

**CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING**

DATE OF MEETING: Tuesday, March 4, 2025
TIME OF MEETING: 4:00 p.m.
PLACE OF MEETING: Conference Room 204, City Hall

AGENDA

- I. Call to Order
- II. Approval of Minutes of the February 4, 2025 regular meeting
- III. Old Business
- IV. New Business
Case 2025-06 – 350 W. Webster – Stone Chess Tables and Stools
- V. Other Business
2025 Staff Approval Update #1
- VI. Adjourn

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk’s Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours’ notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following: Ann Marie Meisch, MMC, City Clerk at 933 Terrace Street, Muskegon, MI 49440 or by calling 231-724-6705 or emailing clerk@shoreline-city.com

II. APPROVAL OF MINUTES

Approval of Minutes of the regular meeting of February 4, 2025.

III. OLD BUSINESS

None

IV. NEW BUSINESS

Case 2025-06 – 350 W. Webster – Stone Chess Tables and Stools

Applicant: City of Muskegon Parks Department

District: National Register

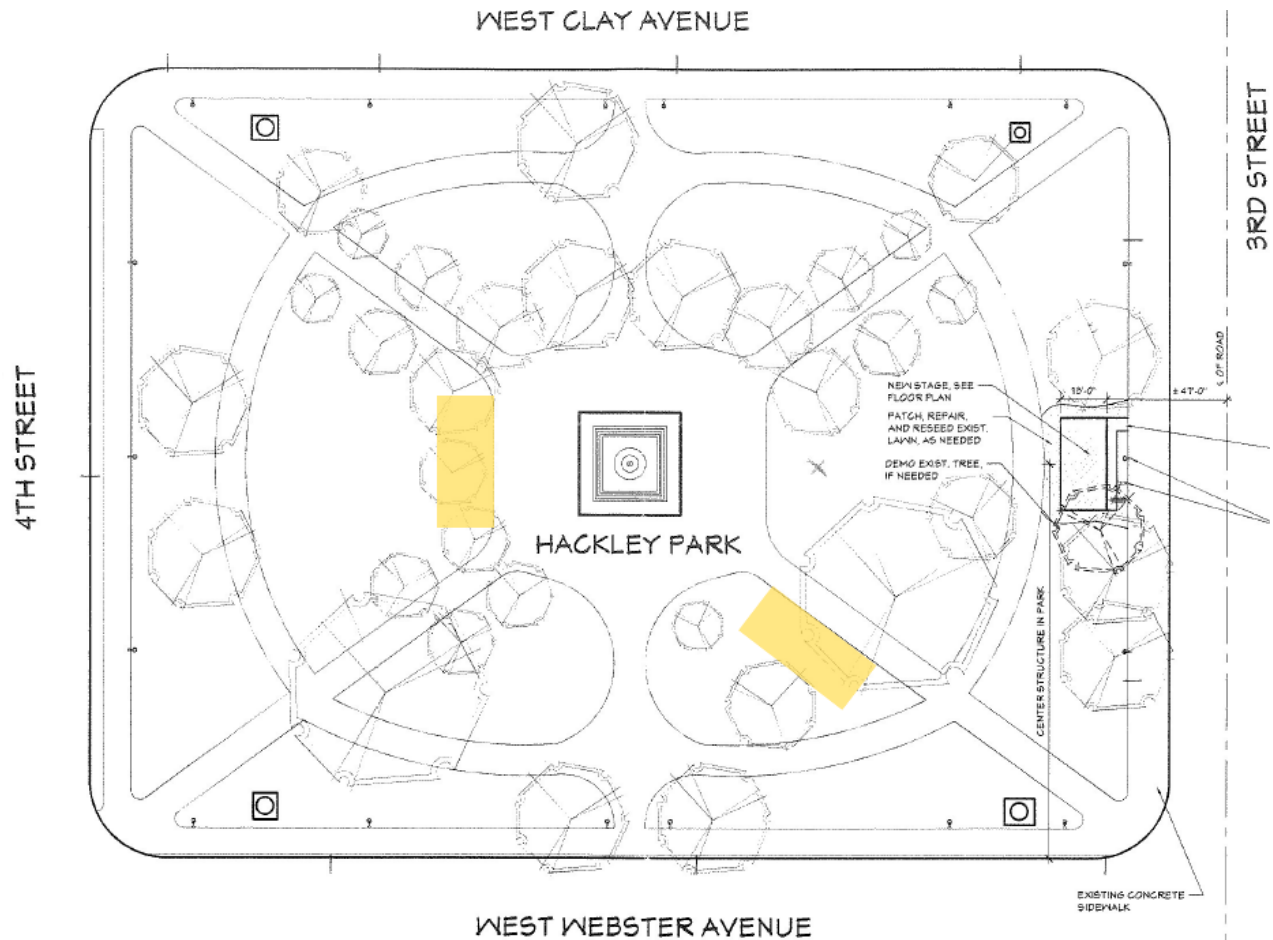
Current Function: Park

Discussion

The applicant is seeking approval to pave a concrete pad and install one or two 30”x30”x30” polished concrete chess table(s) and two or four polished concrete stools at one of the two potential locations depicted below.



Proposed chess table and stools.



