I. Call to order:

II. Roll call and approval of absences:
For virtual meetings, during the roll call, each commissioner needs to state their name, and where they are currently located and attending from.

III. Approval of Agenda:

IV. Introduction of Guests:

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

VI. Financial Report (20 min) at meeting – No report
   a. BALANCE REMAINING ($25,024.59)
   b. RESERVE FUND ($25,553.45) (Quarterly reports – Feb., May, Aug., Nov)

ORIENTATION FOR NEW COMMISSIONERS AND VETERANS – HISTORY AND RECENT ISSUES (Fountain, Bronson Park & Nazareth HDs) – 45 minutes

VII. Action and Discussion Items
   a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro)
      i. The grant for a reconnaissance level historic resource survey of the Edison neighborhood will be awarded to Kraemer Design Group of Detroit. We are working through the award process.
      ii. Planning is underway with relaunching the Survey to begin work in 2021.
   b. Kalamazoo Reservation Public Education (Gorham) (10 min) No change from September
   c. OHOW (O’Connor/Ferraro) ITEM A
   d. KVCC Traditional Trades program (Ferraro) ON HOLD
   e. Grave Issues – Cemetery Project (Timmerman) ON HOLD
   f. Preservation Month (PM) (Gorham) (15 min) Call for nominations will go out in the middle of February
   g. Designation & Sites (D) – (10 min) No report No change from September
   h. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book) No report
      a. Continue work with publication date of May 2021??
      i. Operations (O) – Koenig (5 min) Report at meeting

VIII. Old/New Business
   a. City managers office request to move HPC meetings to second Wednesday through the end of 2021 – currently set to return to Tuesday meetings in April 2021
   b. End of year – 4th quarter 106 report ITEM B
   c. Bronson Park Character Study – follow-up. ITEM C
   d. Final draft of First Baptist Church Historic District Study Committee Report ITEM D

IX. Approval of meeting notes: (5 min)
   a. October 14, 2020 ITEM E

X. Coordinators Report on non-agenda items (5 min)
   a. Coordinators monthly report ITEM F

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: Lenee Powell-Wilson

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 xxxxxxxxxx    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)
ACTIVITY
a) Lynn Houghton’s series of three “What Style Is It? videos will begin showing, 1 each month, via PMN this weekend and KPL next weekend.
b) The 7th and 8th OHOW videos have been identified. They will be titled: Strip Your Hardware (to show in April) and Understand Your Storm Windows (to show in May.) Strip Your Hardware will be taped late this month, and we’ll wait for early April to tape Understand Your Storm Windows. Peter Brakeman has created new title pages for those videos.
c) At our January 11th meeting, we are planning to discuss topics for the 2021-22 season, and how to achieve greater distribution.

PARTNERSHIPS
a) The KHPC/PMN/KPL partnership agreement as signed by all parties in November!

REQUEST FOR 2020 FUNDING from O’Connor Fund at KZCF
We discussed taking the needed funding from the O’Connor Fund contribution before it was sent to the Community Foundation, but I don’t know if that’s happened. The budget is below.

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 $2,200
1. 01/07/2020  151 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. 02/25/2020  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.
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.

7. 08/18/2020  1227 Egleston  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: 08/18/2020 – review of specifications – No Adverse Effect, work may proceed without further review.

8. 09/08/2020  522 TERRACE CT  EDISON  City of Kalamazoo CPED
   PROPOSED WORK: Demolition of fire damaged house
   AREA OF POTENTIAL EFFECT: Limited to this house and adjacent properties on Terrace Court
   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. This house is National Register (NR) eligible.
   DETERMINATION OF EFFECT: No ADVERSE Effect on historic properties. The house sustained substantial damage in the fire. Work may proceed without further review.

9. 10/02/2020  1203 Hays Park (2nd floor of 1201)  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: 10/02/2020 – review of specifications – No Adverse Effect, work may proceed without further review.
10. 11/06/2020  920 South Rose  Vine  KNHS Lead program
   PROPOSED WORK: Replace windows as part of a lead abatement project
   AREA OF POTENTIAL EFFECT: Limited to this house and adjacent properties on South Rose.
   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. This house is National Register (NR) eligible.
   Conditions:
   • The proposed vinyl window replacements should fit the existing opening.
   • Where feasible, the leaded glass windows should be fixed in place to eliminate the friction surface.
   • The vinyl windows will have a traditional wooden screen installed over the new vinyl windows on the blind stop.
   DETERMINATION OF EFFECT: No ADVERSE Effect on historic properties.

11. 12/02/2020  1702 Hays Park  EDISON  City of Kalamazoo CPED
   PROPOSED WORK: Demolition of deteriorated house with an un-remediated meth lab
   AREA OF POTENTIAL EFFECT: Limited to this house and adjacent properties on Terrace Court
   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: 12/02/2020 – Originally built as a small Cape Cod, the house has been almost quadrupled in size by a concrete block commercial addition. This house is not National Register (NR) eligible. No Adverse Effect, work may proceed without further review.

12. 12/10/2020  1518 Bank St.  Edison  Senior Services
   PROPOSED WORK: Repair thresholds at front and back doors, floor repair from water damage
   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.

