Agenda
Planning Commission

City of Kalamazoo

Thursday, November 3, 2022 7:00 PM

City Commission Chambers – 241 West South Street

A. CALL TO ORDER/ROLL CALL

B. ADOPTION OF FORMAL AGENDA

C. APPROVAL OF MINUTES

1. Approval of Minutes from the Planning Commission meeting on September 1, 2022.

D. COMMUNICATIONS AND ANNOUNCEMENTS

E. PUBLIC HEARINGS

F. DISCUSSION/ACTION ITEMS

1. P.C. #2022.10: Kalamazoo City Hall, 241 W. South Street. Planning Commission review of the Historic Preservation Commission's proposed designation of Kalamazoo City Hall as a single resource local historic district.

G. REPORTS

1. City Planner's Report

2. Site Plan Review Project List - 2022

H. PUBLIC COMMENTS

I. CITY COMMISSION LIASON COMMENTS

J. PLANNING COMMISSIONER COMMENTS

K. ADJOURNMENT

City of Kalamazoo
PLANNING COMMISSION
Meeting Minutes
September 1, 2022
DRAFT

Members Present: David Burgess; Shardae Chambers; Jennifer Swan; Gregory Milliken, Chair; Brian Pittelko

Members Excused: Sakhi Vyas, Vice Chair; Mariah Phelps; Michael Harrison; James Pitts

City Staff: Pete Eldridge, Assistant City Planner; Beth Cheeseman, Executive Administrative Assistant; Chris Praedel, City Commissioner; Charlie Bear, Assistant City Attorney; Zach DuMont, AmeriCorps Service Member

A. CALL TO ORDER/ROLL CALL

Commissioner Milliken called the meeting to order at 7:00 p.m.

Planner Eldridge proceeded with roll call and determined that the aforementioned members were present.

B. ADOPTION OF FORMAL AGENDA

Commissioner Swan, seconded by Commissioner Chambers, moved approval of the September 1, 2022, Planning Commission agenda as presented. With a voice vote, the motion carried unanimously.

C. APPROVAL OF MINUTES

Commissioner Burgess brought forward a needed change in the wording of a motion in the August 4, 2022 minutes. He noted that the motion for removing the Wellhead Protection Overlay from the Zoning ordinance did not say it was a recommendation to the City Commission. He requested the wording of the motion be changed to reflect that.

Commissioner Burgess, seconded by Commissioner Swan, moved approval of the August 4, 2022, minutes as amended. With a voice vote, the motion carried unanimously.

D. COMMUNICATIONS AND ANNOUNCEMENTS

None.

E. PUBLIC HEARINGS

Commissioner Milliken shared how to call in for public comment.

1. PC #2022.09: Kalamazoo College is requesting to Amend Ordinance Section 50-1.2, Zoning District Map and approval of an updated Institutional Campus Master Plan Agreement

Planner Eldridge shared some background about Kalamazoo College as an Institutional Campus (IC). He said the IC category is listed as a special zone district in Chapter 2 of Appendix A of the zoning ordinance. Planner Eldridge stated that the purpose of IC is to accommodate large institutional uses in a campus setting, college, school, hospital, or religious assembly use. It was defined with the intention to promote development and allow for expansion of institutional use while minimizing adverse impacts to surrounding areas. He said they are often near and adjacent to neighborhoods. The IC zone area is similar to a Planned Unit Development (PUD) area. Planner Eldridge stated that the IC zone requires a Campus Master Plan. This plan includes how the campus will develop and grow, development standards, uses for the campus, an agreement between the City and the institution. The plan is required to be updated every 10 years. Approval process for the IC Master Plan is to go through Planning Commission and then to City Commission.

Planner Eldridge noted that Kalamazoo College became an Institutional Campus in 2012. Now in 2022, Kalamazoo College is seeking adoption of the renewal of their Campus Master Plan. He stated that the plan meets requirements within the IC zoning district, and it aligns with Imagine Kalamazoo 2025. Kalamazoo College has coordinated with the City for their street projects. Planner Eldridge noted that since 2012 Kalamazoo College has added 106 Thompson Street to the IC Zone. That property is used as their Admissions office.

Planner Eldridge shared that the City Attorney recommended an ordinance amendment/update to the Chapter 50 Zoning Code Map. They would like to move the ordinance and map from Appendix A to Chapter 50.

Commissioner Milliken clarified, and Planner Eldridge agreed, that the amendment of the zoning map and the renewal of the Institutional Master Plan both needed to be approved at the City Commission. He asked Planner Eldridge to speak to the conditions attached to the request.

The conditions are as follows:

A. Stadium lighting is a permitted use on athletic fields for Kalamazoo College.
B. Stadium light usage will adhere to provisions set forth in the Campus Plan.
C. All lighting on the athletic field will be shielded.
D. No outdoor storage of athletic equipment, accessories or maintenance equipment is permitted unless those items are in use.

Commissioner Milliken asked if the conditions were new or if they were present in 2012. Planner Eldridge stated that the condition of no outdoor storage of athletic equipment was new. There was already a limitation of stadium light usage, but now that standard was moving into the IC Master Plan. Planner Eldridge clarified for the Commissioners that they were updating the ordinance that ties to the Institutional Campus zoning and looking to accept the renewal of the campus Master Plan.

Commissioner Pittelko asked about other zoning code regulations for the usage of stadium lights. Planner Eldridge said there were no stadium lighting ordinances in place. Sites that have lighting are grandfathered in so they can continue to use the lighting. He said there was an effort made in 2011 to create a stadium lighting ordinance, but it didn't work out. That was why they shifted to create limitations in the IC ordinance.

Commissioner Burgess asked if shielding the stadium lights was the same illumination requirement as other things like parking lots and businesses. Planner Eldridge said it was, but it becomes more technical when the lights are elevated.

Ms. Susan Lindeman, Associate Vice President for Facilities Management at Kalamazoo College, came forward to speak to the application. She let Planning Commissioners know there was a letter of support from the Westmain Neighborhood Association submitted with the plan. She said the process to update the 2012 plan started about a year ago. Ms. Lindeman spoke about engagement events in January and May. She said that toward the end of May they had the opportunity to show the preliminary plan and get feedback before taking it to the Board of Trustees. Ms. Lindeman said campus feedback showed a need to update residence halls. That will require demolition and rebuilding. Students want more indoor and outdoor gathering spaces, better connectivity to campus from neighborhoods and other parts of the City. Ms. Lindeman stated that the College would like to think about how to reduce the number of cars on campus and improve accessibility. Finally, she said it was important to remain authentically K. Ms. Lindeman said they talked to the surrounding neighborhoods. The neighborhoods wanted the college to consider the historic nature of the area. They want the new construction to match the Georgian style. They were concerned about the houses along Monroe and Lovell and that whatever the College does there will fit the campus. The neighborhood also wants to improve connectivity between neighborhoods, City, and campus. Ms. Lindeman said there was also the ever present concern about parking in the area. Neighborhoods expressed a desire to have a better relationship with the campus – have use of the facilities, feel more welcome, and blur the lines between campus and the neighborhoods. Ms. Lindeman gave highlights of what they learned during engagement events. People felt unsafe crossing roads at Westmain and Douglas, Academy and W. Michigan, and Stadium and Lovell. These are areas where it is hard to get across and it creates a barrier between the campus and community. Ms. Lindeman said they asked what would feel welcoming along edges of campus. The feedback they received was landscaping, architectural features, and lighting. Bike lanes, safer crossings, and increased use of borders to make a more welcoming space were ways they can dovetail into Imagine Kalamazoo 2025. She showed a rendering of what they felt was appropriate for the space where the housing is along Monroe and Lovell. People were excited about food options and stormwater management in the area at Academy and W. Michigan. Ms. Lindeman stated they had a meeting with neighbors closest to the stadium to ask about their concerns. The main concerns expressed were about parking in the neighborhood, music and yelling, traffic going the wrong way, litter, and storage of equipment. Neighbors also voiced a desire for a set of guidelines in writing from the College of the resolution of these issues. Ms. Lindeman said they have addressed many of the items. The City has added signage and pavement markings. They are keeping music and yelling to a minimum for practices. The College has a new contract with grounds management to handle trash. They have cleaned up outside of the storage barns. Ms. Lindeman noted that the neighborhoods are also close to the WMU stadium, so there is noise and traffic not associated with Kalamazoo College.

Ms. Lindeman said they have increased light days from 60 to 75 occurrences annually on their soccer fields with no use between 11:00 pm and 5:30am. For the football field, light days increased from 30 to 35 occurrences annually. The field won't have use between 9:00pm and 5:30am with the exception of five occurrences until 11:00pm. She said they met with the West Main Hill and Stuart Neighborhoods with this plan. They heard that neighbors were pleased to have more people on campus. They did express concerns about parents buying homes for students in their neighborhoods.

Ms. Lindeman shared that the goals of the plan are to address housing and accessibility, stormwater management, and how to dovetail into the Imagine Kalamazoo plan. She showed a campus map and stated that they don't intend to change the building footprint on campus. They want to make a better connection from the fields to the main campus. Ms. Lindeman explained three phases of change for the campus. Phase I would be related to connectivity. They would like to build a new L-shaped residence hall along Westmain. They imagine crosswalks, activated ground floor spaces, new lighting, and stormwater management. This would feel less like an edge of a campus and more like a neighborhood street. Phase II would add crosswalks, landscaping, and bike lanes to Lovell Street. The College would like to replace those old houses

with something that would work with the way students live today. They imagine an elevated walkway. Phase III involves W. Michigan Avenue. They imagine a mixed-use space that would be open to the public, bike lanes, and a crossing from the Vine neighborhood to campus. They have proposed re-angling the end of Academy Street. This will be safer for vehicles and pedestrians. Ms. Lindeman said they want a more contiguous space for a mixed-use development with housing for upper classman. This will include improving a bike way through that space and working on water features.

Commissioner Milliken asked the applicant to speak about what had been accomplished from the previous plan. Ms. Lindeman said the athletics fields existed at that time but didn't have lighting. They built a new field house. The soccer and football fields received artificial turf. They made improvements to the baseball, softball, and practice fields. She mentioned the Arcus Center for Social Justice, the fitness and wellness center, and the new natatorium. They also turned a bed and breakfast into their Admissions/Welcome Center for students.

Commissioner Milliken opened the public hearing.

Ms. Lisa Presley, Treasurer of the Westmain Hill Neighborhood Association, said the Board appreciated how hard the College has worked to reach out to neighbors and the Association. Ms. Lindeman comes to each monthly board meeting and gives a report. This time there was a much greater effort by the college to engage with neighbors. Ms. Presley noted there was more concern about noise than lighting. She informed Planning Commissioners that the College will be monitoring to see how they can tweak the frequencies and the location of speakers to minimize the sound. They've been in communication with the City to look at issues around parking and the one-way street. Ms. Presley has noticed how much the College has worked to try to improve look of the stadium. She felt they have been responsive to the needs of the neighbors. As a result, the Board voted in support of the Master Plan and their use of the athletic fields.

Ms. Lia Gaggino said she was excited about the plan – she loves what they want to do with the edges. The change to Academy is brilliant and a nod to safety. She was also happy about their plan to maintain the character of Kalamazoo College. Ms. Gaggino expressed concern about their rental properties. She said they are not well maintained. The houses are in disrepair. They had to meet with the College to get them mowed. She indicated that many of the people renting on her street are faculty and would like to buy the houses. If they are looking to beautify the campus, it's important to take care of these properties. Ms. Gaggino also asked if they were increasing the number of hours for stadium lighting.

Ms. Linda Leonard said they don't hear noise from Angell Field, but there is a lot of noise coming from Western. She stated she is glad that houses will be taken down, but she expressed concern about the beautiful trees in front of Trowbridge. Ms. Leonard wondered what would happen to the grove behind the homes.

There were no phone comments.

Commissioner Milliken closed the public hearing.