Potential locations for concrete pad (only one would be needed) highlighted in yellow.

Standards

See Attachment A, *Hackley Park: A Master Plan for Restoration* (1986)

Deliberation

I move that the HDC (approve/deny) the request to pave a concrete pad and install (one/two) 30"x30"x30" polished concrete chess table(s) and (two/four) polished concrete stools at the (west/east) location depicted in the March 4, 2025 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.

V. OTHER BUSINESS

2025 Staff Approval Update #1 – Since the start of 2025, staff has approved four projects. Those in bold were discussed with the HDC chairperson prior to approval:

- 1403 Jefferson – Reroof house
- 275 W. Muskegon – Construction of storage shed
- 1624 Jefferson – Replace aluminum storm doors with like doors
- **557 W. Western – Replace sign face with sign for new business**

VI. ADJOURN

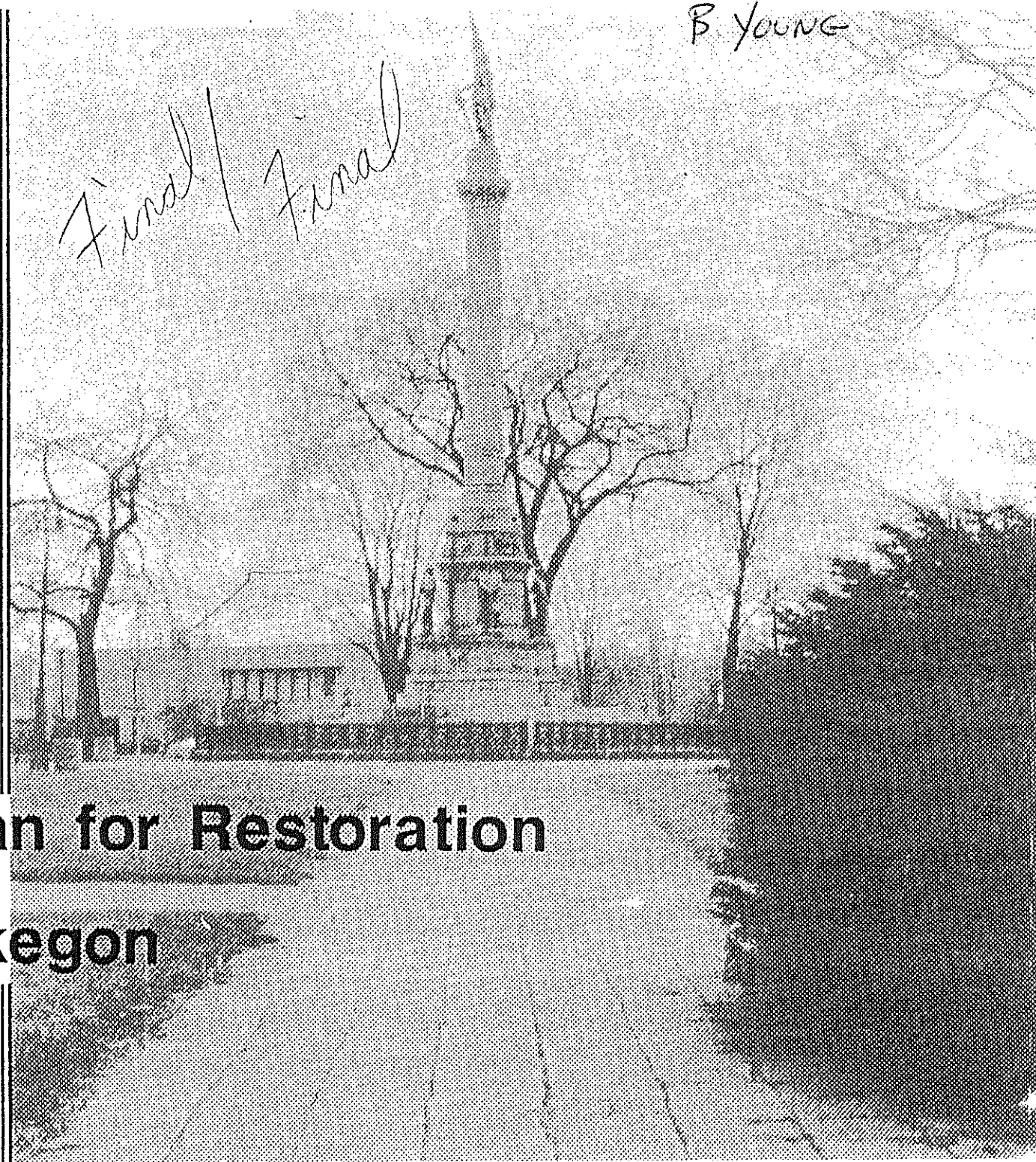
Attachment A

*Solomon
July 1984*

B. YOUNG

HACKLEY PARK

Final / Final



A Master Plan for Restoration City of Muskegon

HACKLEY PARK
A MASTER PLAN FOR RESTORATION

CITY OF MUSKEGON

OCTOBER 1986

HACKLEY PARK
A MASTER PLAN FOR RESTORATION

This Master Plan has been made possible through the combined efforts from the following persons and organizations:

Sponsor of the Master Plan

City of Muskegon
Board of Recreation and Parks

Contributions

Historic District Commission
Muskegon Chamber of Commerce
Lumbertown Music Festival
Zonta Club of Greater Muskegon
Beta Sigma Phi
Boy Scouts of America
Muskegon Chronicle
Hackley Library

Muskegon Planning Dept.
Muskegon Engineering Dept.
Muskegon Dept. of Public Works
Muskegon Police Dept.
Muskegon Veterans
Muskegon County Museum
Michigan State University
Archives

and to the many individuals who supplied personal photographs and information

Consultants

SEG Engineers & Consultants, Inc.
1120 May Street
Lansing, Michigan 48906
Robert Ford, Landscape Architect
Marilyn Tuchow, Landscape Historian

TABLE OF CONTENTS

	<u>Page Number</u>
INTRODUCTION	1
- Goals and Objectives	2
- Methodology	3
HISTORICAL PERSPECTIVES	6
- National and Regional Context	6
- The City	7
- The Neighborhood	9
PARK HISTORY	10
- Charles Hackley	10
- The Search for the Park Designer	11
- Park and Memorial Dedication	12
- The Design Behind the Park	13
SITE CHARACTERISTICS	16
- Natural Features	16
- Historical Elements Within the Park	17
- Park Infrastructure	23
- Other Related Site Characteristics	24
PROGRAM DEVELOPMENT	27
- Existing Park Use	27
- Program and Restoration Suggestions	28
RESTORATION CONCEPT	29
THE MASTER PLAN AND RECOMMENDATIONS	29
- Park Edges, Boundaries and Transitions	30
- Historic Elements	32
PHASING	44
ADDENDUM	51

INTRODUCTION

Over the years Hackley Park has served as a symbolic focal point of the city, situated in the cultural and historic center of Muskegon.

Over the years, too, surrounding buildings have been torn down and structures incongruous with the neighborhood and park have been added in their places. Roads have been widened and paving materials have changed. Where people once strolled or rode in carriages, cars now go zooming by.

The park itself has become a bit shabby over the years. The pavement has cracked in spots and the old electric light standards are in need of repair. The trees have fallen victim to disease over the years and no longer seem to quite fill the space.

In its approach to the problem of dealing with an aging 19th Century park, the City of Muskegon, having considered the alternate implications of modernization vs. restoration relative to present day park usage, has elected to undertake restoration of Hackley Park.

Many cities faced with a decaying park and similar problems have rushed into ill thought-out modernization schemes and then have belatedly found out that they had scrapped part of the essential character of their community.

It is to Muskegon's credit and richness of community spirit that the past is recognized as an ongoing part of the present.

Muskegon is already ahead of other communities in defining restoration as its chief goal for Hackley Park. The city is aware of certain historic elements in the park but has been unsure as to how to proceed. Knowing that

careful study must be given to melding the overall 19th Century design with 20th Century usage so as not to lose the original character of the park they have sought professional counsel and retained SEG Engineers & Consultants, Inc. in the fall of 1986 to prepare a plan for restoring Hackley Park.

To preserve and re-work the historic design and natural elements of the past with relation to the present and future uses is the focus of the Master Plan for Hackley Park.

Goals and Objectives

From the planning process emerged important goals which formed the basis for restoration. The goals, while flexible and broad in scope lend the city direction, and assist in defining the steps necessary for success for implementation.

The goals focus on the fundamental premise of conservation, preservation, research, interpretation of historical values and accommodating the recreation activities which currently exist. From a variety of information sources and discussions the following goals have emerged.

1. To enhance and expand the enjoyment and historical value of Hackley Park citizens and visitors to the Muskegon area.
2. To maintain and preserve the "commons" which have come to be known as Hackley Park.
3. To promote cooperation, appreciation and understanding between the various organizations and individuals that share the common interest in Hackley Park.

4. To stimulate renewed interest in the past by preserving and restoring the original intentions of the park design and by recognizing and incorporating today's uses with yesterday's values.

Methodology

The methods used to develop this plan focused on the restoration of Hackley Park. This process involved: data inventory, personal interviews, on-site investigation, historical research, site analysis, synthesis, conceptual development, plan formulation and recommendations for implementation.

The Master Plan was based upon the existing park and its relationship to the past and present community. Therefore the methods developed have carefully considered the historic elements that have contributed to the character of the park.

Input was received from a variety of related organizations within the city and surrounding region. Every attempt was made to solicit input from individuals with any knowledge pertaining to the park's past, present or future development. A notice was published on two occasions in local newspapers calling for help from anyone with knowledge, photographs or memories about the park. Only a few people responded to the call, however their input assisted significantly in researching the history of the park. The result was a community plan based upon current uses uniquely tailored to fit the original park design.

The following sources of information were utilized extensively during the planning process.