13. 12/22/2020  1211 South Westnedge.  Vine  Lift
   PROPOSED WORK: rehab existing motel into studio apartments
   AREA OF POTENTIAL EFFECT: Limited to this building and the adjacent historic district
   HISTORIC PROPERTIES PRESENT: This motel is located in the South Street – Vine Area Local Historic District and is designated as a non-contributing resource.
   DETERMINATION OF EFFECT: No Adverse Effect for the unit conversions, Signs, fences and exterior alterations will need review by the Historic District Commission
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<td>Repair broken windows</td>
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<td>Foundation and windows</td>
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<td>Repair hole in wall, check bathtub</td>
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<td>Tub drain and HRV</td>
<td>Comm Home</td>
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<td>12/10/20</td>
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Introduction
As the result of re-zoning downtown Kalamazoo from a use-based format to form-based code, some conversation has centered on special considerations for the Bronson Park National Register Historic District, its character being substantially different from downtown’s core. An outcome of the recent rezoning, there are no height restrictions or character-related building standards in place there now. This threatens this distinctive area and its strong, well-established sense of place, and the uniqueness of downtown Kalamazoo.

At the KHPC’s December 2020 regular meeting, there was agreement that: a) the character of the BP NR District is quite different than the rest of downtown, and b) rather than specifically promoting a local historic or conservation district at this time, we should instead seek means to put in place special standards to guide future development using the new code system. I agreed to do additional research with that goal in mind, and have provided some beginning results below.

It’s not an exhaustive review. A more complete idea of what’s possible can be better evaluated using the resources available through the Form-Based Code Institute, American Planning Association and other professional websites. I’ve now just begun to review these; the examples below were identified through other research. But for now, let me share some of what I’ve found. Note: In all or most cases, Overlay district standards and uses as discussed below take precedence over base zoning regulations.

For the below examples, relevant web sites are provided at the end of each.

Hartford, Connecticut
This relatively new code (2016, amended 2020) was referred to several times as the best in the U.S.

It provides for both Districts and Special Overlays. Under “3.0 Uses” is 3.3.2 “Civic and Institutional Uses”, (p72). These include Assembly, Government/Higher Education/Hospital, Library/Museum, Police/Fire, and other uses, with standards for each. The Civic Building Type standards are addressed on pages 145-146. It’s interesting that its general description (below) closely describes all or most of the building/sites in the BP District, as demonstrated in the district’s character study.

4.10 Civic Building Type 4.10.1 DESCRIPTION & INTENT The Civic Building is the most flexible Building Type intended only for buildings utilizing the civic and institutional category of uses. These buildings are distinctive within the urban fabric created by the other Building Types and could be designed as unique and/or iconic structures. In contrast to most of the other Building Types, a minimum setback line is required instead of a build to zone, though this setback is required to be landscaped. Parking is typically limited to the rear and small side yard lots.

There is much more in this code than what’s been cited above, but creating a “Civic” Overlay District (Overlays are allowed) that includes parts of the new downtown districts D2 & D3 and cover the BP District using Hartford’s code as a model could be a good approach. Another interesting point is that as a building type, “Civic” has also been interpreted and scaled for other, less urban parts in the City, so the building type can also be used for a neighborhood public safety station just as easily. Hartford’s code can be found here as a downloadable pdf. Click on the “Zoning Regulations” link to bring it up: https://www.planning.org/knowledgebase/resource/9128820/
Buffalo, NY
Buffalo also identifies “Civic” building uses similarly to Hartford in a wide range of districts (pgs 6-4, 6-7 and 6-8) as well as types (p 3-25 – 3-28) and its specific standards that heighten understanding of its importance in all of the zones where they are allowed, which are many.

The most interesting of the uses under “Civic” in the Buffalo code is the “Open Space” use, which allows this use in concert with Civic buildings. This could be a model for a “Civic District”, and the standards tweaked for the BP NR district. The Buffalo code also uses Overlay Zones for special areas, which call out additional and/or more specific standards for properties within. The Buffalo, NY Green Code is here: https://www.buffalony.gov/DocumentCenter/View/2107/Unified-Development-Ordinance-PDF?bidId=

Ann Arbor, MI
Ann Arbor’s Downtown D1 & D2 districts are known as the “Core” and “Interface” and have nine overlays (pgs 22-24). These identify downtown’s unique mix of character-types, including better and lesser-known overlays like Kerrytown and Main Street. Each has its own development standards (p 80.)

From the AA code:
“The purpose of these overlay zoning districts is to supplement the regulations for the D1 and D2 districts to reflect the diversity of historical and built environments within the downtown. These character overlay zoning districts account for differences in the existing street pattern, density, massing, and design features that exist throughout the downtown, in addition to the intent of the City for the future Development of each area."  

Perhaps the most relevant of these is the Main Street Overlay District(p24), described here:

The Main Street Overlay District is the traditional heart of downtown, with a regional entertainment and Business focus. The center of the district contains the Main Street Historic District, and preservation of these resources is a high priority. The intent for this district is design that maintains the traditional rhythm of existing storefronts along the street edge and varying parapet lines.

In Kalamazoo, a Bronson Park Overlay District overlay description could be easily adapted using the above language, and Bronson Park overlayed properties in D2 and D3 districts would use Overlay District Uses and Standards, which would take precedence over base zoning.