Commissioner Pittelko asked if the two-way street conversion would extend up the Kalamazoo College side of Lovell. Planner Eldridge confirmed that would include all of W. Lovell.

Commissioner Milliken noted that there were some specific elements of the lighting and adding days or extending hours. He asked if those items were covered if the plan was adopted as written. Planner Eldridge

agreed that they were written into the plan. The College changed to occurrences vs. night usage for flexibility.

There was some confusion regarding the motions and if they needed to include the conditions. Planner Eldridge clarified that the conditions were listed in the ordinance. He explained that they could do one motion to recommend approval of the amended ordinance section and updated Institutional Campus Master Plan Agreement. That would cover everything because the conditions are embedded in the ordinance language.

Commissioner Pittelko, with support by Commissioner Burgess, moved to recommend approval to the City Commission of the amended ordinance section 50-1.02 Zoning District Map and to approve the Institutional Master Plan Agreement.

Commissioner Pittelko stated that the Master Plan was a well-crafted document. He thought it was a nice mix of ambition, aspirational goals, and practical goals to meet the needs of the neighborhood. Commissioner Pittelko thought it was crafted for the benefit of the College, neighborhood, and the City. He also appreciated their efforts to mitigate issues involving noise and light at the stadium.

Commissioner Burgess agreed that it was a beautiful document. It managed to be both wide and specific. He seemed happy with their due diligence in outreach to get community input. He felt they made some compromises as well.

Commissioner Milliken said there were a lot of things in the Master Plan – particularly turning edges out and utilizing the great footage. He felt they challenged themselves to create the plan and now they had the challenge to implement the plan. Commissioner Milliken noted that the plan meets the requirements of the zoning ordinance for the IC district. They are also taking the procedural step of bringing the zoning map into Chapter 50 from Appendix A.

A roll call vote was taken and passed unanimously.

Commissioner Milliken commented that this would go on to City Commission.

F. DISCUSSION/ACTION ITEMS

None.

G. REPORTS:

1. City Planner's Report

No updates.

2. 2022 Site Plan Review Spreadsheet

H. PUBLIC COMMENTS:

No in-person comments. No phone comments.

I. CITY COMMISSION LIAISON COMMENTS

Commissioner Praedel spoke about the Notre Dame school of Architecture team who came and examined downtown and researched how to create a more vibrant downtown. The team included an artist who did renderings. They did a gallery event while they were in Kalamazoo. He said the team will put together a final report. Commissioner Praedel announcing some staffing changes. Ms. Laura Lam had become the Chief Operating Officer of the City. Ms. Rebekah Kik was now an Assistant City Manager. Mr. Antonio Mitchell became the Director of CPED. Ms. Tanya Hewitt-Smith became the Diversity Equity and Inclusion Director. He informed the Planning Commissioners that they now had a communications Manager for the City. Commissioner Praedel shared that City Hall was lit in purple for National Recovery Month. He shared that the City Commissioners had a special COW meeting to talk about rate increases for water and sewer. Commissioner Praedel touched on how inflation has affected the City.

J. MISCELLANEOUS COMMENTS BY PLANNING COMMISSIONERS

Commissioner Milliken encouraged everyone to check out the two-way conversion project and to enjoy the holiday weekend.

K. ADJOURNMENT

Commissioner Milliken adjourned the meeting at 8:07 pm.

THE CITY OF Kalamazoo

Community Planning and Economic Development
Historic Preservation Coordinator
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Kalamazoo, MI 49007
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To: Kalamazoo Planning Commission

October 06, 2022

Re: **Kalamazoo Local Historic District Study Committee Report for Kalamazoo City Hall**

To the Commission:

In Michigan under Public Act 169 (Local Historic Districts) and under the City of Kalamazoo Code of Ordinance (Chapter 16, Historic Districts) a very regulated process is required for the creation of a local historic district. Altogether there are ten steps, including three opportunities for public input.

One of the steps is to send the completed final report to the Planning Commission for review and comment at the same time it is sent to three state historical entities.

The Historic Preservation Commission requests that the members of the planning commission read and comment on the report. The commission may also examine whether establishing Kalamazoo City Hall as a single resource local historic district supports or conflicts with the Imagine Kalamazoo Master Plan.

There are more steps ahead before the Kalamazoo City Hall Local Historic District is created including a final report including all comments, a public hearing and finally, submission for approval by the city commission.

Once the new local historic district is created, City Hall will be subject to design review by the Historic District Commission for exterior changes and will have the strongest protection available in Michigan for the civic center of the city.

If commissioners have any questions, please contact me at PenaL@kalamazoocity.org

Thank you
Luis Pena, Historic Preservation Coordinator

Kalamazoo Local Historic District Study Committee Report for the Kalamazoo City Hall Building.

Location: 241 W. South Street, 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: Kalamazoo City Hall, whose address is: 241 W. South St., Kalamazoo, Michigan 49007.

2. Composition of Committee Membership

Members of the Historic Preservation Commission include:

1) Fred Edison, Retired

2) Regina Gorham Collections Manager, Kalamazoo Valley Museum

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

4) Lenee Powell-Wilson Community Care Nurse, Veterans Administration, Battle Creek.

5) Katherine White Associate Curator, The Henry Ford, Dearborn, MI

6 & 7) These seats are empty at this time

3. Name of the Historic District Studied

Kalamazoo City Hall

4a Verbal Boundary Description

Kalamazoo City Hall sits on a rectangular lot bounded on the NORTH by W. South Street and Bronson Park, on the EAST by The Park Club (also known by its historic name as the Lawrence House), on the SOUTH by W. Lovell St. and St. Luke's Episcopal Church, and on the WEST by St. John's Place and the First Presbyterian Church.

It is immediately adjacent to, and on the south side of, the original plat created in what is now the City of Kalamazoo, then known first as "Brunson" and later corrected to "Bronson." The building is sited near the center of the Bronson Park National Register Historic District (#83000855), which is an irregularly shaped, seven-block area in the heart of the City. Kalamazoo's City Hall contributes to the district.

4b Visual Boundary Description
See Map: Appendix A

4c Legal Boundary Description
CITY HALL 4056 SECTION 15-2-11 COM AT SE COR W SOUTH ST & ST JOHNS PL, TH S ALG E LI ST JOHNS PL TO N LI W LOVELL ST, TH E ALG SD N LI 99FT, TH N 132FT, TH E 33FT, TH N TO S LI W SOUTH ST, TH E ALG SD S LI 132FT TO PL OF BEG.

4d Boundary Justification
The boundaries of this district concur with the legal boundaries of the lot on which Kalamazoo City Hall is located.

5. History of the Proposed District
On land formerly occupied and owned by ancestors of today's Match-E-Be-Nash-She-Wish Band of Pottawatomi, the Village of Bronson was platted in 1831. The land now occupied by today's Kalamazoo City Hall sits on part of the land formerly owned and occupied by the Match-E-Be-Nash-She-Wish Band.

The plat includes today's Bronson Park and other nearby properties that are also part of the Bronson Park National Register Historic District. Kalamazoo City Hall is inside this National Register Historic District, on the park and original plat's south side.

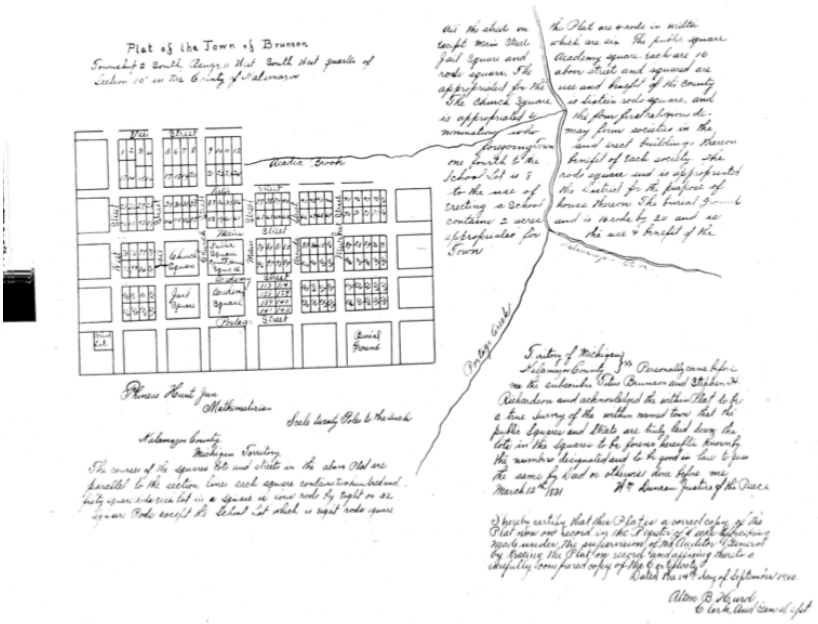
In 1821, the Band signed a treaty surrendering this land to the United States government. As a result, a nine-square-mile area along the Kalamazoo River was reserved for the Band. In 1827, the Michigan Territorial Government Treaty reclaimed the Reservation. And although the Indian Removal Act of 1930 required Native Americans who were not on a reservation to move west of the Mississippi River, most Match-E-Be-Nash-She-Wish remained in the greater area, and many relocated to sections of the Gun Lake prairies 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. Thus, Richardson's land became home to what has since become identified as the now well-known "Four Squares" found on that 1831 plat map.

During that original platting process, in what may have been Kalamazoo's first economic development incentive, the "Four Squares" of land 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.*

The 1831 plat map identifies the marked squares bounded by what are now known as W. Michigan Avenue, Rose, South, and Park Streets.



Right: 1831 Plat Map for the "Town of Brunson." City Hall is immediately south of the west half of "Academy Square" along what was named Portage Street, and later changed to South Street.

Richardson and Bronson's incentive worked. Within the next three years, the State government moved the county seat to Kalamazoo, and the federal land office moved here from White Pigeon in 1835. 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, and a jail and academy were built in their respective SW and SE squares.

Historic Context: The Four Squares

Courthouse Square (NE)

Planning for the first courthouse on this Square began in 1836, shortly after Stephen Richardson's four square set-aside. 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. The 1836 complex was razed, and the second courthouse was completed on the site in 1885. That 1885 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, following the new City Hall by 6 years. The courthouse is one of three government buildings (local and federal) in the Bronson Park National Register District, and one of two District examples that were erected under federal Great Depression/New Deal make-work construction programs. The other is the Federal Building at the District's northeast corner. Although the County still uses its 1937 building while a new building is under construction a block north, it was sold to a Kalamazoo development Company in 2018, whose plans for it are not publicly known.

Church Square (NW) 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, and 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 northwest corner. From there, the history gets complicated. A more in-depth discussion describing these changes appears in a draft Local Historic District Study Report for the Bronson Park District that was prepared and published in 2019, though not acted upon at the time.

Two church buildings remain of the four that had earlier occupied this square. The oldest is the 1855 First Baptist church building and additions on the NE corner of the square, which were designated a Local Historic District in 2021, and the 1928 Congregational Church and its additions on the SW corner of the square.

The First Congregational Church purchased the YMCA building that had been constructed on the site of the former St. Luke's Church building on the NW corner of Church Square, and demolished the YMCA in 1970 for a parking lot. In 2016, it also bought the historic First Reformed Church Building (on the site of the old Methodist Church building) on the SE corner, and demolished it in 2020.

Bronson Park (SW & SE)

The County jail's construction and 1845 demolition rendered the southwest Square vacant except for a circular earthen mound. Identified by early settlers, the mound area was disturbed at least three times by excavators between 1832 and 1954. In 2019, it was studied again using Ground Penetrating Radar. The results of that study were interpreted and reported by Archaeologist Dr. David Brose in 2020, who said in his Executive Summary:

> *While this study found no evidence for the existence of any large central sub-mound excavation or structure (such as those encountered in many southwest Michigan Hopewellian mounds), Ground Penetrating Radar analyses identified a number of other significant features within, below and adjoining the former perimeter of the mound. These features form patterns similar to archaeologically documented prehistoric and early historic American Indian ceremonial structures and social activities.*
>
> and: "*...these earthen constructions are not remnants of defensive fortifications, but rather served as physical markers memorializing ancient ritual activities of American Indians societies who lived in these regions between 800 and 1200 years ago...*" and: "*such features still have cultural significance for the related Ojibwa, Ottawa and Pottawatomi bands living in the region today...*"

After many efforts to get the 1838 academy on Academy Square (SE) out of the way to complete the park, frustrated citizens finally took matters into their own hands. They moved the building onto Rose Street and set it on fire in 1854, thereby rendering both southern Squares for park use.

