamazoo. That is exactly what happened shortly after the plat was prepared. Soon thereafter, the federal land office was moved to Kalamazoo from White Pigeon (1835.)

As the Four Squares developed over time, including construction of the Baptist congregation's first and not long after, second building on Church Square, the surrounding area on the west, south and east began to emerge as a core residential community in Kalamazoo, while land to the north began to be used for commerce. For another three decades, this first residential development period continued. Then, in 1881, a slow shift began to what exists there today. The following half century or so completed the shift to the second period of development, where new churches, institutions and civic uses came to dominate the landscape around the Four Squares.

This move of early residential to other uses in early community cores is well-established throughout much of the United States. However, to our knowledge, it is not clearly established that *private* development incentives like Richardson's and Bronson's donated Four Squares here were used elsewhere *at the time of founding*.

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As the area evolved into its third development period, this transition was codified in Kalamazoo's first "official" governmental planning effort, carried out by planner Jacob Crane. His efforts focused on the importance of what we already had in this specific area, using the terms: "Public Buildings, Civic Center, and City Beautiful." Since that time, the 1929 plan Crane envisioned was completed, and has remained largely unaltered. The ongoing presence of what is now Kalamazoo's oldest extant house of worship, the First Baptist Church, plays a significant role in all of the development phases.

Criteria B. The First Baptist Church Building is associated with the lives of significant persons in our past.

The circumstances under which the area developed were unusual, and particularly so when Kalamazoo's civic center, or "heart" expanded as a direct result from the donated Four Squares. A short and certainly incomplete list of significant individuals who are associated with the First Baptist's Church's development on Church Square and Kalamazoo are listed here.

On the way to the Carey Mission in Niles, early Baptist Missionary **Leonard Slater** and his wife, Mary French Ide, stayed overnight in 1826 with a French trader and a small group of Native Americans in a settlement where Riverside Cemetery now sits. Taken by the view, Rev. Slater vowed to return. After a short stint in Niles, they moved to the Thomas Mission in Grand Rapids and then to Prairieville in 1836, living among Native Americans throughout. Rev. Slater learned their language, and continued to use it when he moved to Kalamazoo in 1851, following his wife's death. It is reported that he visited Prairieville on Sundays to preach, and later, after attending services at First Baptist Church, he would emerge and preach to waiting Native Americans. Slater died in 1866 and is buried in Riverside Cemetery.

New Englanders **Stephen Richardson and Titus Bronson** platted the Town of Brunson (later corrected to Bronson) in 1831. Titus Bronson settled here in 1829, and is commonly referred to as Kalamazoo's founder, though there is strong evidence that the Four Squares set aside at the time of platting belonged *not* to Bronson, but to his brother-in-law, Richardson.

Planner **Jacob L. Crane**, a Michigan native, graduated from the 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 work for the federal housing and home finance agencies, and served as the federal government's housing coordinator during World War II. Later, Crane returned to city planning, working in the mid- and far-west, as well as 25 foreign countries.

First Baptist congregation member **Lucinda Hinsdale Stone's** work touched this district, the community and the nation in several ways. She was a suffragist and active, strongly progressive First Baptist member. She moved to Kalamazoo in 1843 with her husband Dr. James Stone, who was also a First Baptist member, and appointed principal of the

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Kalamazoo Branch of the University of Michigan. Lucinda Stone eventually headed the Ladies Department at what later became Kalamazoo College.

Mrs. Stone served the Michigan Federation of Women's Clubs and Women's Press Association, and worked with other well-known suffragists, including Susan B. Anthony. As an "Educator, Feminist (and) Mother of Clubs." She reorganized the Kalamazoo Ladies Library Association (LLA) in 1852, and between 1860 and 1867, the congregation at First Baptist provided space for the LLA's collection and meetings.

Mrs. Stone was also long active and successful in lobbying the University of Michigan to admit female students and hire female faculty. With that accomplished, she encouraged one of her former students, Kalamazoo's **Madelon Stockwell**, to apply at the University, and Stockwell was the first woman admitted there. Mrs. Stone was awarded an honorary doctorate from the University in 1890, and inducted into the Michigan Women's Hall of Fame in 1983.

Lucinda Stone's husband, **Dr. James A. B. Stone** was First Baptist's second pastor, and played a role in Kalamazoo College's birth as its first president. He led the school from 1843 to 1863, at a time when very significant early growth took place. Also a suffragist, Dr. Stone, while serving as Kalamazoo's Postmaster, made employment changes that promoted hiring women for available clerkships. Following his departure from Kalamazoo College, he owned the *Kalamazoo Telegraph* newspaper with sons Clement and Horatio.

The Baptist Church's first Deacon was **Major Ezekiel Ransom**, who, following his Revolutionary War and President Washington's staff service, settled here in 1835, and was instrumental in the creation of today's Kalamazoo College. Ezekiel Ransom was the father of Samuel Ransom, below, and of seventh Michigan Governor Epaphroditus Ransom.