Ann Arbor’s code is here:

Grand Rapids, MI
GR does not have a “Civic” building type established, but its TN-TCC District (a.k.a. as the “Transitional Neighborhood – Transitional City Center Zone District Overlay) definition (p.3) could be used as a structural formula for a “Downtown Civic” district in Kalamazoo. This is its general description in the GR Code:

The Transitional City Center (TCC) District is the buffer district between the dense City Center Zone District and surrounding near-downtown neighborhoods. This District provides a transition in the intensity of the downtown development pattern for adjacent areas; however, it allows for more development than would ordinarily be allowed in general neighborhood commercial locations.
Here is how it might read for a Kalamazoo BP Overlay District:

“The Downtown Civic District Overlay (DCD) includes parts of downtown’s D-2 and D3 districts which today form the existing Bronson Park National Register Historic District. A high priority is placed on the preservation existing buildings, sites and overall character. This overlay District is a unique transition from downtown’s dense development pattern, to one characterized by a green public square, bounded by larger lots, generally larger buildings, greater setbacks with more landscaped yard and trees, and whose primary uses are civic-related: assembly, including deliberation, education, instruction, worship, entertainment, amusement, social or service clubs and similar purposes, and very limited office.”

It’s also very interesting that the GR Code very clearly addresses “Alternations, Enlargements and Demolitions” and “Historic Landmark or Historic District” in Sections 5.2.03 and 5.2.04 on p2.2, right at the front of the General Provisions Chapter (p2.2).

Here is a link to the GR City page that has the Code as a downloadable pdf: https://www.grandrapidsmi.gov/Government/Programs-and-Initiatives/Zoning-Ordinance

Conclusion and Recommendation

As noted above, I will do additional research on existing codes that have elements which could be amended for use in Downtown Kalamazoo.

At the same time, I urge the KHPC to move ahead and work with the City Planning and Economic Development to move this or a similar initiative forward now. This work does not have to wait for a light and shade study, and should not.

When I started as a member of the Downtown Code Working Group, I noted that the BP district needed special consideration in the new code process, and was assured that all important provisions of downtown design review would be adopted in some way in the new code.

That did not happen. This is the opportunity before us now. The longer we wait, the greater the risk to the district’s existing buildings, district character, and downtown economic development and character.
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 has undertaken a study to determine the feasibility of local historic district designation, and will make a recommendation to the City Commission for the following: First Baptist Church Building, whose address is: 315 W. Michigan Avenue, Kalamazoo, Michigan 49007.

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) **Kyle Hibbard** CAD Designer, Foodservice Design/Dealer Maintenance, Stafford-Smith Inc.

6) **Katherine White** Associate Curator, The Henry Ford

7) **Fred Edison** Innkeeper, Festive West Bed & Breakfast

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" and 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 now-empty lot on which the historic First Reformed Church building sat (it was demolished 11-25-20), 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
MAP – See Appendix #1

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 in the greater area 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.

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 approved by the National Park Service as part of a Multiple Resource nomination for Kalamazoo. The First Baptist Church is one of the seventeen extant contributing resources and now-empty lots identified in this District.

**Bronson Park National Register Historic District Verbal Boundary Description**

With Bronson Park at its center, the District’s boundary encompasses the Federal Post Office/Courthouse building at its northeast corner, then runs east along W. Michigan Avenue to encompass the First Congregational Church building and parking lot, the subject First Baptist Church building and the Kalamazoo County building (along the south side of Michigan Avenue); then south along S. Rose Street to encompass the former Y.W.C.A. building (east side of S. Rose St.) and Prange building (west side of S. Rose St. at Lovell St.); then west along W. Lovell Street, encompassing the Austin Sill House (north side of W. Lovell St.) and St. Luke’s Episcopal Church building lot (south
side of W. Lovell St.); then continues east and then north at S. Park Street, to encompass the Ladies Library building (east side of S. Park Street), and continues north along S. Park Street to the lot on which the former First Church of Christian Science building stood and the First United Methodist Church building stands (both on the west side of S. Park Street), and then moving north to the point of beginning.

Inside the boundary, the following other resources are also included, along Academy and W. South Streets: the empty lot on which the First Reformed Church building stood (north side of Academy St.), the Civic Theater, First Presbyterian Church, Kalamazoo City Hall, and Park Club buildings, all along the south side of W. South Street.

**Context: Outside the Four Squares**

Bronson Park, along with the activity of Courthouse and Church Squares, quickly made the immediately surrounding area the focus of a residential building boom which 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 others, including Frederick Curtenius, Samuel Ransom, Josiah Hawes, and Joel Perrin, many of whom also 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. About this same time, however, nearby land uses 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. These changes began a subtle shift from residential to the civic uses. That shift continued and strengthened over the next forty years, slowly but steadily transforming this area to today’s “Civic Center.”

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 gable-roofed First Baptist Church, thus indicating the high level of importance he and others placed on the City's first platted area.
In Plate I (looking west), Crane envisioned the new City Hall (left) 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 (top), 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.

**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 appears to have been built by an ancient indigenous cultural group. The results of a ground-penetrating radar investigation were interpreted, and a report issued in mid-2020, but it has not yet been publicly shared. With the jail’s removal, the enduring roots of today’s Bronson Park began to take 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, moved it into the street and set it on fire, thereby 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 for a new combined courthouse and jail. Its replacement, which stands today, was completed in 1937. It is one of three government buildings (local, state and federal) in the district, and one of two district examples erected under federal Great Depression/New Deal make-work construction programs created to relieve economic hardships. The County Courthouse was built under the Public Works Administration.