With the jail and academy's removals, the enduring roots of today's Bronson Park began to take hold, and since 1864, the 3.6 acre park has occupied these two southern squares of the original four, north of today's City Hall.

Historic Context: Outside the Four Squares

The development of the four squares quickly made the immediately surrounding area the focus of a residential building boom, and was soon home to some of the City's best-known Euro-American public servants, merchants and professionals.

These included early settler Justus Burdick, drugstore owner D. A. McNair, and Nathaniel Balch, who served as County Prosecutor, State Senator, Bar Association president and village president. These men 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, the land uses here began to shift. In 1882, the Dankmar Adler and Louis Sullivan designed Academy of Music replaced Justus Burdick's home on the Park's west side, and in 1893, a new public library was completed off the park's southeast corner at Rose and South Streets. These changes supported the beginning of a slow conversion from residential to civic and institutional uses that continued over the next forty years, slowly but steadily transforming this area to the vital "Civic Center" there today.

In 1928, the City hired Chicago planner Jacob Crane to help shape its first master plan, and this action was crucial to the eventual location of Kalamazoo's "new" City Hall. Plates I and II of Crane's plan, shown below, indicate the high level of importance he and others placed on the City's most important "planned" development area.

Plate I (looking west), Crane envisioned the new Kalamazoo City Hall in 1930, shown here at lower left, across from the Park.

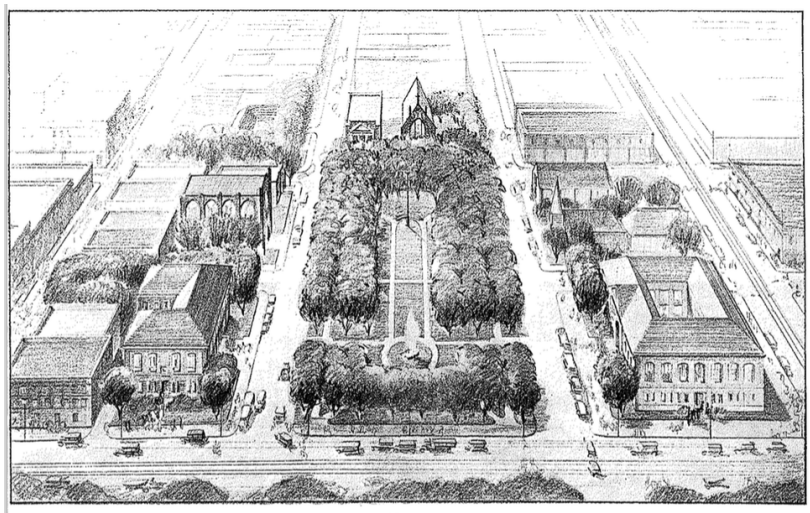


PLATE I
Birdseye of Civic Center grouped around Bronson Park; future Court House right foreground, future City Hall left foreground.

Plate II (looking north) shows the location for a new City Hall off the SE corner of Bronson Park, where no residences were slated to remain as Crane's proposed Civic Center would be when completed [but, as we now know, the building housing today's Park Club was never moved again or demolished.]

Historic Context: The National Register Historic District and other Local Historic Districts

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. Kalamazoo's City Hall is one of the seventeen extant contributing resources and now-empty lots identified in this District.

Bronson Park National Register Historic District Boundary Description & General Setting

With Bronson Park at its center, the District's boundary encompasses the Federal Post Office/Courthouse building at its far 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 west and then north at S. Park Street, to encompass the Ladies Library building (east side of S. Park Street), the lot on which the former First Church of Christian Science building stood, and the First United Methodist Church building (both on the west side of S. Park Street), and then 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.

In addition, there are six nearby Local Historic Districts, which include the following single-resource buildings.

Single Resource districts:
The Ladies Library, the First Baptist Church (which are also within the Bronson Park National Register Historic District), The Lillienfeld House, SW of the Bronson Park National Register District, and The Marlborough Building, which is part of a Multiple Resource National Register District,

Multiple-resource districts:
The South Street Local HD, west of the National Register District, and The Haymarket, which is also a NR Historic District and begins a block NE of City Hall.

Today, City Hall's setting has been altered since the building was constructed, almost entirely due to a spate of three demolitions within the National Register historic district within the past five years, both in and immediately adjacent to Bronson Park.

6. Statement of Significance

The Kalamazoo City Hall property is significant under National Register of Historic Places **Criteria A** for its association with events that have made a significant contribution to Kalamazoo history, and **Criteria C** for its embodiment of distinctive characteristics of the Art Deco period during which the building was erected, as well as its construction methods and design, whose expressions possesses high artistic values.

Period of Significance: 1931 – 1964
This period of significance begins at the time of the building's completion, and ends in 1964 when the Chambers/Courtroom Judge's bench and jury box were removed and replaced with a raised dais for the City Commission. Following alterations are documented below.

Areas of Significance:
Architecture, Art, Community Planning and Development, and Government.

Criteria A
This story has been repeated hundreds and hundreds of times over the centuries of American City Hall building: the first one is soon outgrown, and either located in a place where it cannot be expanded, or, often by deferred maintenance, can no longer serve its purpose with safety or dignity.

"Corporation" or "Quick to The Rescue" Hall, the two-story building that originally housed Kalamazoo City Hall offices above its fire department, was located on the west side of North Burdick Street (now Kalamazoo Mall), northeast of today's City Hall. After a new fire department building was constructed further south on Burdick St. in 1908 and the department moved there, the ground floor of Corporation Hall was renovated for City Hall use.

Nearly two decades later, following years of complaints that the Burdick Street offices were

too small, crowded, had crumbling plaster, a leaky roof, and foundation problems (among other things), the City put the question of a new City Hall to its voters. But this was only after a multitude of opinions had been offered throughout June 1923. Many wanted a new hall, while others did not. Quite a few people proposed that a new, dual-purpose City-County building be erected instead. Others said yes to City Hall, but suggested waiting until market conditions improved and prices dropped. There were, however, no reports found that denied that a new City Hall was needed.

But following, the votes didn't materials. The City's 1923 Annual Report read: "Submitted to Electors in response to initiatory petition, proposition to bond City for $300,000 to build a new City Hall. This proposition failed to carry." Even with that, the City Administration *was* finally convinced it was time to do *something*.

In April 1924, Mrs. Frank Milham offered to sell the City her property at the corner of South Street and St. John's Place. Much discussion and negotiation continued through the year, and when the 1924 Annual Report was published, it read: "The first steps toward the final acquirement of a new City Hall was taken when the Commission arranged for the purchase of the F.H. Milham and F.C. Orcutt properties as a site... (The Orcutt home sat at Lovell Street and St. John's Place, immediately adjacent to the Milham property.) ...The payment of the purchase price of $58,000 is to be taken care of in the 1925 budget." The property's sales closed in January 1925, and by early April, the City had vacated its Burdick Street offices and moved into the two renovated former family homes.

During 1926 and 1927, the topic of a new, purpose-built City Hall building got some attention when Mayor Edwin Buckley and some commissioners announced plans to begin serious discussions on the topic. Finally, at the very end of 1927, City Manager Albert Ten Busschen outlined a plan to save enough money to construct a $700,000+ City Hall over a period of seven to eight years. In 1928, the plan was revised to saving to $600,000 in seven years, and even better: there would be no bond issues or new taxes. The building would house all City departments, municipal court chambers, and have underground parking. The *Kalamazoo Gazette* was quick to endorse the plan and called for public input. The City Manager instructed Building Inspector Andrew Leak to begin drafting preliminary plans.

Another *Gazette* opinion stated that the new Presbyterian Church (completed in 1930, immediately west of the City Hall site) would be the third new church home on the fringe of Bronson Park in recent years, making a total of five church buildings adjacent to the park, and credited officials and leaders for their wisdom in creating a valuable asset as a "breathing space..." "...in the midst of downtown traffic and trade" in the area. That comment was important, because in August 1928, the City engaged planner Jacob Crane, who guided and helped create the city's first professional planning effort, with special emphasis on a new "Civic Center" within which Kalamazoo's "New" City Hall would soon be constructed. The same day the above opinion was published, another *Gazette* article reported that Kalamazoo College Professor W.E. Praeger had addressed the business women's club. In his remarks, Praeger noted that Kalamazoo had so far failed to plan as a community -- that it was easy to set things aside when others things seemed pressing, but that Kalamazoo needed to move ahead on planning for the community, for its streets and districts, and its revitalization.

Following the October 1929 stock market crash, the project was back in the news by early November, and brought with it a slew of endorsements for the new building from people within and outside the City administration: City Commissioner Alfred Curtenius cited the rigid economic "no debt or taxes" plan for raising the money, the need for proper security vault space, and the possible sale of other property to help cover the cost. He liked the idea of a design competition, but at the same time, expressed a preference for a 6 -story building with a colonnade!

Mayor Rudolf Light said the City needed to replace the "unsightly fire trap that now inadequately serves the purpose..." The President of the Kalamazoo Real Estate Board said the property being considered was the best for a new building, and ideal for a "...heart of city government." City Commissioner Floyd C. Miller went a step further, supporting both the construction of a new City Hall, the adoption of the new "Civic Center" in Jacob Crane's City Plan draft, and stating that the City had the money and equivalent property to build without going into debt.

Progressive civic reformer Reverend Caroline Bartlett Crane's comments were also registered. She wrote in a letter to the *Gazette* that the City's dignity was at stake, she was against frills, and while she had some criticisms of the building plan, believed the City should still "...go ahead with this outrageously-neglected civic enterprise."

Project endorsements continued into 1930. The Chicagoans, City Planner Crane and Architect Edwin Weary, a partner in Weary & Alford Company, both made visits in the first half of the year. Weary visited in April to see the site and discuss the project. His company had been given a contract to build a model the previous month. In May, Jacob Crane visited and spoke to 400 people gathered at the Masonic Temple about the City's first-ever professional plan.

In July, the City Commission received project bids from local architecture firms Leroy and Newlander, and Billingham and Cobb in addition to Weary and Alford. Weary and Alford was awarded the contract just before the end of the month.

On August 3rd, the *Gazette* connected the new City Hall project to President Hoover's efforts to prop up the economy through public building projects, as the nation headed toward the Great Depression. A week later, it published a drawing of Kalamazoo's new City Hall on page one, top and center. It was followed two days later with an opinion that again expressed support, saying that the building combined beauty of detail and dignity of outline with utility, and "The members of the commission are convinced that a building which houses the government of the community should be a structure whose architecture sets it apart from the office buildings and stores of commerce and gives pride and pleasure to the citizens. We are in the fullest agreement with the commission on this point."

A little more than a week later, the City Manager reassured the public that all funds were in place, there was no need to borrow, and the building would be an example of "restrained modern American architecture." The article also described the building's general exterior and interior, as well as its materials. A couple days later, workers drove a thirty-foot shaft into the

ground at the site to help determine what sort of foundation was needed.

Then, on September 9th, the City Commission received a petition. It urged the body to delay construction and take the project to the voters. Learning there were more petitions coming on this topic, the Commission put a decision on hold, and about a month later, agreed to put it on the November ballot. In the interim, another substantial effort was made by City officials and others to ensure the public would support the question. Their efforts were rewarded when the proposal to build a new city hall won by 860 votes.