Baptist congregation member **Samuel Ransom**, who was brother to Epaphroditus Ransom and a First Baptist deacon, lived nearby at Park and Academy Streets. Ransom earned his living through real estate development, along with his bakery, meat market and sawmill. He too helped establish Kalamazoo College.

Builder-architect **H. (Henry) W. Coddington** carried out a number of well-known Kalamazoo projects during his career. In addition to his work at First Baptist, he designed, worked on, or built: Ladies Hall (Lower Hall), for what is now Kalamazoo College; the 1867 Kalamazoo Female Seminary; the former 1867-69 Methodist Episcopal Church at Lovell and South Rose Streets; St. Luke's Episcopal Church (1886) and later, its parish house (1893), and the former S. Burdick Street Post Office (1892). Coddington also re-built the burned down Kalamazoo Steam Brewery in 1867 on what is now Oakland Drive.

Chicago architect **William C. Jones** designed the 1911-12 First Baptist remodeling. Over

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a decades-long Chicago Midwestern career, first with Holabird and Roche (now Root), Jones helped design Chicago's 1893 World's Columbian Exposition buildings, and later worked with architect Gilbert Turnbull and on his own. In addition to his church work, Jones designed homes, stores, schools, factories and government buildings. Elsewhere in Kalamazoo, his 1914 First Church of Christ Scientist (now demolished) was the progenitor for his later Rock Island Christian Science church building, and his 1917 Boone, Iowa church for the Trinity Lutheran congregation.

Kalamazoo architect **Ernest Batterson** was a versatile designer, working on institutional and residential buildings throughout southwest Michigan. He moved from Battle Creek to Kalamazoo and first worked with local architect Rockwell LeRoy. In 1919, he struck out on his own, eventually designing many homes in the Hillcrest, Orchard Hills and West Main Hill neighborhoods (mostly extant), school buildings, the former Salvation Army building on N. Rose Street (extant), the Modernist Douglas Community Center (extant), as well as his largest Kalamazoo building, the First United Methodist Church at Park and Academy Streets (extant).

Kalamazoo architect **Randall Wagner** graduated in the University of Michigan Class of 1920. He worked on several nearby churches during his career, including First Methodist and the St. Augustine Cathedral Complex, as well as other area churches and schools.

Chicago architect **Edward Jansson**, who worked with Wagner on First Baptist's 1951 renovation, is recognized for his church designs throughout the Midwest.

American lawyer and writer **Charles Guiteau**, gave a talk on the "Second Coming of Christ" in the basement of First Baptist Church in 1879. In 1881, Guiteau shot President Garfield, who died two months later.

Anna Dorothy Wylie, wife of former Rev. Dr. T. Thomas Wylie, joined the congregation when her husband was called to serve First Baptist as its new pastor in middle-1930s. A devoted member, she helped forge new projects and relationships within the congregation and greater Kalamazoo. Her leadership led church youth in a reciprocal visitation program with black youth and their families in Washington DC, as well as work with Big Brothers and Big Sisters in Kalamazoo, and "Little" Brothers and Sisters programs at First Baptist for children in need of support. These activities led to the beginning of a similar public school initiative that was the forerunner of Kalamazoo's Headstart program.

Criteria C. The First Baptist Church Building embodies the distinctive characteristics of a type, period, or method of construction, that represents the work of masters, possesses high artistic values, and a significant and distinguishable entity whose components may lack individual distinction.

Description

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As noted in the 1983 Bronson Park National Register of Historic Places District designation, the Gothic-style First Baptist Church building is the oldest standing church building in Kalamazoo, one of west Michigan's earliest Gothic churches, and one of Michigan's oldest Victorian-period houses of worship.

The building's form, with its heightened gable style roof, rectangular nave and square tower at the northeast corner and overall design remain intact. Of the alterations described earlier in this report, the 1911-12 work, when the brick exterior was parged, had the greatest elemental effect on the original building's exterior.

Today, the exterior of the original 1855 building's primary facade presents a full-width, two-story vestibule with two, lighted, flattened Gothic-arch double entry doors that are topped with pairs of small Gothic stained glass windows. Stepped-back stair towers with additional Gothic (second floor) and square windows (main floor) are located on either side of the entry doors; all are topped with a crenelated roof treatment. The narthex-entry walls are treated with a set of three slender, full-height buttress-like piers between and on either side of the doors and at the corners of the stair towers. Large black lanterns flank the doors. Over the left door, an inset plaque reads "First Baptist Church, Erected 1853." Over the right door, an inset plaque reads "Remodeled 1912."

Behind the narthex-entry, the gable-roofed auditorium building rises with a monumental Gothic window in the center of the second level, which is flanked by quarter-sized examples and a small rectangular ventilating window at the top of the gable.

The substantial clock-bell tower rises from the facade's northeast corner, its historic equipment in-tact, along with a "new" 1950 motor for the clock. The former Church Street entrance there is closed. Tall slender Gothic windows ascend to the church's eave height underneath small rose windows (which filled the round opening left by the clock faces when the tower and clock were raised.) Above these is the raised historic clock. The Church Street facade has a series of five upper-story Gothic windows; the northern-most is partially covered with the elevator annex, and the southern-most is partially covered by the 1951 southeast rear addition.