Muskegon Sources

- Hackley Library
- Muskegon County Museum
- Muskegon Chronicle
- City of Muskegon, Departmental Files; Planning, Parks and Recreation, Engineering, Police Department, Assessors, etc.
- City of Muskegon Departmental Staffs, community leaders, municipal workers, committee members, local citizens, etc.
- Interviews with the following persons:
 - Mr. Gil Buckley - Lumbertown Music Festival and Muskegon Heritage Association
 - Mr. Kevin Fesler - Boy Scouts of America
 - Mr. Ric Scott - Muskegon Recreation and Park Board, Director
 - Mr. Richard Hammer - Historic District Commission
 - Ms. Mary Jones - City of Muskegon Mayor
 - Mr. Nick Johnson - Historic District Commission
 - Mr. William Bailey - Recreation & Park Board
 - Ms. Chris George - Recreation & Park Board
 - Ms. Tressa La Fayette - Muskegon Chronicle
 - Mr. Kenneth Solomon - City Planning Department
 - Mr. Rick Chapla - City Planning Director
 - Mr. Donald Haas - City Planning Department
 - Mr. Tom Morris - Chamber of Commerce
- Additional Historical Material supplied by Kenneth Solomon, Planning Department, City of Muskegon.

Lansing Sources

- Hackley Papers/Archives, Michigan State University
- Telephone interview with Hackley Biographer, Richard Harms

Detroit, Michigan

- Archives of American Art

Chicago Sources

- Chicago Art Museum, General Reference Library
- Chicago Art Museum, Architectural Library
- Chicago Historical Society Archives
- Telephone Interviews with Frederick Law Olmsted
- Scholars, Victoria Ranney and Girard Rauluck

Benton Harbor, Michigan

- Benton Harbor Library

Cleveland, Ohio

- Western Reserve Historical Society
- Cleveland Public Library
- Cleveland Institute of Art

HISTORICAL PERSPECTIVES

National and Regional Context

Hackley Park is one of many such small city parks all across the state and nation; small areas of open space within a town or village whose origins are obscure. They do not owe their existence to any far reaching vision by a master designer of a natural Utopia within the city but rather have a more pedestrian history. Often, as is the case with Hackley Park, they began as a setting for a patriotic or civic monument. Later, more natural elements and amenities may have been added to this setting along with the designation "park" or "square".

Whatever the name of the space finally became, "square" or "park", it probably had its origins in the old "village green" concept of the early settlers. The village green being an open space of grassland in the middle of a settlement shared by all and originally a place for animals to graze. As uses changed, this space remained a "common space", something shared with one's neighbors. It was something that linked one family to another, one generation to another and it was here that people came together to share a common experience. Patriotic ceremonies were held here, orators spoke here, and musical events were often the most popular of all shared events. The village square or park really was the heart of the town. And so this concept continues with Hackley Park.

These small parks such as Hackley Park often are more complex than they appear at first glance. They often have importance to a community beyond what is visible. They are important to the residents for many complex reasons. Psychologically important because they are perceived as stable landmarks and a link with the past. These spaces are perceived as being of great importance to the community.

They are also important from a historian's point of view because they offer an opportunity to examine the links to the major architectural styles and gardening movements taking place across the country at a given period of time. They often reveal a wealth of information in discerning how these styles and fashions were perceived and followed by the time they reached the smaller towns. Study being done along these lines for architectural styles and the built environment but little notice has yet been given to the landscapes of America.

Hackley Park is an interesting example of this sort of landscape. One finds here a strong connection with the Chicago School of Architecture, not surprising perhaps because of Muskegon's proximity to Chicago across Lake Michigan. Many of the city's leading lumber barons had additional business dealings in Chicago and it was only natural that it was to Chicago that they looked for guidance in matters cultural and aesthetic.

Similar connections can be shown for other such parks all across America. It was within this regional context and broad historical perspective that the plan for Hackley Park was initiated.

The City

Initially established as a fur trading outpost on the eastern shore of Lake Michigan, Muskegon, grew quickly in importance with the establishment of its first sawmills in 1837.

Ideally situated for the lumbering industry, in the midst of heavy White Pine forests covering all the region, on a deep natural harbour close to Chicago and Milwaukee directly across Lake Michigan, Muskegon's shipping concerns provided economical transportation necessary to speed the finished lumber quickly to waiting markets. Muskegon's population grew rapidly along with her increasing prosperity.

Lumbering was the chief industry at the height of the "Boom Years", 1837 - 1890. "Sawdust City" or "Lumber Queen of the World" were names given to Muskegon. Excitement was in the air as her forty-seven sawmills raced recklessly along, competing with each other to see which one would achieve a larger world's record "cut" for that year. It is hard to believe that very few people took notice of how rapidly they were depleting their natural resource. Suddenly, the inexhaustible supply of timber was gone. The Pine had run out. The mills began to close. Muskegon, once the proud Lumber Capital of the World, now had to import lumber to keep her few remaining sawmills operating.

Muskegon, Michigan is but one of countless American cities across the nation whose main reason for existence and whose main nineteenth century industry suddenly lost its relevance to a changing society for one reason or another. Facing economic depression and all the accompanying disruptions, these cities suddenly were forced to diversify their industries and search out new resources in order to make the transition into the twentieth century.

Through the years other industries have taken the place of lumbering, and today Muskegon's 40,000+ residents work in the shipping and port industries as well as many other diverse manufacturing and recreational industries.

"Sawdust City" is now known for its excellent major port facilities as well as its recreation... marinas and diverse waterfront facilities.

Large commercial waterfront areas have been cleared and are awaiting redevelopment. The waterfront and the sports arena are neighbors to Hackley Park and just up Western Avenue are the old commercial buildings undergoing restoration and renewal.