Within two weeks, office space for employees was secured in the A.M. Todd building on Kalamazoo Avenue and Rose Street, having been emptied a year prior when the Todd company relocated north of the City. Staff vacated the former Milham and Orcutt buildings by December 7th, the houses were demolished a week later, and in quick succession, a) the City awarded the contract to The Studio of Architectural Sculpture in Detroit for eight reliefs that would surround the building's exterior above the third floor, and b) the 1931 budget appropriated $475,000 for the new City Hall.

On New Year's Day 1931, residents were greeted with the good news that the project would put 150 – 200 people to work. By January 9th, the site was cleared for construction, and by the 15th, both day and night shifts were employed. The project continued to move forward quickly. O.F. Miller was selected as the general contractor and various other contracts were let for specialty parts of the project: the elevator, hardware and other items. Soon after, planning began for a ceremonial cornerstone laying.

The March 12th 1931 cornerstone-laying was a no frills ceremony. A box of documents was presented to Mayor Light, who then laid them inside the cornerstone at the building's northwest corner. It contained a copy of the original plat, a picture of the original county courthouse, a copy of the Centennial celebration program, a medallion [image] of Titus Bronson, copies of the village's first map and the most recent, a copy of Jacob Crane's new City plan map, copies of original and current City Charters, copies of the City Directory and 1929 City Report, photos of then-present City and Charter Commissions, a list of all City Commissioners who had ever served, copies of *Kalamazoo Gazettes* with accounts of the Centennial Celebration, Vote on New City Hall, and histories of Kalamazoo and Western State Teachers colleges.

Regular progress reports were published throughout the summer that marked construction milestones: pouring the roof, awarding contracts for furnishings, lawn sprinkling, and purchasing chairs for what had become a chamber that would now serve both the Municipal Court and City Commission on the building's second floor.

By mid-July, a committee was named to plan a September 1st open house. An August 20 report signaled that buffing and window washing was happening and staff members were moving into their offices.

Although no confirming documentation has been found to date, it is believed that it was during this same late summer period that artist Otto Stauffenberg was at work, executing the

design plan for the courtroom/commission chambers' ceiling and mural.

In an August 27 1931 *Kalamazoo Gazette* report titled "Nearly $200,000 A Year Spent By City For Relief." The article discussed the public relief aspects of building City Hall, and read:

> *By far the most important of these was the half-million dollar city hall, which the taxpayers generously authorized as unemployment relief work after they repeatedly refused to vote for it for their own convenience and protection. Building the new hall kept an average of 100 men at work daily over a period of nine months. A maximum number of men were given employment by using three shifts, each of which was on the job two days of every week. The city held consistently to a policy of authorizing work only on projects in which the percentage of outlay for labor would be satisfactorily large.*

The day before the building's official opening on September 1st, several reports appeared in the August 30th *Kalamazoo Gazette*, along with 2 large photos at the top of center of page one. The photo caption read: "New City Hall Combines Dignity and Simplicity." The lead report recounted the building's looks and layout, where specific departments were located, and among other things, noted the beautiful clock and stairways that graced the grand foyer. Another page one article discussed the eight bas relief panels that encircled the building's exterior above the 3rd floor, whose messages had been developed by a trio of citizens: Mrs. Carl Blankenburg, Mrs. Harley Anderson and Miss Flora Roberts within just a few days after receiving their charge. The panels' texts addressed the City's most important historical events to date: "Village founded by Titus Bronson June 1829" and "Commission form of government instituted 1918" on the north wall; "Charter granted to city of Kalamazoo 1884" and "Village of Kalamazoo incorporated April 3 1838" on the west wall; "First newspaper 1835, Telegraph 1846, telephone 1881" and "The first coach 1836, steamroad 1846, [and] air mail 1928" on the south wall, and, "First free school 1833, first free high school 1858" and "Name of the village changed to Kalamazoo 1836" on the east wall.

Other pages of that same edition were filled with congratulatory messages from organizations, businesses, and companies who had supplied talent and products for the project. On the Editorial page, the *Gazette* once again praised the process and its result:

> *THE NEW CITY HALL. In dedicating its new city hall day after tomorrow Kalamazoo will achieve the realization of a great civic project long hoped for by community leaders, by city officials, and by public-spirited citizens in general. One brief inspection trip through this structure is enough to show anyone how well it meets the needs of Kalamazoo, The building is not "overdone" in any sense of the term. No urge to build something unduly elaborate or showy has been allowed to play havoc with practical considerations. Yet in its new municipal building Kalamazoo has an example of the finest architectural beauty – the sort of beauty that will last because it is expressed in the sound artistic language of true dignity and simplicity. It has an edifice to which its citizenry may point with pride now and in the years to come. And it has a city hall which can fulfill the needs which for so many years have gone unfulfilled – needs for municipal offices of adequate capacity, systematically arranged for efficient conduct of the city's business affairs.*
>
> *Kalamazoo did not rush into this project with any undue haste. Although the need for a new building was recognized many years ago, the community followed a policy of careful planning*

which is now rewarded with a city hall erected without resort to a bond issue or an increase in the tax rate. Various municipal surpluses, amassed throughout 13 years of careful planning and sound financing methods under the pay-as-you-go policy, have made Kalamazoo's dream come true.

The Tuesday, September 1st, open house events followed the same "no frills" as the earlier cornerstone laying. The building opened to the public at 2 pm, and according to the *Gazette*, thousands of people visited. At 7:30 pm, a brief City Commission meeting was held in the courtroom/commission chambers, and many people spilled out into the hallway atrium. Mayor Rudolf Light presided. He officially took possession of the building, praised the building committee for its fine work and read messages of congratulations. The event finished at 9 pm.

With this project, the City of Kalamazoo achieved a remarkable feat that was touted across the country. Having saved money for five years, it built and furnished a solidly grounded and exceptionally well-designed, strongly Art Deco influenced building with on Bronson Park's south side – immediately adjacent to Bronson Park, and the middle of Kalamazoo's new Civic Center. And, all of it happened at the devastating brink of the Great Depression – and was carried out in a manner that provided crucial financial assistance to individuals and families.

The *Gazette* reported on October 11th that Reverend Caroline Bartlett Crane spoke of the Kalamazoo City Hall's construction process and results to the American Civic Association's four-day conference in Detroit. That same day, another news report Included an interior photo of Civic Theater, with the leads: "Building Adds To Beauty Of Square" and "Cultural, Educational, and Religious Influences Around Park Marked" and began: "A civic center plan for the Bronson Park Square is significantly advanced by the addition of the Kalamazoo Civic Auditorium."

The piece noted that the theater's completion followed the new City Hall, the First Presbyterian Church and Church House, First Methodist and Congregational Churches, and that those had followed even earlier buildings there, including First Reformed and First Church of Christ Scientist, and all were near the library, museum and art institute, and then commented again: "The units combined form a singular solidarity of the expression of civic life and influence on the hollow square bordering the natural beauty of Bronson Park."

With the completion of City Hall and other nearby buildings, Jacob Crane's Kalamazoo Civic Center Plan had come together. In 1981, Kalamazoo City Hall graced the pages of the National Trust for Historic Preservation's annual engagement calendar. In 1982, the Kalamazoo City Commission considered its inclusion of a proposed Bronson Park National Register Historic District. William Bunting, the City's Building Division Manager, recommended inclusion, and the Commission followed his advice when it voted to keep City Hall in the proposed district. In 1983, the Bronson Park National Register Historic District was approved and listed on the National Register of Historic Places.

Criteria C

The Kalamazoo City Hall's plan and simplicity reflect classical origins. Its ornament and detail are *very* much twentieth century. It embodies distinctive characteristics of type, period and

construction methods and possesses high artistic values in its execution.

The ancestors of American city halls can be found in 12th-century Europe, at a time when the feudal system was dying and control of towns was passing from church and royalty to urban inhabitants who needed to organize places to assemble, make rules and govern. Early town halls were usually two stories and faced a plaza, with an open market at ground level, and community assembly and record storage space upstairs.

Later, between 1250 and 1300, the market was moved and the building type generally change to one that featured both floors enclosed, and was not necessarily perched on a plaza's edge. Few changes took place over the next several centuries, though in the mid-17th century, colonial Boston built one that looked more like the post-feudal version! But by the late 1700s, City Hall designs began to reflect predominant building styles of the period, from Federal and Greek Revival, to Italianate, Second Empire, Richardsonian Romanesque and Beaux Arts, right up to the 1920s. The city halls of the 1920s, however, were produced in a time filled with both gaiety and sobriety, and while often reflecting historical styles, also took riffs on new themes to produce City Halls that reflected both conservative and progressive architectural approaches.

In his 1980s study of American city halls, author William Lebovich said: "The city halls built during the Depression fall into two categories of what can be viewed as escapist architecture – buildings evoking either this country's glorious early days] or a science-fiction future" and: "With their monumental relief sculpture and murals..." *"...these city halls evoke a future where the mighty state will protect and succor the weak individual."*

Hence, designed in 1930, we have Kalamazoo City Hall, whose classical, monumental fluted pilasters uphold history-provoking bas reliefs that encircle its 3rd floor, all of which, inside and out, is ornamented by the lighthearted geometry of Art Deco designs and materials. Just as important, its construction *did* provide succor to a number of families who truly needed it, well *before* the Federal government stepped in to help, several years later, in a way that was, at once, lively, beautiful and modestly monumental.

Description

Kalamazoo City Hall is a four-story, slightly rectangular building constructed of steel and concrete, with a limestone and granite exterior. The smaller fourth floor is set back from the primary building face. All facades are symmetrical in wall to fenestration arrangement and detailing. Recessed aluminum casement windows are set within fluted limestone reveals, providing a distinct vertical emphasis. A frieze over the third floor windows encircles the building has Deco detailing at its top, the earlier-mentioned bas reliefs that pertain to Kalamazoo historical events and the words "City Hall" on the north and south facades below. Finally, another band of Deco detail rest just above the pilaster's capitals between which the very slender sets of windows are located.

The building's main floor doors and windows on the north and south facades are treated in the same way as its iconic frieze – carved limestone adorns each. Cast aluminum was used decoratively as well, inside and out: on flag pole bases, large-scale lanterns flanking the front

and rear approaches inside, spandrels between the second and third floors, the guard rail enclosing the basement parking drive.

The building's floors are all arranged around a large, center lobby light court at the third story's ceiling level. This lobby is anchored by two sets of double stairs on the east and west sides, with large-scale lanterns at the base of each stair set. Enclosed stairways on the east and west sides carry people to the third floor. The second and third floors employ a walkway that encircles the light court to access office spaces, which receives light from multiple openings at each level. The second floor openings are guarded by Italian travertine, while the third floor features cast aluminum designed that echo those elsewhere, inside and out. All second and third floor openings are separated by the same fluted pilaster treatment that exists on the building exterior, this time executed in plaster, as are the partial third floor ceilings over the light court.

The court/commission chamber is a long and narrow two-story room that overlooks the building's primary entrance to the north. Its tall, narrow windows emphasize the room's importance by giving it a monumental appearance, which is supported by a large vertical mural over the dais at the room's east end, and a deep, carved plaster frieze with an accompanying painted ceiling treatment.

Many other decorative elements in the building's public areas: the lighting, radiator screens, elevator doors, mailbox, clock and drinking fountains -- are all petite tributes to Art Deco.

City Hall Alterations
INTERIOR
In the middle 1960s, significant interior renovations were undertaken for the first time since the building's construction. As employee numbers grew and departmental responsibilities changed, many departments shifted spaces, office, or "work" spaces were modernized and/or required additional space at least once between then and now.

For the most part, the majority of these "work space" changes were not reported in detail. I did not find any visual documentation of these spaces as constructed, and except for a very few newspaper images, no visual records documenting these alterations were found.

However, the building's public spaces: second floor circular, open halls overlooking the grand Main Lobby/Atrium, atrium stairways, and the vast majority of the public area's character-defining features remain, including spatial relationships. In other words, the building's public interior spaces retain its sense of simple, quite dignity.