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 there in 1841, (four years after the Episcopalians,) and so were the second congregation to locate there. They were followed by the Methodists, on the southwest corner in 1842, and the Congregationalists in 1852, on the southeast 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 later, under "History of the First Baptist Church Building."

Church Square, SE Corner (home of the now-demolished 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 this site 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 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 demolished the original building and educational wing in November, 2020.

Church Square, NW Corner (now the First Congregational Church’s parking lot)
St. Luke’s Episcopal Church congregation formed in 1837 and built a small frame building on this corner that year. It was followed in 1848 by a significantly larger brick church building designed by New York architect Richard Upjohn. Richard Upjohn was a cousin to Uriah Upjohn, the father of Kalamazoo’s William Erastus “W.E.” Upjohn, who founded the Upjohn Company in Kalamazoo.

In 1859, St. Luke’s congregation split. When some parishioners left the “Square” church, another member bought and donated it to the Young Men’s Christian Association of Kalamazoo (YMCA.) The YMCA demolished the Richard Upjohn-designed church building and completed its first building on the site by 1892. In January 1911, that building was destroyed by fire, and 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 then bought and demolished the “Y” for its parking lot.

Church Square, SW Corner (present-day site of First Congregational Church complex)
Having located in two earlier sites since 1834, the Congregationalists moved into their new brick building here in 1852, filling the Square’s remaining open lot. In 1887, membership 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.

Much of First Congregational’s present-day complex was designed by New York architect Aymar Embury II. Completed in 1928, it included a sunken garden facing Bronson Park. In 1946, members recommended significant alterations 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. In the late 1970s, the building’s primary entrance was later shifted from Bronson Park to the parking lot.

Church Square, NE Corner: History of the First Baptist Church and Building
The People
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 incomplete list of people associated with the First Baptist's Church's development on Church Square and Kalamazoo are noted here.

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). Eight years after that, in 1835, Baptist minister Rev. Jeremiah Hall began preaching at his father-in-law's home (Maj. Ezekiel Ransom) and during this period, 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.

Several First 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 that school, 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 became seriously strained over time and involved Lucinda Hinsdale Stone and her husband, Dr. James A. B. Stone, who served as faculty and administrators of the new school between 1843 and 1863. Lucinda Hinsdale Stone’s relationship to the church and wider society is further addressed under the Criteria B section of this report.

In 1826, on the way to the Carey Mission in Niles, early Baptist Missionary Leonard Slater and his wife, Mary French Ide, stayed overnight with a French trader and 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, the Slaters moved to the Thomas Mission in Grand Rapids and then to Prairieville in 1836, living among Native Americans. 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 Kalamazoo’s First Baptist Church, would emerge and preach to waiting Native Americans. Slater died in 1866 and is buried in Kalamazoo’s Riverside Cemetery.

New Englanders Stephen Richardson and Titus Bronson platted the Town of Brunson (later corrected to Bronson) in 1831. Titus Bronson had 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.
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 seventh Michigan Governor, Epaphroditus Ransom.

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

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.

Kalamazoo builder-architect H. (Henry) W. Coddington carried out a number of well-known 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), its later 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 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. Elsewhere in Kalamazoo, his 1914 First Church of Christ Scientist (part of the Bronson Park National Register District; demolished 2019) 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, the Kalamazoo building, and the First United Methodist Church at Park and Academy Streets (also part of the Bronson Park National Register District; extant).

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 in the late 1920s, 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.

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.

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. 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.

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

The First Baptist Building
The Baptists replaced their 1841 building here 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."

The congregation 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.

Changes to the First Baptist Church Building Over Time
Although its appearance has changed, the base of the building finished in 1855 mostly survives today. Work completed over the next century addressed the building’s safety and reinforced its structure, while also reorganizing and adding space through several additions, most of which have been in place long enough to have established significance in their own right.

1857 Church historian George Kohrmann notes that already, by 1857, the walls had begun to move outward, and unidentified work took place at that time to address the issue.
1865 On the building’s completion, a city-maintained clock and fire alarm were installed in the bell tower, underneath a tall, slender steeple. In 1865, the steeple was deemed unsafe and removed. It took 100 men to pull it down. A shorter steeple soon took its place, and the clock and fire alarm survive in today’s extant tower.

1871 The congregation hired Kalamazoo contractor and architect H.W. Coddington in 1870 to design a program to again shore up the walls, which in turn brought about a major remodeling of the interior. The work encompassed substantial repair to and raising the roof’s peak, and raising the tower to accommodate that additional roof height. The remodeled roof had an integral ventilation system comprised of wood air ducts and circular 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.

Other major work at this time included: a) replacing the auditorium’s flat ceiling with a delicately flattened, Gothic-style vaulted one, b) replacing the full-width balcony along the north end of the auditorium with one that wraps the east, north and west walls to add stability the auditorium. The new balcony terminated with graceful stairs at the south end of the auditorium, c) tied the east and west walls to the new semi-circular organ and choir, and, d) an apse addition on the south wall. Additional work included new stained glass in the auditorium’s east and west windows and a narthex-entrance on the north, facing W. Michigan Avenue. According to church records, John Phillips, a member and carpenter with a shop on E. Water Street did most of the interior work.

