



Local Historic District Study Committee Report Cover Form

REPORT TYPE

☒ Preliminary Report - Transmittal Date: 9/26/2025 ☐ Final Report - Date Adopted: _____

DISTRICT INFORMATION

District Name: Village of Berrien Springs, MI

District Location: Village/City: Berrien Springs

Township: Oronoko Charter Twp. **County:** Berrien

SIGNIFICANCE

PERIOD OF SIGNIFICANCE: 1837-1961

AREA(S) OF SIGNIFICANCE: Criteria A and Criteria C

RESOURCES

Total #: 90

of Historic: 62

Non-Historic: 28

Percentage Historic to Non-Historic: 77%

Number of Acres in District:

CHARGE OF THE COMMITTEE

Date Study Committee Appointed: 11/05/2018

Appointed by: Village of Berrien Springs Council

Area Under Study (Preliminary Rough Boundaries):

The Village of Berrien Springs proposed Historic District is bounded by N. and S. Bluff Street to the east, E. and W. Mars Street to the north, N. and S. Harrison Street to the west, and E. and W. Pitt Street to the south. Old 31/E. and W. Ferry Street runs through the center of the proposed district. There are ten square blocks. Five are located north of Ferry Street and five are located south of Ferry Street.

Study Committee Members:

- a. Sheila Snyder
- b. Christopher Perry
- c. Rhonda Root
- d. Rhiannon Cizon
- e. Lonna Johnson
- f. Zach Fedoruk
- g. Kelli Reppart

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**HISTORIC DISTRICT STUDY REPORT
VILLAGE OF BERRIEN SPRINGS, MICHIGAN**

FINAL REPORT

SUBMITTED BY

Preservation Forward LLC & Athena Research Consultants LLC

JUNE 2025

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1.0 VILLAGE OF BERRIEN SPRINGS HISTORIC DISTRICT STUDY COMMITTEE

On November 2, 2018, the Village of Berrien Springs, MI, passed a Historic District Study Committee ordinance. This document serves as the committee's first official study committee report on a proposed historic district within the village limits of Berrien Springs, MI. The report was funded by the Village of Berrien Springs, MI.

1.1 Committee Charge

The charge of this committee is to establish a historic district in the Village of Berrien Springs in carrying out the public purpose of historic preservation in the Village, consistent with the State of Michigan Local Historic Districts Act, MCLA 399.201 et seq., as amended. The composition of the Committee membership is as follows:

- a. Sheila Snyder
- b. Christopher Perry
- c. Rhonda Root
- d. Rhiannon Cizon
- e. Lonna Johnson
- f. Zach Fedoruk
- g. Kelli Reppart

1.2. Study Committee Members

Sheila Snyder is president of the Village of Berrien Springs and chair of the Historic District Study Committee. Prior, she was a Village Trustee since 2021. Sheila is also an Assistant Professor of Marketing at Andrews University in Berrien Springs and has owned SS Website Solutions since 2010. She resides in Berrien Springs.

Christopher Perry is a licensed architect with a Master of Architecture degree from Andrews University. He is currently an Associate Professor of Practice at the university's School of Architecture and Interior Design. Christopher has lived in Berrien Springs since 2018.

Rhonda Root holds a Master of Fine Arts degree from the University of Notre Dame. She is a Professor of Architecture and Art at Andrews University, where she specializes in fine art, ancient historical restoration, and architectural history. Rhonda is a resident of Berrien Springs.

Rhiannon Cizon is the executive director of the Berrien County Historical Association (BCHA). She holds a Master of Arts degree in Heritage Management from Valparaiso University, and two bachelor's degrees from Ball State University. Rhiannon is a resident of St. Joseph, MI.

Lonna Johnson has served as Trustee on the Village Council for nine years. She and her husband own several businesses and renovate houses. They also owned AJs Restaurant for 23 years and hope to reopen again as the previous owners closed. Lonna is a longtime resident of Berrien Springs.

Zach Fedoruk has been a Village Trustee since 2022. He works as a Master Service Technician for Chardon Laboratories. Zach has been a resident of Berrien Springs since 1985, graduating from Berrien Springs High School in 1998.

Kelli Reppart holds a Master of Art Education and taught in Berrien Springs public schools for 15 years. She has lived in Berrien Springs since 2018.

Consultants

Tiffany Dziurman, owner and principal historian of Athena Research Consultants LLC, and Jessica Flores, owner and principal architectural historian of Preservation Forward LLC, assisted the study committee in its work.

2.0 VILLAGE OF BERRIEN SPRINGS HISTORIC DISTRICT BOUNDARY

2.1 Photo Inventory

A photo inventory of the proposed district was conducted by Athena Research Consultants LLC in October 2024 for the Village of Berrien Springs Historic District Study Committee Report. See select photos attached to this report under Appendix A.

2.2 Verbal and Visual Boundary Description

The Village of Berrien Springs proposed Historic District is bounded by N. and S. Bluff Street to the east, E. and W. Mars Street to the north, N. and S. Harrison Street to the west, and E. and W. Pitt Street to the south. Old 31/E. and W. Ferry Street runs through the center of the proposed district. There are ten square blocks. Five are located north of Ferry Street and five are located south of Ferry Street.

North of Ferry Street, the district begins on the west side of N. Bluff Street and runs north to the south side of E. Mars Street. The district continues from E. Mars Street, west to east side of N. Harrison Street. It then turns south to W. Ferry Street and then east to the east side of N. Mechanic Street. The North District includes the following streets: N. Bluff, E. Mars, W. Mars, N. Mechanic, N. Main, N. Cass, N. Kimmel, and N. Harrison.

South of Ferry Street, the district continues on the west side of S. Bluff Street and south to E. Pitt Street, then from E. Pitt Street west to the east side of S. Harrison Street. It then turns north to E. Ferry Street and then east to S. Mechanic Street. The South District includes the following streets: S. Bluff, E. Pitt, W. Pitt, S. Mechanic, S. Main, S. Cass, S. Kimmel and S. Harrison.

2.3 Boundary Justification

The Village of Berrien Springs Historic District boundary is outlined in the city code.¹

2.4 Architectural Styles

Resources within the proposed historic district are typical for the period of significance, as well as for a rural, midwestern community that underwent settlement by pioneers of European descent beginning in the 1820s and 1830s. Architectural styles continued to evolve and follow national trends as Berrien Springs grew in population, commerce, transportation, and tourism.

Berrien Springs pioneers founded several small industries, including sawmills, grist mills, construction companies, and lumberyards. Many residents learned to build houses and buildings over time. Residences were generally modest in size and constructed with available materials.

Commercial buildings were built and razed or destroyed by fire and rebuilt. Outside of a few examples, most of the oldest structures in the proposed historic district were constructed in the 1880s through the early twentieth century, though some older buildings do still stand. Most were wood-framed and later covered with a brick

¹ “Village of Berrien Springs amended Resolution to authorize the Historic District Study Committee to include in its study those areas as identified in the attached map,” Village of Berrien Springs. October 21, 2024.

vener or were fully replaced by brick and/or cement block structures to make them “fireproof.” As the years went on, Berrien Springs’s downtown district saw the construction of multi-storied buildings with flat rooflines, typical of many rural commercial districts in the late nineteenth and early twentieth centuries.

The range of residential styles begins with the simple Murdock log cabin built by Berrien Springs pioneer Francis B. Murdock in the 1830s (it was later moved to the Courthouse Square at 313 N. Cass Street). Later, residences were often post-and-beam construction with gabled roofs and front porches. While there are a few architectural standouts among residential buildings in the proposed district, most are considered vernacular with elements of specific architectural styles. Others have been modified so much over the years, it is difficult to define the architectural style. Many of the residential buildings in the proposed district have been converted to commercial use.

The proposed district includes a catalog home built around 1910.² There are two mid-century modern structures in the proposed district, and both are occupied by government agencies.

The proposed district includes a variety of architectural styles, including Greek Revival, Gothic Revival, Queen Anne Revival, Colonial Revival, Victorian Folk, Four Square/Prairie, and Mid- Century Modern, as well as vernacular interpretations of those styles and simple utilitarian commercial styles.

Examples of Greek Revival architecture include:

Greek Revival architecture was most popular between 1825 and 1860 but continued to influence designs through the early twentieth century.

313 N. Cass Street, a courthouse originally constructed in 1839 and designed by local architect Gilbert B. Avery, features fluted Doric columns, triangular pediment, and a center cupola.

101 N. Bluff Street, a one-and-a-half story residence built c. 1860, features side and front-gabled roofs and a full length front porch with four doric-style Greek-inspired columns with square bases.

Others such as 109 S. Cass Street and 305 W. Ferry Street are vernacular residential buildings exhibiting Greek Revival detailing.

Examples of Italianate architecture include:

The most striking example of Italianate architecture, a style popular from the 1850s through the 1880s, is 114 N. Mechanic Street, a two-story, wood-framed residence built in 1885 with red brick, a low-pitched hipped roof with wide eaves and decorative brackets/corbels, six-over-six double hung windows, and a cobblestone foundation.

Other examples of Italianate Revival can be seen in the downtown commercial area with several buildings along E. and W. Ferry Street and N. and S. Main Street exhibiting Italianate elements such as bracketed cornices, hooded windows, flat rooflines hidden by parapets sometimes featuring dentil motifs or cut-out patterns.

Examples of Queen Anne Revival architecture include:

The most notable but modest example of Queen Anne Revival architecture in the proposed district is 109 W. Union Street, a two-story residence built c. 1910 and featuring a steeply pitched, multi-gabled roof and wrap-around porch with turned posts and decorative brackets.

Other examples of Queen Anne Revival architecture can be seen in some of the commercial buildings along Ferry Street that feature oriel windows, which can also mimic Gothic Revival architecture.

Examples of Gothic Revival architecture include:

While Gothic Revival architecture is often seen in school buildings constructed in the nineteenth and twentieth

² Robert C. Meyers & Leo Goodsell, *Greetings from Berrien Springs, Michigan: Historic Photobook Series* (Berrien County Historical Association, 2003), 48.

centuries, there are no school buildings in the proposed district. There are, however, a couple of churches with elements of Gothic Revival architecture.

210 W. Ferry Street, a two-story church built c. 1923, features Gothic Revival elements including red brick, arched windows, and a bell tower that once included a crenellated cap.

300 N. Cass Street was built c. 1890 as a simple, rural wood-framed church with a bell tower and spire (now gone) influenced by Gothic Revival architecture.

Examples of Dutch Revival architecture include:

One of the most popular architectural styles among Berrien Springs residences in the proposed district is Dutch Colonial Revival, which was popular in the early twentieth century.

The buildings located at 106, 108, and 112 S. Mechanic Street were constructed in 1910 and feature Dutch Colonial Revival elements such as gambrel roofs, covered porches with square columns, and a mix of clapboard, vinyl, and shingle siding.

113 S. Cass Street, a two-story, brick residence built in 1927, exhibits Dutch Colonial Revival elements including a characteristic gambrel roof that slopes on either side and extends over the main portion of the house.

Examples of Colonial Revival architecture include:

Popular from 1880 to 1955, Colonial Revival architecture is, perhaps, the most popular style we see in homes across the Midwest. One example in Berrien Springs is 105 S. Cass Street, a two-story residence built in 1860 with a side-gabled roof and an accentuated front door in the center with a decorative crown extended forward and supported by slender columns to form an entry porch.

Additional architectural styles are highlighted in the report and on the inventory spreadsheet (Appendix B).

While the historic buildings in the proposed district have undergone changes over time, some more than others, many buildings retain a relatively high degree of architectural integrity, contributing to the historic sense of place. Buildings from the post-WWII era maintain the scale, massing, and fenestration details of adjacent historic structures and do not negatively impact those properties.

Vacant lots are indicated in the report. None have been identified as contributing to the historical development of Berrien Springs. Yet it is recommended that they be properly evaluated if and when they are under review for proposed development.

2.5 Resource List – Please see attached spreadsheet

Please note that E. and W. Ferry Street between Mechanic Street and N. Cass Street, and N. Cass Street north from W. Ferry Street is also referred to as Old 31. For the purposes of this report, only E. and W. Ferry Street and N. Cass Street are used.

2.6 Count and Percentage of Contributing and Non-Contributing Resources

Each address number is counted as one resource.

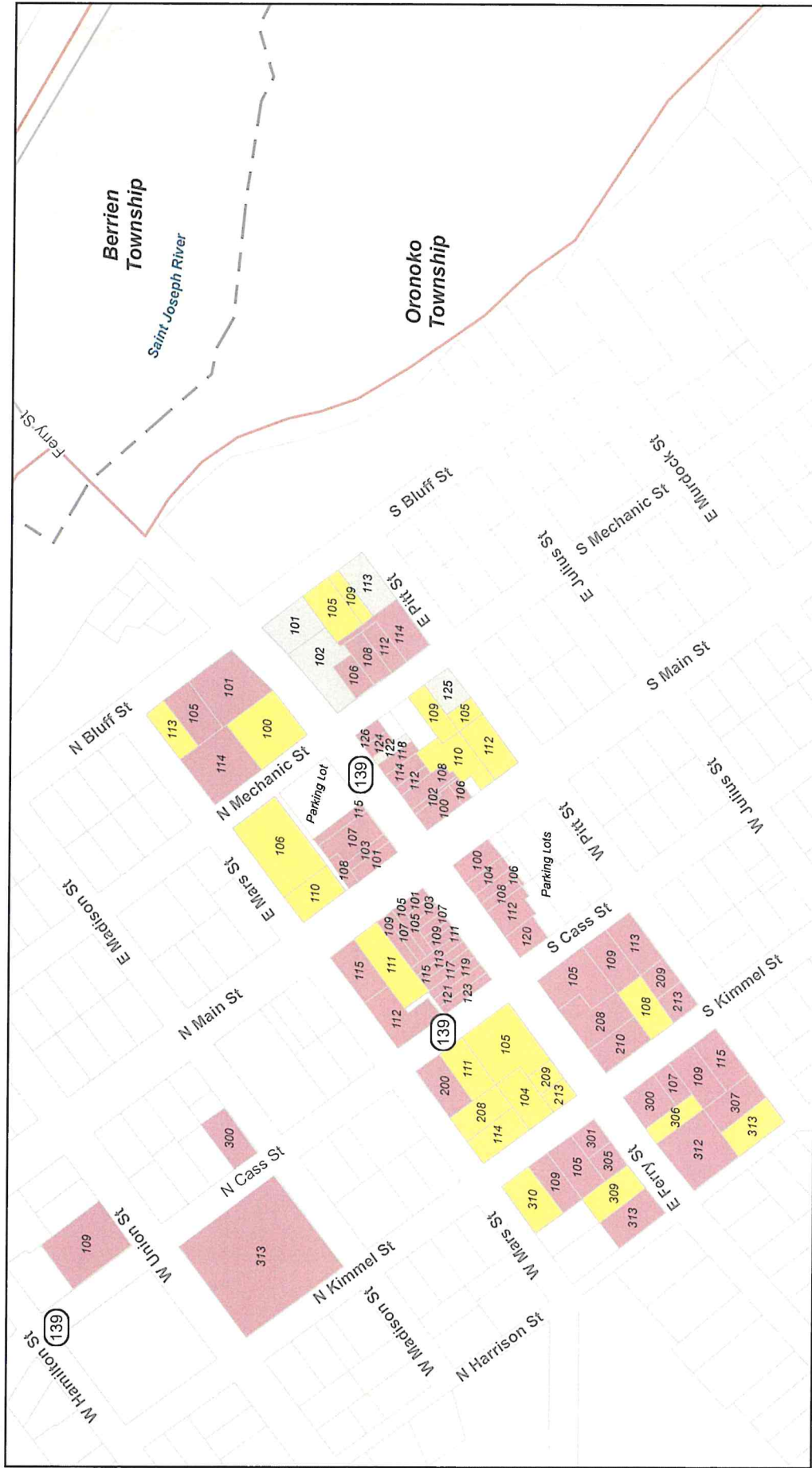
Total Resources – 90

Contributing – 62 (68.88% of the total)

Non-Contributing – 24 (26.66% of the total)

Vacant – 4 (4.44% of the total)

3.0 MAP OF PROPOSED HISTORIC DISTRICT



Historic District

Village of Berrien Springs
Berrien County, Michigan

March 13, 2025 DRAFT

LEGEND

- Contributing Property
- Non-contributing Property
- Vacant and Non-contributing Property
- Village Boundary



Basemap Source: MCGI, v. 17a. Regrid.
Data Source: Preservation Forward, 2025.