<u>Unknown Dates</u>
- Aluminum handrails were added to all atrium staircases
- Inside rear entry, the door opening on the west side was enlarged, a sidelight added, and the door replaced.
- Also inside the rear entry foyer, the ceiling light fixtures were replaced.

1964
• The Chambers/Courtroom Judge's bench and jury box were removed and replaced with a raised dais for the City Commission.
1966
• The Commission Chambers got a new, reduced number of replicated seats to provide more aisle space.
• A three year, multi-floor, renovation of office space began. The third floor rooms were remodeled to accommodate different departments. Air conditioning was added and major pieces of the air moving equipment installed atop the skylighted roof over the atrium, which is now lighted artificially.
1967
• Main floor office space remodeling was carried out. Revolving doors between entrance foyer and main lobby at main north entrance were removed. They were replaced (at an unknown time) with sliding electronic doors.
• The doors to the Treasurer's offices were removed, and replaced with teller's windows, and a drop ceiling added in this area only. New safes and a burglar system were installed inside the offices.
1969
• Now touted as a four year renovation, the last phase/second floor remodeling affected offices of the City Manager, Auditor, Parks & Recreation and Clerk.
1978
• Major barrier free work at this time included: remodeling third floor restrooms for wheelchair access, replacing drinking fountains on the second, third and fourth floors to allow for wheelchair access, and the addition of two wheelchair lifts, one at the south entrance and one between the third and fourth floors. This is also likely the time the rear entrance revolving door was replaced according to ADA standards.
1990
• In response to a growing shortage of office space, the city leased a building a block south, at 234 W. Cedar St. and moved Pubic Works administration & engineers, Parks and Recreation, Computer & Data Processing, Economic Development and the City Attorney to the building.
1993-94
The City Manager's office was remodeled again.
1995
A City Commission chambers renovation budget was narrowly approved. Included 3 parts:
• Refinishing the podium and chairs, a new media table, and sound and security system modifications
• Cleaning and restoring Otto Stauffenberg's mural behind the Commission's dais
• Cleaning and repainting the ceiling
1999
• Otto Stauffenberg's work on the Commission chambers ceiling and mural were finally restored. The project was planned and managed by Saline, Michigan's Building Arts & Conservation, Inc. Detroit's Conservation and Museum Services provided labor for the project.
2006
• City volunteer Pam O'Connor records, with help from Kalamazoo Hebrew language student Ruth Krueger, a translation of the Hebrew text that appears in Otto Stauffenberg's mural behind the Commission dais.

EXTERIOR
Most exterior building alterations were well-executed, having had little negative impact, if any.

Unknown Dates
- 2 sets of cast aluminum handrails were added to the front entrance steps between landings
- Grass around the front and partial east and west sides, and within the granite curb that wraps the building was replaced with more formal plantings and shrubs.
- Around the landscape's west rear, grass between the granite curb and St. John's Place was replaced with concrete.
- Front entrance door frames were replaced, original grilles re-installed, and exterior storm windows affixed.
- Glass lamp post shades were replaced at rear of building, along garage drive rail.

1969
- Front and rear entrance plazas were repaired. This is likely the time the colored concrete panels on the front entrance level were replaced with un-colored concrete panels.

1978
- Original rear entry stairs altered to accommodate installation of a wheelchair lift.

c1990s
Decorative elements cleaned using mildly abrasive, crushed walnut shells, which removed dark original patina from some aluminum elements. Patina has since begun to redevelop.

1991
- The building's front steps were replaced in-kind with new granite, each 8 feet long and 800 pounds.

2008
- The cast aluminum handrails between the lower and upper plaza front entrance steps were removed and stored. The 1978 rear entrance wheelchair lift was replaced with a switchback ramp to the right of the entrance, which wraps around the original lantern on the entrance's east side. The new railings in this location compliment, but do not copy, the railing design at grade on other side of the driveway to basement parking. This approach well-distinguishes the original from the more recent addition.

2010
City Hall's aluminum casement windows and doors were restored and fitted with new storms.

2010 - 2011
- A "Green" roof is approved and installed on City Hall's third floor roof, with the approval of the State Historic Preservation Office.

Potential Threats to The Kalamazoo City Hall Building
There are no known threats to City Hall. However, City Hall's setting for the past ninety years is threatened by the before- mentioned nearby demolitions. If the trend continues, the district, and City Hall by relationship, is threatened through loss of character and other factors that have made this small but dignified area so beautiful and beloved by so many residents and visitors alike.

The Planner, Architects and Artist
"Quite in contrast to nearly every city built up without a plan, Kalamazoo has a ready-made

setting for an excellent city center group, namely, the property around Bronson Park in the heart of the city."

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

Planner and Civil Engineer **Jacob L. Crane**, a Benzonia, Michigan native, graduated from the University of Michigan with a degree in civil engineering, and received a planning degree from Harvard in 1921. He was a member and president of the American Institute of Planners.

Crane had established his planning business in Chicago before he worked in Kalamazoo in the late 1920s, and later went on to work for the federal housing and home finance agencies, the Tennessee Valley Authority, and served as the federal government's housing coordinator during World War II. He also consulted with several United Nations departments and in several other countries. He returned to city planning before retirement.

As the area where Kalamazoo's new City Hall was built evolved, its transition to Civic Center was codified in the City's first planning effort, undertaken by Crane. Although the area had begun its transformation, Crane was quick to point out the importance of the district, but used, for the first time, the terms: "Public Buildings, Civic Center, and City Beautiful" and told everyone that "this very fine civic center could be developed at a cost so small as to be almost unique in cities the size of Kalamazoo." And indeed, it was. Since that time, the 1929 plan Crane envisioned was completed and largely retained, though has recently suffered from several demolitions.

Crane's 1929 report for Kalamazoo was wide-ranging. In addition to its Civic Center, it covered railroads and other transit, street systems, aviation, zoning, subdivision platting, parks and parkways, and school sites and grounds. As Crane suggested, in the early and mid-century years of the twentieth century, the raw material and support for Kalamazoo's new Civic Center already existed grew with his guidance, and has since developed into what is known today as the Bronson Park National Register Historic District.

City Hall's architects**,** Chicago's **Weary & Alford**, (Edwin Delos Weary and William Headley Alford) were very busy at this time. By the 1930s, the company had been designing banks and office buildings for more than two decades. This includes one in 1929 for Kalamazoo: the tall, Art Deco gem on Michigan Avenue, known for many years as the American National Bank. Now known as Fifth-Third Bank, it has been considered "eligible" for the National Register of Historic Places since 1983.

Outside Kalamazoo, there are no other City Halls among Weary and Alford's other many works found to date. There are, however, many banks, and some of those are or were located in several of the Midwest's largest cities, including Indianapolis, Milwaukee, and Chicago. Banks designed by Weary and Alford can also be found in Monroe, Michigan, Marietta and Lima, Ohio, Cedar Rapids and Davenport, Iowa, Sioux Falls, South Dakota, Bluffton, Indiana, Oklahoma City, Oklahoma, and Galveston, Texas.

The company's buildings in Lima, Sioux Falls and Galveston are all listed on the National Register of Historic Places.

Also in 1931, another Weary and Alford Bank was completed in neighboring Battle Creek. Known over the years by several names, it too is an Art Deco beauty, now known as "The Milton." This bank is also listed on the National Register of Historic Places, and has a similarly-treated banking lobby as the one Otto Stauffenberg designed for the Kalamazoo Bank. Battle Creek's lobby ceiling and walls were designed by another Chicago artist, Alexander Rindskopf.

The 2018 National Register of Historic Places nomination for Weary & Alford's Battle Creek bank reported that by 1919, the company had completed many banks and other buildings in twenty-one states, using the "styles" of the day, from Beaux-Arts, Neo-Classicism, and Art Deco, which was used in both Battle and Creek and Kalamazoo, as well as cities in Wisconsin and Oklahoma. The Wisconsin Bank, known as the "Wisconsin" or "Mariner" Tower, was completed in 1930 and although larger, bears a resemblance to the massing of the Kalamazoo Bank, with its three stepped-back upper sections, all with chamfered corners.

Artist **Otto Stauffenberg** hand-painted the courtroom/city commission chambers ceiling, walls and large vertical mural above the dais. Stauffenberg initially traveled to Kalamazoo to work on the earlier-mentioned Michigan Avenue bank, where he spent 600 hours painting its lobby ceiling. His work at City Hall bears a visual connection to the bank's decoration, while maintaining its own identity through its unique coloring. The mural's tablet text represents the Hebrew "Ten Words" or "Decalogue", and roughly follows the Christian Ten Commandments.

A native of Hamburg, Germany, Stauffenberg came to Kalamazoo from Chicago in 1929 to paint the ceiling of the then Kalamazoo Trust and Savings Bank, (now Fifth Third Bank, owned by the Hinman Company.) That building was also designed by Weary and Alford. He had previously worked for Chicago's Plamondon-Gabriel interior design firm. Caught by the depression, he stayed in Kalamazoo, and following his work at City Hall, returned to work in Kalamazoo as an Interior Designer. When he retired in 1964, he began painting on canvas and won many first place awards for his work.

Stauffenberg died in Kalamazoo in 1977. Five years later, he was posthumously honored when an image of his City Hall Mural graced the cover of the *Michigan Bar Journal.*

Conclusion and Legacy

Kalamazoo City Hall's history and design are intertwined, and the story of its making is substantially more significant than most would have imagined prior to preparing this report. It already has a significant legacy, and now it can be broadly shared. It is our hope the Kalamazoo City Commission will acknowledge its history by bestowing the honor of Local Historic District designation, thus committing to its future as the seat of local government for Kalamazoo citizens and others.

7. Photographs

See Photos, Appendix B

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: Kalamazoo City Hall building
Non-Historic Resources: None

10. Bibliography

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1921 1-4-1921, 1-28-1921, 7-6-1921, 7-10-1921, 11-20-1921, 11-25-1921
1921 4-11-1922, 4-26-1922, 4-30-1922, 5-9-1922, 5-12-1922, 8-21-1922
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1969 4-18-1969, 4-22-1969, 8-19-1969
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1990 11-14-90
1991 9-11-1991
1994 12-20-1994, 12-21-1994
1995 8-15-1995
1997 12-4-1997
1999 11-8-1999
2010 8-3-2010, 10-18-2010

• *Newspaper,* Unknown. 8-11-1964. (references judge's bench & jury box removed and replaced with raised commission table.)
• *Chicago Daily Tribune*. 11-2-1919, np. (Announces construction of Liberty Trust and Savings Bank in Chicago; Weary and Alford are architects.)

Scholarly Works & Studies

• Brose, David. *Archaeological and Cultural Interpretations: Bronson Park Mound Ground-Penetrating Radar Survey*. July, 2021.
• Knauss, Carol. *A History of Bronson Park, Kalamazoo, Michigan From 1829 To 1940*.
• O'Connor, Pamela. *Kalamazoo Local Historic District Study Committee Report for the properties currently included in the Bronson Park National Register Historic District* (#83000855) February 5, 2019.