1911-1912 The building’s brick exterior was parged with cement. The c1865 replacement bell-tower steeple was removed and remodeled, and the narthex-entry widened and fitted with entry doors of wood and plate glass. Additional ventilation and electric work were also accomplished, as well as the rearrangement of some interior space. A Kalamazoo Gazette article from December 6, 1912, mentions that windows, except those on the east and west sides of the auditorium were replaced at this time. Chicago architect William C. Jones designed this project, and the exterior of the 1855 church building part of the (now larger) complex we see today is largely the result of this 1912 work.

Another alteration just discovered as the result of the demolition of the First Reformed Church building to the south, whose site is part of Church Square; the south walls of First Baptist have been uncovered, and a 1911 addition revealed and subsequently confirmed through a Kalamazoo Gazette article. Located on the southwest corner, along the west wall, a heating plant was constructed, with a story above it for classroom use.

1929-32 Planning began in earnest for a church house/education wing as the congregation grew. Working with plans from Dr. George Merrill at New York’s Northern
Baptist Convention Bureau of Architecture, Kalamazoo's Ernest Batterson adapted the plans for a four-story addition, removing the northwest corner tower in the process. Its first three (of four) floors were completed and furnished in 1932.

1949 The fourth floor of the church house/education wing was finished, including the children’s chapel.

1951 Either at this time or in the interim since 1912, the apse was walled off from the altar, and the altar widened, which required the removal of the balcony stairs at the south end of the auditorium. A more modern altar space was thus created, with a lower, stepped floor, whose lowest level thrust further out toward the pews. Choir seating was enclosed in this re-arranged space with wood paneling, as were the new organ’s pipes above.

At this time, a small, two-story addition was added to create a southeast corner entry. That space today holds an office and choir rehearsal room. This work was designed by Edward Jansson of Chicago. Local architect Randall Wagner managed the project.

1958-1971 Images provided by church members show the narthex’s cornice, below the battlements, was removed during this period, giving the upper part of the narthex a smooth plane.

1976 A small elevator annex was added on the south side of the bell tower. Floors 1-3 and the basement of the Church House were remodeled according to plans provided by Kingscott Associates.

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.

1998 The changes to the altar space made at this time largely still reflect what happened in 1951, but with three exceptions. A new Letourneau organ was installed, and the additional pipe structure was designed to fill the reopened apse. At the same time, the Baptistry was relocated to the west side of the choir from the center, choir seating and its enclosure were removed, the floor raised, leveled and widened to better accommodate worship services and secular uses. The organ’s presence and these changes have supported the congregation’s efforts to increase the building’s use for arts and cultural events, and the organ 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.
Today
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.”

At this time, planning is moving forward to sell the building to the Kalamazoo Nonprofit Advocacy Coalition (KNAC) The congregation will continue worship services there.

Potential Threats to First Baptist Church Building
As a result of the shrinking congregation’s financial 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, next door to the east, to a local developer in 2018 which has not yet announced its plans. The recent demolition of the historic First Reformed Church building immediately south also threatens the established historic and physical character of Church Square, and thus the physical and visual context of the National register district 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: 1855-1951
The period of significance begins at the time of the original church building’s completion, and ends at 1951, when the church house/educational addition and choir area remodeling were completed, all of 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 an earlier 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.

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.
Among other important persons related to the Church that are noted earlier in this report, First Baptist member Lucinda Hinsdale Stone's work touched not just the church, but also the district, community and nation in extraordinary ways. The Kalamazoo Public Library's web pages dedicated to her life are titled: "Educator. Feminist and "Mother of Clubs."

Born in Hinesburg, Vermont in 1814, Lucinda Hinsdale was a voracious learner. By age 13, she was a student at Hinesburg Academy, and was teaching summer school by age 15. Knowing no college would accept her as a woman student, she excelled in
literature, Greek and Latin, all of which helped advance her education. When Hinsdale left the Academy, she worked as governess to three children on a Natchez, Mississippi plantation, where she was both introduced to slavery and became an abolitionist.

In 1840, at about twenty-six years of age, Hinsdale returned and married Hinesburg Academy’s principal, Dr. James Stone, in Grand Rapids. After several years in Massachusetts, the Stones were called to Kalamazoo in 1843, when Dr. Stone was appointed principal of the Kalamazoo Branch of the University of Michigan.

Lucinda Hinsdale Stone’s journey continued, as a suffragist, an active, progressive First Baptist member and a community leader. At first, she taught part time at the Kalamazoo Branch, and was later named head of the Ladies Department. Female students were then attending classes with male students, using a shared curriculum. The Stones implemented these and other “radical” new policies together, with Lucinda leading, while also implementing rigorous academic standards. As a result, the College was awarded its state charter in 1855, and substantially grew its enrollment.

Despite this success, trouble came to a head a bit more than five years later. The College’s conservative administrators from First Baptist Church were displeased with Dr. Stone’s financial administration, with the college’s co-educational focus, and the use of liberal literature and publications in the classroom, among other complaints. These included the church-based administrators’ position that the Stones were too religiously tolerant.