4.0 HISTORY OF PROPOSED HISTORIC DISTRICT

4.1 Historic Overview and Context

The Village of Berrien Springs, Michigan, is located in Section 18, Township 6 South, Range 17 West. The village is approximately 0.9 square miles and “straddles two townships and is located within the central region of Berrien County.”³ The village is located within Oronoko Charter Township. The Village of Berrien Springs is adjacent to Berrien Township on the west. The Berrien Springs ZIP code, 49103, also serves the southwest portion of Berrien Township.⁴ A few miles east of Berrien Springs is Berrien Center, located in the corners of sections 9, 10, 15, and 16. Berrien Center was originally Berrien Centre in 1857 but was changed to Center in 1893.⁵

The St. Joseph River flows along the village’s eastern and southern boundaries. Originally a rural farming community, the Village of Berrien Springs was a popular tourist destination for a time in the late nineteenth and early twentieth centuries due to the springs and the nearby river, which offered year-round fishing. Hotels were built in the village and resorts were established nearby. Parks also developed including Grove Park, a 9.5-acre site with a history dating back to the prehistoric era.⁶ Here, residents relaxed and held picnics and other social events. In 1901, the community was the home of Emmanuel Missionary College, a Seventh-day Adventist institution. Later, the college was renamed Andrews University and continues to be an important part of the community.⁷

According to *Michigan Place Names* by Walter Romig, John Pike and his family were the first European descendants to settle in Berrien Springs in 1829. They were followed by George Kimmel, who bought Pike’s land in 1829, but did not live in the village until 1831.⁸ This village marks the first European-American settlement in Oronoko Township. Originally called “Wolf’s Prairie,” it was named after the expansive 1,000-acre prairie it was located in. Before European settlement, Wolf’s Prairie was a thriving village led by Potawatomi Chief Wolf, whose legacy lives on in the name.⁹

Deputy surveyor Samuel Marrs platted the village of Berrien in August 1831 for its original “proprietors,” Pitt Brown, Horace Godfrey, and Francis B. Murdock.¹⁰ Brown became a tavern keeper and was named the Village’s first postmaster in December 1832.¹¹

In 1837, Oronoko separated from Berrien. That same year, Berrien Springs became the county seat, a position it held until 1894.¹² The Village of Berrien Springs was incorporated in 1863, though some accounts suggest 1867. The village (and the county) was named Berrien in honor of John MacPherson Berrien, a lawyer, U.S. senator, and U.S. attorney general in the administration of President Andrew Jackson. When mineral springs

³ “Appendix,” Villages, Berrien County. 2001.

[https://www.legislature.mi.gov/\(S\(tyc2vfxyel4mkrarybbfepsx\)\)/documents/publications/Mpla/2001/2001-mpla-boundaries-villages.pdf](https://www.legislature.mi.gov/(S(tyc2vfxyel4mkrarybbfepsx))/documents/publications/Mpla/2001/2001-mpla-boundaries-villages.pdf).

⁴ United States Census Bureau, 2000 census

⁵ U.S. Geological Survey Geographic Names Information System: Berrien Center Post Office

⁶ Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 109.

⁷ “Community Snapshot: Village of Berrien Springs” (Berrien County Community Development Department, 2009), <https://www.berriencounty.org/DocumentCenter/View/261/Berrien-Springs-Village-PDF>.

⁸ Walter Romig, *Michigan Place Names: The History of the Founding and the Naming of More than Five Thousand Past and Present Michigan Communities* (Grosse Pointe, Mich., Walter Romig, 1973), 58. <https://archive.org/details/michiganplacenam000romi>.

⁹ Ibid.

¹⁰ Edward B. Cowles, *Berrien County Directory and History: Containing Historical and Descriptive Sketches of the Villages and Townships within the County, and the Names and Occupations of Persons Residing Therein / Ed. B. Cowles, Comp. and Pub.* (Buchanan, Mich. Record Steam Printing House, 1871), 283.

<https://quod.lib.umich.edu/m/micounty/bad0856.0001.001/281?rgn=full+text&view=image>.

¹¹ Romig, *Michigan Place Names*, 58.

¹² Cowles, *Berrien County Directory and History*, 285.

were discovered in the area, the term “Springs” was added to the village’s name at the request of merchant R.E. Ward in April 1836.¹³

In June 1882, the *Detroit Free Press* reported more mineral springs discovered in Berrien Springs and likened them to similar springs in New Mexico and Arkansas. The paper stated they were “possessed of as fine medicinal qualities as either of the above mentioned.” The paper went on to report that the springs were likely to bring visitors and that the “prospects for abundant wheat crops were never more promising.”¹⁴

The earliest merchant in the village was P. Kephart who began his business in 1846. J.M. Platt started his business in 1847. From the late 1840s through the early 1870s, Berrien Springs merchants specialized in dry goods, groceries, leather goods, hospitality, jewelry, newspapers, books, wagon shops, blacksmithing, and milling.¹⁵

In March 1896, downtown Berrien Springs experienced a significant fire that destroyed much of the block of buildings on the north side of E. Ferry, between N. Main and N. Mechanic streets. The *Detroit Free Press* reported that the fire was suspicious and started in three buildings owned by B. F. Case. The buildings had “formally been used as a saloon.” The fire department was of little help, the paper noted.¹⁶ Approximately, four years later, the village obtained a new fire hall.¹⁷

Education

Berrien Springs’s first school opened in 1833 in a log cabin near today’s Grove Park. Twenty years later, larger schools were built to accommodate a growing student population. In 1873, a two-story Italianate-style school building was constructed on N. Cass Street. The village’s school system continued to grow and by the 1960s, the Village built a new high school, middle school, and elementary school. There were also several parochial schools in the village.¹⁸

Berrien Springs is also home to the renowned Andrews University, a Seventh-day Adventist established university. The school began as Battle Creek College in 1874. The college moved to Berrien Springs in 1901 and set up in the vacated county Courthouse Square. It was renamed Emmanuel Missionary College (EMC). This college soon began planning the construction of a permanent headquarters and purchased property on the former Garland Farm. An architectural firm from Iowa, W. H. Parsons & Sons, offered to design the college buildings pro-bono. By 1903, EMC had a series of new school buildings. In 1960, EMC merged with the Washington D. C.-based School of Graduate Studies and the Seventh-day Adventist Theological Seminary to form Andrews University.¹⁹

Religion

Faith, worship, and religion were and continue to be a major part of Berrien Springs’ development. As early as 1835, Rev. Richard Meek established the Methodist Episcopal Church, considered the first permanent religious institution in Berrien Springs. As with most early churches in rural America, the congregation used a school building for services before building a church near what is now 310 W. Mars Street. As Berrien Springs continued to grow, more congregations of different religions were established, including the United Brethren in

¹³ “Origins – Old Place Names.” *Berrien County Genealogical Society*. Archived from the original.

“Community Snapshot: Village of Berrien Springs” (Berrien County Community Development Department, 2009), <https://www.berriencounty.org/DocumentCenter/View/261/Berrien-Springs-Village-PDF>.

Romig, 58.

¹⁴ “Berrien Springs: The Newly Discovered Mineral Springs – The Prospects,” *Detroit Free Press*, June 24, 1882, ProQuest Historical Newspapers: *Detroit Free Press* (1858-1922).

¹⁵ Cowles, *Berrien County Directory and History*, 286.

¹⁶ “Devasted by Fire,” *Detroit Free Press*, March 3, 1896, (ProQuest Historical Newspapers: *Detroit Free Press* 1858-1922).

¹⁷ Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 107.

¹⁸ Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 75-76.

¹⁹ *Ibid.*, 89-90.

Christ, St. Paul's Evangelical Lutheran Church, Shakers, First Baptist Church, the Christian Scientists, and the Seven-day Adventists.

According to an historical account written by Robert C. Meyers and Leo Goodsell in their book *Greetings from Berrien Springs*, the village was the site of a farm owned by the Shaker community. Shakers from New York purchased 350 acres of land in Berrien Spring along the St. Joseph River in 1859. The Shakers used the property to produce seeds for local farmers. Even though members of the Shaker religious community did not reside in Berrien Springs, the site of their seed farm became known as "Shaker Farm." By 1873, the Shakers traded the property for lots in Niles, MI. Eventually, Andrews University took ownership of a portion of the farm property.²⁰

Transportation

The St. Joseph River was a major transportation route for trade and industry. Steamboat travel was popular on the river as early as the 1830s. As Berrien Springs grew, other modes of transportation followed. In 1877, *The Detroit News* noted that Berrien Springs was to have a "railway to somewhere."²¹ Those railways included the St. Joseph Valley Railroad in 1881 and the electric interurban railway in 1906.²²

M-139 is a state highway that runs entirely within Berrien County. It starts at US Highway 12, southwest of Niles, and travels through primarily rural areas before reaching Business Loop I-94 in Benton Harbor. The highway closely follows the St. Joseph River, turning north at Front Street in Niles, where it takes on the name "Old US 31" at the city limit. As it passes through Berrien Springs, M-139 curves around Lake Chapin before crossing the St. Joseph River via Ferry Street. In downtown Berrien Springs, the route continues northwest along St. Joseph Avenue, passing Andrews University. In 1963, US 31 was redirected to follow the I-196 freeway, and for a time, it was routed along I-94 and M-139 to Scottsdale.²³

Industry

Berrien Springs was home to a slew of industrious people due in large part to the area's natural resources. Agriculture and lumber were important early industries and included farms, sawmills, grist mills, and distilleries. The construction of a hydroelectric dam by the Indiana-Michigan Electric Company in 1907 brought water-powered electricity to the residents of Berrien Springs and the surrounding areas.²⁴

One significant area of manufacturing centers around Berrien Springs' Clam Button Factory. In a *South Bend Tribune* article from March 1, 2014, reporter Debra Haight wrote about a presentation given by retired Niles, MI, machine tool teacher, Ric Ladonski in which he discussed the unique freshwater pearl industry in and around Berrien Springs. According to Ladonski, the "heyday of the pearl industry was from the late 1880s to the years right after World War II," when Michigan passed a law making clamming illegal.²⁵ During that time, there were an estimated seven pearl button factories in the region, many along the St. Joseph River. One was located in Berrien Springs. The pearls were harvested from clams in the river and cut into button shapes.²⁶

²⁰ Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 13-14.

²¹ "State News," *Detroit News*, January 14, 1878 (America's News – Historical and Current).

<https://infoweb.newsbank.com/apps/news/document-view?p=AMNEWS&docref=image/v2%3A143B808DB2B45FAC%40EANX-NB-14CA8313F9A20897%402406999-14CA149A12382BEB%402-14CA149A12382BEB%40>

²² Ibid, 129-130.

²³ "Official Highway Service Map," *Michigan State Highway Department & Rand McNally* (July 1, 1931). Lansing: Michigan State Highway Department.

<https://web.archive.org/web/20170510161916/http://seekingmichigan.contentdm.oclc.org/cdm/singleitem/collection/p129401coll13/id/2858/rec/30>. "M-139 (Michigan highway)," *Wikipedia, The Free Encyclopedia*, [https://en.wikipedia.org/w/index.php?title=M-139_\(Michigan_highway\)&oldid=1288673341](https://en.wikipedia.org/w/index.php?title=M-139_(Michigan_highway)&oldid=1288673341) (accessed May 22, 2025).

²⁴ Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 149.

²⁵ "Clamming and the Button Factory," The Historical Marker Database. HMDB.org. <https://www.hmdb.org/m.asp?m=216765>.

²⁶ Debra Haight, "Retired teacher speaks on pearl industry history," *South Bend Tribune*, March 1, 2014.

<https://www.southbendtribune.com/story/news/local/2014/03/02/retired-teacher-speaks-on-pearl-industry-history/46401529/>.

5.0 SIGNIFICANCE STATEMENTS

5.1 Significance of the District

Michigan's Local Historic District Act, PA 169 of 1970, as amended, requires local historic district study committees to evaluate the historic significance of properties in the proposed historic district using the criteria for the National Register of Historic Places.²⁷ The act also requires study committees to be guided by criteria established or approved by the Michigan State Historic Preservation Office (Section 3(1)(c)). In 2022, the State Historic Preservation Office issued criteria that elaborate on historic district boundary determinations and single resource districts. In accordance with these legal documents and guidelines, the study committee has determined that the Village of Berrien Springs Historic District is significant under National Register Criterion A, for its association with historical events that have contributed significantly to the history of Berrien Springs, the State of Michigan, and the United States, and under Criterion C, for its embodiment of the distinctive characteristics of architectural types, periods, and method of construction. The areas of significance are architecture, commerce, entertainment/recreation, and religion.

Furthermore, when applying the criteria used for the National Register of Historic Places, historical integrity is assessed using the following seven aspects:²⁸

Location: The place where the historic property was constructed or the place where the historic event occurred.

Setting: The physical environment of a historic property.

Design: The combination of elements that create the form, plan, space, structure, and style of a property.

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship: The physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.

Feeling: A property's expression of the aesthetic or historic sense of a particular period in time.

Association: Association is the direct link between an important historic event or person and a historic property.

5.2 Period of Significance

The period of significance is from 1837, when the Village's Board of Commissioners began meeting at the Town Hall (121 W. Ferry Street) to 1961 when the first Mid-Century Modern architectural designs appeared in Berrien Springs.

The majority of the historic properties in the proposed district are multi-storied nineteenth century and early twentieth century commercial buildings. Residences were constructed with similar materials and architectural styles including gabled roofs, front porches, parapets, dentil molding, cornices, brackets, and the like.

5.3 National Register Criteria

According to the National Park Service (NPS), for a property (districts, sites, buildings, structures, and objects) to be eligible for the National Register of Historic Places (NRHP), it must possess a quality of significance in American history, architecture, archaeology, engineering, and culture that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

²⁷ P.W. Andrus, *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin 15. (U.S. Government Printing Office, Washington, D.C.), 44.

Advisory Council for Historic Preservation. *How to Apply the National Register Criteria for Evaluation* (U.S. Government Printing Office, Washington, D.C.), 2, 7, 23.

²⁸ Andrus, *How to Apply the National Register Criteria for Evaluation*, 44.

Criteria A: Be associated with events that have made a significant contribution to the broad patterns of our history.

Many of the contributing resources in the proposed historic district are significant under Criterion A as both residential and commercial properties illustrate historic trends seen in the settlement of rural American towns by pioneers of European descent who traveled from the eastern United States to Michigan in the 1820s through 1850s. Many buildings in the proposed district that were constructed in the nineteenth and early twentieth centuries housed businesses that developed as a result of increased trade and commerce activity that first began with steamboats running along the St. Joseph River and continued with the arrival of the railroad and electric interurban railway to trade and sell goods as far as Chicago, IL

Prior to 1894, Berrien Springs was the governmental seat for Berrien County and the rise of the business district illustrates the commercial growth of a village surrounded by farmland.

Major themes in Berrien Springs's history are illustrated in the district's buildings, from the Murdock log cabin and vernacular homes occupied by the people that created industry here, to the commercial building boom of the late nineteenth and early twentieth centuries. There are many examples of buildings associated with growth and development of a rural town including the former courthouse, a former public library, two churches, and two government buildings.

Select examples include (also refer to the inventory spreadsheet):

313 N. Cass Street – former Berrien County Courthouse, Government, c. 1839

313 N. Cass Street – Murdock Log Cabin, Commerce, c. 1830

210 W. Ferry Street – Church, c. 1923

301 W. Ferry Street – former Sparks Memorial Library, Recreation/Leisure/Education, c. 1929

Criteria C: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction.

The proposed historic district includes several types of residential architecture. Among the oldest surviving residential examples is the Murdock Log Cabin constructed c. 1830 and one of the existing examples of early log construction by pioneers. The newest contributing buildings in the proposed district date to the early 1960s and are illustrative of Mid-Century Modern (MCM) architecture. Design features include clean lines, open floor plans, and low roof lines. The MCM building contributes to our understanding of the evolution of architectural design and community planning in the mid-twentieth century.²⁹

Many of the district's buildings embody distinctive characteristics of a type, period, and method of construction. They do not, however, represent the work of a master, but many possess high artistic value. They also illustrate a "significant and distinguishable entity whose components may lack individual distinction."³⁰ The mix of specific design styles seen within the proposed district illustrates the "transition of architectural design," which is common among rural downtown districts.³¹ The buildings throughout the proposed district, illustrate the commercial development of the town between 1830 and 1960.

Select examples include (also refer to the inventory spreadsheet):

²⁹ Jaime L. Destefano, MSHP, "Thematic Survey and Context of Mid-Century Modern, Non-Single-Family Residential Architecture, 1945 to 1975, in Topeka." The City of Topeka, Kansas. June 2020. <https://cot-wp-uploads.s3.amazonaws.com/wp-content/uploads/planning/HistoricPreservation/MidModernSurvey.pdf#:~:text=Resources%20may%20be%20eligible%20under%20Criterion%20C,for%20representing%20a%20distinctive%20design%2C%20form%2C%20style>.