Websites

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• *Building A Nation: Indiana Limestone Photograph Collection*. Indiana University Bloomington, Image Collections Online. Accessed 12-6-21 https://webapp1.dlib.indiana.edu/images/search.htm?c=cQ%3D%3D%3AQXJjaGl0ZWN0OiBXZWFyeSAmIEFsZm9yZCBDby4sIENoaWNhZ28gSUw%3D%3AQ1JFQVRPUi1wYXJ0LWVudGVyZWRfbmFtZStleGFjdCslMjJXZWFyeSslMjYrQWxmb3JkK0NvLiUyQytDaGljYWdvK0lMJTIy&max=15&scope=images%2FVAC5094&start=15

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• *Western Architect; Current Architecture*. February 1930, Number 1, p21. Accessed 12-6-21 https://books.google.com/books?id=nxDnAAAAMAAJ&pg=RA3-PA11&lpg=RA3-PA11&dq=Artist+Alexander+Rindskopf+Chicago&source=bl&ots=aGrWbEO9Of&sig=ACfU3U3Q_mL_lpl2uELVWYJzNJjvsBlytw&hl=en&sa=X&ved=2ahUKEwjKg9KD18_0AhXKW80KHTm6Cu8Q6AF6BAgSEAM#v=onepage&q=Artist%20Alexander%20Rindskopf%20Chicago&f=false

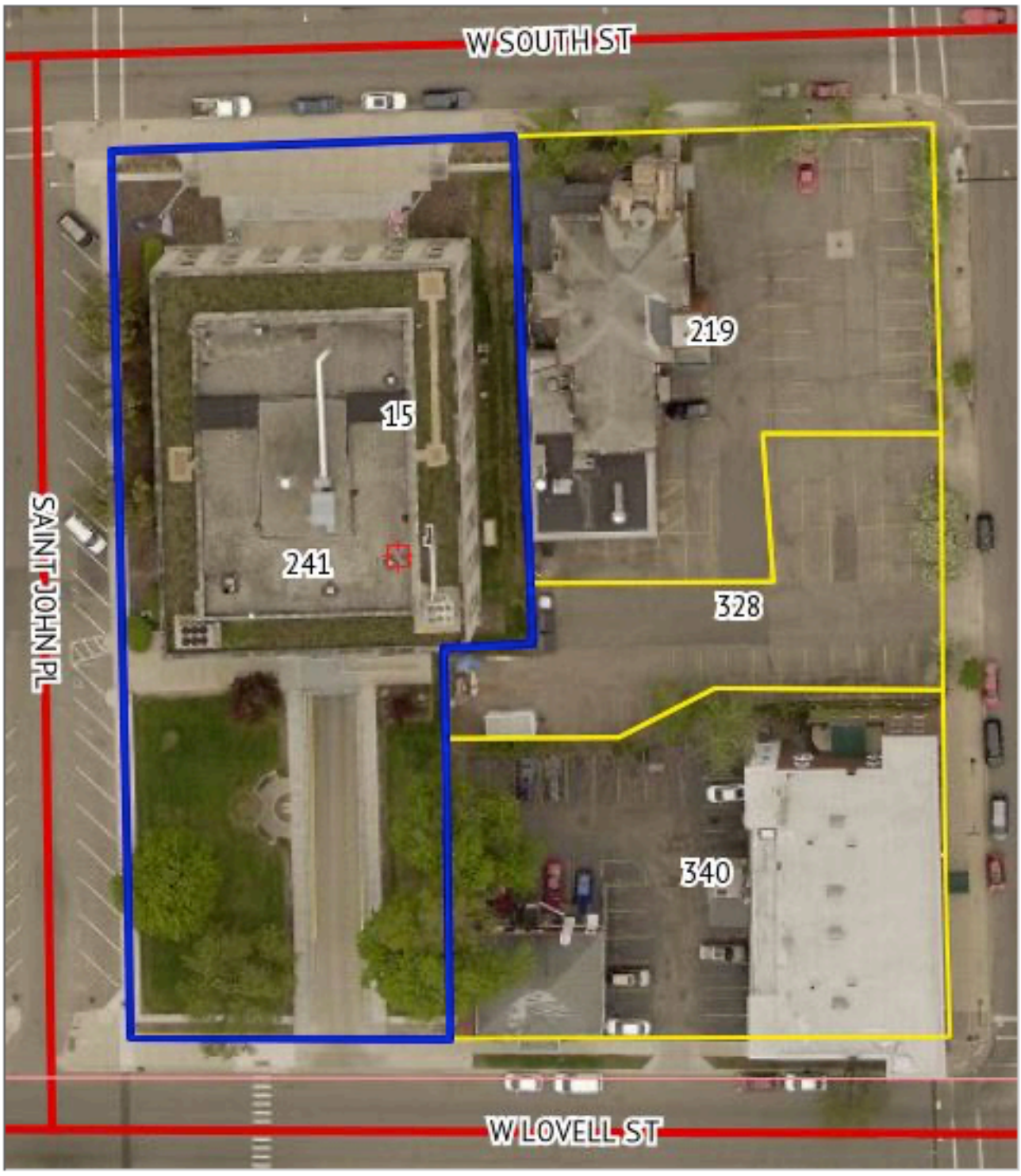
Other

- 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.
- *Annual Report*. City of Kalamazoo. 1923.
- *Annual Report*. City of Kalamazoo. 1924.
- *Minutes.* Kalamazoo City Commission. Dated 8-10-1964.
- Untitled document translating the Hebrew Text on the City Hall Mural's tablet, painted by artist Otto Stauffenberg by Ruth Krueger and Pamela O'Connor. 4-25-2006.

End Notes:

Prepared and submitted on behalf of the Kalamazoo Historic Preservation Commission by Pamela Hall O'Connor, with the kind assistance from and thanks to:

City Historic Preservation Coordinator Sharon Ferraro
Ryan Gage @ The Kalamazoo Public Library
Lynn Houghton @ The Zhang Legacy Collection at Western Michigan University
Regina Gorham at the Kalamazoo Valley Museum
KHPC Commissioner Katherine Kirby White



Item 2 of 2 < Prev

Close or Esc Key

Print

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

Exterior/Historic

1.KPL.P-290.c1895 N & E facades, Milham House, looking SW
(Kalamazoo Public Library History Room Collections)

2.KVM.70-130-A.3-19-1931 N & W facades, City Hall under construction, looking SE
(From the Collection of the Kalamazoo Valley Museum)

3.KVM.70-130-B.4-2-1931 N & W facades, City Hall under construction, looking SE
(From the Collection of the Kalamazoo Valley Museum)

4.KVM.70-130-C.4-2-1931 S facade, City Hall under construction, looking N
(From the Collection of the Kalamazoo Valley Museum)

5.KVM.70-130-D.4-2-1931 S facade, City Hall and driveway under construction, looking N
(From the Collection of the Kalamazoo Valley Museum)

6.KPL.MD-501.c1935 N facade, City Hall, looking SE
(Kalamazoo Public Library History Room Collections)

7.KPL.MD-500.c1935 N facade, City Hall, looking SE
(Kalamazoo Public Library History Room Collections)

8.KPL.MD-503.c1935 N facade, City Hall, looking SE, entrance door detail
(Kalamazoo Public Library History Room Collections)

9.KPL.MD-502.c1935 S facade, City Hall, looking N-NE
(Kalamazoo Public Library History Room Collections)

10.KPL.MD-504.c1935 S facade, City Hall, looking NW from driveway to basement
(Kalamazoo Public Library History Room Collections)

11.KPL.MD-505.c1935 S facade, City Hall, looking E-NE, steps & lantern detail
(Kalamazoo Public Library History Room Collections)

Interior/Historic

12.KPL.MD-509.c1935 Atrium, Lantern at base of W stair, looking W-SW
(Kalamazoo Public Library History Room Collections)

13.KPL.MD-510.c1935 Atrium, Lantern at base of W stair, looking NW or SE
(Kalamazoo Public Library History Room Collections)

14.KPL.MD-517.c1935 Atrium, W Stair, looking NW
(Kalamazoo Public Library History Room Collections)

15.KPL.MD-512.c1935 N Inner Foyer, looking NW to Treasurer's Office
(Kalamazoo Public Library History Room Collections)

16.KPL.MD-513.c1935 S Entry Foyer, looking SW to exit
(Kalamazoo Public Library History Room Collections)

17.KPL.MD-516.c1935 Atrium, looking SW and down from E stair to clock
(Kalamazoo Public Library History Room Collections)

18.KPL.MD-511.c1935 Atrium, rail & detail through to perimeter hall
(Kalamazoo Public Library History Room Collections)

19.KPL.MD-515.c1935 Commission Chambers, looking E-NE
(Kalamazoo Public Library History Room Collections)

20.KVM.70-131.c1960s Commission Chamber, looking E
(From the Collection of the Kalamazoo Valley Museum)

21.KPL.MD-518.c1935 First floor, looking SE to Elevator door
(Kalamazoo Public Library History Room Collections)

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

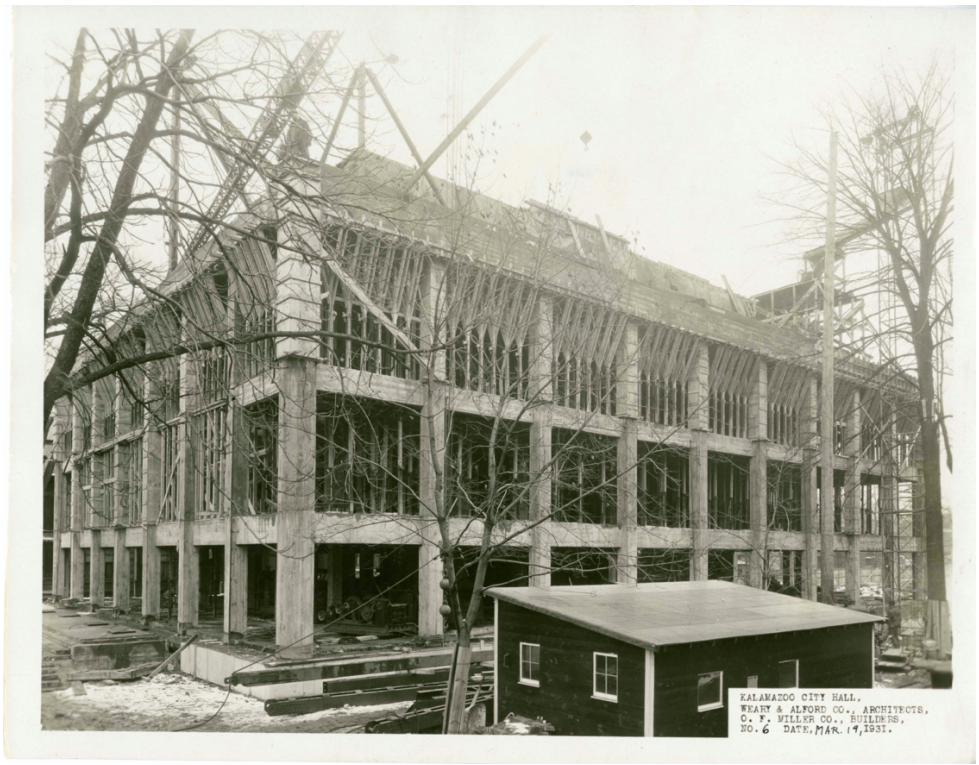
Exterior/Present Day	**Shot by Pamela Hall O'Connor, December, 2021**
1.PHOC.6264.12-21	N facade, City Hall, looking SE
2.PHOC.6265.12-21	N facade, City Hall, looking SE
3a.PHOC.6262.12-21	N facade, City Hall, looking SE, entrance door
3b.PHOC.6263.12-21	N facade, City Hall, looking SE, entrance door detail
4.PHOC.6255.12-21	S facade, City Hall, looking N-NE
5.PHOC.6258.12-21	S facade, City Hall, looking NW from driveway to basement
6.PHOC.6260.12-21	S facade, City Hall, looking E-NE, steps & lantern detail

Interior/Present Day	**Shot by Pamela Hall O'Connor, December, 2021**
7.PHOC.6271.12-21	Atrium, Lantern at base of W stair, looking NW
8.PHOC.6272.12-21	Atrium, Lantern at base of W stair, looking SE
9.PHOC.6273.12-21	Atrium, W Stair, looking NW
10.PHOC.6274.12-21	N Inner Foyer, looking NW to Treasurer's Office (& Assessor)
11.PHOC.6275.12-21	S Entry Foyer, looking SW to exit
12.PHOC.6276.12-21	Atrium, looking SW and down from E stair to clock
13.PHOC.6282.12-21	Atrium, rail & detail through to perimeter hall
14.PHOC.6277.12-21	Commission Chambers, looking E-NE
15.PHOC.6280.12-21	Commission Chambers, Mural Detail
16.PHOC.6281.12-21	Commission Chambers, Mural Tablet Detail
17.PHOC.6267.12-21	First floor, looking SE to Elevator door
18.PHOC.6270.12-21	First floor, Letter Box