The City of Muskegon has identified its historic resources, established historic districts, and is encouraging active re-use of these facilities.

With a sense of expectancy in the air, the City of Muskegon awaits a new economic vitality.

The Neighborhood

Hackley Park is the focal point of the Historic District surrounding it called "Heritage Village". The homes in the district range from the elegant timber mansions of lumber barons, Charles Hackley and Thomas Hume to a massive stone pile built for another nineteenth century entrepreneur, John Torrent, to more modest dwellings reflecting nineteenth century prosperity as well as the conservative (religious) views operating in Muskegon at the time.

Immediately surrounding Hackley Park are some of the cities finest historic and cultural resources; the impressive and massive Hackley Library (and former art museum) built in 1889 of red dressed-sandstone in the Romanesque Style of architecture and designed by Chicago architect, Normand S. Patton. It has watched over the park since 1890 along with its neighboring structure, the large and towering Hackley School built to replace the original High School consumed by fire. Bordering the park also stands St. Paul's Church, another grand 19th Century edifice. Other important historic and cultural structures in the area include the Art Museum, the Muskegon County Museum, the Muskegon Chronicle Building, the Masonic Temple Building, the B'nai Israel Synagogue, and the offices of the Red Cross attached to the Torrent Mansion.

Just steps away from the park is the Muskegon Shopping Mall built around and incorporating an existing city street and its buildings, the Frauenthal Center for the performing arts, and the new Harbor Hilton Hotel built diagonally across the street from the old Occidental Hotel site.

PARK HISTORY

Charles Hackley

Charles H. Hackley came to Muskegon in 1856. Many stories have been told about his arrival with only a dollar or two in his pockets. He lost no time in establishing himself as a landowner, as he bought timber in every area in Muskegon and surrounding territories.

He was a great promoter and soon had interests in several mills engaged in cutting the timber that he had purchased. He took a very prominent part in organizing the first Muskegon Chamber of Commerce. The Chamber of Commerce raised endowment funds and Mr. Hackley, as well as most of the other businessmen, invested their personal funds in almost every one of the industries that they had attracted to Muskegon and in practically every case they contributed their personal services by serving as officers and directors.

When the Central School of Muskegon was destroyed by fire, it was Mr. Hackley who thrilled Muskegonites by offering to build a new school to replace it. That was known as Hackley School.

In 1890 Charles Hackley had an idea to give the City of Muskegon a memorial statue to honor its Civil War heroes. The "park" idea grew out of his desire to give this monument its proper setting.

The Hackley Library was still under construction when Charles Hackley decided to make this gift to the citizens of Muskegon. This time it was to be a huge and towering monument erected to the memory of all the members of the armed forces who had served in the Civil War. 1890 was a significant date because that was the 25th anniversary year of the ending of the American Civil War and everyone shared the enthusiasm.

"A monument of the grandiose proportions" reported in the press, needed a proper setting in which to be viewed and appreciated. It was to this matter that Mr. Hackley now gave his attention. The idea of a park setting for the monument soon became the focus of his thinking. A site was chosen by Hackley and his agents were instructed to acquire a square-block parcel of land immediately adjacent to the Hackley Library, across the street from the Hackley School and bordered by Webster and Clay Avenues and Third and Fourth Streets.

With this underway, Mr. Hackley now turned his attention to the task of selecting someone competent to design his new park.

Park Designer

It is of interest to note the relationship of the park with various other Hackley philanthropies in the area.

Mr. Hackley had already started construction, in 1890, of the Hackley Library (and Art Museum) being donated to the citizens of Muskegon, when he decided to go ahead with a park that would complement his proposed memorial to the Civil War Dead being designed by Joseph Carabelli of Cleveland, Ohio. The architect of the Library, that splendid and substantial building reflecting design elements of the "Chicago School" style of architecture, was Normand S. Patton of Chicago. It was to him that Charles Hackley turned for advice in choosing someone to design the park.

It was Mr. Olof Benson of Chicago whom Architect Patton recommended as being qualified and interested to do the design work for Hackley Park.

A recently discovered receipt for payment in the sum of \$100.00 to Mr. Olof Benson, Landscape Gardener and Contractor bears the additional handwritten inscription, "this is am't Patton (& Fischer) was authorized to offer". The date is August 12, 1891. From this document we can infer the relationship between Patton & Benson.

Olof Benson was a man of some reputation as a landscape gardener and designer in Chicago. He and his partner, Swain Nelson had been responsible for designs of Chicago's Lincoln Park as early as 1873. Under Benson's direction, planning designs continued until 1883 when he resigned from his position as landscape designer. Originally from Sweden where he learned the trade of Landscape Gardener, he emigrated to the United States in 1852. After his partnership with Swain Nelson ended, Olof Benson became Park Superintendent of Lincoln Park, a job he held for seventeen years. Architect Patton was well aware of Benson's work and it was through him that Benson was hired to design Hackley Park.

Of additional interest is that Mr. Benson was the designer for Higman Park in Benton Harbor, Michigan. It was here that he had his summer home and it was here that he died in 1909.