As you enter the 1855 section of the building from Michigan Avenue at ground level, the fellowship area is straight ahead and consists of a large open space which may be subdivided to the west with roll-down partitions that were part of the 1912 remodeling. The church auditorium is directly above in the second floor, and accessed from the stairways at either end of the narthex-entry. Auditorium seating is divided into three sections, with aisles between and on either side. The apse stage projects into the auditorium space, a change believed to have taken place when the extant organ was installed.

The c1932 addition's exterior remains largely unaltered. Located on the auditorium building's west facade, it has a rectangular footprint. It's twin gabled-end sections face east and west at the front (Michigan Avenue) and rear, and the cross-gable center

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section and chimney stack fill the space between. A single-story, four-window bay faces north toward W. Michigan Avenue. The roof of the cross-gable section has four gable-front dormers facing west. On the addition's east side, much of its exterior wall has been pulled back from the original church building to create an interior, uncovered light court (although the architect's plans for the second floor show this was, at least at some point, to be covered at that level.)

The addition is veneered in variegated Indiana limestone, which runs in varied-height horizontal courses. It is entirely fenestrated with steel casement windows which carry multi-colored glass pieces set into an overall diamond pattern. The window frames are rectangular in shape except for one set of three Gothic shaped ones set in the south gable. The windows appear in singles, as well as sets of two, three and four.

A flattened Gothic arch front doorway holds double doors with four lights with diamond-patterned leaded glass over two panels, and is accompanied by lanterns that match those at the main narthex-entry. The doorway is topped with an inscription that reads: "Ye Shall Know the Truth."

The addition's interior includes front and rear stairways that bookend the light court and lead to the light court's steel-windowed main corridors. Original plans for the building show a mixture of large and small rooms on each floor for the nursery, assembly and large and small classrooms, rest and coat rooms, offices, the Pastor's study, and on the fourth floor, a recreation room and children's chapel at the front and rear of the building. Church historian George Kohrman has reported that the first and fourth floor extant plans are original, and major alterations to the second and third floors were carried out in the 1970s. The addition's historic stairs, main corridors, light court and general circulation pattern have not been significantly affected.

Conclusion

The formation of Kalamazoo's First Baptist congregation is deeply rooted in Kalamazoo history through its association with historical events, the lives of some of Kalamazoo's most important early Euro-American settlers, and its architecture. This church building is not only the oldest extant house of worship in the City, but has been cited a number of times as a distinguished example of important local and regional religious architecture.

This district's resource, despite alterations over the years, maintains its ability to tell its important story through its physical presence, and thus, retains a high level of integrity in terms of the strong role it has played in greater Kalamazoo's architecture, community planning and development, and religious histories.

Therefore, with the support of its owners, we recommend that the Kalamazoo City Commission act immediately to create a Local Historic District to protect this building, whose presence demonstrates and helps bring this segment of our history to life, and supports Kalamazoo's unique character and sustainability.

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7. Photographs

See Appendix #2

8. Resource Counts and Percentages

The proposed district contains one contributing resource. 100% of the properties contribute to the district.

9. List of Historic and Non-Historic Resources

Historic Resources: First Baptist Church Building

Non-Historic Resources: None

10. Bibliography**Newspapers**

Kalamazoo Gazette dates vary between 1912-1982, and are listed below by ascending date:

Dec. 6, 1912, p1 and p5. *To Rededicate Cathedral-Like Structure On Sunday*

Feb. 28, 1932, np. *Baptists Dedicate New Church House*

Newspapers not identified, from the Kalamazoo Public Library Subject, Historic Sites and Buildings Files:

Oct. 11, 1929, *Baptists Approve \$135,000 Church Building Plans.*

Scholarly Works & Studies

Knauss, Carol. *A History of Bronson Park, Kalamazoo, Michigan From 1829 To 1940.*

O'Connor, Pam. *Kalamazoo Local Historic District Study Committee Report for the properties currently included in the Bronson Park National Register Historic District (#83000855)*

February 5, 2019. Available on request from the City of Kalamazoo Historic Preservation Coordinator

Websites

Carlson, Sharon, *Ladies Library Associations of Michigan: Women, Reform, and Use of Public Space* (2002). Dissertations. 1187. Accessed 5-22-20.

<https://scholarworks.wmich.edu/cgi/viewcontent.cgi?article=2189&context=dissertations>

Kalamazoo Cache Digital Archive. *Kalamazoo College: A Sesquicentennial Portrait.*

KMagazine, April, 1982, 21-23. Graham, Ann. Accessed 3-24-20.

<http://hdl.handle.net/10920/3495>

Internet Archive. *Seventy-Five Year's History of the First Baptist Church, 1911, Kalamazoo Michigan.* Accessed 3-24-20.

https://archive.org/stream/HistoryOfFirstBaptistChurchKalamazooMI1911/History-of-First-Baptist-Church-Kalamazoo-1911_djvu.txt

Encore, Southwest Michigan's Magazine, *Five Faves: Architects and Builders; Who built that? Historian Lynn Houghton Answers.* April, 2019. Accessed 3-25-20.