³⁰ Andrus, *How to Apply the National Register Criteria for Evaluation*, 17.

³¹ Ibid., 18

313 N. Cass Street – Murdock Log Cabin, c. 1830 and the former County Courthouse, Greek Revival, c. 1839
101 N. Bluff Street – Greek Revival residence, c. 1860
106, 108, 112 S. Bluff Street – Dutch Colonial residences, c. 1910
115 N. Main Street and 112 N. Cass Street – Mid-Century Modern government buildings, c. 1960.

5.4 Evaluations

In line with the Secretary of the Interior's Standards for the Treatment of Historic Properties, we carefully considered the size, scale, design, and overall massing of additions relative to the original structure. We also evaluated which additions and new constructions could be removed with minimal impact on the historic materials.³² Our evaluation of the resources in the Village of Berrien Springs Historic District identified a number of buildings, mostly in residential areas, that have additions that were constructed outside of the period of significance. When considering whether the property was a contributing or non-contributing resource, we considered how visible the changes were from the public right-of-way. If the additions were substantial and could be clearly seen from the public-right-of-way, the resource was deemed to have lower integrity than resources with additions not readily seen from public rights-of-way. Of particular concern were properties located on corner lots, where additions that were out of scale with the original property were more visible and, therefore, negatively impact the resource's historical character/integrity.

We also evaluated new construction to determine if it was distinguishable from the original construction. If new construction was not distinguishable, the resource does not meet the SOI Standard for Rehabilitation, which requires that "each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."³³

Some resources within the district met SOI Rehabilitation Standard No. 4, "Changes to a property that have acquired historic significance in their own right will be retained and preserved."³⁴ Additionally, SOI Rehabilitation Standard No. 5 requires that "distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved."³⁵ Many residential properties and the ground floors of commercial properties with extensive additions or remodeling/renovations do not meet this standard.

It is possible that some of the resources with extensive renovations meet SOI Rehabilitation Standard No. 9 which states "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."³⁶

³² Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, (U.S. Department of the Interior National Park Service, Technical Preservation Services Washington, D.C. 2017), <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

³³ Grimmer, *The Secretary of the Interior's Standards*, 76.

³⁴ Ibid.

³⁵ Ibid.

³⁶ Ibid.

6.0 INVENTORY

6.1 N. Bluff Street (south of E. Mars Street)

Architecture: Greek Revival, Vernacular Post-WWII, and Vernacular with Craftsman Influences

Period of Significance: 1860 to 1945

Contributing (C): 2

Non-Contributing (NC): 1

This section of N. Bluff lies south of E. Mars Street and northeast of the downtown area. The street dead-ends to an area of dense trees and vegetation to the south. The east side of the street is largely woods beyond which is the St. Joseph River. Large mature trees and shrubs dot the street. There is no sidewalk along this street. Residences sit on grassy lawns. There is one structure on the east side of N. Bluff Street that is not part of the historic district as the district boundary ends on the west side of N. Bluff Street.

101 N. Bluff Street (C)

Year built: c. 1860

One story and a half, wood-framed Greek Revival dwelling with multi-gabled roofs, white, horizontal siding with white trim, a mix of one-over-one double hung windows and fixed paned windows, and a concrete foundation. The south elevation appears to be the original entrance to the house. Here there is a porch with four doric-style Greek-inspired columns with square bases. According to Oronoko Township assessor's records, the house was constructed in 1860. It does not appear on Sanborn maps prior to 1932, as the boundary for the earlier Sanborn maps ends at N. Mechanic Street. It appears in the 1873 atlas for Berrien County featuring Oronoko Township and is in the same general rectangular footprint seen today.³⁷ The house was built by Jacob Boon, a blacksmith in the Village of Berrien Springs. He had a shop located at E. Ferry and N. Mechanic streets where he built wagons in the 1870s and 1880s.³⁸ According to the 1873 and 1887 atlases for Berrien County, Boon owned the residence and most of the N. Bluff, E. Mars, N. Mechanic, and E. Ferry block.³⁹ The property was remodeled in 1970 and includes an attached garage likely added later.⁴⁰ At the west end of the property is a single single-story approximately 720 sq. ft. utility building built in 2001.⁴¹ Another single-story outbuilding is at the north end of the property behind the attached garage.

It is one of a few existing examples of Greek Revival architecture in the Village of Berrien Springs. A photo from the early 1900s shows the house with white siding and a similar footprint to what is seen today.⁴² Material replacements such as newer siding and replacement windows have slightly diminished the property's historical integrity, yet the integrity of setting, feeling, and association remain. The attached garage is not a contributing resource. The outbuildings do not appear on historical maps and do not contribute to the district.

³⁷ B.N. Griffin, *Atlas of Berrien Co., Michigan / from actual surveys by and under the direction of D. J. Lake* (Philadelphia, C.O. Titus, 1873), <http://catalog.hathitrust.org/Record/002911281>.

³⁸ Myers and Goodsell, *Greetings from Berrien Springs, Michigan*, 52, 149.

³⁹ W.W. Graves, *Atlas of Berrien County, Michigan / compiled from actual surveys and the county records* (Chicago: Rand, McNally & Co., 1887). <http://catalog.hathitrust.org/Record/002911279>.

B.N. Griffing, *Atlas of Berrien Co., Michigan / from actual surveys by and under the direction of D. J. Lake*. Philadelphia: C. O. Titus, 1873. <http://catalog.hathitrust.org/Record/002911281>.

⁴⁰ Ibid.

⁴¹ Oronoko Charter Township, MI, Assessor Records. BS&A Online. Website. n.d. <https://bsaonline.com>.

⁴² Myers and Goodsell, *Greetings from Berrien Springs, Michigan*, 52.

105 N. Bluff Street (C)

Year built: 1945

Single story, wood-framed vernacular post-World War II house with a horizontal siding, a low pitched side-gabled roof, overhanging eaves, aluminum awnings, one-over-one double hung windows trimmed in red framing, and a concrete foundation. According to assessor's records, the house was constructed in 1945. The property includes a single-story stand-alone two-door garage built in 1984. This residence has had little exterior changes over the years and is a prime example of post-WWII vernacular housing in America. The garage is less than 50 years old and does not contribute to the district.

113 N. Bluff Street (NC)

Year built: 1920

One story and a half, wood-framed vernacular/Craftsman-style house with white horizontal siding, white trim, a low-pitched gable roof, overhanging eaves, a mix of slider and one-over-one double hung windows, and a concrete foundation. According to assessor's records, the residence was constructed in 1920. A two-story livery/stable appears at this location on the 1893 and 1899 Sanborn maps. On the 1932 Sanborn map is a single-story dwelling with a porch facing N. Bluff. The current layout of the home is not represented on any Sanborn maps. Most early Sanborn map boundaries end at N. Mechanic Street. Due to substantial changes and difficulty in determining when those changes were made, the property does not contribute to the district.

6.2 S. Bluff Street (north of E. Pitt Street)

Architecture: Vernacular and Greek Revival

Period of Significance: N/A

Contributing (C): 0

Non-Contributing (NC): 2

This area of S. Bluff Street is north of E. Pitt Street and southeast of the downtown area. Further north, the street dead-ends to an overlook facing E. Ferry Street. The east side of the street is heavily wooded and overlooks the St. Joseph River. There is no sidewalk along this street. Dwellings sit on grassy lawns. There are two residential buildings here and two vacant lots. There are no contributing resources.

Vacant Lots (NC): 101 S. Bluff Street and 113 S. Bluff Street

105 S. Bluff Street (NC)

Year built: c. 1900

Single-story vernacular dwelling clad in vertical and horizontal wood siding with an enclosed front porch dotted with several double-hung windows and a door. According to assessor's records, the house was constructed in 1900. A detached garage was added in 1950. The 1899 Sanborn map indicates a one-story, wood-framed dwelling on this lot. By 1932, it is a much more substantial building with a remodel not reflected in the current property. This property has undergone significant changes to its exterior over the years and does not contribute to the district.

109 S. Bluff Street (NC)

Year built: 1994

6.3 N. Mechanic Street (south of E. Mars Street, north of E. Ferry Street)

Architecture: Italianate and commercial/industrial

Period of Significance: 1885

Contributing (C): 1

Non-Contributing (NC): 1

This area of N. Mechanic Street is south of E. Mars Street and north of E. Ferry Street. It has a mix of residential and retail properties. It is northeast of the downtown area. Large mature trees and shrubs dot the east side of the street, while the west side is mostly a paved parking lot and opens to the downtown area. There are sidewalks on the east and west sides of the street. A grocery store faces N. Mechanic Street on the west side of the street, but its address is in 106 E. Mars Street.

114 N. Mechanic Street (C)

Year built: 1885

Two-story, rectangular, wood-framed Italianate house with red brick veneer, low-pitched hip roof adorned with wide eaves and decorative brackets/corbels, six-over-six double hung windows with concrete sills and flanked with black shutters, and a cobblestone foundation. According to the assessor's records, this property was built in 1885. The residence is noted on the Sanborn maps from 1893, 1899, 1909, 1918, and 1932 and is largely identical to the house's footprint today. The 1909 Sanborn map shows a rear room expansion. The property also includes an attached garage constructed in 1997. This property features distinctive characteristics of Italianate Revival architecture. It retains a high level of integrity, with modest changes made over time. This integrity standard has been diminished slightly by material replacements over the years including concrete and wood entrance steps and the attached garage with wood siding. The garage is a non-contributing resource.

100-102 N. Mechanic Street (NC)

Year built: 1980

This building was constructed in 1980 and remodeled in 2023.⁴³ In the 1860s through 1880s, the property was the site of Jacob Boon's wagon and blacksmithing shops.

6.4 S. Mechanic Street (south of E. Ferry Street, north of E. Pitt Street)

Architecture: Dutch Colonial Revival, Bungalow/Ranch

Period of Significance: 1900 to 1950s

Contributing (C): 4

Non-Contributing (NC): 3

This area of S. Mechanic Street is south of E. Ferry Street and north of E. Pitt Street. The block is a mix of residential and commercial buildings. It is south of the downtown area. Much of the west side of the street is a paved parking lot to a business fronting E. Ferry Street. There is one dwelling and a vacant lot on the west side of S. Mechanic Street. On the east side of the street are several dwellings from E. Ferry Street to E. Pitt Street, the southern border of the historic district. There are sidewalks on the east and west sides of the street.

Vacant Lots (NC): 102 S. Mechanic Street and 125 S. Mechanic Street

106, 108, and 112 S. Mechanic Street (C)

Year built: 1910

⁴³ Oronoko Charter Township, MI, Assessor Records. BS&A Online. Website. n.d. <https://bsaonline.com>.

These three properties are two-story, wood-framed, rectangular, Dutch Colonial Revival-style dwellings with gambrel roofs and covered porches with square columns. The houses have a mixture of double-hung windows and picture windows. The exterior displays a mix of vinyl or wood clapboard and shingle siding, and façade materials that include brick and cement. According to the 1884, 1893, and 1899 Sanborn maps, the Oronoko Hotel and its outbuildings once sat on or near the property of these three residences. The buildings first appear on the 1918 Sanborn map, which makes a construction date of 1910 likely. On the far north corner of S. Mechanic Street and E. Ferry Street there was a feed store. By 1932, the corner site was occupied by a mechanics/gas station. The residence at 112 S. Mechanic Street has a detached garage built in 1997. These three resources have been moderately changed over time, but their massing, size, and architectural styles remain intact.

Each of these properties embody distinctive characteristics of Dutch Colonial Revival architecture. Each retains a fairly high level of historical integrity as noted earlier in this study. The detached garage at 112 S. Mechanic Street does not contribute to the district.

109 S. Mechanic Street (NC)

Year built: 1900

Single-story, wood-framed dwelling with a cross-gabled roof and little remaining of its original construction outside of, possibly, the size and shape. Its architectural style is difficult to determine, but similar to a vernacular bungalow design. A livery was on this property in 1899. A dwelling appears on this lot as early as 1884, but its layout is quite different from the current residence. The structure appears relatively the same size and shape as depicted on the 1932 Sanborn map. Significant changes over the years make it difficult to pinpoint a period of significance or a significant architectural style. It is heavily clad in what appears to be vinyl siding and original porches are entirely enclosed or removed.

114 S. Mechanic Street (C)

Year built: 1951

Single-story ranch/bungalow style dwelling with a cross gabled roof and a mix of double-hung and picture windows. According to the assessor's records, the attached garage was also constructed in 1951. The residence is clad in what appears to be vinyl siding. This dwelling does not appear on any available Sanborn maps. The exterior materials of this dwelling have been updated, but the size, mass, and layout appear to be original to its 1951 construction year. The property features distinctive characteristics of post-WWII bungalow/ranch architectural styles.

6.5 N. Main Street (north of E. Ferry Street, south of E. Mars Street)

Architecture: Commercial vernacular storefronts with elements from specific architectural styles commonly seen in the late nineteenth and early twentieth centuries. Their facades, arrangement of storefronts, placement of first-floor entryways, and fenestration windows on second floors are typical of commercial buildings of the era.

Period of Significance: 1880 to 1965

Contributing (C): 4

Non-Contributing (NC): 2

This block features structures on the east and west sides of N. Main Street, north of E. Ferry Street and south of E. Mars Street. This street is located in the downtown area of Berrien Springs and is a major hub of commercial businesses. The street is laid out in a boulevard style with one way streets on either side of a landscaped partition.

105 N. Main Street (C)

Year built: c. 1908

Two-story, cement-block building was constructed c. 1908. The 1909 Sanborn map indicates that this cement-block building is a movie theater. By 1918, it's a bakery. In 1932, it's a retail store. The architecture reflects Italianate influences with decorated cornices and brackets which hide the flat roof. There is a Queen Anne-style oriel window on the second floor.

107-109 N. Main Street (C)

Year built: c. 1900

Single-story brick and cement block vernacular utilitarian-designed building constructed in the early 1900s. According to the 1909 Sanborn map, there was a bowling alley and roller skating rink on this location. The building was large and expanded to the rear from N. Main Street. It was wood-framed construction with stone/cement veneer. By 1918, the building was converted into two storefronts occupied by a newspaper, confectionary, and electrician's office. The Sanborn map indicates it was a cement block building with brick façade. By 1936, the building is a double storefront.⁴⁴

108 N. Main Street (C)

Year built: c. 1918

Single-story brick building with a vernacular utilitarian design. According to the assessor's records, this building was constructed c. 1880. A building does not show on this property until the 1918 Sanborn map. The earliest date recorded for remodeling is 1967. In 1918, it was a brick/cement block building that housed agricultural tools. By 1932, the rear of the building changed, and it was occupied by a basket factory. The current wood façade may be hiding the building's original façade.

110 N. Main Street (NC)

Year built: c. 1970s/1980s

Single-story, steel-framed, brick building sits on the northeast corner of E. Mars Street and N. Main Street. This is a commercial/industrial building with a design similar to buildings constructed in the 1970s and 1980s. It is nearly 4,000 sq. ft. The 1884 Sanborn map indicates a dwelling on this corner. The dwelling remained at least through 1932. Research did not provide any additional information about this property.

111 N. Main Street (NC)

Year built: 1990

Single-story commercial building was constructed in 1990. This address was once the location of an interurban station.

115 N. Main Street (C)

Year built: 1961

Single-story, mid-century modern building situated on the southwest corner of E. Mars Street and N. Main Street. Currently, the building is occupied by Berrien Springs Post Office. It is a steel-frame and brick building constructed in 1961. In 1884, this site was occupied by a dwelling and boarding house, which remained through 1932.⁴⁵ This property is one of a two mid-century modern buildings in Berrien Springs's proposed historic district.

⁴⁴ "Sanborn Fire Insurance Maps," Sanborn Map Company, Berrien Springs, Michigan, 1884, 1893, 1899, 1909, 1918, 1932.

https://digitalsanbornmaps-proquest-com.eu1.proxy.openathens.net/browse_maps/23/3927/18921/19766/263696?accountid=12091

⁴⁵ "Classifieds" *Berrien Springs Era*, June 26, 1919, 8. ProQuest Historical Newspapers.

6.6 S. Main Street (south of E. Ferry Street, north of E. Pitt Street)

Architecture: Commercial vernacular storefronts with elements from specific architectural styles commonly seen in the late nineteenth and early twentieth centuries. Their facades, arrangement of storefronts, placement of first-floor entryways, and fenestration windows on second floors are typical of commercial buildings of the era.

Period of Significance: 1915

Contributing (C): 1

Non-Contributing (NC): 2

Three buildings sit on the east side of the street south of E. Ferry Street and north of E. Pitt Street. The west side of the street is mostly paved for parking lots. S. Main Street is located in the heart of the downtown business district. The street is laid out in a boulevard style with one way streets on either side of a landscaped partition.

