

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number

Page 69

Historic Name: Rose Place Historic District

Common Name: same

Location: Rose Place

Classification:

Category: district

Ownership: multiple private

Public Acquisition: N/A

Status: occupied

Accessible: no

Present Use: residential

Description:

Condition: good

Altered

Original site

The Rose Place Historic District (see photos 71-77) consists of Rose Place, a narrow, one-block long, dead-end court, and thirteen modest, brick and frame structures--built mainly between 1887 and 1900--fronting on it. The district is located in the Vine neighborhood a short distance south of the Vine Area Historic District.

Located in the block bounded by Vine Street to the north, Park Street to the east, Burr Oak Street to the south, and Park Street to the west, Rose Place runs east and west and is accessible only from Rose Street. (Such courts are typical in this area, the block of which Rose Place is a part containing no less than four other alleys.) The district contains thirteen structures, most of which are small, well detailed, Late Victorian dwellings.

Everything within Rose Place is fairly small in scale: the street and building lots are narrow and the dwellings tend toward the vertical. With thirteen structures occupying scarcely more than one acre of land, Rose Place displays well the intensive urban development occurring in Kalamazoo during the last two decades of the nineteenth century. Rose Place, however, is able to achieve its goal of high density, detached-structure housing without a sense of overcrowding. Instead, the court has a delicately balanced, visual/architectural cohesiveness which is unusually attractive.

The structures within the district range from Late Victorian residences to a bungalow (229 Rose Place) constructed about the time of World War I. The dwellings are moderate in size with the two residences which face Rose Street (nos. 830 and 904) being slightly larger. Many of the structures, including all of the finer ones, are of brick construction and are notable for their detailed window ornamentation and well crafted wooden porches. The homes were designed as single family residences and many still function as such; nine of the thirteen structures are owner-occupied. The court is neat in appearance and all of the residences are well maintained. The district contains no non-contributing structures.

Contributing Structures

211 Rose Place

Late Victorian

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212	"	"	Queen Anne/Colonial Rev.
215	"	"	Culver-Austin House (photos 74-75)
216	"	"	Brick Late Victorian (photo 76)
219	"	"	Brick Late Victorian
220	"	"	John H. Phillips House (photo 77)
223	"	"	Queen Anne
224	"	"	Queen Anne
227	"	"	Brick Late Victorian
228	"	"	Queen Anne
229	"	"	Bungalow

830 S. Rose Street		Brick Queen Anne/Colonial Rev.
904 " "		Queen Anne/Colonial Rev.

Significance:

Period: 1800-1900

Areas of Significance: architecture, community planning

The Rose Place Historic District is significant--because of its handsomely detailed, brick, Late Victorian houses--as Kalamazoo's finest example of the urban court developments which proliferated in the city in the late nineteenth and early twentieth centuries.

Rose Place was born in the spring of 1887 when two Kalamazoo masons, John P. Culver and John DeSmit, Jr., jointly purchased some backyard property from Mrs. Melitta King (904 South Rose) and Mrs. Maggie McBride (830 South Rose). The development of such backyard courts was fairly common in the Kalamazoo of that day. Home building soon commenced on the land of Culver and DeSmit. By 1890, the atlas shows that four residences were completed on the court, although the street had never been platted formally. These first four homes were the John P. Culver-George Austin House (no. 215), the Arthur W. Rickman House (no. 227), the Abram Vanden Berg House (no. 228), and the house located at no. 219. Culver's house, built in 1888, is most likely the oldest of these. The court was given its present name by the city in April of 1891. Until then, it had been either called "Culver Place," after developer and first resident John P. Culver, or "McBride's Place," in honor of the McBrides, owners of the northernmost backyard.

It is important to note Rose Place's early residents for they had a direct influence on the court's high quality of building. The first four homes were owned and/or occupied by men of the building trades. John P. Culver and John DeSmit, Jr. constructed 215 and 219 Rose Place and probably other homes on the street; Culver lived in no. 215 and DeSmit later occupied no. 219. Local mason Arthur W. Rickman, soon to be one of the "sons" in George Rickman and Sons, a Kalamazoo building firm which became one of Michigan's largest in the early twentieth century, built and occupied no. 227. Mason Abram Vanden Berg appears to have constructed the home he resided in at no. 228. The fact that many of the street's early residents were masons and builders undoubtedly accounts for the unusually fine craftsmanship exhibited in Rose Place's

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buildings.