<https://www.encorekalamazoo.com/upfront/five-faves-architects-and-builders>

Kalamazoo Public Library; *Lucinda Hinsdale Stone.* Accessed 3-23-20.

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<http://www.kpl.gov/local-history/women/lucinda-hinsdale-stone/>

Kalamazoo Public Library; *First Baptist Church*. Accessed 3-23-20.

<https://www.kpl.gov/local-history/kalamazoo-history/religion/first-baptist-church/>

Michigan Stain Glass Census; *First Baptist Church of Kalamazoo*. Accessed 3-22-20.

<http://www.michiganstainedglass.org/index.php>

The Organ Historical Society Pipe Organ Database; *Orgues Létourneau Ltée Opus 55 (1998)*. Accessed 3-25-20.

<https://pipeorgandatabase.org/OrganDetails.php?OrganID=9072>

Other

Email correspondence between Pam O'Connor with George Kohrman, First Baptist Church member. 3-26-2020 and throughout May, 2020.

Thompson, Mark. *Frontier Pilgrims, A Sesquicentennial History of the First Baptist Church of Kalamazoo*. 1986. Pamphlet printed by Ihling Bros. Everard Co., Kalamazoo, MI.

Thomas, James M., Compiler and Publisher. *Kalamazoo County Directory with a History of The County From Its Earliest Settlement; 1869 and 1870*. Stone Brothers, Book and Job Printers. Kalamazoo, MI.

Appendix #1, Visual Boundary Description – Map (Sharon add)**Appendix #2 Photos Historic & Current (list below, Sharon add images in numerical order)**

Exterior

- 1.G.Kohrman. c1860-62.firstbaptist_8x10_de (Courtesy George Kohrman)
c1860; looking W-SW
- 2.KPL.1871-84.45912104921_fdba5b5ec6_k (Courtesy Kalamazoo Public Library)
c1871-1884; looking SW
- 3.KPL.1894.23326200526_d8807d0005_c (Courtesy Kalamazoo Public Library)
1894; image on right, looking SW
- 4.KPL.c1940.30840707157_ee1e160ad4_h (Courtesy Kalamazoo Public Library)
c1940; looking S-SW
- 5.KVM.1955.03_0387 (Courtesy Kalamazoo Valley Museum, via the Kalamazoo Public Library)
1955; looking S
- 6.SRF.MichW 315 2018-10-09 N church house blue doors (Courtesy Sharon Ferraro)
2018; church house/education annex door; looking S
- 7.SRF.MichW 315 2018-10-09 NEcor (Courtesy Sharon Ferraro)
2018; looking SW

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8.SRF.Ferraro.MichW 315 2018-10-09 Nfront (Courtesy Sharon Ferraro)
2018; looking SW

Interior

- 1.G.Kohrman.FBCafter1871b (Courtesy George Kohrman)
after 1871; looking S
- 2.KPL.Interior.1951.32667819578_04a4a6b169_c (Courtesy Kalamazoo Public Library)
1952; looking S
- 3.2012.OHS.Pipe.Kalamazoo.FirstBapt1998Letourneau.Boorsma03
(From Organ Historical Society online database, taken by Chad Boorsma)
2012; looking S
- 4.2012.OHS.Pipe.Kalamazoo.FirstBapt1998Letourneau.Boorsma04
(From Organ Historical Society online database taken by Chad Boorsma)
2012; looking N-NE
- 5.G.Kohrman.FBCattic.Shows.Added brickHeight (Courtesy George Kohrman)
date unknown; direction unknown; at left, shows diagonal line through brick
where height was added to gabled roof

Other

- 1.FBCclock1 (Courtesy George Kohrman)
date unknown; Working Clock Motor
- 2.FBCclock2 (Courtesy George Kohrman)
date unknown; Extant historic (non-working) Clock Motor
- 3.FBCfire (Courtesy George Kohrman)
date unknown; Extant historic (non-working) Fire Alarm apparatus

Prepared and submitted by Pamela Hall O'Connor, May 2020, for the Kalamazoo Historic Preservation Commission, at the request of the First Baptist Church Team* with assistance from and thanks to: George Kohrman, Maria Perez-Stable, Lynn Houghton, and Sharon Ferraro.