106 S. Main Street (C)

Year built: c. 1915

Single-story commercial building with a stone façade, two front-facing windows in a symmetrical pattern and a main entrance in the center. It is located on the east side of the street. On the 1918 and 1932 Sanborn maps, the building is a single-story brick structure occupied by a blacksmith shop. It is difficult to determine the original construction date of the current building on 106 S. Main Street. By 1909, the building was of stone construction and by 1918, it is depicted as a wood-framed building on the Sanborn map. This building may have been constructed between 1909 and 1918. Its exterior has been significantly altered over the years, but it may be restorable.

110 S. Main Street (NC)

Year built: N/A

A warehouse and garage-style commercial building with two large garage doors facing S. Main Street. It appears to be used for large vehicle parking and storage by the Village of Berrien Springs. Historically, there have been other buildings on this property over the years. This current building does not appear on Sanborn maps or atlases. It is likely two to three older buildings located here that were demolished in recent years to make way for a parking lot/driveway to the north and to construct this building.

112 S. Main Street (NC)

Year built: c. 1915

Two-story vernacular building with elements of American Four Square/Prairie architecture. This structure has been heavily modified over the years.

A two-story, wood-framed building with an attached woodshed on the southern elevation appears on this lot on the 1884 Sanborn map. It is relatively similar in size and massing to the current building. By 1909, the building has changed significantly and resembling the layout of the current building on the property. By 1932, the building's east elevation has changed again. Due to the substantial modifications and changes to this property over the years, historical integrity has been lost.

6.7 N. Cass Street (north of W. Ferry Street, south of E. Mars Street)

Architecture: Mid-Century Modern

Period of Significance: 1960

Contributing (C): 1

Non-Contributing (NC): 2

Three buildings sit along the east and west sides of N. Cass Street north of W. Ferry Street and south of E. Mars Street. They are single-story, commercial buildings with Mid-Century Modern and utilitarian/commercial vernacular architecture.

105 N. Cass Street (NC)

Year built: N/A

Single-story gas station and convenience store located on the southwest corner of N. Cass and W. Ferry. Early Sanborn maps indicate a dwelling on this property until 1932, when it appears there is a hotel on this lot.

111. N. Cass Street (NC)

Year built: c. 1880

On the 1884 Sanborn map there is a two-story dwelling on or near this property. That dwelling remains there with modifications through 1932. A single-story dwelling appears to the north of it around 1909. The assessor's records indicate this building was constructed in 1880. The structure has been heavily altered and modified from its original state and an original date of construction is difficult to determine and requires additional research.

112 N. Cass Street (C)

Year built: c. 1960

Single-story, Mid-Century Modern government building situated on the northeast corner of E. Mars Street and N. Cass Street. Currently, the building is occupied by Berrien Springs Village Offices. It is a steel-frame and brick building constructed in the early 1960s.

6.8 S. Cass Street (south of W. Ferry Street, north of W. Pitt Street)

Architecture: Dutch Colonial Revival, National Folk

Period of Significance: 1860 to 1930

Contributing (C): 3

Non-Contributing (NC): 0

Three buildings sit along the west side of S. Cass Street. The east side of S. Cass Street is occupied by the west elevation of 106 W. Ferry Street and a parking lot.

105 S. Cass Street (C)

Year built: c. 1860

Two-story, wood-framed, Colonial Revival dwelling with a side-gabled roof. The dwelling's east elevation faces S. Cass Street and features a main with slender columns to form an entry porch. There is symmetrical balance between the front door and the fenestration pattern of four double-hung windows on the second floor and four double-hung windows on the first floor – two flanking the north and south sides of the front entrance. It is clad in blue horizontal siding. A two-story, wood-framed dwelling is seen occupying this lot on the 1893 Sanborn map. The home is of similar mass and size as the current building. It is also seen on subsequent Sanborn maps.

109 S. Cass Street (C)

Year built: c. 1890

Two-story, wood-framed, National Folk-style house, which was commonly seen in the late 1800s and early 1900s. National Folk houses often exhibit elements of specific architectural styles. In this case of this residence, Greek Revival was the influence. One notable element of this influence is a side-gabled wing.⁴⁶ This house

⁴⁶ Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2006), 92-93.

exhibits a symmetrical fenestration pattern of six double-hung windows on the east elevation. A two-story, wood-framed dwelling similar in size and layout to the current property here is illustrated on the 1893 Sanborn map and on subsequent maps with minor layout changes. It is likely this dwelling was built earlier than 1900 and closer to 1890.

113 S. Cass Street (C)

Year built: 1927

Two-story, brick, Dutch Colonial Revival dwelling with a characteristic gambrel roof that slopes on either side and extends over the main portion of the house. The brick construction and symmetrical arrangement of windows and the central door are notable with this popular style of home in the early twentieth century. Sanborn maps previous to 1932 indicate a single-story, wood-framed dwelling on this lot that does not match the layout of the current house located here. The layout of the current house, said to be constructed in 1927, is shown on the 1932 Sanborn map, making the construction date of 1927 highly likely.

6.9 N. Kimmel Street (north of W. Ferry Street, south of W. Mars Street)

Architecture: Four Square/Prairie/Craftsman and Ranch

Period of Significance: 1900-1920

Contributing (C): 2

Non-Contributing (NC): 2

There are three residential properties located on the east and west sides of this block. There is one commercial property located on the east side of the street.

104 N. Kimmel Street (NC)

Year Built: 1978

Single-story garage/mechanic commercial building.

105 N. Kimmel Street (C)

Year Built: 1901

Two-story, Craftsman-style dwelling with a front-gabled roof, symmetrical pattern of windows and a central door encased by a small, enclosed porch with concrete supports and a concrete foundation. A residential property matching the size and shape of the current property first appears on the 1932 Sanborn map due to previous Sanborn maps ending at the eastern side of N. Kimmel Street. Its architectural style and size is indicative of the early 1900s.

109 N. Kimmel Street (C)

Year Built: 1920

Two-story, Four Square/Prairie style dwelling with a low-pitched hipped roof and overhanging eaves, as well as a fully covered front porch and concrete foundation. This dwelling first appears on the 1932 Sanborn map due to previous Sanborn maps ending at the eastern side of N. Kimmel Street. Its architectural style and size is indicative of the early 1900s.

114 N. Kimmel Street (NC)

Year Built: 1961

Single-story, Mid-Century Ranch style residential property with a low-pitched hipped roof and a mix of double-hung and picture windows and a small entryway with concrete steps facing N. Kimmel. The attached garage is

original to the house.

6.10 S. Kimmel Street (north of W. Ferry Street, south of W. Pitt Street)

Architecture: Craftsman/Bungalow and National Folk

Period of Significance: 1920 to 1930

Contributing (C): 3

Non-Contributing (NC): 1

There are five residential properties located on the east and west sides of this block. Four of these properties contribute to the district.

107 S. Kimmel Street (C)

Year built: c. 1930

Single-story, Craftsman-style bungalow with a low-pitched front gable roof. The front façade has a symmetrical arrangement with a central entry door flanked by windows on either side. The multi-paned upper section of the windows is a common feature of bungalows. The detached garage is original to the property. The residence first appears on the 1932 Sanborn map and is the same size and layout as the current dwelling.

108 S. Kimmel Street (NC)

Year built: c. 1900

One story and a half residential property that appears to have been moved to this location as it sits completely on a paved parking lot. This National Folk style dwelling has a high-pitched front gabled roof and a symmetrical arrangement of windows and a central door facing S. Kimmel Street. The 1932 Sanborn map indicates a dwelling on this property of similar size and layout to the current one. The 1909 Sanborn map shows a wood-framed livery or stable on this lot and not a dwelling. It's likely this building was constructed closer to 1930 than 1900.

109 S. Kimmel Street (C)

Year built: 1922

Two-story, National Folk-style dwelling with a steeply pitched front gabled roof. The upper gable features decorative scalloped shingles (also called fish-scale shingles), a hallmark of Second Empire influence. The front porch, a Greek-Revival influence, has a low-pitched roof and was a common addition or feature of Folk Victorian homes. The windows are symmetrical and align with the homes' modest yet functional style. The decorative shingles on the upper gable are the primary embellishment on this dwelling. The detached garage at the rear, constructed of concrete blocks, was built in 1970. The residence first appears on the 1932 Sanborn map and is the same size and layout as the current dwelling.

115 S. Kimmel Street (C)

Year built: c. 1925

Single-story, brick, Craftsman-style dwelling is situated on the southwest corner of S. Kimmel and W. Pitt streets. Its horizontal orientation is emphasized by a low-pitched, hipped roof with wide, overhanging eaves. There is a small dormer in the center, a common element of Craftsman-style designs. Also common to Craftsman-style designs is the brick porch with brick columns, emphasizing the doorway. The windows are a mix of double-hung and sliders and their placement is consistent with the Craftsman aesthetic. This dwelling appears on the 1932 Sanborn map and is the same size and layout today.

6.11 N. Harrison Street (north of W. Ferry Street, south of W. Mars Street)

The historic district boundary ends at the east side of N. Harrison Street. There are no addresses on North Harrison.

6.12 S. Harrison Street (south of W. Ferry Street, north of W. Pitt Street)

The historic district boundary ends at the east side of S. Harrison Street.

6.13 E. Mars Street (west of N. Mechanic Street, east of N. Main Street)

Architecture: Mid-Century Commercial

Period of Significance: N/A

Contributing (C): 0

Non-Contributing (NC): 1

This area of E. Mars Street is a mix of residential buildings on the north side and commercial properties on the south side. Large mature trees and shrubs dot the north side of the street, while the south side is mostly paved with parking lots and sidewalks. The historic district boundary ends on the south side of E. Mars Street.

106 E. Mars Street (NC)

Year built: c. 1962

Single-story, steel framed, Mid-Century/Contemporary commercial property with a flat roof, a façade of light or tan-colored bricks, red trim, large display windows only at the east elevation which is the main entrance punctuated by two concrete accessibility ramps with iron railings on the south and north ends of the building. To the south is a paved parking lot that extends to southwest corner of N. Mechanic and E. Ferry streets.

The current property, a Harding's grocery store, at 106 E. Mars Street was constructed c. 1962 and remodeled twice since then. According to Sanborn maps, there was a dwelling and an outbuilding on this corner lot from 1884 through at least 1932. According to a 2007 article in *The Herald Palladium*, Schraders, a longtime grocery store in Berrien Springs, moved to this location in 1962.⁴⁷ While it officially has an E. Mars street address, the store fronts N. Mechanic Street. Schraders had two previous locations on Ferry Street from 1918 to 1962. The property at 106 E. Mars Street is over 50 years old but lacks historical integrity and does not contribute to the district.

6.14 W. Mars Street (east of N. Cass Street, west of N. Harrison Street)

Architecture: Craftsman, Vernacular/Folk Religious

Period of Significance: 1925

Contributing (C): 1

Non-Contributing (NC): 2

This section of W. Mars Street is located between N. Cass Street and N. Harrison Street. The street is mostly residential with a church building located on the southeast corner of W. Mars and N. Harrison streets; large mature trees and shrubs dot the street. The historic district boundary ends on the south side of W. Mars Street.

200 W. Mars Street (C)

Year built: c. 1925

Single-story, Craftsman-style dwelling located on the southwest corner of N. Cass Street and W. Mars Street. The residence has a concrete foundation and a cross-gabled roof. It is dotted with double-hung windows. There

⁴⁷ Deborah Haight, "New Owner Brings New Name," *The Herald Palladium*, March 23, 2007, https://www.heraldpalladium.com/localnews/new-owner-brings-new-name/article_b313041f-1f7a-500f-8920-fb138dbac7b6.html.

is a covered front porch. There is a similar sized wood-framed dwelling located on this lot on the 1932 Sanborn map. It may have replaced a dwelling located on the 1918 Sanborn map that is slightly different in layout and size. There is a two-story dwelling on this location on the 1899 Sanborn map.

208 W. Mars Street (NC)

Year built: 1981

310 W. Mars Street (NC)

Year built: c. 1960s

Single-story Methodist church building that includes the main church and additions for offices and event space. This address takes up the entire block of W. Mars Street from N. Harrison Street to N. Kimmel Street. According to the 1899 Sanborn map, there were two wood-framed dwellings on this block. Published histories report that a Methodist church was built on this corner lot around 1845. The building was substantially remodeled in 1876 and in 1926. In 1966, an older, wood-framed building on this lot was demolished to make way for the construction of a new sanctuary, which opened in 1967.⁴⁸ On the 1932 Sanborn map there is a building labeled 1st Methodist church located here on the southwest corner of W. Mars Street and N. Kimmel Street. A wood-framed dwelling sits on the southeast corner of W. Mars Street and N. Harrison Street. The property has significantly changed over the years. None of the original construction appears to be intact or restorable.

6.15 E. Ferry Street (west of N. Mechanic Street, east of N. Main Street)

Architecture: Commercial vernacular storefronts with elements from specific architectural styles commonly seen in the late nineteenth and early twentieth centuries. Their facades, arrangement of storefronts, placement of first-floor entryways, and fenestration windows on second floors are typical of commercial buildings of the era. Most changes have occurred to the first-floor entries and to the first-floor windows, all of which are impermanent and restorable. Some buildings have what appear to be removable facades covering the original brick face.

Period of Significance: 1880-1920

Contributing (C): 13

Non-Contributing (NC): 0

On the north side of this block are four commercial buildings that exhibit a mix of Italianate and early twentieth century utilitarian/commercial and vernacular architecture. Three are Italianate style two-story buildings with brick veneer, and flats roofs hidden by decorative parapets; two with patterns of recessed rectangles, two with decorative bracket details, and all three with decorative dentil molding. The three Italianate buildings have large picture windows on the first floor and slightly recessed entryways. The fourth building at the far east end of the block is a standalone, separated from the others by a narrow patch of grassy lawn. It is a single-story, cement block building with brick veneer. It has a flat roof hidden by a simple parapet. This block is enhanced with a concrete sidewalk with a decorative brick pattern.

An 1898 fire destroyed most of north side of this block of buildings in Berrien Spring.⁴⁹ On the 1899 Sanborn Map, all but 101 E. Ferry Street and two other buildings remained. A livery/stable occupied a good portion of this block to the east of 101 E. Ferry Street. A bakery, vacant building, and a harness repair show make up the other buildings on this block. By 1909, more buildings have been built on the block.

The south side of E. Ferry Street has nine buildings and a vacant lot. The 1932 Sanborn map indicates eleven addresses with ten buildings on this block. By the 1930s, building addresses in downtown Berrien Springs were changed to the numbers we know today. Based on the changing nature of the addresses and buildings depicted on Sanborn maps from 1884 to 1932, it is difficult to ascertain which buildings survived from at least the early

⁴⁸ Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 65.

⁴⁹ Ibid, 107.

1900s. Some appear to be newer than what the assessor's records indicate – 108 E. Ferry Street, for example. The buildings located here today do not always match what is shown on the Sanborn maps, so we have made educated assumptions based on architectural style and comparisons with limited historic photos of this block. It seems this block of buildings has undergone the most substantial changes over the last 100+ years of any block of buildings in downtown Berrien Springs. This block features mostly commercial architecture from the early 1900s through the 1950s. The building on the northwest corner of E. Ferry Street and S. Main Street is the only building on this block with Italianate influences highlighted by the decorative parapet and the double-hung windows with arched crowns. All other buildings are vernacular commercial-style designs from the first half of the twentieth century. Many of the current facades appear to cover the buildings' original facades.

100 E. Ferry Street (C)

Year built: c. 1880

Two-story corner building constructed in 1901. This brick Italianate-style building is located on the south side of E. Ferry Street on the southeast corner of E. Ferry and S. Main streets. The building features a recessed entry on the first floor and one-over-one double-hung windows with arched crowns on the second floor. Its west elevation faces S. Main Street and features a row of five symmetrical and one-over-one double-hung windows with arched crowns on the second floor and six contemporary white framed single-pane windows on the first floor. There are also two doorways on the west elevation. One of the windows has been reconfigured from an original double-hung window with an arched crown. The earliest Sanborn map to show a building on this lot is 1884. The building shown on this map is a two-story wood-framed building with an attached one-story unit in the rear. It is the same size, shape, and layout as the current building that sits on this location, indicating that the current building was most likely built c. 1880. The map noted the building housed a hardware store with a tin shop located in the one-story rear. The same building is seen on the 1893 Sanborn map as vacant, and the 1899 Sanborn map as a butcher shop. By 1909, the building is clad in brick and is a confectionary store. In 1918, the building is again vacant. By 1932, the building's first floor houses a store while the second floor is home to a lodge hall, perhaps for events.