The school was growing and breaking barriers, but in fact, the Stone’s progressive policies were the problem for First Baptist administrators, and in 1863, the Stones resigned from the College. The following year, Dr. Stone was called to trial by First Baptist Church for sexual misconduct and found guilty; a development that deeply divided the entire community. The accusations were later proved wrong, but the damage was done. The College, having by then lost the majority of its students over these conflicts, struggled to survive for decades.

Following their departure from the College, the Stones and two sons, Clement and Horatio, bought the Kalamazoo Telegraph newspaper. By 1866, both Mrs. and Dr. Stone were working for the Telegraph, and together the family operated the paper until 1874.

Lucinda Hinsdale Stone continued to write for the paper, but that work did not hinder her other activities. By the end of the 1860s, her influence in Kalamazoo and society in general had grown substantially. Among her efforts were the creation of “traveling” schools for female students, who visited Europe with her to learn about its history and culture. She also reorganized the Kalamazoo Ladies’ Library Association (LLA), which had started in the 1840s and formally organized in the 1850s. Between 1860 and 1867, she arranged for the First Baptist Church to provide space for the LLA’s collection and meetings. Following that, and a move to Corporation Hall for a period, the LLA became the first Ladies’ Library in the country to construct its own building.
The LLA building was completed in 1879, is listed in the National Register of Historic Places, and is among Kalamazoo’s locally-designated historic properties as well. It is the oldest women’s club in the state and the third oldest in the country. Mrs. Stone’s reorganization took place at a time when most colleges still did not admit women, and study clubs like Kalamazoo’s LLA were one of their few avenues of continuing education. Mrs. Stone spoke of these things and others in her address at the 1893 World’s Fair in Chicago, which she visited as a representative of women’s clubs.

She also organized the Twentieth Century Club, the Michigan Federation of Women’s Clubs, and the Women’s Press Association. She served as executive secretary of the Women’s Auxiliary Association. In the 1870s, she began writing a weekly newspaper column called "Club Talks" which advised women’s clubs and answered inquiries. And in addition to these things, she traveled the country, speaking at new women’s clubs.

Another of her local achievements was the organization of the Unitarian-Universalist People’s Church of Kalamazoo, where Reverend Caroline Bartlett was hired in 1889. A woman of substance herself, Bartlett (later, Crane,) was also a reformer and activist, and it seems no surprise she was hired for this job while Mrs. Stone was still active.

As Lucinda Stone continued to work with other well-known suffragists, including Susan B. Anthony, she was also long-active and ultimately 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 to the University, and Stockwell became the first woman admitted there. Stone was awarded an honorary doctorate from the University in 1890, and a little more than a century later(1983), was inducted into the Michigan Women’s Hall of Fame.

Lucinda Hinsdale Stone died in 1900, having arrived in Kalamazoo more than a half-century earlier, at first emerging as a liberal leader among a Baptist congregation and an educational institution born of Baptist roots. Later as a local, statewide and national leader, leaving behind an exceptional record of successful efforts in support of women’s education, women’s clubs and women’s rights.

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
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, square tower at the northeast corner and overall shape and massing remain intact. Of the alterations described earlier in this report, parging the brick exterior in 1911-12 had the greatest effect on the original building's exterior appearance.

Today, the exterior of the original 1855 building's primary facade presents a full-width, two-story narthex 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 pilasters 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, the gable-roofed auditorium section 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 intact, 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 in part subdivided with roll-down partitions that were part of the 1912 remodeling. The 1976 elevator addition is located at the east wall of the fellowship area. The church auditorium is directly above in the second floor, and accessed from the stairways at either end of the narthex. Auditorium seating is divided into three sections, with aisles between and on either side. The altar/choir stage projects into the auditorium space, a change believed to have taken place when the extant organ was installed.

The 1929-1932 and 1949 addition 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 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 and Legacy
The formation of Kalamazoo’s First Baptist congregation and its building are 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 National Register of Historic Places district’s resource, despite alterations over the years, maintains its ability to tell its important story through its physical presence, and thus, retains a strong level of integrity in terms of the 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.
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 1912-1986, 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
Feb. 5, 1961, n.p. First Baptist to Mark 125 Years
Feb. 8, 1986, A5. First Baptist has a birthday

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

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

https://archive.org/stream/HistoryOfFirstBaptistChurchKalamazooMI1911/History-of-First-Baptist-Church-Kalamazoo-1911_djvu.txt
https://www.encorekalamazoo.com/upfront/five-faves-architects-and-builders

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/

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


**Other**
The Annual Meeting and Reports for 1975 and 1976, The First Baptist Church; WMU Archives, First Baptist Church Collection

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

Email correspondence between Pam O’Connor and David Brose, regarding the Batten and Brose report to Wightman Associates, Kalamazoo, on the ground penetrating radar assessment of the Bronson Park Mound. Between 11-19-20 and 11-24-20.