With the early dwellings setting a standard for later ones, the building of stylish, small, Late Victorian homes continued and most of the court's lots were filled by the turn of the century. Fine brick homes built on Rose Place in the 1890s include no. 216, constructed in 1891, and the John H. Phillips House (no. 220), which dates from 1894. Development of the court was completed in the first decades of the twentieth century when the few remaining lots were built on, city sewer and water services were made available, and the court was given its first pavement.

The original occupants of Rose Place's small, well detailed homes were always members of the middle class, generally skilled tradesmen and white collar workers. In addition to the forenamed builders, early occupants of Rose Place homes included John H. Mowers (physician), George B. Pike (civil engineer for the City of Kalamazoo), Samuel N. Barker (manager of the Kalamazoo Paper Box Company), Richard DeGraff (superintendent of Dewing and Sons, a local lumber company), John H. Phillips (grocer), and George W. Austin (owner of a photographic studio).

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

Culver-Austin House (Photos 74 and 75)  
215 Rose Place  
Late Victorian  
1888

John P. Culver and John DeSmit, Jr., both masons, were the prime "movers" behind Rose Place and were probably involved in the construction of this home along with several others on the block (note, especially, the very similar house to the west, no. 219). Culver was the first occupant of this house, the oldest dwelling on the street, and although the street was officially named Rose Place in 1891, for many years he preferred to list his address as 215 Culver Place. Culver later went into the restaurant business and operated a lunch room at Lake View Park, Kalamazoo's amusement park located at Wood's Lake. He lived in this house until about 1897. By 1904 George W. Austin, a well known owner of a downtown photographic studio, was residing here. His widow, Mary Austin, lived in this residence until the early 1950s.

Narrow-fronted and deep, like nearly all of Rose Place's houses, the Culver-Austin House is a two-story, cross-gable-roof, brick structure with round-headed windows and gables sheathed in diamond-butt and staggered-butt shingling. The delicate, Queen Anne entrance porch has turned posts and a spindlework frieze.

216 Rose Place (Photo 76)  
Late Victorian  
1891

The history of this house has not been well documented. Of its many early occupants, few stayed for any length of time. It seems that the first dweller was a Mrs. Sarah Bowman, listed by city directories as boarding here until about 1894. One theory is that Bowman may have been a relative of John Culver and lived

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here until a purchaser for the home could be found. Samuel N. Barker, prominent in the local paper industry, also lived here for a short time.

Another narrow-fronted and deep, L-shaped, two-story brick dwelling, this house has segmental-arch-head windows and Queen Anne-style, turned-post porches. The structure's front corners are beveled and the gable roof cantilevered out over the corners on fanciful curvilinear brackets.

John H. Phillips House (Photo 77)  
220 Rose Place  
1894

John H. Phillips established a grocery business in Kalamazoo and later became an insurance agent. Phillips purchased the property on which this house stands in December, 1893, and had no. 220 constructed the following year. He continued to live here until about the time of the First World War.

This two-story, T-shaped, brick, Late Victorian structure has a jerkinhead roof and a shed-roof entrance porch. The simply detailed porch has square-post, rather than turned, supports, railing balusters, and frieze-band "spindework." The house's segmental-arch-head windows are capped with projecting, brick hoods which have a robust, sculptural quality.

**Bibliography:**

Kalamazoo Gazette: 4-28-1905; 10-31-1928, p. 13; 12-1930.

Kalamazoo Weekly Gazette: 7-21-1893, p. 13; 4-16-1897, p. 9.

**Geographical Data:**

Acreage: 1.2 acres

Quadrangle Name: Kalamazoo

Quadrangle Scale: 1: 24000

UTM References: 16 616635 4681940

**Verbal Boundary Description and Justification:**

Commencing at the NE corner of lot 99 of (den) Bleyker's Addition to the Village of Kalamazoo as recorded in the Kalamazoo County Register of Deeds Office, Liber 1, Pages 19-20; thence south 292 feet for place of beginning of land hereinafter described. Thence south 118 feet, thence west 188 feet, then south 40 feet, thence west 183 feet, thence north 85 feet, thence east 35 feet, thence north 118 feet, thence east 170 feet, thence south 90 feet, thence east 118 feet to place of beginning.

These boundaries include all the lots fronting on Rose Place as well as the lots fronting on Rose Street on either side of the entrance to Rose Place.