101 E. Ferry Street (C)

Year built: c. 1880

Two-story corner building constructed c. 1880. The brick building features a slightly recessed arched one-over-one double hung windows and a recessed corner entryway. Its west elevation faces N. Main Street and features a row of six symmetrical slightly recessed arched one-over-one double-hung windows on the second floor and two recessed arched windows on the first floor. Its flat roof is hidden by a parapet featuring decorative cut outs in a linear pattern. On the 1884 Sanborn map, the building is listed as a hardware and tin shop. By 1893, a barber shop appears on the first floor near the front elevation facing E. Ferry Street. There are nine other buildings located on this block along E. Ferry Street east to N. Mechanic Street. By 1909, 101 E. Ferry Street is a drugstore. It remains a drugstore through 1932.

102 E. Ferry Street (C)

Year built: c. 1900

Single-story brick commercial building with Italianate influences built c. 1900. It features a slightly recessed entry and three contemporary single-paned windows, two of which look like they were double-hung windows originally. The dentil molding parapet at top hides a flat roof and indicates Italianate influence in its design, but nothing else about the building is notable. A single-story, wood-framed building first appears on this lot on the 1893 Sanborn map. The building is labeled a jewelry store. In 1909, a single-story brick building appears on this lot, matching the size and shape of the current building. The building is vacant in 1918. By 1932, the building is a store. The Sanborn map indicates the building was renovated to elongate the building in the rear and to match the length of 100 E. Ferry Street.

103 E. Ferry Street (C)

Year built: c. 1900

Two-story brick building constructed c. 1900. Its front façade is notable for featuring a mix of Italianate architecture with a Queen Anne-inspired oriel window. According to the 1918 Sanborn map, this building served as a saloon. By 1932, it was a store. This building retains its historical integrity.

104 E. Ferry Street (C)

Year built: c. 1930

Single-story brick commercial building constructed c. 1930. There is little that is notable about the design of this building. Its brick façade, recessed entry, and picture window are typical of commercial architecture in the early 1900s. The façade has been heavily modified over the years, including the addition of a large awning across the north elevation which faces E. Ferry Street. On the 1884 Sanborn map, there is a two-story wood-framed building on this location. It housed a harness shop and jewelry store. By 1932, the wood-framed building has been replaced by a single-story brick building that matches the current building on this lot.

107 E. Ferry Street (C)

Year built: c. 1900

Two-story brick building features a symmetrical row of five 24-over-12 double hung windows on the second floor framed with arched brick crowns. The first floor picture windows are highlighted with striped awnings. The parapet includes a half-moon shaped stone decoration in the center. Assessor's records indicate the building was constructed in 1880. The Sanborn maps, however, tell a different story. The 1932 map depicts the addresses used today. This building initially had two addresses: 107 and 109. On the 1932 map, the addresses cross-reference with the original address as 427 E. Ferry Street. The 1899 map shows a vacant lot for 427. From 1909 to 1932, the Sanborn maps show a building here with two addresses housing a butcher and a novelty shop with a hall on the second floor. The takeaway here is that the current building doesn't show on a Sanborn map until 1909, making this building younger than 1880.

108 E. Ferry Street (C)

Year built: c. 1900

Two-story and a single-story building that has been substantially modified over the years. The address is not located on the 1932 Sanborn map when present-day addresses for Berrien Springs first appeared. It's possible this building is a combination of two addresses historically known as 408 and 409 E. Ferry Street and later (by 1932) 108 and 110 E. Ferry Street. According to assessor's records, the single-story building at this address with the large brick parapet was built in 1901 and the single-story building to the east was built in 1953. Both are red brick with little decoration other than the large parapet hiding the flat roof. There are two picture windows on the north elevation and two entrance doors.

According to the 1884 Sanborn map there were two two-story wood-framed buildings on this lot. The one to the west housed a drug and candy store and the one to the east housed a wagon shop and livery in the rear. By 1918, the buildings are still two-stories but have considerably changed. The one to the west has a brick veneer and houses a restaurant. By 1932, the building at 408 is gone and the building at 409 is still two-stories and is a store. The address 409 was changed to 110 E. Ferry Street. It's quite possible the current building at 108 E. Ferry Street was built in the 1950s on the two lots and made to resemble an early 1900s storefront. It does not feature a recessed entryway which was typical of early twentieth-century storefronts. The parapet is oddly tall.

112 E. Ferry Street (C)

Year built: c. after 1932

Two-story brick building constructed c. 1900, according to assessor's records. This address is not listed on the 1932 Sanborn map. On that map, 116 and 118 E. Ferry Street are single story commercial buildings. These are the nearest addresses for 112 E. Ferry Street. The 1932 map indicates that the building at 118 E. Ferry Street housed a movie theater. Earlier maps indicate the addresses at 406 and 407 E. Ferry Street as single-story wood-framed buildings. It's possible that these buildings were demolished to build the current two-story brick building at 112 E. Ferry Street. Our best estimate is that the building at 112 E. Ferry Street was likely constructed after 1932.

113 E. Ferry Street (C)

Year built: c. 1920

A single-story, simple, utilitarian/commercial vernacular building constructed of cement block/brick c. 1920 and remodeled in 1965. This building is to the far east of the E. Ferry Street block. This building replaced an earlier single-story structure constructed here between 1909 and 1918.

114-116 E. Ferry Street (C)

Year built: c. 1956

Single-story building constructed c. 1956. There are two addresses associated with this building. As noted above, this portion of the block has changed substantially since the 1930s.

118 E. Ferry Street (C)

Year built: c. 1915

Single-story brick building constructed c. 1901, according to assessor's records. Based on early Sanborn maps, this building may have been referred to as 406 E. Ferry Street. A single-story brick notions store appears at 406 E. Ferry Street on the 1918 Sanborn map. A building matching the 1918 structure appears as 118 E. Ferry Street (formerly 406) on the 1932 Sanborn map. Here, the building is listed as a movie theater. It seems this single-story brick building known as a theater was constructed around 1915. The building is not adorned with decoration and features a fan-shaped window above the main entrance. On either side of the main entrance is a 15-paned fixed window. It appears that the doors and windows on the north elevation have changed over time, but the building's overall historical appearance seems to be intact.

124 E. Ferry Street (C)

Year built: c. 1920-1930

Single-story wood-clad building constructed c. 1901, according to assessor's records. This building appears as 404 E. Ferry Street on early Sanborn maps. A wood-framed single-story commercial building appears on this lot as early as 1884 but changed significantly by 1909. It is listed as vacant in 1909 and 1918. By 1932, this building is a single-story cement block garage building. The current façade on the building is likely hiding an original brick façade underneath. It is likely this building was constructed around 1920 or 1930.

126 E. Ferry Street (C)

Year built: c. 1940

Single-story commercial brick building constructed c. 1940. The current mixed material façade is likely hiding a brick façade underneath. Previously, this address was known as 403 E. Ferry Street. This lot was occupied by a single-story wood-framed photo store in 1884. By 1909, it is a single-story brick building with two entrances (split into buildings A and B). By 1932, a cement block addition is noted on the rear of the building. We estimate this building was constructed closer to 1930 than 1940. Its design is typical of commercial brick buildings constructed at that time.

6.16 W. Ferry Street (east of N. Cass Street (Old 31/M-139), west of N. Main Street)

Architecture: Commercial vernacular storefronts with elements from specific architectural styles commonly seen in the late nineteenth and early twentieth centuries. Their facades, arrangement of storefronts, placement of first-floor entryways, and fenestration windows on second floors are typical of commercial buildings of the era. Some buildings have what appear to be removable facades covering original brick.

Period of Significance: 1880-1932

Contributing (C): 14

Non-Contributing (NC): 0

This block of sixteen buildings is east of N. Cass Street (Old 31/M-139) and west of N. Main Street on the north and south sides of W. Ferry Street. The block features a mix of single-story and two-story Italianate and utilitarian/commercial vernacular architecture. Buildings are a mix of wood-framed and brick construction. Each building has a flat roof hidden by a parapet ranging from simple to stylized. First floors are highlighted by large picture windows and recessed entryways. Buildings with second floors are highlighted by a symmetrical row of rectangular, double-hung windows, some with decorative crowns. This block is enhanced with a concrete sidewalk with a decorative brick pattern.

100 W. Ferry Street (C)

Year built: c. 1900

Two two-story red brick rectangular buildings constructed c. 1900 and remodeled in 2007. The design reflects utilitarian/commercial vernacular architecture common in the late-nineteenth and early twentieth centuries with some Italianate influence seen at top with the white molding and bracketed parapet hiding a flat roof. The two buildings are slightly offset in height; the building to the west is slightly taller than the building to the east.

The building's east elevation facing S. Main Street features a row of five sets of double-hung windows on the second floor. The windows feature concrete sills and a minimal horizontal brick decoration along the top of the windows. There are two entrances and two small, fixed windows on the first floor. The north elevation features a recessed corner entry on the southeast corner and a recessed entry to the west. Large single framed picture windows decorate the first floor, while there is a row of four sets of double-hung windows on the second floor. All windows appear newer and not original to the building. The north elevation also features a small concrete Freemason symbol of a square and a compass. According to a Freemasons website, the "square and compasses symbol have a unique, profound meaning. It resides at the heart of Masonic lessons, beckoning all Brothers to live a life that is honest, true, and dignified. Any traveling man understands that when he sees this symbol, whether on the façade of a Masonic temple, the bumper sticker of a passing car, or a lapel pin of a colleague, he is in the company of friends."⁵⁰

The 1884 Sanborn map shows a two-story wood-framed structure on this lot. By 1909, the structure is replaced by a two-story brick building that matches the building on the lot today. It housed a drug store through 1932. The two buildings were addressed as 100 and 102 W. Ferry Street on the 1932 Sanborn map. In 1909, the building at 102 W. Ferry Street housed a Masonic Hall.

101 W. Ferry Street (C)

Year built: c. 1915

Two-story red brick corner building constructed in 1915 and remodeled in 1992, according to assessor's records. It is one of the most notable buildings on this block. The 1909 Sanborn map shows a different building of the same size and relative shape on this lot located on the northwest corner of W. Ferry Street and N. Main Street.⁵¹ It was noted to be a bank. A photo postcard from 1908 depicting the filming of a movie in downtown

⁵⁰ The Grand Lodge of Ohio. "Behind the Masonic Symbols: Square and Compasses." Website, n.d.
<https://www.freemason.com/masonic-symbols-square-compasses/>

⁵¹ Sanborn Fire Insurance Maps," Sanborn Map Company, Berrien Springs, Michigan.

Berrien Springs shows an earlier building with a façade that was quite different from the 1915 building.⁵² A 1918 Sanborn map shows the 1915-constructed building with a slightly different footprint and a composite roof.⁵³ The building exhibits a classic early twentieth century commercial architectural style with its red brick veneer and two-story wood-framed construction. The building's east elevation faces N. Main Street and features three large picture-style windows on the second floor and a band of glass block windows between the first and second floors. When comparing today's building with a photo from the 1920s, the windows have been heavily modified.⁵⁴ According to the 1932 Sanborn map, the building continued to serve as a bank. Today, it houses *The Journal Era* newspaper, which was established in Berrien Springs c. 1874.

103 W. Ferry Street (C)

Year built: c. 1880

Single-story, wood-framed, brick veneer, rectangular building constructed c. 1880. Its design reflects utilitarian/commercial vernacular architecture common in the late-nineteenth century. The earliest Sanborn map depicting this building is 1909. It was labeled as a single-story with a composite roof and occupied by a grocery store.⁵⁵ In 1893, this location housed a barber shop and a printing shop in the rear. In 1932, the building was still labeled as a store.⁵⁶

104 W. Ferry Street (C)

Year built: c. 1900

Two-story, rectangular brick building with Italianate-style molding featuring a dentil motif and large brackets at top hiding a flat roof. The second floor features two symmetrical oriel windows with decorative window surrounds resembling the Italianate molding. Each window features three glass panes. The first floor features a recessed entry with two doors and a double-hung window, tan brick façade, and a larger fixed window to the west of the entrance.

This building first appears on the 1918 Sanborn map. It housed the Independent Order of Odd Fellows (IOOF) lodge on the second floor. The IOOF was founded in 1819 by Thomas Wildey in Baltimore, MD, and is a non-political fraternal organization.⁵⁷

105 W. Ferry Street (C)

Year built: C. 1918-1932

Single-story, wood-framed, brick veneer, rectangular building constructed sometime between 1918 and 1932. Its design reflects utilitarian/commercial vernacular architecture common in the early twentieth century. The Sanborn maps from 1893, 1899, and 1909 show a differently designed building on this location.⁵⁸ That building was also a single-story and rectangular in shape. In 1893 and 1899, the Sanborn maps indicate two single-story structures on the rear of the building.⁵⁹ In 1909, it is reduced to one single-story structure on the rear of the building. The building is gone, and the property is vacant on the 1918 Sanborn map. A photo from c. 1920 shows a vacant lot in this location.⁶⁰ In 1893, the building housed a boot and shoes business. By 1899, the building was home to a photo gallery, and in 1909, it housed a jewelry store. In 1932, a new building is visible

⁵² Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 39.

⁵³ Sanborn Fire Insurance Maps," Sanborn Map Company, Berrien Springs, Michigan.

⁵⁴ Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 44.

⁵⁵ Sanborn Fire Insurance Maps," Sanborn Map Company, Berrien Springs, Michigan.

⁵⁶ Ibid.

⁵⁷ Independent Order of Goodfellows: The Sovereign Grand Lodge. "History of the American Odd Fellowship." Website, n.d. <https://odd-fellows.org/history/wildeys-odd-fellowship>.

⁵⁸ Sanborn Fire Insurance Maps," Sanborn Map Company, Berrien Springs, Michigan.

⁵⁹ Ibid.

⁶⁰ Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 44.

on the Sanborn Map.⁶¹ It is a single-story building of cement-block construction with a brick exterior facing W. Ferry Street. It is labeled as a store.

107 W. Ferry Street (C)

Year built: N/A

Two-story, brick veneer, rectangular building constructed c. 2000, according to assessor's records. The building appears much older – perhaps constructed after 1932. It features a recessed entry, vertical double-hung windows on the second floor with decorative crowns, and a simple parapet. Sanborn maps indicate a three-story building at this location as early as 1893 and labeled as Masonic Hall and also a jewelry store. By 1899, it is a two-story building, still the Masonic Hall and also a grocery store. In 1909, it returned to a three-story building retailer. In 1918, the Sanborn map shows a one-story office building. In 1932, it is a one-story brick veneered store.

109 W. Ferry Street (C)

Year built: c. 1880

Single-story, brick, rectangular building constructed c. 1880. In 1893, the Sanborn Map indicates a millinery occupies the building. By 1909, it is a barber shop. By 1932, the building has expanded to the rear and is labeled as a store. Its design reflects utilitarian/commercial vernacular architecture common in the early twentieth century.

111 W. Ferry Street (C)

Year built: c. 1910

Single-story, brick building constructed c. 1910, according to assessor records. A two-story building at this location is identified on the 1899 Sanborn Map. It is labeled a confectionary store and insurance office. It is a butcher shop in 1909. In 1918, the Sanborn Map indicates this location is now a vacant lot. By 1932, there is a single-story retail store at this location. This indicates that the current building was constructed sometime between 1918 and 1932. Its design reflects utilitarian/commercial vernacular architecture common in the early twentieth century.

113 W. Ferry Street (C)

Year built: c. 1910

Two-story brick rectangular building constructed. C. 1910, according to Assessor records. The building was remodeled in 2017. The first floor entrance with picture windows appears to be heavily modified from the original construction. The 1893 and 1899 Sanborn maps show a vacant lot at this location. A two-story building appears on the 1909 Sanborn map. It is labeled a grocers and crockery. In 1918, it remains a grocery store. By 1932, it is a store. Its design reflects utilitarian/commercial vernacular architecture common in the late nineteenth and early twentieth centuries, with some nods to Italianate architecture.

114 W. Ferry Street (C)

Years built: 1916-2011

This location is considered to be five buildings according to the assessor's records. Each building was constructed in different years. A 3100 sq. ft. retail section was constructed in 1968. A nearly 1900 sq. ft. retail area was built in 1916. A 2700 sq. ft. warehouse and a 500 sq. ft. retail area were constructed in 2011. According to the 1932 Sanborn map, it appears this current building took up the following addresses: 106, 108, 110, 112, and 112-114 W. Ferry Street (previously 415, 416, 417, and 418 W. Ferry Street). This section of the block underwent significant changes from 1884 to the early twentieth century. The earlier maps show a mix of single story, one-and-a-half story, and two-story wood-framed buildings at these locations. By 1909, 415 and

⁶¹ Sanborn Fire Insurance Maps,” Sanborn Map Company, Berrien Springs, Michigan.