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

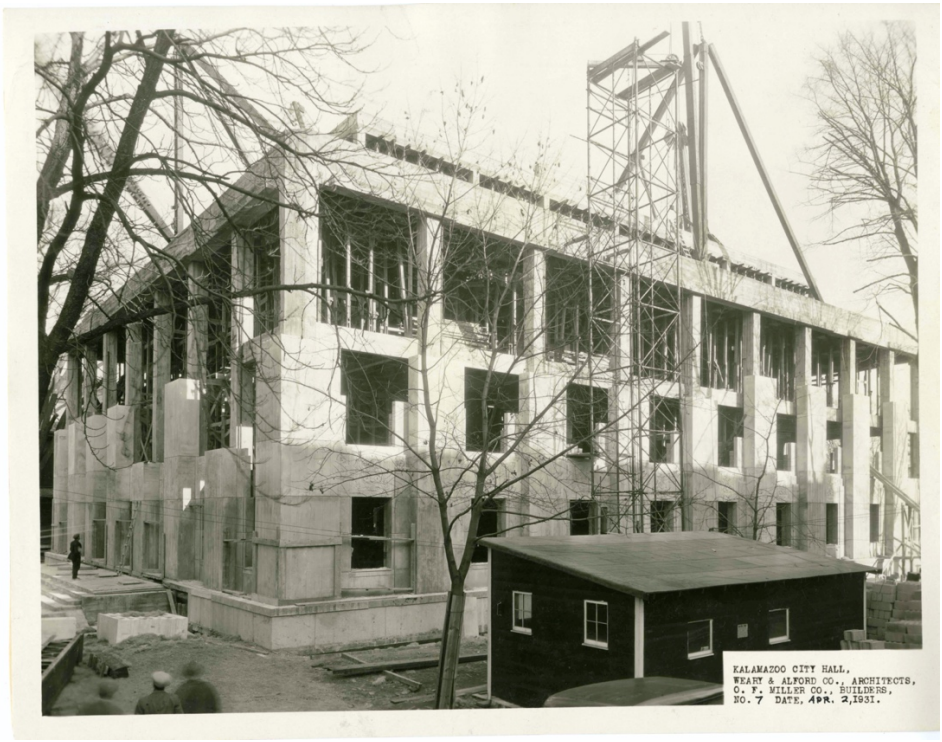
HISTORIC EXTERIOR

1.KPL.P-290.c1895 N & E facades, Milham House, looking SW



2.KVM.70-130-A.3-19-1931 N & W facades, City Hall under construction, looking SE

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan



3.KVM.70-130-B.4-2-1931 N & W facades, City Hall under construction, looking SE

4.KVM.70-130-C.4-2-1931 S facade, City Hall under construction, looking N

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

5.KVM.70-130-D.4-2-1931 S facade, City Hall and driveway under construction, looking N

6.KPL.MD-501.c1935 N facade, City Hall, looking SE

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

7.KPL.MD-500.c1935 N facade, City Hall, looking SE

8.KPL.MD-503.c1935 N facade, City Hall, looking SE, entrance door detail

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

9.KPL.MD-502.c1935 S facade, City Hall, looking N-NE

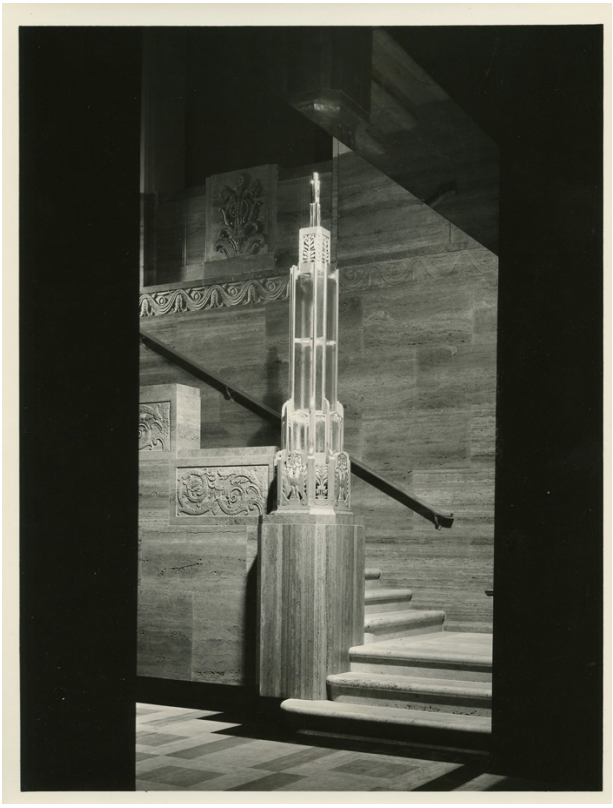
10.KPL.MD-504.c1935 S facade, City Hall, looking NW from driveway to basement

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

11.KPL.MD-505.c1935 S facade, City Hall, looking E-NE, steps & lantern detail

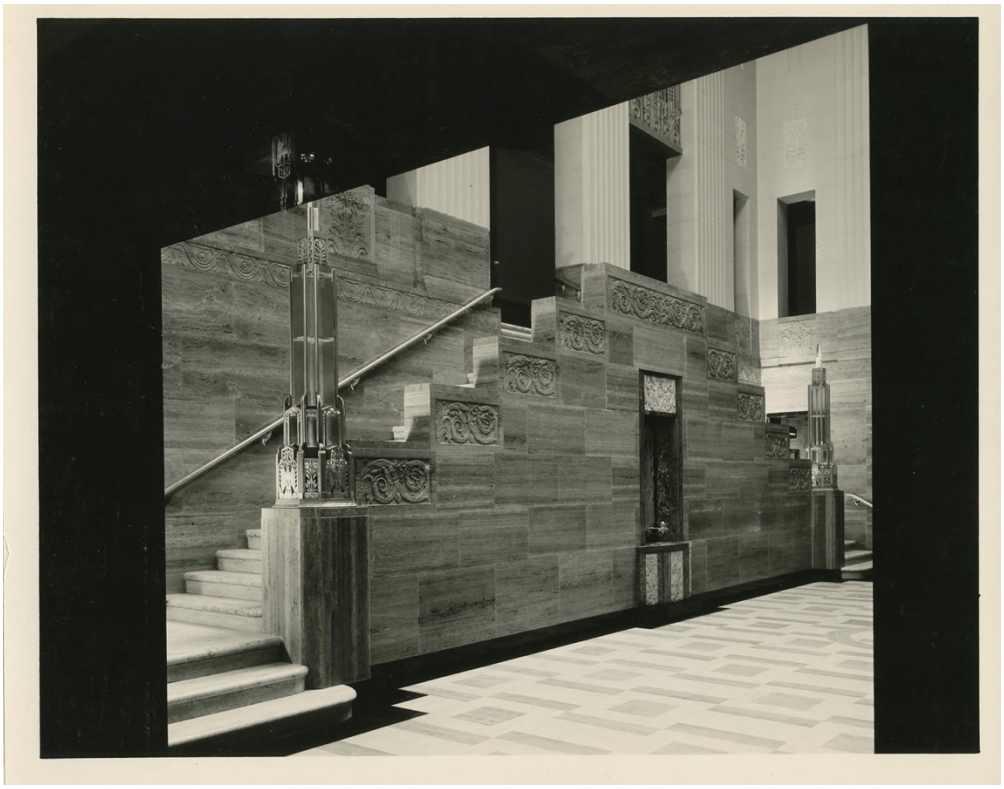
Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

HISTORIC INTERIOR



12.KPL.MD-509.c1935 Atrium, Lantern at base of W stair, looking W-SW

13.KPL.MD-510.c1935 Atrium, Lantern at base of W stair, looking NW or SE



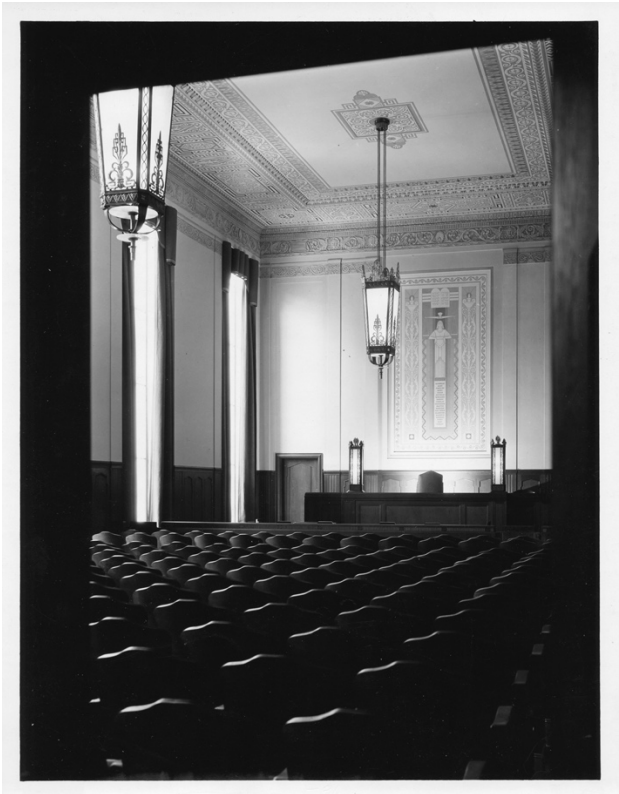
14.KPL.MD-517.c1935 Atrium, W Stair, looking NW

15.KPL.MD-512.c1935 N Inner Foyer, looking NW to Treasurer's Office

16.KPL.MD-513.c1935 S Entry Foyer, looking SW to exit

17.KPL.MD-516.c1935 Atrium, looking SW and down from E stair to clock

18.KPL.MD-511.c1935 Atrium, rail & detail through to perimeter hall



19.KPL.MD-515.c1935 Commission Chambers, looking E-NE

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

20.KVM.70-131.c1960s Commission Chamber, looking E

21.KPL.MD-518.c1935 First floor, looking SE to Elevator door

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

Exterior/Present Day

1.PHOC.6264.12-21 N facade, City Hall, looking SE

2.PHOC.6265.12-21 N facade, City Hall, looking SE

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

3a.PHOC.6262.12-21 N facade, City Hall, looking SE, entrance door

3b.PHOC.6263.12-21 N facade, City Hall, looking SE, entrance door detail

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

4.PHOC.6255.12-21 S facade, City Hall, looking N-NE

5.PHOC.6258.12-21 S facade, City Hall, looking NW from driveway

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

6.PHOC.6260.12-21 S facade, City Hall, looking E-NE, steps & lantern detail

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

Interior/Present Day

7.PHOC.6271.12-21 Atrium, Lantern at base of W stair, looking NW

8.PHOC.6272.12-21 Atrium, Lantern at base of W stair, looking SE

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

9.PHOC.6273.12-21 Atrium, W Stair, looking NW

10.PHOC.6274.12-21 N Inner Foyer, looking NW to Treasurer's Office (& Assessor)

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

11.PHOC.6275.12-21 S Entry Foyer, looking SW to exit

12.PHOC.6276.12-21 Atrium, looking SW and down from E stair to clock

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

13.PHOC.6282.12-21 Atrium, rail & detail through to perimeter hall

14.PHOC.6277.12-21 Commission Chambers, looking E-NE

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

15.PHOC.6280.12-21 Commission Chambers, Mural Detail

16.PHOC.6281.12-21 Commission Chambers, Mural Tablet Detail

Appendix B: Photos, Historic and Current, Kalamazoo City Hall Building, 241 W. South Street, Kalamazoo County Michigan