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

Appendix #2 Photos Historic & Current

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_e1e160ad4_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
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
   2012; looking S
   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

Notes:
- Originally prepared and submitted by Pamela Hall O’Connor, July 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
   - Attorney Leo Goddeyne

- This amended edition of the original report was completed in December, 2020, and incorporates comments received from the Michigan State Historic Preservation Office in November, 2020. Our thanks to George Kohrman and Joyce Standish once again for their help with this edition.
FIRST BAPTIST CHURCH SINGLE RESOURCE LOCAL HISTORIC DISTRICT

First Baptist Church – 315 West Michigan- Kalamazoo, Kalamazoo Co., MI
(1) First Baptist ca 1860 (northeast corner)
(3) First Baptist ca 1894 (First Baptist on right)

(2) First Baptist ca 1870-85 (northeast corner)
(4) First Baptist 1940 (northeast corner – north/front)
(1) First Baptist 1955 (north/front)
(3) First Baptist ca 1994 (northeast corner – east side)

(2) First Baptist - Doors to annex
(4) First Baptist – north/front
(1) First Baptist – historic interior – facing south – ca 1871
(3) First Baptist facing south with organ - 2020
(2) First Baptist – historic interior – facing south 1952
(4) First Baptist – facing NE - 2020
(1) First Baptist – added height of brick in attic over sanctuary
(2) First Baptist – working clock motor
(3) First Baptist – historic (non-working) clock motor
(4) First Baptist – historic (non-working) fire alarm
I. Call to order:

II. Roll call and approval of absences: Fred, Tim, Regina, Katherine, Kyle, Lenee in Kalamazoo, Josh at home in Delton

*For virtual meetings, during the roll call, each commissioner needs to state their name, and where they are currently located and attending from.*

III. Approval of Agenda: PO add O’Connor Fund grant opportunities under VIIIc KW, TH ^^

IV. Introduction of Guests: Pam O’Connor home in Kzo, Christina Anderson City Planner at home in Kalamazoo

V. Citizen Comments on NON-agenda items* & Correspondence: PO encouraged commissioners to support SB54 the MI Tax Credit by contacting their representative

VI. Guest presentation – city planner Christina Anderson on downtown zoning

A short presentation on form-based code for newer commissioners. Previously presented it to HPC before in July 2018.

Bronson Park is in the Downtown 2 Area – commerce (must have storefront) flex (office, apartments, mixed) civic – church, government, hospital – very flexible, front entrance, build to zone is 0-15 feet from front property line, lot coverage depends on bldg. type – 70% civic to commercial 100% or lot

Previous CCBD had no max height – outside could be up to 2 stories taller than adjacent buildings within 200 ft. DDRC said around Bronson Park said no unlimited height – up to 2 stories taller. A lot of deliberation about max height

a. Link to Downtown Zoning Code Update [Downtown Zoning Code Update — Imagine Kalamazoo](#)
b. Bronson Park Character Study – ITEM A

i. Discussion of Bronson Park area and max height. CA – city is committed to a sun-angle study to determine the impact of taller buildings on light with the help of Andrews University’s architectural program. FE – when was no max height adopted CA – w new Dtown zoning code in early Nov 2020.

ii. KW – Worst case scenario – areas directly around the park – not much blank space – if a lot is sold on the park is there any mechanism currently in place to regulate height? CA – no – unlimited height currently (Called out PO’s character study and height) Bldgs could go as tall as the lot would allow. LW – any other agencies or people that have expressed concern about this like birdwatchers or tree people. CA – no – the sun angle study will tell us the tallest height before shadows effect the park. LW – will larger buildings effect the wind or non-light issues.

iii. JK – concerns about the historic and cultural landscape along with the scenic landscape.

iv. FE – Exchange Bldg shades the Radisson – have there been any complaints from the Radisson? CA – no – tall buildings are expected downtown as the economic and commercial hub.

v. CA – Exchange Place under new zoning code, would not have allowed the driveway onto Michigan Avenue to maintain the street presence.

vi. FE the south side of the park would be most likely to shade Bronson Park.

vii. CA – modifying DDRC guidelines. Much of it has been superseded by the new Zoning Code and has a firmer regulation than DDRC. A new Streetscape plan will be produced this year. This is an ongoing process. City attorney is reviewing our existing conservation district code.

viii. PO to CA was our new code meant to be aspirational or contextual/ Fewer than 10% of our existing buildings are over 6 stories. CA – code needs to cover both – existing and changes – a little bit of both. PO – when we attempted the local designation of the Bronson Park NR – this area has a very different character from the core of downtown one block away – propose
designating this area as a special character area regulating height as it is in Downtown 2
ix. JK – not comfortable trying for a Local HD again, but pursuing individual properties with the support of the owners. Is it possible to amend the code right now to protect the BP area- CA create a fourth district around the park or a conservation district – not a fast process. Would rather understand shadow and sun angles then amend the code. The zoning code can support historic district but not replace it.
x. PO – special character districts can be part of a form-based code.
xi. JK – keep HPC in the loop for the sun-angle study – if Andrews can’t do it we will pursue another provider. Possible end or 1st quarter into 2nd quarter.

xii. FE – any Covid restrictions to limit this sun-angle study
xiii. KH – may not need to come to Kalamazoo – with GPS and other tools they may be able to do all the work remotely.

xiv. AGENDA ITEM FOR JANUARY MEETING.