416 were two-story brick buildings and likely when the oldest sections of today's 114 W. Ferry Street were built. The two buildings are similar in size, with the easternmost address (formerly 415) being a little taller than the other building (formerly 416). Both are commercial/utilitarian with modest Italianate influences.

A single-story, wood-framed furniture store first appears at 417 and 418 on the 1893 Sanborn map. By 1918, the building is occupied by an auto service shop. By 1932, 417, now 110 W. Ferry Street, is a single-story cement brick building which matches the current single story building to the west of the the building that was formerly 416 W. Ferry St. In 1932, 112 and 114 was a single-story cement block building occupied by an auto sales and repair shop. The portion of the building to the west of the former 417/110 W. Ferry Street appears to be newer construction, perhaps the portion built in 1968, to replace the auto shop at 418/112-114 W. Ferry Street. The warehouses were constructed behind 120 W. Ferry Street and face west on S. Cass Street. This collection of buildings now houses a hardware store.

115 W. Ferry Street (C)

Year built: c. 1900

Two-story brick rectangular building constructed c. 1900. A building doesn't show on a Sanborn map until 1909. Then it's a two-story brick building housing a post office. It remains a post office through 1932. Its design reflects utilitarian/commercial vernacular architecture common in the late nineteenth and early twentieth centuries, with some nods to Italianate architecture.

117-119 W. Ferry Street (C)

Year built: c. 1884

Two-story brick building originally with two storefronts facing W. Ferry Street. The two buildings appear different on the outside but are the same height and both listed as built in 1884. According to Sanborn maps, there was, perhaps, a firewall or partition between the two buildings, but they shared the four exterior walls. The 1893 Sanborn map shows 117 W. Ferry as a clothing store, while a grocery store occupied 119 W. Ferry, with township offices on the second floor. By 1909, a hardware store occupied 117 and a bakery was located in 119. By 1932, both locations housed stores, with a tin shop/hardware store still occupying 117. The design of 117 and 119 W. Ferry reflects utilitarian/commercial vernacular architecture common in the late nineteenth and early twentieth centuries, with some nods to Italianate architecture.

120 W. Ferry Street (C)

Year built: 1938

Single-story cement block building designed in a utilitarian/industrial architectural style characterized by its emphasis on functionality as an auto shop, minimal if any ornamentation, and the use of simple and durable building materials. The building's shape/layout is boxy with a flat roof. There are many windows, as well as entry doors and rolling garage doors to accommodate cars and trucks. A wood-framed dwelling appears near this lot on the 1884 Sanborn map. By 1893, this lot is occupied by a two-story, wood-framed drugstore with an attached single-story dwelling to the south. In 1918, this building is a jewelry and harness shop, and the attached dwelling is now two-stories. By 1932, this entire lot, the southwest corner of W. Ferry and S. Cass streets is occupied by a gas/filling station.

121-123 W. Ferry Street (C)

Year built: c. 1900

Two story red brick building with two entries constructed c. 1900. Its design reflects utilitarian/commercial vernacular architecture common in the late nineteenth and early twentieth centuries, with some nods to Italianate architecture. Entrances have been heavily altered over the years – a typical event for this block of buildings. In 1893, a grocery store and crockery occupied 121 W. Ferry, while a notions or clothing store occupied the first floor of 123. Township Hall occupied the second floor of both addresses. By 1918, a furniture

store was located in 121, while 123 was vacant. The Township Hall remained on the second floor. By 1932, both addresses were labeled as storefronts and Township Hall remained on the second floor.

W. Ferry Street, west of N. Cass Street, east of N. Kimmel Street

Architecture: Utilitarian with Craftsman influences, Dutch Colonial Revival, Gothic Revival

Period of Significance: 1918-1932

Contributing (C): 2

Non-Contributing (NC): 2

This block is primarily commercial with one religious property. The block is mostly devoid of trees other than one large mature tree near N. Kimmel Street. A few of the commercial properties began as residential dwellings.

208 W. Ferry Street (C)

Year built: c. 1920s

Two-story, brick, Dutch Colonial Revival dwelling with a characteristic gambrel roof that slopes on either side and extends over the main portion of the house. The brick construction and symmetrical arrangement of windows and the central door are notable features of Colonial Revival houses. This was a popular style of home in the early twentieth century. It is similar to the Dutch Colonial Revival residence at 113 S. Cass Street. This building first appears on the 1932 Sanborn map making its estimate construction date sometime between 1918 and 1932. It is now occupied by a business.

209 W. Ferry Street (NC)

Year built: c. 1930

Single-story brick rectangular structure with a utilitarian design common in the early twentieth century. It features a front-gabled roof and a concrete foundation. There is a center entrance on the south elevation, which is flanked by a double-hung, six-over-six window on either side. The south elevation is clad in brick while the rear of the building is covered in vinyl siding. This building first appears on the 1932 Sanborn map as a single-story dwelling. Since this structure does not appear on any earlier maps, the date of construction is likely c. 1930. It has been heavily modified over the years and is a commercial building today.

210 W. Ferry Street (C)

Year built: c. 1923

Two-story, red brick church designed in the Gothic Revival style. Originally, there was a bell tower on this church. The tower featured a crenellated cap above the bell. The crenellated cap was removed and the bell portion enclosed sometime after 1952, according to published historic postcards. Still, the church remains largely intact from its original construction. Several stained glass windows dot the exterior. There are multiple entrances to the building. This structure first appears on the 1932 Sanborn map. Since this structure does not appear on any earlier maps, the date of construction is likely between 1918 and 1932. This church was originally built by the United Brethren congregation and became the Iglesia Adventista Del Septimo Dia (Seventh-day Adventists) church in 1973.⁶²

213 W. Ferry Street (NC)

Year built: c. 1930

Single-story rectangular vernacular/utilitarian structure with Craftsman-style influences. It features a front-gabled roof with a dormer window on the east and west sides of the roof. There are two entrances and three double-hung windows on the building's south elevation. It is clad in vinyl siding. This building is first listed on

⁶² Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 70.

the 1932 Sanborn map as a brick-veneered dwelling. Since this structure does not appear on any earlier maps, the date of construction is likely c. 1930. It's been heavily modified over the years and is a commercial building today.

West Ferry Street, east of N. Harrison Street, west of N. Kimmel Street

Architecture: Utilitarian/commercial, Greek Revival, Colonial Revival

Period of Significance: 1900-1930

Contributing (C): 5

Non-Contributing (NC): 2

This block of seven buildings is a mix of commercial and residential properties. It features a few large mature trees and sidewalks. A few of the commercial properties began as residential dwellings.

300 W. Ferry Street (C)

Year built: c. 1930

Two-story Colonial Revival-style building with a steeply pitched front gable roof, as well as a symmetrical exterior appearance with double-hung windows, sliders, and windows featuring an eight-over-eight panes. It almost has a salt-box or Cape Cod appearance similar to residences in New England on the eastern coast. This home first appears on the 1932 Sanborn map. According to assessor's records, this structure was modified or remodeled in 1979. Still, its size and shape are still similar to the residence shown on the 1932 map.

301 W. Ferry Street (C)

Year built: 1929

Single-story brick/cement block building constructed in 1920. Its brick construction and hipped roof suggest a typical utilitarian design often used for public buildings in the early 1900s. The earliest Sanborn map available showing this property is 1932. Here it's depicted as the Village Library. Its design is utilitarian and similar to the architecture typical of government and commercial buildings constructed at that time. There is a concrete panel on the building that states: Sparks Memorial Library 1928. According to a local history blog website, this building was donated to Berrien Springs in 1928 to be used as a library for 50 years. The Sparks name originated with Nina Sparks, who founded the village's first library in the 1920s. Nina and her brother, Claude, inherited their father's Sparks Lumber Company on W. Ferry Street. The siblings were deeply involved in their community and served in a number of volunteer positions. In 1928, Nina Sparks died and left a \$5,000 endowment for the library to purchase nonfiction and children's books.⁶³

A home sat on this lot and was moved to Hamilton Street to make way for the construction of a new library. According to the blog post, A.J. Slater laid the brick, A.E. McOmber did the cement work, Frank Wollam did the woodwork, Albert Morgan tinted the plastering, and C.B. Dilley and Son did the wood finishing. The library opened in March 1929.⁶⁴ In 1990, a new Berrien Springs Oronoko Township District Library opened on Union Street. Today the former Sparks Memorial Library is occupied by a dental lab. The building, however, remains largely the same as it looked in 1929.

305 W. Ferry Street (C)

Year built: c. 1901

⁶³ "For the Love of Books – Sparks Memorial Library in Berrien Springs," *Berrien History: Exploring Our Past*, Blog post, April 29, 2021. <https://berrienhistory.wordpress.com/2021/04/29/for-the-love-of-books-sparks-memorial-library/>.

⁶⁴ Ibid.

Two-story dwelling constructed c. 1901. The earliest available Sanborn map showing this property is 1932. Its design shows Greek Revival influences with low pitched roofs, a dormer, and a covered front porch. According to assessor's records, a garage addition was built in 1986. The garage does not contribute to the district.

306 W. Ferry Street (NC)

Year built: c. 1925

Single-story, bungalow residence constructed c. 1925. The residence has a moderately pitched side gable roof with what appears to be an elongated slope and wide eaves in the rear. It's currently clad in vinyl siding and features double-hung windows across all elevations. This building first appears on the 1932 Sanborn map as a single-story modest dwelling.

309 W. Ferry Street (NC)

Year built: c. 1901

One-story and a half residence with a steeply pitched roof, double-hung windows, and an enclosed porch. The design is similar to the Folk style known as National, which was prevalent in growing urban and rural communities in the late 1800s and early 1900s. The earliest available Sanborn map showing this property is 1932. The home's size is relatively unchanged, but its exterior has been heavily altered over the years. The attached garage was added in the 1950s.

312 W. Ferry Street (C)

Year built: c. 1930

Two-story residence with Greek Revival design influences. It features a low-pitched front gable roof and symmetrical double-hung windows with six-over-six panes. The Greek Revival influences, including a small porch, can be seen on the building's west elevation facing S. Harrison Street. The residence first appears on the 1932 Sanborn map. It remains the same size and shape as the building on the 1932 map, though its exterior materials have likely been altered over the years.

313 W. Ferry Street (C)

Year built: c. 1911

Single story dwelling constructed c. 1901. The earliest available Sanborn map shows showing this property is 1932. The home's size is relatively unchanged, but its exterior has been heavily altered over the years. Its moderately-pitched side gable roof with wide eaves suggests a design typical of early 20th century small homes that includes American folk designs with Greek Revival and Colonial Revival influences. Here the side gable roof features a center pediment a set of double-hung windows in the center near the roofline, as well as a symmetrical pattern of double-hung windows along an enclosed porch.

6.17 E. Pitt Street (west of S. Bluff Street, east of S. Main Street)

Architecture: N/A

Period of Significance: None

The historic district ends at the north side of E. Pitt Street. This block is mostly residential with a few large, mature trees. It lies southeast of the downtown district.

105 E. Pitt Street (NC)

Year built: 1988

6.18 W. Pitt Street (east of N. Harrison Street, and west of S. Main Street)

Architecture: Greek Revival, Dutch Colonial Revival, National Folk

Period of Significance: 1900-1910

Contributing (C): 2

Non-Contributing (NC): 1

The historic district ends at the north side of W. Pitt Street. This section of W. Pitt Street is mostly residential with a few large, mature trees. It lies south and southwest of the downtown district.

209 W. Pitt Street (C)

Year built: c. 1901

Two-story Greek Revival style residence that features a steeply pitched front gabled roof, a wrap-around porch on the southeast elevations, and a symmetrical pattern of double-hung and picture windows flanked by shutters, and a central entrance. The earliest map to show this residence is the 1918 Sanborn map. It remains largely the same today.

213 W. Pitt Street (C)

Year built: c. 1910

Two-story Vernacular-style residence with Greek Revival influence features a steeply pitched front gabled roof and a side gabled roof on a one-story east wing. An approximately 500 sq. ft. single-story addition – what appears to be an outbuilding – was constructed in 1960. The earliest map to show this residence is the 1918 Sanborn map.

307 W. Pitt Street (C)

Year built: c. 1910

One and a quarter story Dutch Colonial Revival residence features a gambrel roof with little overhang and a symmetrical exterior with sets of double-hung windows, and a small, bracketed roof over the central doorway. This residence first appears on the 1932 Sanborn map and remains the same size and shape as the original building.

313 W. Pitt Street (NC)

Year built: c. 1920

Two-story residence with a steeply pitched roof, double-hung windows, and an enclosed porch that juts out on the east end. The design is similar to the Folk style known as National, which was prevalent in growing urban and rural communities in the late 1800s and early 1900s. The earliest available Sanborn map showing this property is 1932. The home's size is relatively unchanged, but its exterior has been heavily altered over the years.

6.19 Landmark Sites

Architecture: Greek Revival, Italianate, Pre-Railroad, Gothic Revival, Queen Anne/Catalog, Site/Landscape

Period of Significance: 1830-1910

Contributing (C): 4

Non-Contributing: 0

313 N. Cass Street, Courthouse Square (C)

The Courthouse Square, located at 313 N. Cass Street, is northwest of the downtown area and is comprised of five buildings. From the Berrien County Historical Association (BCHA) website: "Three are original to the property's government era, one was added in the 1950s under ownership of the Seventh-day Adventist Church,

and the final was moved to the Square to save it. While the BCHA currently stewards the property, the Courthouse Square is owned by Berrien County as part of the county parks system.”⁶⁵

1839 Courthouse

The courthouse is a Greek Revival-style courthouse originally constructed in 1839, making it the oldest surviving courthouse building in Michigan. Designed by local architect Gilbert B. Avery, the courthouse features fluted Doric columns, triangular pediment, and a center cupola. The courthouse was constructed when Berrien Springs was the county seat. When the county seat was moved to St. Joseph in 1894, the courthouse remained and served various uses, including as a community center and place of worship. In 1967, efforts were made to preserve and restore the building. Restoration was completed in 1975.⁶⁶ Today, the courthouse serves as the home of the Berrien County Historical Association.

The building has undergone renovations over the years. In 1989, lightening caused fire damage to the rear of the building. The damage proved fortuitous as renovations revealed more about the history of the courthouse and the historical association decided to update the courtroom, bringing it closer to its original look.⁶⁷ The property was listed in the National Register of Historic Places in 1970. It was relisted on the register in 1982 as part of the Berrien County Court Complex. It is also a Michigan Historic Site.

1830 Murdock Log Cabin

From the BCHA website: “The log cabin was built c. 1830 by Berrien Springs co-founder Francis Murdock. He and his family lived in the dwelling until about 1835 when they moved to Illinois, where Murdock served as the city attorney. The family then moved to St. Louis. Murdock was most known for his freedom suits on behalf of enslaved plaintiffs. It’s estimated that between 1840 and 1847, at least one-third of all freedom suits were filed by Murdock. His biggest case in Missouri was filing briefs for Dred and Harriet Scott, although he was unable to take the case to court due to political machinations that cost Murdock his home. While Murdock never returned to Michigan, sons George (Eliza) and Francis (Mary) returned to Berrien Springs where they established long careers. George followed his father’s footsteps by serving as the long-time editor of *The Berrien Springs Era*.”⁶⁸

1870 Sherriif’s Residence

From the BCHA website: “Architect Gilbert Avery was hired to design a residence for a sheriff and adjacent jail on the property c. 1870. The two-story residence was designed in the popular Italianate style. On the lower level, the sheriff and his family had a parlor and dining room on the east side of the home and the west side was dedicated to the sheriff’s work. The front office space was easily accessible by guests and dignitaries with access to the jail via a connecting door on the west wall. It is believed that the room next to the office was used as the sheriff’s armory. While this room is connected to the office via a door, a secondary entrance is available under the floating stairs.

“The upstairs is comprised of four rooms, two flanking each side of the hallway. Each set of rooms has a pass-through door, but research does not indicate if these are original to the building or if they were added by later owners. Most would have been bedrooms but at least one would have been a bathroom. The first floor was dedicated to the family’s needs while the second floor focused on the meals and needs of the prisoners. This design allowed for household and government budgets and supplies to remain separate. It is unknown when the front porch was added but it was sometime before the 1880s as it appears in pictures from the decade. The current porch follows this design versus any modifications made later.”

⁶⁵ Berrien County Historical Association. “The Courthouse Square.” n.d. http://new.berrienhistory.org/?page_id=250

⁶⁶ *ibid*

⁶⁷ *ibid*

⁶⁸ *Ibid*.

When the Emmanuel Missionary College rented the Courthouse Square in 1901, the former sheriff residence served as classroom space for the school year and after the college moved to their current location, the county remained owners until they sold it private residents in the mid-1910s.