17.PHOC.6267.12-21 First floor, looking SE to Elevator door

18.PHOC.6270.12-21 First Floor, Letter Box

CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST

Year 2022	Project Address	Project Description	Applicant	Property Owner	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Final Inspect.	Process Issues
PSP22-001	719 N Burdick	New Mixed Use Building	Young Kings & Queesn	Young Kings & Queens	10/29/2021	11/17/2021	11/17/2021	1/5/2022	$500	2/2/2022	NA	Site Plan Approved	2/17/2022		Easements
PSP22-002	2839 Millcork	Cell Antenna Colocation	Crown Castle USA, INC	Sprint Spectrum, LLC	11/7/2021	NA	12/22/2021	1/7/2022	$250	2/2/2022	NA	Site Plan Approved	2/4/2022		
PSP22-003	4401 Siesta St	Cell Antenna Colocation	Tara Jones / SBA Communications	City of Kalamazoo	11/18/2021	12/15/2021	12/15/2021	1/10/2022	$250	2/9/2022	NA	Site Plan Approved	2/11/2022		
PSP22-004	519 W Willard St	Cell Antenna Colocation	Haley Law Firm, LLC	Cellco	12/13/2021	1/5/2022	1/5/2022	1/17/2021	$250	2/9/2022	NA	Site Plan Approved	2/11/2022		
PSP22-005	1505 N Burdick St	Change of Use to add retail auto parts store	Nelson Nave, AIA	Northside Association for Community Development	1/13/2022	1/26/2022	1/26/2021	2/11/2022	$250	3/9/2022	NA	Project Under Review	5/17/2022		
PSP22-006	4221 S Westnedge Ave	Change of Use to cat café (Kennel)	Kzoo Cat Café	Kzoo Cate Café	1/24/2022	2/9/2022	2/9/2022	2/22/2022	$250	3/16/2022	NA	Site Plan Approved	3/29/2022		
PSP22-007	4305 Portage St	Change of Use To Marihuna Retailer	JEK Properties, LLC	JEK Properties, LLC	10/14/2021	10/27/2021	10/27/2021	3/17/2022	$250	4/6/2022	NA	Site Plan Approved	5/4/2022		
PSP22-008	530 S Rose St	New Sernior Housing	Hurley & Stewart	PGJ Development, LLC	11/16/2021	12/16/2021	12/16/2021	3/22/2022	$500	4/20/2022	NA	Project Under Review	7/12/2022		
PSP22-009	2605 E Kilgore Rd	Building Addition to Zoetis Facility	Zoetis	Zoetis	12/2/2021	2/2/2022	2/2/2022	3/29/2022	$500	4/27/2022	NA	Site Plan Approved	6//29/2022		
PSP22-010	855 S Drake Rd	New Modular Building	Jed Dingens	Calvary Baptist Church	1/5/2022	2/9/2022	2/9/2022	3/30/2022	$500	5/4/2022	NA	Site Plan Approved	6/17/2022		
PSP22-011	105 E Walnut	Cell Antenna Colocation	LCC Telecom Services	South Mall Limietd Dividend	NA	NA	NA	5/11/2022	$250	6/1/2022	NA	Site Plan Approved	6/3/2022		
PSP22-012	2001 Fulford	Cell Antenna Colocation	LCC Telecom Services	The Trinity Group, LLC	NA	NA	NA	5/11/2022	$250	6/1/2022	NA	Site Plan Approved	6/3/2022		
PSP22-013	440 W Kalamazoo Ave	New Building for ISK	AR Engineering	Integrated Serices of Kalamazoo	3/7/2022	3/23/2022	3/23/2022	4/29/2022	$500	6/1/2022	DDRC	Site Plan Approved	8/23/2022		
PSP22-014	1827 Reed	Cell Antenna Colocation	Haley Law Firm	Reed 1827, LLC	12/30/2021	1/19/2022	1/19/2022	5/8/2022	$250	6/1/2022	NA	Site Plan Approved	6/10/2022		
PSP22-015	813 W Kilgore	Cell Antenna Colocation	American Tower	City of Kalamazoo	NA	NA	Na	5/12/2022	$250	6/8/2022	NA	Site Plan Approved	6/15/2022		
PSP22-016	519 W Willard St	Cell Antenna Colocation	American Tower	Cellco	3/29/2022	4/13/2022	4/13/2-22	5/12/2022	$250.00	6/8/2022	NA	Site Plan Approved	6/15/2022		
PSP22-017	1827 Reed	Cell Antenna Colocation	American Tower	Reed 1827, LLC	3/29/2022	4/13/2022	4/13/2022	5/12/2022	$250.00	6/8/2022	NA	Site Plan Approved	6/21/2022		
PSP22-018	219 W South St	Rebuild Parking Lot and Sidewalk	Byce and Associates	Park Club	3/29/2022	4/13/2022	4/13/2022	5/20/2022	$250.00	6/22/2022	DDRC	Site Plan Approved	7/21/2022		Removed Outdoor Area
PSP22-019	1802 E Main St	Redevelop Building for Restaurant Use	Kalamazoo Eastside Neighborhood Association	Kalamazoo Eastside Neighborhood Association	4/6/2022	4/27/2022	4/27/2022	5/27/2022	$250.00	6/29/2022	NA	Site Plan Approved	6/30/2022		
PSP22-020	508 Harrison	New Mixed Use Development	Byce and Associates	Kalamazoo Brownfield Authority	5/9/2022	5/18/2022	5/18/2022	6/1/2022	$500.00	6/29/2022	NFP	Project Under Review			Land Division
PSP22-021	519 W Willard St	Cell Antenna Colocation (Increase Tower Height)	American Tower	Cellco	12/20/2021	1/5/2022	1/5/2022	4/28/2022	$250.00	6/29/2022	NA	Site Plan Approved	9/28/2022		Special Inspections For Install Required
PSP22-022	440 E North St	Rebuild Parking Lot and Right of Way Work	Wightman	Trophy House Grill, LLC	4/4/2022	4/20/2022	4/20/2022	6/10/2022	$250.00	7/13/2022	NA	Site Plan Approved	9/15/2022		Building Addition Work Removed from Scope of Work
PSP22-023	1601 E Main St	New Mixed Use Development	Kalamazoo County Land Bank	Kalamazoo County Land Bank	9/3/2021	9/22/2021	9/22/2022	6/10/2022	$500.00	7/13/2022	NA	Project Under Review	\		FDC and internal Access of Buidling / Buildings
PSP22-024	3419 S Burdick	Cell Antenna Colocation	Crown Castle USA, INC	Sweet Real Estate Company	NA	NA	NA	6/13/2022	$250.00	7/20/2022	NFP	Site Plan Approved	7/22/2022		
PSP22-025	3820 Stadium Dr	Building Addition to Seelye Kia	Bosch Architecture	Seeco Investments, LLC	2/2/2022	2/16/2022	2/16/2022	6/20/2022	$500.00	7/13/2022	NA	Site Plan Approved	9/2/2022		Lot Combination Required
PSP22-026	251 Mills St	Cell Antenna Collocation	Telecad Wireless	City of Kalamazoo	NA	NA	NA	6/13/2022	$250.00	7/20/2022	NFP	Site Plan Approved	7/22/2022		

CITY OF KALAMAZOO
SITE PLAN REVIEW PROJECT LIST

Year 2022	Project Address	Project Description	Applicant	Property Owner	Pre-App. Received	Pre-App. Meeting	Pre-App. Approval Date	Date Site Plan Rec.	Fee	Committee Meet. Date	Design Review	Site Plan Review Status	Final Site Plan Approval Date	Final Inspect.	Process Issues
PSP22-027	1233 Edgemoor	Cell Antenna Collocation	CellCo Partnership	City of Kalamazoo	NA	NA	NA	6/21/2022	$250.00	7/27/2022	NA	Site Plan Approved	7/29/2022		
PSP22-028	203 N Rose St	Add Floors and Residential Units to Existing Building	Bosch Architecture	19 Props, LLC	6/2/2022	6/15/2022	6/15/2022	7/20/2022	$500.00	8/17/2022	DDRC	Project Under Review			
PSP22-029	4401 Siesta St	Cell Antenna Collocation	Telecad Wireless	City of Kalamazoo	NA	NA	NA	7/18/2022	$250.00	8/17/2022	NA	Site Plan Approved	8/26/2022		
PSP22-030	3921 Oakland Dr	Site Clearing & Regrading	Hurley & Stewart	Oakland Finance Company, LLC	6/14/2022	6/22/2022	6/22/2022	7/14/2022	$250.00	8/17/2022	NFP	Project Under Review			ZBA for NFP
PSP22-031	4333 S Westnedge	Parking Lot Expansion	Discount Tire	Reinalt Thomas Corp	3/14/2022	4/6/2022	4/6/2022	7/27/2022	$250.00	8/31/2022	NA	Site Plan Approved	10/7/2022		Admin Adjustment
PSP22-032	3522 S Sprinkle (3500 Van Rick)	New KRESA School	Wightman	KRESA	6/28/2022	7/20/2022	7/20/2022	8/10/2022	$500.00	9/7/2022	NA	Site Plan Approved	10/4/2022		
PSP22-033	1023 Riverview	New Office & Coffee Shop	Spencer O'Dell / AR Engineering	Corney Jackson	12/17/2021	1/12/2021	1/12/2022	8/10/2022	$500.00	9/7/2022	NFP/RFO Overlay	Project Under Review			
PSP22-034	315 E Frank	New Mixed Use Development	Bogan Developments	City of Kalamazoo Brownfield	6/23/2022	7/20/2022	7/20/2022	8/12/2022	$500.00	9/14/2022	NA	Project Under Review			Road and Easement Width
PSP22-035	251 Mills St	Cell Antenna Collocation	AT & T Mobility	City of Kalamazoo	NA	NA	NA	8/15/2022	$250.00	9/14/2022	NFP	Site Plan Approved	9/22/2022		
PSP22-036	1616 E Main St	New Mixed Use Building	Kalamazoo County Land Bank	Kalamazoo County Land Bank	4/29/2022	5/11/2022	5/11/2022	8/12/2022	$500.00	9/21/2022	NA	Project Under Review			FDC & Building Seperation / Access
PSP22-037	718 N Burdick St	Redevelop Building into Apartments	Kyle Gulau	Kyle Gulau	4/22/2022	5/4/2022	5/4/2022	8/22/2022	$250.00	9/21/2022	NA	Project Under Review			
PSP22-038	1609 Whites Rd	New Maintenance Buildings for Kalamazoo Country Club	Byce and Associates	CD-1909, LLC	7/21/2022	8/10/2022	8/10/2022	8/19/2022	$500.00	9/28/2022	NFP	Project Under Review			
PSP22-039	813 W Kilgore	Cell Antenna Collocation	AT & T Mobility	City of Kalamazoo	NA	NA	NA	8/23/2022	$250.00	9/21/2022	NFP	Site Plan Approved	9/30/2022.		
PSP22-040	1367 Portage St	New Marihuana Retailer	Simple AG, LLC	Supercool Holdings, LLC	6/9/2022	6/23/2022	6/23/2022	8/17/2022	$250.00	9/28/2022	Southtown	Project Under Review			
PSP22-041	3505 Emerald Dr	Cell Antenna Collocation	Crown Castle USA, INC	Consumers Energy	NA	NA	NA	9/1/2022	$250.00	9/28/2022	NA	Site Plan Approved	10/11/2022		
PSP22-042	447 W North St	Tiny Homes & Office Building	Byce and Associates	NACD	6/13/2022	6/23/2022	6/23/2022	9/15/2022	$500.00	10/18/2022	NA	Project Under Review			
PSP22-043	4401 Siesta St	Cell Antenna Collocation	SBA Network Services	City of Kalamazoo	NA	NA	NA	9/13/2022	$250.00	10/26/2022	NFP	Project Under Review			
PSP22-044	2634 Mt Olivet	Cell Antenna Collocation	Crown Castle USA, INC	City of Kalamazoo	NA	NA	NA	9/30/2022	$250.00	11/9/2022	NA	Project Under Review			
PSS22-045	600 E Mosel	New Canopy Building	City of Kalamazoo	City of Kalamazoo	NA	NA	NA	10/26/2022	$500.00	TBD	NFP				
						NA									
							Total:		$15,250.00						