*First Baptist Church Team members:

Pastor David Nichols
Joyce Standish
Quinton Slovacek

Draft #5 – May 26, 2020

Attorney Leo Goddeyne





(1) First Baptist ca 1860
(3) First Baptist ca 1894



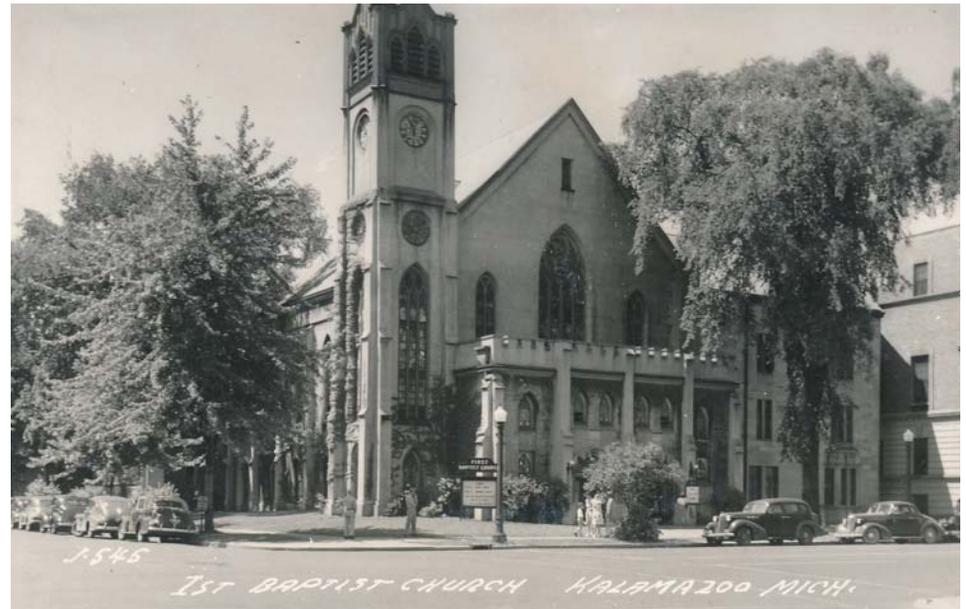
ITEM F

(2) First Baptist ca 1871-84
(4) First Baptist 1940

A



HPC Meeting 07/14/2020



72.328.1A First Baptist Church, Michigan Avenue, Kalamazoo, 1955



- (1) First Baptist 1955
- (3) First Baptist ca 1894



HPC Meeting 07/14/2020

ITEM F

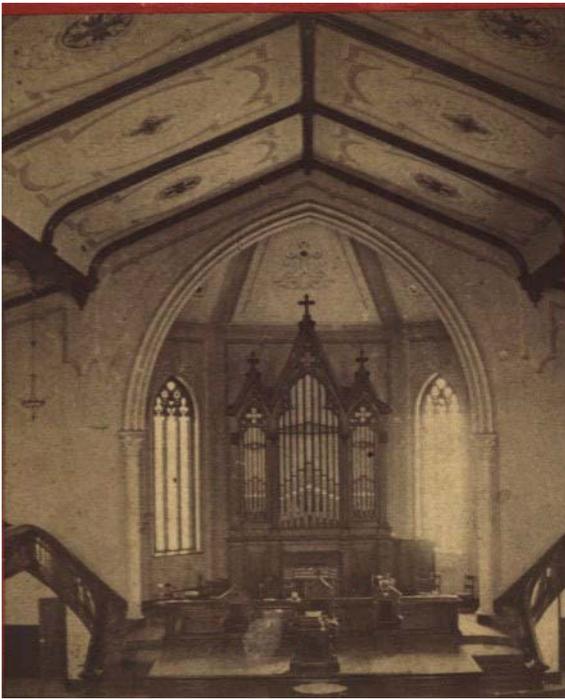


- (2) First Baptist - Doors to annex
- (4) First Baptist - north/front

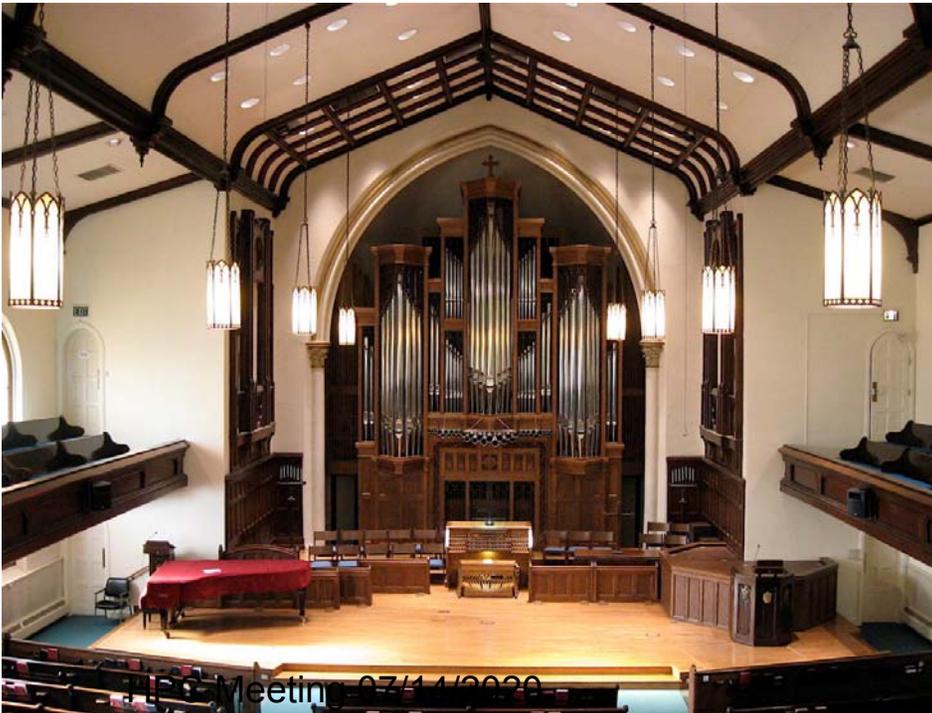
B



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(1) First Baptist – historic – facing south – ca 1871
 (3) First Baptist facing south with organ