“By the 1970s, the residence had been converted into a triplex apartment with a carport added to the west side of the building. In the late 1970s, the building was purchased by the Berrien County Historical Association. Renovations were halted briefly due to a fire, but continued and by 1987, the updates were complete. The lower level was converted into exhibit and display space, the upper rooms were converted into offices and staff workspaces, and the kitchens became home to the collection and archival vaults. While the lower level was briefly the gift shop in the 2000s, today the residence is a mix between permanent and temporary exhibit space. In 2023, the research library reopened to the public and is available by appointment, where books on local, state, and national history are available to read and use.”⁶⁹

1860/1873 Records Building

From the BCHA website: “Gilbert Avery was once again hired to design a one-story brick Records Building c. 1860, and George H. Murdock was granted the construction contract to the tune of \$3,000. However, Murdock had difficulty completing the project and at the behest of the County, Avery stepped in as the contractor and completed the building in less than a year. The brick and concrete building incorporated the beauty of the popular Italianate architecture style with the county’s requirements for a fire-proof building. The building was expanded in 1873. The two-story addition allowed for expansion of the offices for the county Clerk and Register of Deeds, and it also housed the offices for the Judge of Probate. After the county seat move in 1894, the building was left empty until the arrival of Emmanuel Missionary College in 1901. It served as the school’s administrative building for that single year before once again being shuttered.

“Eventually, the building was sold to a private owner. By the end of the century, the building had been converted into mixed-used space. The single-story section housed upwards to three apartments through most of the mid-20th century and had at least one addition plus modifications to the exterior done during this time. The two-story section housed both an apartment and businesses. The County purchased the building in the late 1990s and by the early 2000s, all residents had vacated the building. Plans had begun in 2006 to convert the building to exhibition and office space. However, the combination of the Great Recession in 2007 and a fire in 2008 derailed these plans. Today, the building is closed to the public and used by the museum for storage and workspace. It is hoped that in the coming years to raise the funds to restore the building and convert it into the new home to our collections and archives as well as ADA accessible program and exhibit space.”

Bennett’s Forge

From the BCHA website: “By the mid-20th century, the Seventh-day Adventist Church had expanded both in people and in services. In the 1950s, a simple cinderblock building was constructed along the Madison side of the Courthouse property. It served as an auxiliary building used by church groups for meetings and activities as well as overflow for Sunday School where needed.

“It remained in use until 1966, when the church moved to their new location (now Village Adventist Church on Cass). The building, along with a portion of the church grounds, and the courthouse was purchased by the BCHC and the County. With the BCHC focused on the Courthouse through the middle of the 1970s, the auxiliary building remained as is until about 1978. At that time, the Bennett family approached the BCHC with a gift on behalf of their late patriarch, George. A long-time lover of history and supporter of the BCHC, he bequeathed \$40,000 towards a project on the grounds. The BCHC and the Bennett family developed the concept of a functioning blacksmith’s forge and buggy shop combination.

“Work commenced and was completed in August 1978. The building was covered with cedar boards to give it a historic look that balanced the presence of the cabin on the other side of the property. In the early years, the forge was behind a wall, but this would be removed by the end of the 1980s to create a more open space for

⁶⁹ Ibid

visitors when the forge wasn't in use. The space has lost much of its functional use and the buggy shop has been closed to the public as it has become hazardous to enter. The building, while safe for guests to enter, has lost much of its focus in recent years and plans aim to reclaim this space as interactive space focused on artisan and early industries in Berrien County."

The Jails

From the BCHA website: In 1868, Gilbert Avery was hired to design a sheriff's residence and adjacent jail building. Both were completed c. 1870. The two-story brick jail followed the Italianate style of the Sheriff's Residence, evoking classic design. However, Avery's whimsical glass dome at the top created a unique structural element not found anywhere else in Berrien County. The dome's design wasn't its only feature, and its windows opened to provide ventilation and cooling in the summer.

"The jail cells were arranged in a circle, with a bathroom located in the middle that was fed by a 700-gallon cistern located under the building. The cells on the first floor were much smaller, with sixteen total available. It seems they were designed for short-term holding versus long-term incarceration. The second story cells were much bigger and there were only eight available. While likely used for long-term holding, most of the prisoners who were housed in these cells were women, children, and the indigent.

"The jail, as with all buildings, remained in use by the county until 1894, when the seat moved to St. Joseph. By 1916, the county was selling off buildings to private owners, but the jail was not. Instead, it was demolished, an event that made the front page of local papers. The space remained open land until the 1990s, when the BCHA built the jail plaza. It was designed to give guests an idea as to the size and layout of the building, complete with two recreated jail cells.

300 N. Cass Street (C)

Year built: c. 1890

A wood-framed church building designed as a simple rural-style church originally with a bell tower and spire seemingly influenced by Gothic Revival architecture. The church building first appears as a modest wood-framed Lutheran church on the 1893 Sanborn map on the northeast corner of N. Cass and Madison streets. By 1899, the Lutheran church looks substantially larger. It remains unchanged on the 1918 Sanborn map. By 1933, the building is occupied by the Christian Scientists Society.

A photo from c. 1910 shows the church building with a bell tower capped with a tall spire.⁷⁰ Today, the bell tower is significantly shorter and no longer includes the spire or bell space. This building is now a private residence. The windows and layout of the building appear to be largely the same as it looked on the 1899, 1918, and 1932 Sanborn maps.

109 W. Union Street (C)

Year built: c. 1910

This three-story residence is said to be a Sears Roebuck catalog house constructed c. 1910. Today, it is known as the Colvin house, having been built by Samuel Colvin. The house features a mix of Queen Anne and Colonial Revival architecture. The steeply pitched, multi-gabled roof and wrap-around porch with turned posts and decorative brackets are typical of Queen Anne homes. The symmetrical façade, double-hung windows, and presence of classical columns on the porch are hallmarks of Colonial Revival homes. This building first appears on the 1932 Sanborn map and is largely unchanged in terms of size and shape today.

⁷⁰ Meyers and Goodsell, *Greetings from Berrien Springs, Michigan*, 71.

Memorial Park, N. Cass and Madison Streets (C)

This park is located on the site of the former Union School which was demolished in 1913. After the school was razed, the park was established for the American Legion's Memorial Day services. Over the years, the park has been used for various community events and memorials.

According to a Berrien History blog website, the Soldiers Memorial Fountain was added to the park in 1924. The fountain was made entirely of rock/stones, said to be ten tons worth. A plaque on the fountain reads: "In memory of the young men of this vicinity who responding to the call of flag and country at the time of the Civil War, the Spanish American War, and the World War." A plaque listing the names of nineteen men is below it.⁷¹

⁷¹ "Berrien History: Exploring Our Past," *The Memorial Park Stone Fountain in Berrien Springs* (blog), n.d., <https://berrienhistory.wordpress.com/2022/05/30/the-memorial-park-stone-fountain-in-berrien-springs/>.

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“Village of Berrien Springs amended Resolution to authorize the Historic District Study Committee to include in its study those areas as identified in the attached map,” Village of Berrien Springs. October 21, 2024.

APPENDIX A

Photographs October 2024

All photographs by Athena Research Consultants LLC unless otherwise noted.



1. (l to r) 101, 105, 113 N Bluff Street.



2. South elevation of 101 N. Bluff Street, Redfin.com.



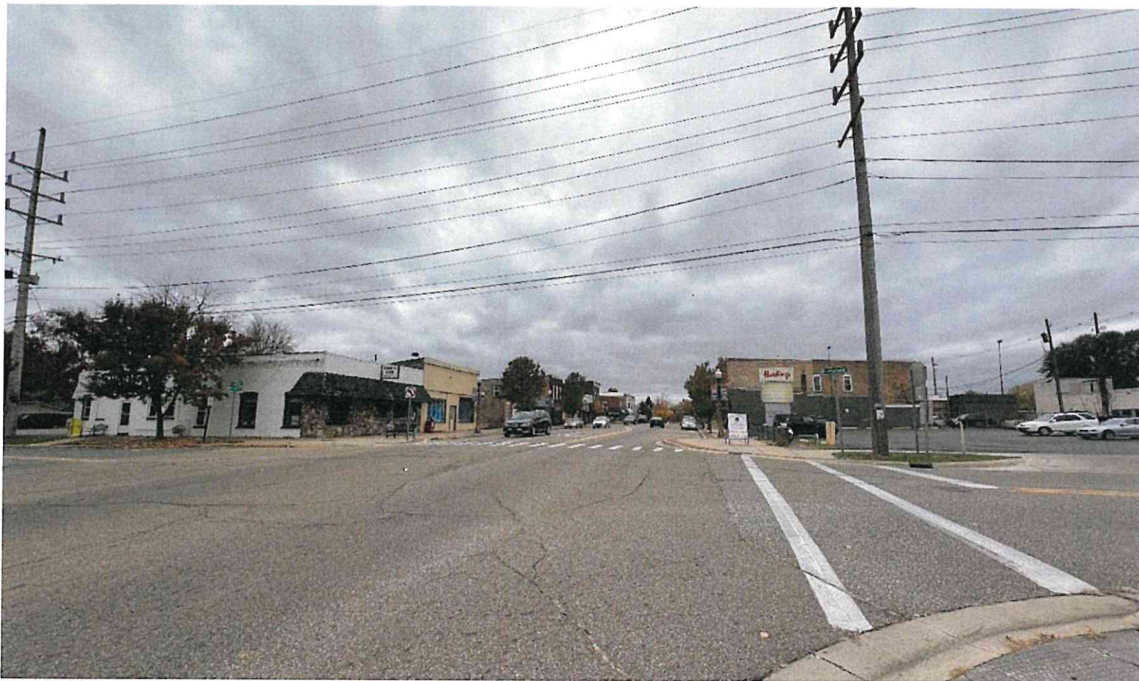
3. N. Bluff Street at E. Mars Street (left), looking northwest.



4. E. Mars Street looking southeast at N. Mechanic Street. 114 N. Mechanic Street (l) and 106 E. Mars Street (r).



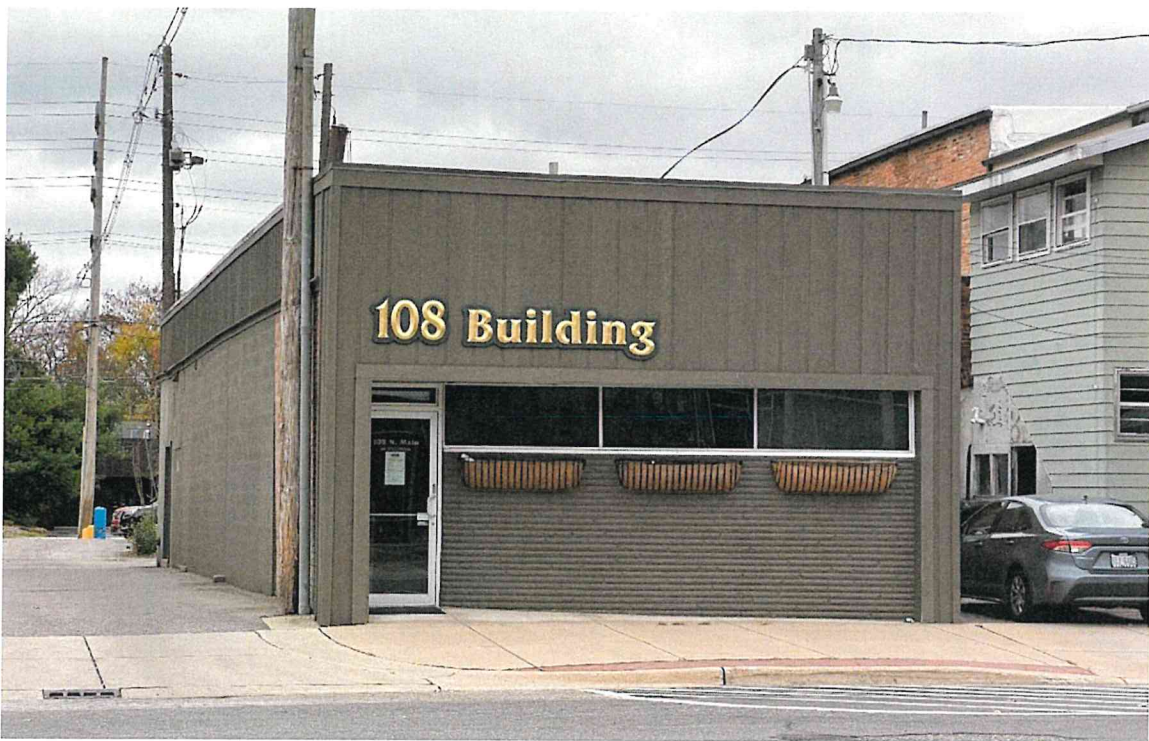
5. 114 N. Mechanic Street, west elevation.



6. Intersection of N. Mechanic and E. Ferry streets looking west towards the downtown business district.



7. E. Mars Street at N. Main Street, looking southeast towards the downtown business district on Ferry Street.



8. 108 N. Main Street, west elevation.



9. 101 E. Ferry Street, west elevation.



10. (l to r) 101, 103, and 107 E Ferry Street, south elevations.



11. (l to r) 107, 105, 103, and 101 W. Ferry Street, south elevations.



12. (l to r) 113, 111, 109, 107 W. Ferry Street, south elevations.



13. (l to r) 119, 117, 115, and 113 W. Ferry Street, south elevations.



14. (l to r) 123, 121, and 119 W. Ferry Street, south elevations.



15. W. Ferry Street at N. Cass Street, looking northwest.



16. 112 N. Cass Street, east elevation.



17. 112 N. Cass Street, west elevation.



18. 115 N. Main Street, east elevation.



19. (l to r) 101 W. Ferry Street and 105, 107-109 N. Main Street, east elevations.



20. (l to r) 106 and 108 S. Mechanic Street, west elevations.



21. 112 S. Mechanic Street, west elevation.



22. 114 S. Mechanic Street, west elevation.



23. E. Pitt and S. Mechanic Streets, looking southwest.



24. S. Bluff and E. Pitt Streets, looking north.



25. E. Pitt and S. Mechanic Streets, looking south.



26. E. Pitt and S. Main Streets, looking west.



27. (l to r) 112, 108, and 102-100 E. Ferry Street, north elevations.



28. E. Ferry Street between N. Mechanic and N. Main Streets, looking southeast.



29. (l to r) 100, 104, and 106 W. Ferry Street, north elevations.



30. (l to r) 106, 108, 110, 112, and 112-114 W. Ferry Street, north elevations.



31. 120 W. Ferry Street at S. Cass Street, north elevation.



32. 105 S. Cass Street, east elevation.



33. 109 S. Cass Street, east elevation.



34. 113 S. Cass Street, east elevation.



35. 209 W. Pitt Street, south elevation.



36. 210 W. Ferry Street, north elevation.



37. 208 W. Ferry Street, north elevation.



38. 300 W. ferry Street, north elevation.



39. 306 W. Ferry Street, north elevation.



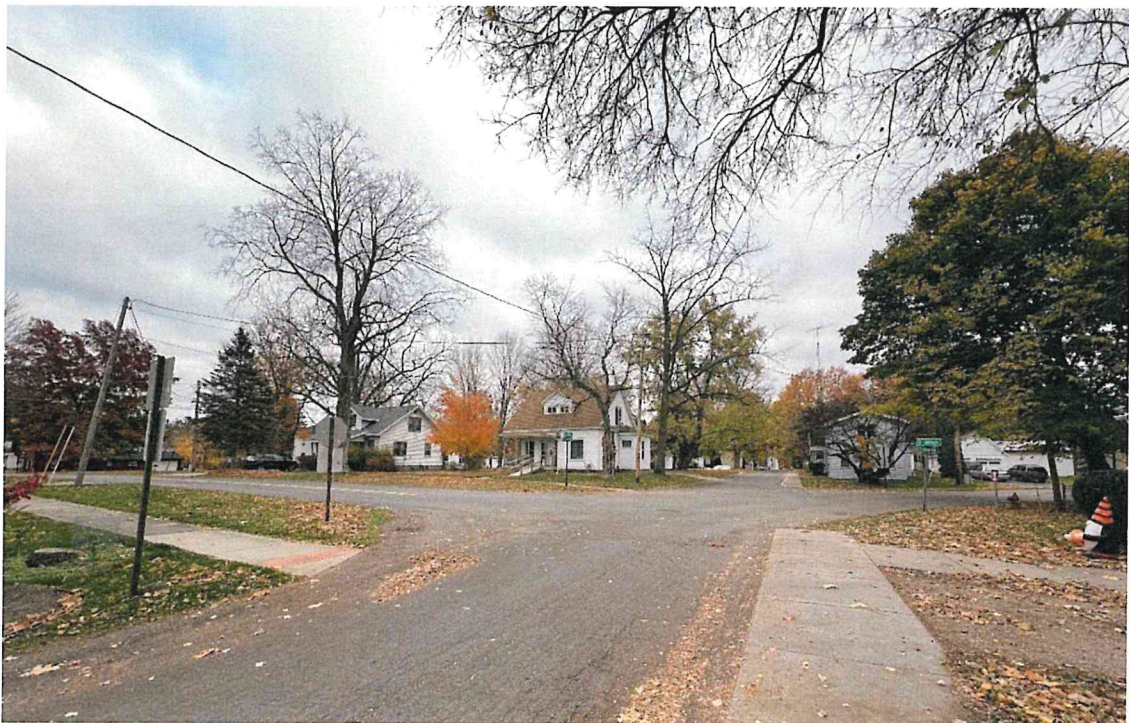
40. 312 W. Ferry Street, north elevation.