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Page 1 of 3

Multiple Resource Area  
Thematic Group

dnr-11

Name Kalamazoo Multiple Resource Area  
State Michigan

Nomination/Type of Review

Date/Signature

- 1. Bronson Park Historic District **Entered in the National Register** Keeper Melona Byers 5/27/83  
Attest \_\_\_\_\_
- 2. Haymarket Historic District **Entered in the National Register** Keeper Melona Byers 5/27/83  
Attest \_\_\_\_\_
- 3. Stuart Neighborhood/Henderson Park Historic District **Entered in the National Register** Keeper Melona Byers 5/27/83  
Attest \_\_\_\_\_
- 4. Vine Area Historic District **Substantive Review** Keeper Beth Grosvenor 8/16/83  
Attest \_\_\_\_\_
- 5. Rose Place Historic District **Entered in the National Register** Keeper Melona Byers 5/27/83  
Attest \_\_\_\_\_
- 6. Marlborough **Entered in the National Register** Keeper Melona Byers 5/27/83  
Attest \_\_\_\_\_
- \* see #29 7. Lilienfeld, David, House **Substantive Review** **Determined Eligible** Keeper Eligible - Beth Grosvenor 5/27/83  
**DOE/OWNER OBJECTION** Attest \_\_\_\_\_
- 8. Gilbert, Henry, House **Substantive Review** Keeper Beth Grosvenor 5/27/83  
Attest \_\_\_\_\_
- 9. Brown, Isaac, House **Entered in the National Register** Keeper Melona Byers 5/27/83  
Attest \_\_\_\_\_
- 10. State Theater **Substantive Review** **Determined Eligible** Keeper Eligible - Beth Grosvenor 5/27/83  
**DOE/OWNER OBJECTION** Attest \_\_\_\_\_

United States Department of the Interior  
National Park Service

Rose Place Historic District (Kalamazoo MRA)  
Kalamazoo County  
MICHIGAN

Working No. 4/3/83  
Fed. Reg. Date: 2-7-84  
Date Due: 5/19/83 - 5/28/83  
Action:  ACCEPT 5/27/83  
 RETURN  
Entered in the National Register  REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Entered in the National Register  REJECT  
Federal Agency: \_\_\_\_\_

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category Ownership Status Present Use  
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible?  yes  no

7. Description

Condition  excellent  good  fair  
 deteriorated  ruins  unexposed  
Check one  unaltered  altered  
Check one  original site  moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates

## 8. Significance

Period \_\_\_\_\_ Area of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- \_\_\_\_\_ summary paragraph
- \_\_\_\_\_ completeness
- \_\_\_\_\_ clarity
- \_\_\_\_\_ applicable criteria
- \_\_\_\_\_ justification of areas checked
- \_\_\_\_\_ relating significance to the resource
- \_\_\_\_\_ context
- \_\_\_\_\_ relationship of integrity to significance
- \_\_\_\_\_ justification of exception
- \_\_\_\_\_ other

## 9. Major Bibliographical References

## 10. Geographical Data

Average of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

USGS Reference \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_ national    \_\_\_\_ state    \_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

## 13. Other

- \_\_\_\_\_ Maps
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Rose Place Historic District  
Kalamazoo, Kalamazoo County, Michigan

R. Parzyck June 1981  
Neg.: Kalamazoo Historical Commission

Rose Place looking west  
Photo no. 71 of 105



DEAD END  
STREET

Rose Place Historic District  
Kalamazoo, Kalamazoo County, Michigan

R. Parzyck June 1981  
Neg.: Kalamazoo Historical Commission

Rose Place looking west  
Photo no. 72 of 105

21-134

72



Rose Place Historic District  
Kalamazoo, Kalamazoo County, Michigan

*MRA*  
R. Parzyck June 1981  
Neg.: Kalamazoo Historical Commission

Rose Place, north side, looking east  
Photo no. 73 of 105



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Rose Place Historic District  
Kalamazoo, Kalamazoo County, Michigan

*MRA*  
Gary Cialdella April 1981  
Neg.: Kalamazoo Historical Commission

Culver-Austin House porch detail, from NE  
Photo no. 75 of 105

#  
81

75



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Rose Place Historic District  
Kalamazoo, Kalamazoo County, Michigan