His design for Hackley Park was not extremely innovative. Other schemes, similar to Hackley Park had been used elsewhere. But, it represents the era's patriotic feelings and presents an underlying formal militaristic design of the time, well suited to the location of a monument of such grand proportions.

The Park Dedication

The Civil War Monument and the Park were officially dedicated to the citizens of Muskegon on Memorial Day, 1892.

Shortly thereafter, Mr. Hackley offered another proposal to the city. It was to close Webster Avenue between Third and Fourth Streets and to add a fountain on the space in front of Hackley School. This would have joined the two spaces of Hackley School and Hackley Park together. This proposal however, met with opposition from the local residents and was eventually withdrawn by Mr. Hackley.

Mr. Hackley's admiration of Civil War heroes along with the fashion of the times to immortalize great men in bronze coincided in yet another philanthropy. He commissioned and had erected on each of the four corners of the park a sizable bronze statue of Lincoln, Grant, Farragut and Sherman. These bronze statues mounted on elegant granite pedestals were completely financed by him. Amidst a grand and fitting ceremony of much pomp and oration, these statues were dedicated on Memorial Day, 1900.

Mr. Hackley's foresight and philanthropy were further shown to public example when on April 19, 1900 he gave a check for \$10,000.00 to the City of Muskegon to form an ongoing endowment for the maintenance of Hackley Park and memorials.

Of special note are the other gifts of Mr. Hackley in this area, the Hackley School Building directly across from the park on Webster Avenue and the Hackley Library adjacent to the park at the corner of Webster and Third.

The Design for Hackley Park

Hackley Park serves as the symbolic heart for the City of Muskegon lying in the center of its first residential historic district and close to the downtown retail and commercial areas. Hackley Park is one square block in size resembling more a European "city square" than an American park in character and has a symbolic significance over and above recreational uses commonly associated with many American parks.

Although not very grand in scale nor impressive in design it signifies a certain spirit that people everywhere have come to recognize. It represents a place of tranquility, a place to stroll or sit quietly, a place to contemplate a bit of nature, in the midst of the hustle and bustle of city life. It is an integral part of the city and yet provides a place of solitude.

The park and memorial represent a continuity with the past and a link to the future. It is an area for meeting, coming together and sharing. Local social functions, picnics, art shows and concerts are held here as well as patriotic and memorial services throughout the year. Today, Hackley Park is more than just a "park". It is a space where the city congregates and expresses its community spirit in a regular fashion.

At first glance the design for Hackley Park seems quite simple and very straightforward; a small city park laid out in simple shapes reminiscent of the "gardenesque" style that Benson had used in Lincoln Park. But on closer scrutiny one comes to realize that the park's design is based entirely around the monument situated squarely in the middle of it. Indeed, the whole design for the park is intended to act as a frame for that historical monument which commemorates the nation's Civil War. One comes slowly to realize that every element in the park has been carefully considered and has some relation to the central idea of this design, to enhance the monument for the greatest visual effect.

The park was essentially designed to facilitate the viewing of the monument from all sides by pedestrians promenading in a verdant setting. Its spaces were never intended for anything more than the most passive of recreation; strolling, sitting, quiet contemplation, a setting appropriate also to memorial services, commemorations and patriotic ceremonies.

Each diagonal walkway leads directly to the monument, as does the main perpendicular axis from Hackley School through to Clay Avenue. The curving walkway which divides the park in an oval shape halfway between the monument and the peripheral sidewalks provides another opportunity for viewing the monument while strolling in an indirect route.

The design elements which compose the park are very important because they create the character and style for which the park has come to be known. The design elements in the park are both common and unique. Common because the choice of materials, textures, colors, forms are used in repetitive fashion to unify the design and unique because special design elements are used out of the ordinary, such as the introduction of concrete pavers, the monumental scale of the obilisk and the unique light standards. Hackley Park has both common and unique design elements to its credit.

All of these elements together form a symmetrical design composition.

SITE ANALYSIS

The site consists of one city block within the center of Muskegon.

The park has remained remarkably unchanged during the ninety five years of its existence. Street widenings on all sides have reduced or eliminated the strip of green surrounding the park which was originally planted with Elm Trees. Disease, too, has eliminated all but a few remnants of the original planting plan and the original paving material has deteriorated in some spots but is still essentially intact. Several elements are missing from the memorial fence and several modern day intrusions have created an aura of shabby ambivalence in the park.

Natural Features

Topography - The site is level for all practical purposes. There is a slight rise of approximately 12 - 18" from the peripheral walks toward the monument which provides adequate drainage in all directions.

Soils - The subsoils throughout the area are remnants of geologic sand dunes. Hackley Park is fortunate to have a good layer of topsoil and a sandy loam composition. Although specific soil borings are not known, it appears that decent soils exist and will support most plant types.

Climate - The climate in this area of Michigan is of the humid continental classification influenced by Lake Michigan to the immediate west. The area being on the shore has predominant westerly winds and cyclonic storm activity. Mean temperatures average about 25° in winter to 80° in summer months. Average precipitation amounts to approximately 32" per year. The average snowfall is between 70" - 90" per year.