41. 312 W. Ferry Street, west elevation.



42. Intersection at W. Ferry and N. Harrison Streets, looking southwest.



43. S. Harrison and W. Pitt Streets, looking east.



44. S. Harrison and W. Pitt Streets, looking northwest.



45. (l to r) 313 and 307 W. Pitt Street, south elevations.



46. (l to r) 115 and 109 S. Kimmel Street, east elevations.



47. (l to r) 107 S. Kimmel and 300 W. Ferry Streets, east elevations.



48. (l to r) 305 and 301 W. Ferry Street, south elevations.



49. (l to r) 313 and 309 W. Ferry Street, south elevations.



50. 310 W. Mars Street, west elevation.



51. 310 W. Mars Street, north elevation.



52. Intersection of W. Mars and N. Harrison Streets, looking east.



53. Intersection of W. Mars and N. Harrison Streets, looking west.



54. (l to r) 105 and 109 N. Kimmel Street, east elevations.



55. 200 W. Mars Street, north elevation.



56. Memorial Park on N. Cass Street, looking southeast.



57. Intersection of N. Cass and W. Madison Streets, looking northwest at the Courthouse Square.



58. 300 N. Cass Street, west elevation.



59. 109 W. Union Street, west and south elevations.



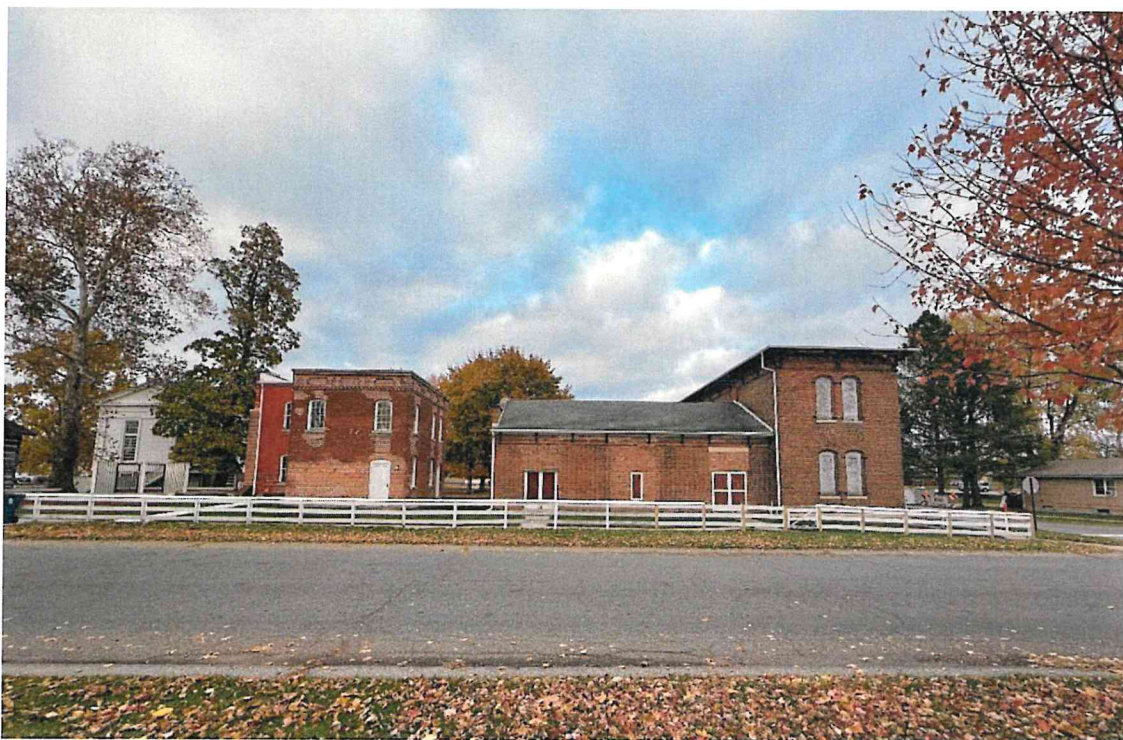
60. 313 N. Cass Street, 1839 Courthouse, east and north elevations.



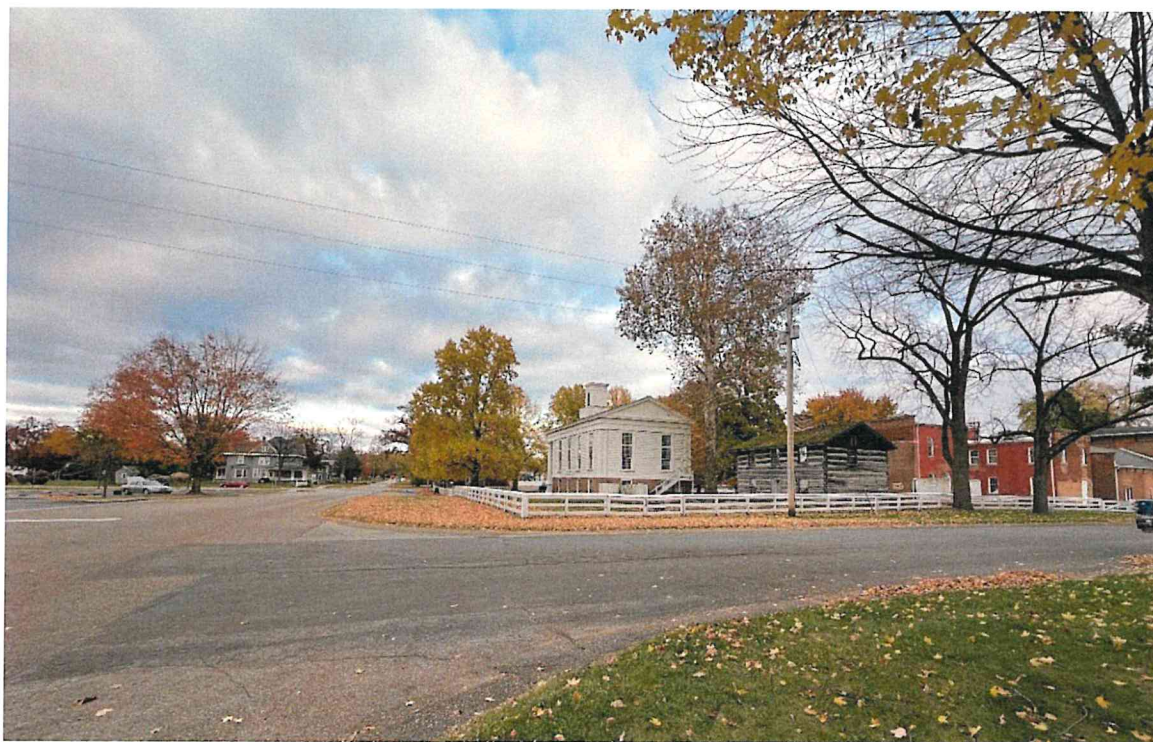
61. 313 N. Cass Street. (l to r) Bennett's Forge, Records Building, Sherriff's Residence.



62. 313 N. Cass Street, Records Building, south elevation.



63. 313 N. Cass Street (l to r) Sheriff's Residence and Records Building, west elevations.



64. 313 N. Cass Street (l to r) 1839 Courthouse, Murdock's Log Cabin, west elevations.



65. 313 N. Cass Street (l to r) Jail and Murdock's Log Cabin.

Appendix B List of Contributing and Non-Contributing Resources in the Village of Berrien Springs Historic District

Address	Street	Street Type	Historic District	Year Built	Type	Architectural Style	Historic Name	Current Name	Photo #
101	N. Bluff	St	C	c. 1860	Residence	Greek Revival			1 and 2
105	N. Bluff	St	C	c. 1945	Residence	Vernacular Post-WWII			1
113	N. Bluff	St	NC	c. 1920	Residence	Vernacular/Craftsman			1
101	S. Bluff	St	NC		Vacant Lot				
105	S. Bluff	St	NC	c. 1900	Residence	Vernacular Bungalow			
109	S. Bluff	St	NC	1994	Residence				
113	S. Bluff	St	V & NC		Vacant Lot				
100-102	N. Mechanic	St	NC	1980	Commercial				
114	N. Mechanic	St	C	c. 1885	Residence	Italianate			4 and 5
102	S. Mechanic	St	V		Vacant Lot				
106	S. Mechanic	St	C	c. 1910	Residence	Dutch Colonial Revival			20
108	S. Mechanic	St	C	c. 1910	Residence	Dutch Colonial Revival			20
109	S. Mechanic	St	NC	c. 1900	Residence	Vernacular Bungalow			
112	S. Mechanic	St	C	c. 1910	Residence	Dutch Colonial Revival			21
114	S. Mechanic	St	C	c. 1951	Residence	Ranch			22
125	S. Mechanic	St	V & NC		Vacant Lot				
105	N. Main	St	C	c. 1908	Commercial	Commercial with Italianate and Queen Anne Influences			19
107-109	N. Main	St	C	c. 1900	Commercial	Vernacular/Utilitarian			19
108	N. Main	St	C	c. 1918	Commercial	Vernacular/Utilitarian			8
110	N. Main	St	NC	c. 1970s/1980s	Commercial				
111	N. Main	St	NC	1990	Commercial				
115	N. Main	St	C	c. 1961	Government	Mid-Century Modern			18
106	S. Main	St	C	c. 1915	Commercial	Utilitarian Commercial			
110	S. Main	St	NC	N/A	Commercial				
112	S. Main	St	NC	c. 1915	Residence	Four Square/Prairie			
105	N. Cass	St	NC	N/A	Commercial				
111	N. Cass	St	NC	c. 1880	Residence	Vernacular			
112	N. Cass	St	C	c. 1960	Government	Mid-Century Modern			16, 17
105	S. Cass	St	C	c. 1860	Residence	Colonial Revival			32
109	S. Cass	St	C	c. 1900	Residence	National Folk/Greek Revival			33
113	S. Cass	St	C	c. 1927	Residence	Dutch Colonial Revival			34
104	N. Kimmel	St	NC	1978	Commercial	Garage			
105	N. Kimmel	St	C	c. 1901	Residence	Craftsman			54
109	N. Kimmel	St	C	c. 1920	Residence	Four Square/Prairie			54
114	N. Kimmel	St	NC	c. 1961	Residence	Mid-Century			
107	S. Kimmel	St	C	c. 1930	Residence	Craftsman			47
108	S. Kimmel	St	NC	c. 1900	Residence	National Folk			
109	S. Kimmel	St	C	c. 1922	Residence	National Folk			46
115	S. Kimmel	St	C	c. 1925	Residence	Craftsman			46
106	E. Mars	St	NC	c. 1962	Commercial	Mid-Century Commercial			
200	W. Mars	St	C	c. 1925	Residence	Craftsman			55
208	W. Mars	St	NC	1981	Commercial				
310	W. Mars	St	NC	c. 1960	Church				50, 51
100	E. Ferry	St	C	c. 1880	Commercial				27
101	E. Ferry	St	C	c. 1880	Commercial				9, 10
102	E. Ferry	St	C	c. 1900	Commercial				27
103	E. Ferry	St	C	c. 1900	Commercial				10

104	E. Ferry	St	C	c. 1930	Commercial							
107	E. Ferry	St	C	c. 1900	Commercial							10
108	E. Ferry	St	C	c. 1900	Commercial							27
112	E. Ferry	St	C	c. 1900	Commercial							27
113	E. Ferry	St	C	c. 1920	Commercial							
114-116	E. Ferry	St	C	c. 1956	Commercial							
118	E. Ferry	St	C	c. 1915	Commercial							
122	E. Ferry	St	V & NC		Vacant Lot							
124	E. Ferry	St	C	c. 1920-1930	Commercial							
126	E. Ferry	St	C	c. 1940	Commercial							
100	W. Ferry	St	C	c. 1900	Commercial							29
101	W. Ferry	St	C	c. 1915	Commercial					Also referred to at 101 N. Main St.		11
103	W. Ferry	St	C	c. 1880	Commercial							11
104	W. Ferry	St	C	c. 1900	Commercial							29
105	W. Ferry	St	C	c. 1918-1932	Commercial							11
107	W. Ferry	St	C	N/A	Commercial							11, 12
108	W. Ferry	St	C	c. 1916	Commercial							30
109	W. Ferry	St	C	c. 1880	Commercial							12
111	W. Ferry	St	C	c. 1910	Commercial							12
113	W. Ferry	St	C	c. 1910	Commercial							12, 13
114	W. Ferry	St	C	1916-2011	Commercial					106, 108, 110, 112, and 114 W. Ferry		30
115	W. Ferry	St	C	c. 1900	Commercial							13
117-119	W. Ferry	St	C	c. 1884	Commercial							13
120	W. Ferry	St	C	c. 1938	Commercial							31
121-123	W. Ferry	St	C	c. 1900	Commercial							14
208	W. Ferry	St	C	c. 1920	Commercial					Dutch Colonial Revival		37
209	W. Ferry	St	NC	c. 1930	Commercial							
210	W. Ferry	St	C	c. 1923	Church					Gothic Revival		
213	W. Ferry	St	NC	c. 1930	Commercial					Veranacular/Craftsman		36
300	W. Ferry	St	C	c. 1930	Commercial					Colonial Revival		
301	W. Ferry	St	C	c. 1929	Residence					Utilitarian Commercial Sparks Memorial Library		47
305	W. Ferry	St	C	c. 1901	Residence					Vernacular/Greek Revival		48
306	W. Ferry	St	NC	c. 1925	Residence					Vernacular/Bungalow		48
309	W. Ferry	St	NC	c. 1901	Residence					National Folk		39
312	W. Ferry	St	C	c. 1930	Residence					Vernacular/Greek Revival		49
313	W. Ferry	St	C	c. 1911	Residence					Folk/Greek Revival/Colonial Revival		40, 41
105	E. Pitt	St	NC	1988	Commercial							49
209	W. Pitt	St	C	c. 1901	Residence					Greek Revival		35
213	W. Pitt	St	C	c. 1910	Residence					Vernacular/Greek Revival		
307	W. Pitt	St	C	c. 1910	Residence					Dutch Colonial Revival		45
313	W. Pitt	St	NC	c. 1920	Residence					National Folk		45
300	N. Cass	St	C	c. 1890	Residence					Gothic Revival	Lutheran Church	58
313	N. Cass	St	C	1839	Historical					Greek Revival	Courthouse	60, 64
				c. 1830	Historical					Pre-Railroad	Murdock Log Cabin	64, 65
				c. 1870	Historical					Italianate	Sherriff's Residence	61, 63
				c. 1860/1873	Historical					Italianate	Records Building	61, 62, 63
					Historical					Pre-Railroad	Bennett's Forge	61

Appendix C: Berrien Springs, MI
June 2025 Aerial Map of Proposed Historic District





U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



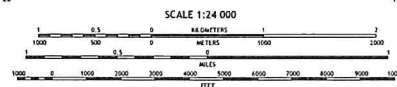
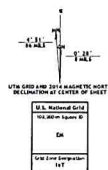
BERRIEN SPRINGS QUADRANGLE
MICHIGAN-BERRIEN CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1000-meter grid. Universal Transverse Mercator, Zone 18T
1000-foot scale: Michigan Coordinate System of 1983 (MCS)
Zone 18T

This map is not a legal document. Boundaries may be
generalized for use map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery: NAD, June 2011
Base: 1000
Map: 1000
Hydrography: National Hydrography Dataset, 2012
Contour: National Elevation Dataset, 1999
Boundaries: Multiple sources, see metadata for 1972-2011
Public Land Survey System: see metadata for 1972-2011



CONTOUR INTERVAL: 10 FEET
NORTH-ARROW: VERTICAL DATUM OF 1983
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is available at
http://www.usgs.gov/metadata/



1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Local Road
Ramp
Interstate Route
US Route
State Route

BERRIEN SPRINGS, MI
2014