*MRA*  
Gary Cialdella April 1981  
Neg.: Kalamazoo Historical Commission

216 Rose Place from SE  
Photo no. 76 of 105



#83

15

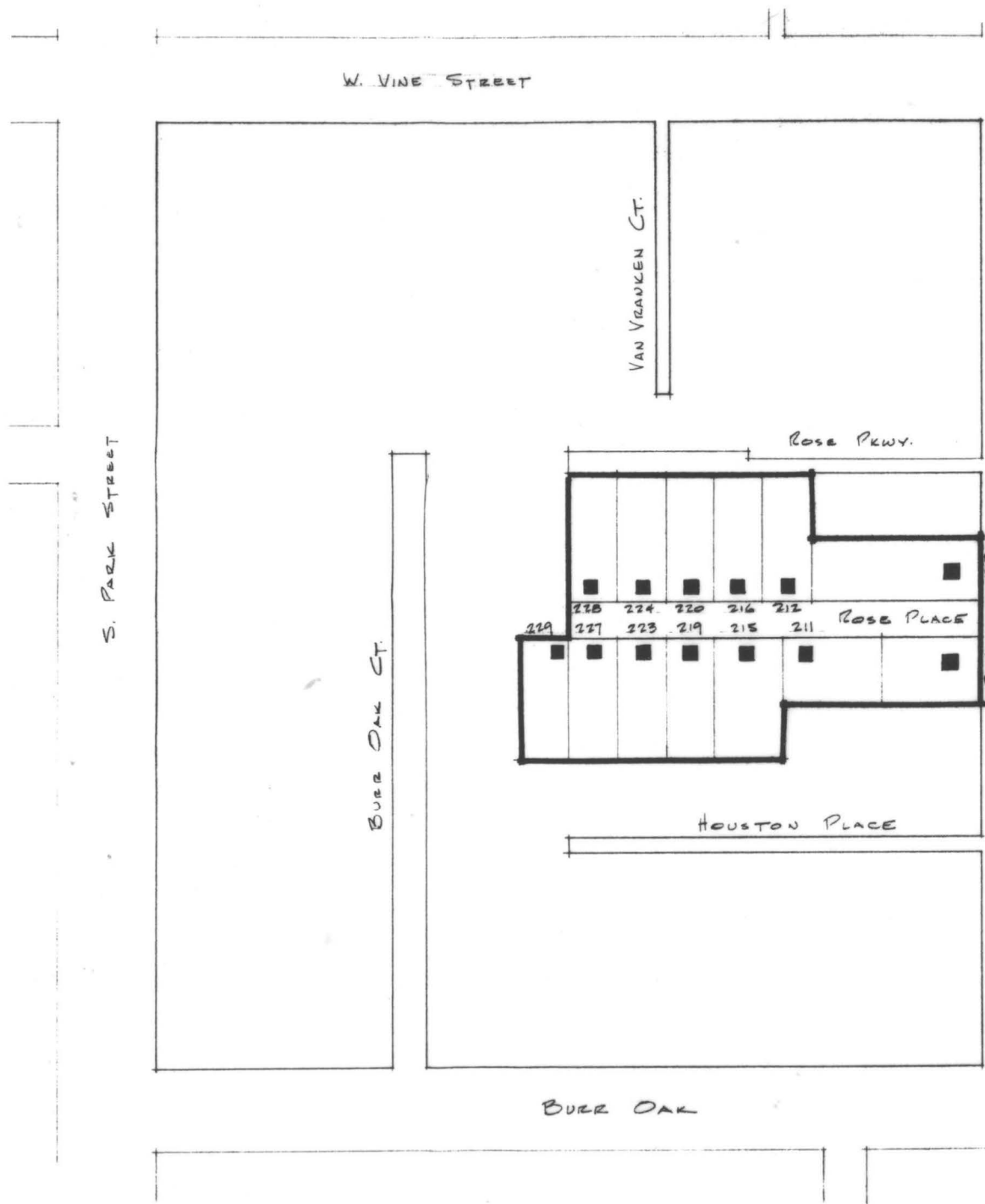
Rose Place Historic District  
Kalamazoo, Kalamazoo County, Michigan

<sup>MPA</sup>  
Gary Cialdella April 1981  
Neg.: Kalamazoo Historical Commission

John H. Phillips House from south  
Photo no. 77 of 105

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000327



**ROSE PLACE HISTORIC DISTRICT**



ROSE PLACE HISTORIC DISTRICT  
 PROPOSED OF 1-7-80  
 AREA = 1.15 ACRES  
 SCALE: 1" = 50'  
 contributing bldgs. ■

**2**

david k. pyle, aia  
 architect  
 426 w. south street  
 indianapolis  
 indiana 46207