Vegetation - The vegetation within the park is a collection of different plants from different periods of time. The overall character is shabby and not well manicured. Most of the remnants of previous planting plans have fallen due to age, disease or neglect. The remaining trees consist of Norway Maple, Red Maple, London Plain, Sugar Maple, Little Leaf Linden, Modesto Ash and Pin Oak. In addition, recent plantings include some crabapples, Japanese Pagoda and Honeylocust.

Historical Features

The Monument - The Hackley Park monument, built as a memorial to the servicemen who served in the Civil War, is built in the shape of a Corinthian capital rising 80 feet in the air and capped with a 2'8" bronze statue of a female figure representing "Victory".

At its base is a composition of four sculptures representing each of the forces of the armed services. These statues are cast of bronze and are each 7'6" tall resting on a granite pedestal approach 28' off the ground. The monument appears in surprisingly good condition, probably attesting to the quality of the original work done.

The existing adaptations to the monument are fairly recent. The installation of a wood make-shift platform stage around the monument was painted grey and constructed to view and highlight the various activities that currently take place in the park. Metal fasteners were attached to the granite base of the monument creating openings in the stone and potential damage from the elements.

Around the entire base of the monument is a grassy moat 3' wide which divides the monument from a very ornate wrought iron fence. Maintenance of the grass within appears to pose a problem. The fence runs around the moat at the base of the monument and is 3' high rising off a 6" low granite coping. The fence and its granite coping are intrinsic to the completion of the design.

Surrounding the moat is an intricate wrought iron fence featuring as a design motif alternating floral wreath panels with narrower panels of two crossed rifles standing upright. The fencing is still intact and appears to be in good condition. The fencing gate which provides access to the grassy moat is missing.

The four end posts of this fence are missing. Through study of historic photos we know that the four missing end columns of the fencing are reminiscent of the "Art Nouveau" Style with their sides slightly bowed out as they descend to their bases.

Electrical receptacles are found in the moat area around the monument. They are fairly new and were not part of the original design. Little attempt was made to integrate these receptacles inconspicuously into the background. The style and placement of these are inappropriate to the site.

Lamp Standards - Electric lights were another of Mr. Hackley's gifts to the park. They were added in 1898, eight years after the completion of the park. The patent dates on the lights are 1890 and 1891.

Their original placement seems to support the theory that they were an early attempt to illuminate the monument at night. Unfortunately they were placed exactly in the middle of the four main visual sight lines to the monument thereby negating the primary design intent of Olof Benson's original park plan.

The electric light standards are interesting from a historical perspective because of their design and their construction. They are constructed of ornamental cast iron at the top and base but connected with a timber column. More typically they would be all of one material or the other either cast completely in iron or constructed of a tall timber pole.

The design of the upper structure has an almost "Art Noveau" character, the design being very organic and sinuous and suggestive of a vine or flower's stem. The original illuminating globe was suspended from a cap resembling the cap of a flower's bud on its stem (typically referred to as a "drop").

The whole design seems to have been carefully considered and designed especially for this park setting. Light standards of this style and design are not known to exist elsewhere nor used in other park compositions and therefore are suspected to be an "original".

The original luminaires (the "drops") are gone and inappropriate contemporary fixtures have been substituted in their place.

Paving Materials

The paving material that one might expect to find in a park of this sort would more typically be that of crushed gravel, rolled and tamped. It comes as a real surprise to discover the use of a granite and sand aggregate embedded in concrete and shaped into squares and hexagons; a treatment much more acceptable to 20th Century taste than to that of the 19th Century.

This paving material, very innovative and probably quite experimental, was laid in several configurations. It suggests that there was some thought as to how best to use that material to highlight the memorial.

Square blocks are used on the four diagonals and on the perpendicular pathway and originally as sidewalk on the periphery of the park. The hexagon shapes were laid in the central plaza around the monument and the subordinate oval path around the park. Much of the original paving material is still intact, however, many areas are badly cracked and eroded. These pavers are a strong element that unifies the design. They also represent one of the earliest concrete pavers known. Additional research is necessary to accurately document and compare the Hackley Park pavers to other sites. Rumors suggest that these are among the first of their kind, possibly in the nation.

Mr. Hackley is known to have been interested in developing a more lasting type of street paving material than the cedar blocks that were commonly used in Muskegon at this time. To that end he had experimented with four different types of paving materials and had the streets of the four borders of the park paved with a different paving material; brick pavers, asphalt, concrete, and a paver made of granite and concrete.

It seems coincidental that granite plays such an important part in the mixture used in the paving, repeated on the base of the monument and its coping, and again used on the curbing around the park boundary.

It is a further curiosity to discover that at this time, with sand being everywhere so abundant in the Muskegon area, several local firms were experimenting with sand casting techniques for industry. Perhaps Mr. Hackley's interest in pavers was also whetted by knowledge of these other areas of new technology. Unfortunately few of Mr. Hackley's personal papers exist that might supply the necessary insight into his thinking on the matter although according to Mr. Richard Harms, Hackley's biographer, one of Hackley's close friends, Mr. Seth Lee had a paving business in Muskegon at the time.

The exact story of how these various elements were selected for the park may never be known but we can be reasonably certain that a willingness to experiment with new materials and a certain community of spirit must have existed between patron and designer.

Benches

Several "antique-style" benches have been donated and placed in the park at various spots around the monument. Although they are not original to the park their design is compatible with the overall park design. These park benches seem to have had varying degrees of maintenance; one is completely out of character by being painted black while others whose finish is wearing off, are stained brown.