IPC Meeting 07/14/2020



FIRST BAPTIST CHURCH IN KALAMAZOO
 DEDICATION OF THE SANCTUARY DECEMBER 30, 1951

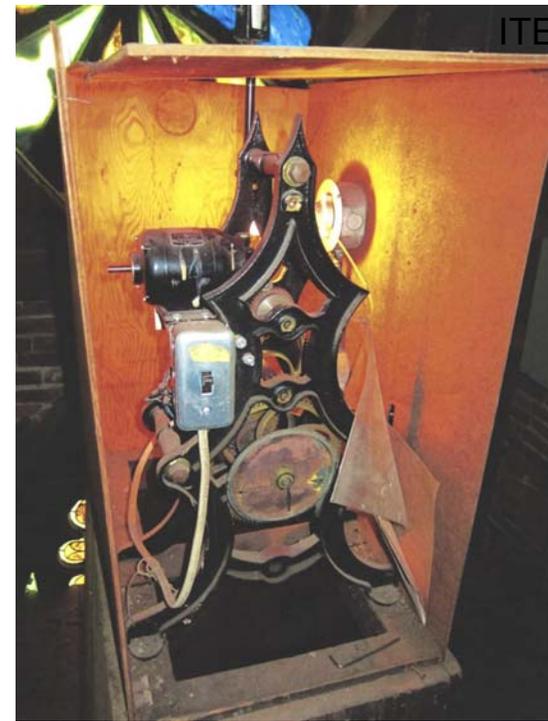
C

(2) First Baptist – Historic 1952
 (4) First Baptist – facing NE

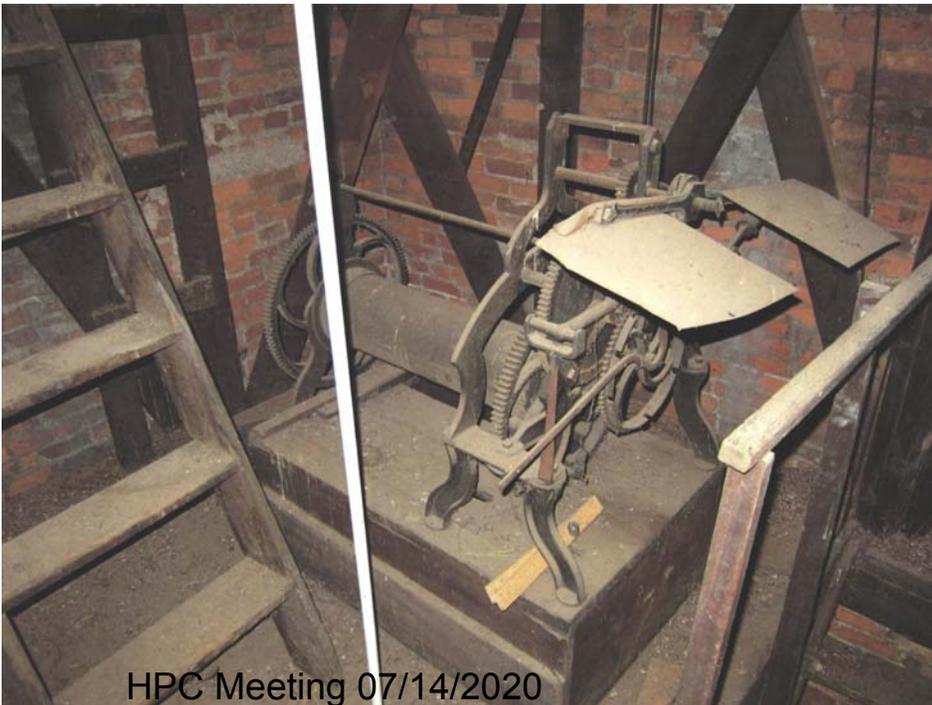


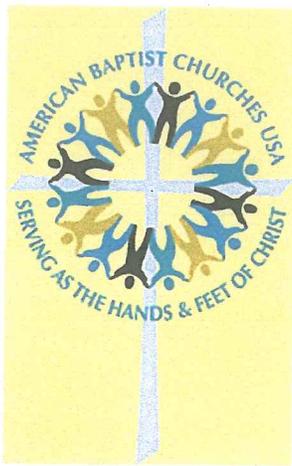


(1) First Baptist – added height of brick in attic over sanctuary
(3) First Baptist – historic (non-working) clock motor



D (2) First Baptist – working clock motor
(4) First Baptist – historic (non-working) fire alarm





First Baptist Church

315 West Michigan Avenue
Kalamazoo, MI 49007
Phone: 269-345-2195
Fax: 269-345-2046

June 1, 2020

Kalamazoo Historic Preservation Commission
c/o Sharon R. Ferraro
Historic Preservation Coordinator
City of Kalamazoo
245 North Rose Street, Suite 101
Kalamazoo, MI 49007

Dear Commission Members:

The First Baptist Church in Kalamazoo, a Michigan nonprofit corporation a/k/a The First Baptist Church of Kalamazoo, seeks to have a Local Historic District established for its buildings located at 315 West Michigan Avenue, Kalamazoo, Michigan.