VII. Financial Report (20 min) at meeting – No report – jk -increasingly frustrating point – NEED OUR BUDGET AND GETTING MONEY TRANSFERRED TO AND FROM O’CONNOR FUND

a. BALANCE REMAINING ($25,024.59)
b. RESERVE FUND ($25,553.45) (Quarterly reports – Feb., May, Aug., Nov)

VIII. Action and Discussion Items

a. Reconnaissance Level Historic Resource Survey & CLG Grant (Ferraro)
   i. SHPO is working with City Purchasing to issue a Request for Proposal for the Edison Survey.
   ii. Planning is underway with relaunching the Survey to begin work in 2021.
b. SRF reported on KPS contact and working w Katie Reilly & Amanda for on-line sign ups
c. Kalamazoo Reservation Public Education (Gorham) (10 min) Regina reports still working with the Gun Lake Band to get the videos that had been posted on the Next Exit History
c. OHOW (O’Connor/Ferraro) Report at meeting – release dates for next three videos – scheduling from OHOW meeting.
d. KVCC Traditional Trades program (Ferraro) No change from November
e. Grave Issues – Cemetery Project (Ferraro) Update at meeting
f. Preservation Month (PM) (Gorham) (15 min) No change from November
g. Designation & Sites (D) – (10 min) No report No change from November – updated the final draft of the FBC SCR – also added the existence of an undocumented building addition ca 1910-12 revealed after the demolition of 1st Reformed.
   a. PO suggested that the next individual LHD Could we ask the city to begin the process with a study committee report? Jack Urban recommends a letter to the commission and the clerk asking to be in the agenda this spring for the city commission to consider allowing us to prepare a Study Committee Report for City Hall. Pam will draft the letter.
   h. Sustainability (SU) – (10 min) (Ferraro/Koenig) (Hidden Kalamazoo Book) No report
      a. Continue work with publication date of May 2021
   i. Operations (O) – Koenig (5 min) Report at meeting

VIII. Old/New Business

a. Diversity and Inclusion (HPC take the lead or partner with other organizations)
   i. Contact Materials (Koenig) ITEM B
   ii. TRHT – Narrative Change Design Team DRAFT - ITEM C
   iii. HPC role is not to advocate but to advise and support. JK – HPC should be a partner rather than taking the lead. LW – agree. KW – offer hands as helpers PO one of the things the HPC can do as a commission – be inclusive of NR, etc. Ask for review and feedback from our partners.
   b. Changes to Work Plan – Work session set for February 24 at 6pm
   c. O’Connor Fund grant opportunities – PO- how could HPC consider additional grants – possibly a grant opportunity for low income people who need help for repairs. Maybe a one-year grant for low income homeowners who need exterior repairs and are willing to do the work to SOI standards. Funds to help churches to maintain or repair could precede the local designation.

IX. Approval of meeting notes: (5 min)
   a. November 10, 2020 ITEM D Move by KW, RG ^^

X. Coordinators Report on non-agenda items (5 min)
   a. Coordinators monthly report ITEM E RETIREMENT
XI. Citizen Comments on NON-agenda items* None (Neal)
XII. Commissioner Comments
XIII. Move to KW, JK Adjourn 8:00 PM
ITEM F
Kalamazoo Historic Preservation Commission
Preservation coordinator’s report
Wednesday, January 13, 2021
(Moved to Wednesday for virtual meetings during coronavirus.)

REVIEWS: Historic District Commission:
✓ No cases to 01/06/21
✓ HDC cases to 12/31/2020 – 104 total

<table>
<thead>
<tr>
<th>2020</th>
<th>2020</th>
<th>2019</th>
<th>2019 fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>o 65 no fee</td>
<td>$ 0</td>
<td>62 no fee</td>
<td>$ 0</td>
</tr>
<tr>
<td>o 26 bldg permit–$35*</td>
<td>$ 910</td>
<td>42</td>
<td>$ 1470</td>
</tr>
<tr>
<td>o 13 HDC hearing - $85</td>
<td>$ 1105</td>
<td>15</td>
<td>$ 1275</td>
</tr>
<tr>
<td>104 TOTAL</td>
<td>$ 2015</td>
<td>119</td>
<td>$ 2745</td>
</tr>
</tbody>
</table>

Fees total year to date, 2020 $2015

Section 106 reviews (Federally funded projects)
✓ Section 106 reviews to 01/06/2021 – total 0
✓ Section 106 reviews to 12/31/2020 – total 54:
  o 13 – in Potential Historic Study Areas or established historic districts
  o 45 - in areas identified in the 2001 survey as “No Historic Properties”
✓ In 2019, 151 reviews in Potential Historic Study Areas were complete by 12/31/19
  o 36 – in Potential Historic Study Areas or established historic districts
  o 115 - in areas identified in the 2001 survey as “No Historic Properties”

SITES and PROJECTS:
Kalamazoo Historic Preservation Commission
Preservation coordinator’s report
Wednesday, January 13, 2021

(Moved to Wednesday for virtual meetings during coronavirus.)

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 complete, 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 Kal. 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. Winston’s (Weber Building) 228 East Michigan - 3rd floor HK
11. Hiemstra Optical (Chase Building) - 234-8 East Michigan*(2nd floor) HK
12. 266 East Michigan – Hall Building – Coney Island – east storefront, upper three floors vacant (developer) HK
13. 100 North Edwards – Nave Architects – 2nd floor
14. 150 North Edwards – Heritage Co – 2nd floor & far north, one story bay HK

UPPER FLOOR UNOCCUPIED – TOTAL 2


FIRST FLOOR VACANT, UPPER FLOORS OCCUPIED – TOTAL 2

16. Merrill-McCourtie Building – (south storefront only) former Dragon Inn – 232 South Kalamazoo Mall (No HP tax credit)

17. 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!

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