The First Baptist Church is one of the seventeen contributing resources to the Bronson Park National Register Historic District and is individually significant in the history of the City of Kalamazoo.

The First Baptist Church has contributed to the research and preparation of the Kalamazoo Local Historic District Study Committee Report and endorses its contents. Therefore, The First Baptist Church hereby requests that the remainder of the designation process proceed immediately and that the Kalamazoo City Commission approve the establishment of The First Baptist Church Local Historic District at the time the final Study Report is submitted to The Commission for action.

It is possible The First Baptist Church will transfer its historic buildings to the Kalamazoo Nonprofit Advocacy Coalition (KNAC) sometime in the coming months. Even if this should happen, The First Baptist Church affirms that it will continue to seek and support a Local Historic District designation for the buildings.

The First Baptist Church in Kalamazoo
a/k/a The First Baptist Church of Kalamazoo

By: David Nichols David Nichols,
Senior Pastor

By: Quinton B. Slovacsek
Quinton B. Slovacsek, FBC Moderator

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KALAMAZOO HISTORIC PRESERVATION COMMISSION
CITY HALL - 241 W. South – Community Room – 2nd floor
TUESDAY, February 11, 2020 – 6:00pm
MEETING NOTES

PRE-Meeting – review WORK PLAN and revise, Appoint new committee members. 3rd fl conf room

I. Call to order:

II. Approval of Absences:

III. Approval of Agenda:

IV. Introduction of Guests: Dann Sytsma

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

- a. Dann Sytsma, Kalamazoo Non-Profit Advocacy Coalition. Dann represents the non-profit board currently using the First Baptist Church. Plans are in the works to transfer ownership of the church to KNAC in early March. Dann is looking for a preservationist to be part of the board. First Baptist “has been a constant witness to almost the entire history of the city.” They are in the process of raising \$30,000 to anchor their upcoming fundraising and plans for the future. They have a condition assessment from Byce and have real construction expertise on the board. They are planning a fundraising feasibility study for the \$3-4M + they will need to bring the church and annex up to current building and accessibility standards. The board meets every two weeks on Mondays at 2:30pm. Ferraro offered to send out an email to possible interested preservationists.

VI. Financial Report (20 min) (Sabel) (NOT CURRENT – details at meeting)

Reserve Fund 2010 to present **ITEM A**

- | | |
|---|-----------------|
| a. REVENUE Dec. \$0 | YTD (\$821.25) |
| b. EXPENDITURES Dec \$127.20 | YTD (\$2909.09) |
| c. BALANCE REMAINING | (\$25,024.59) |
| d. <i>RESERVE FUND (\$25,553.45) (Quarterly reports – <u>Feb.</u>, May, Aug, Nov)</i> | |

VII. Action and Discussion Items

- a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro/Sabel)
 - i. Report at meeting about kickoff – approximately 20 people attended the kickoff at the Van Deusen Room on February 5. Lots of good questions from the audience – people seemed very engaged with Kalamazoo history and interested in supporting and possibly volunteering. Received five applications to be volunteers.
- b. Kalamazoo Reservation Public Education (Gorham) (10 min)
 - i. Gorham is working with Keith Howard at the Kalamazoo Public Library to move all the Next Exit History materials to the local history room and to get photos cleared for re-use on the web page. At the Public Education team meeting, they discussed the summary of the ground penetrating radar report. The Gun Lake Band Tribal Council is reviewing the report and we are waiting got their approval. When the city receives their report the Tribal Council will choose how much information to release publicly.
- c. Practical Homeowner Workshops (Gorham/Ferraro)
 - a. Report in packet. Ferraro is approaching AVB (American Village Builders) about possibly hosting a condition assessment at 425 South Park, the house that *may* be moved behind 725 Academy.
- d. KVCC Traditional Trades program (Koenig & Ferraro)
 - a. Steering committee meeting on Friday, February 7 at 2pm – hope to draft an action plan
- e. Grave Issues – Cemetery Project (Timmerman) *NO REPORT*
- f. Preservation Month (PM) (Gorham) (15 min)
 - a. Media release out from City Manager’s Office on Wed. Feb 4 – call for nominations
 - b. Emails sent directly from coordinators address list to 186 people
 - c. Ferraro will ask Dann Sytsma if First Baptist can host. Tentative date for the awards ceremony is

Wednesday May 20th.

- g. Designation & Sites (D) – Robinson (10 min) No report
- h. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book)
 - a. Report in packet – Ferraro has downloaded all the completed Hidden Kalamazoo draft stories from Dropbox and sent them to Lynn Stevens as Word documents for editing.
- i. Operations (O) – Koenig (5 min) *Further work on the Work Plan will be on the March agenda*

VIII. Old/New Business

- a. Advocacy Day in Lansing on March 3 with MHPN – Ferraro reminded everyone about Advocacy Day. Sue Robinson is planning on going.
- b. Applications for Beth Timmerman’s position (Her term was up on March 31 and she was reappointed.) Sur Robinson would also like to step down so HPC has two vacancies.)
 - i. Cliff Locke, Fred Edison, Katherine White
 - ii. Katherine White was present. She is a curator at the Henry Ford Museum, has her masters in Historic Preservation from EMU, has served on the Oakland County Historical Commission and lives in the Winchell neighborhood. The HPC decided to wait until the March meeting to make a decision so the other two applicants could be present.

IX. Approval of meeting notes: (5 min)

- a. January 14, 2020 – corrected spelling of guests from “Ron Hegel” to Ryan Hegel and Brian Norman. **Moved by Robinson, seconded by Hills to approve the meeting notes as corrected. With a voice vote the motion passed unanimously.**

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

- a. Coordinators monthly report **ITEM G**
- b. Annual Report draft – need approval then send to city commission in March.
 - i. Two dates corrected in paragraph 4.
 - ii. **Moved by Nicole Sabel, seconded by Sue Robinson to approve the annual report to the city commission as corrected**

XI. Citizen Comments on NON-agenda items*

XII. Commissioner Comments

Adjourn 7:27pm

REVIEWS: Historic District Commission:

✓ HDC cases to 07/07/2020 – 52 total			Fees total year to date, 2020 \$1030
	2020	2020	2019
			2019 fees
○ 34 no fee	\$ 0		11 no fee \$ 0
○ 12 bldg permit-\$35* (Incomplete)	\$ 520		21 \$ 735
○ 6 HDC hearing - \$85	<u>\$ 510</u>		<u>11</u> \$ 935
52 TOTAL	\$ 1030		10 \$ 1660

Section 106 reviews (Federally funded projects)

- ✓ Section 106 reviews to 03/03/2020:
 - 6 – in Potential Historic Study Areas or established historic districts
 - 29 - in areas identified in the 2001 survey as “No Historic Properties”
- ✓ In 2019, 18 reviews in Potential Historic Study Areas were complete by 03/03/19
 - 23 – in Potential Historic Study Areas or established historic districts
 - 85 - in areas identified in the 2001 survey as “No Historic Properties”

SITES and PROJECTS:

- Bronson Park:
 - The kiosks are complete
- Progress on Hilton Garden Inn and new Stay2Suites at the Masonic Temple at Eleanor and North Rose. I watch progress each day through my window. There are six stories in place. The skywalk is going in across North Rose.
- The house move, tentatively planned for July 20th from 427 South Park to behind 725 Academy has been cancelled.

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 almost complete 2019, historic building still vacant
2. CHARTER ONE BANK – NORTH SIDE, EAST MICHIGAN 200 BLOCK (Non-contributing - No HP tax credit)
3. **302 North Burdick – Kalamazoo Overall Co – Mr. Presidents – HK** (No HP tax credit)

Upper floors vacant or undeveloped – 4 on mall, 4 on Michigan Avenue, 2 on N. Edwards – total 13

4. **International Hotel – Fandango – 241-7 S Kalamazoo Mall (2nd & 3rd floors)** (No HP tax credit)
5. **Montgomery Wards – Terrapin/Walgreens – 237 S Kalamazoo Mall* (2nd & 3rd floors)** **HK** (No HP tax credit)
6. **Fuller Building – Petals & Postings/Invitations by Design – 233 S Kalamazoo Mall (2nd & 3rd floors)** **HK** (No HP tax credit)
7. **Boudeman Building – Rustica - south end - 236 S Kalamazoo Mall, west side* (2nd & 3rd floors)** **HK** (No HP tax credit)
8. **Stevens Building – 312 West Michigan – Studio Grill (2nd floor)** **HK** (No HP tax credit)
9. **Clapham McDonald Building – 131 East Michigan – 3rd floor** **HK**
10. **Gilmore Bldg (Pratt Building/Opera House) upper floors along Portage work in progress** **HK** (No HP tax credit)
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 – east storefront, upper three floors vacant (developer)** **HK**
14. **320 East Michigan – Hotel Holt – Alfred E. Bike – 2nd & 3rd floors (NEW OWNER – rehab nearly done)** **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 2

18. **Merrill-McCourtie Building – (south storefront only) former Dragon Inn – 232 South Kalamazoo Mall** (No HP tax credit)
19. **Button-Jannasch Building - 242 East Michigan – east 1st floor bay vacant – work in progress** (HP tax credit eligible)

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

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