These "antique-style" benches are not well located but use is evident due to the bare earth under them.

Other contemporary park benches are scattered throughout the park and need to be removed.

Trash Receptacles

Contemporary styled trash receptacles are scattered around the park. Although some attempt was made to match the containers with the paving material, the overall style and placement of these receptacles are inappropriate to the park.

Planting Design

Some of the plantings are believed to be original to the park. Although an original 1890 planting plan was never discovered, placement of trees appears to have lined both interior and exterior walkways. Few of the planted elements of the original plan remain today. From early photos we have discerned that a border plantation of Elm trees existed on all four sides of the park and acted as a natural frame for the park. Unfortunately these trees have fallen prey to disease and various road widenings over the years and no longer exist.

Because everything was to be subordinate to the monument, fussy shrubs, evergreens and flower beds (anything taking the eye away from that monument) were not part of the original plan. This idea of "subordination of detail to the whole effect" was paramount to the design principles of Frederick Law Olmsted who was designing parks all across America (including Chicago) at this time. Olof Benson was no doubt aware of this and incorporated that same thinking into his design for Hackley Park.

Trees were planted in a continuous row along the four major diagonal walks to the monument and in a continuous row along the outside easement between the sidewalk and the street. The trees were spaced equally apart with 14 along Clay and Webster Avenues and 10 - 11 along Third and Fourth Streets. Many of the trees have since died off and no attempt was made to continue planting in the original pattern when the original elm trees fell victim to disease.

A variety of Evergreens and Yews have been planted in the park in more recent years in inappropriate spots and are felt to be out of character with the design intent of the park.

Likewise, the Yews planted around the corner statues are inappropriate and limit the viewing of the statues. They are out of character and impede pedestrian traffic.

There are four circular floral beds placed on the street sides of the park. They need to be relocated in the tear-drop shaped areas near the monument and replanted with appropriate Nineteenth Century plant materials. The remainder of the park consists of park quality lawn.

Various other trees have subsequently been planted over the years wherever there was an open space, but it appears little thought was given to an overall plan for reforestation. Little or no attempt has been made to standardize the replacement of trees and no effort has been made to follow a planting plan.

The Four Corner Statues

On each of the four corners of the park sit large bronze statues of Lincoln, Grant, Farragut and Sherman mounted on granite pedestals. The materials were selected for their lasting qualities. Copper alloys such as bronze are the only metals known to oxidize naturally and form a light green patina, which is the color the statues are today. At this stage the statues are considered "eternal", meaning that no further deterioration to the metal will occur and is therefore considered to be in their natural designed state. No attempts should be made to clean, remove, or alter the patina. Although there are processes available to remove the patina and to expose the bronze, these will eventually lead to a continual maintenance process that the city does not need to encumber.

Plantings of assorted flower beds and evergreen shrubs were never part of the original design and are historically incorrect, being added much later. These plantings should be removed to remain consistent with the original design.

Drinking Fountain

Placed on the primary sight line from Hackley School to the monument the drinking fountain is a fairly recent addition to the park. Neither its location or physical design are appropriate to the park and therefore should be re-located and replaced with a fountain more in keeping with the historical design elements of the park.

Flag Pole

The contemporary flag pole is also on sight line from Hackley School to the monument. The style and siting are inappropriate to Hackley Park setting. Pavers are badly patched at the base of the flag pole. The pole should be removed or replaced with two compatible poles representing the historic theme.

Utilities and Infrastructure

Irrigation System - A complete underground irrigation system currently serves the park. The system has performed adequately for years until recently when problems have been encountered with its operation. The system should be tested and heads located before it is considered a loss. However, due to its age, replacement should be strongly considered.

Storm Drains - There is one known storm drains located within the park which drain minimal amounts of runoff. Most of the park is surface drained to street inlets. Drainage does not present serious problems to the park.

Electrical System - All lights within the park are in working order. Electrical outlet boxes are found in a couple of locations above grade and are very inadequate in meeting the present day electrical demand of the park and should be upgraded. Other electrical services exist within the public right-of-way.

Lighting should be carefully examined to determine the type of fixtures needed and wiring tested for upgrading or replacement.

Sanitary Sewer - Sanitary services do not exist within the park, however sanitary lines are in the public rights-of-way.

Gas - Gas services are not known to exist within the park.

Other Related Site Characteristics

Auto Circulation - Automobile traffic surrounds the park. Webster Avenue accommodates approximately 13,000 vehicles per day. Third Street is next in demand, averaging 2,800 - 3,200 vehicles per day. Clay Avenue only has 3,100 vehicles west of the park but increases to the north of Third Street. Third Street is least traveled averaging between 2,300 - 2,800 vehicles per day. These counts were made available from a 1977 traffic study and updated in 1984.

Accidents have been reported from 1978 at all four intersections surrounding the park. Fourth Street is the only street not reporting collisions mid-block.

Generally Webster is heavily travelled during peak rush hours, however, extremely heavy during the evening rush hour when traffic is leaving downtown Muskegon. This creates a significant amount of noise throughout the entire day and into the night. The other streets are more evenly dispersed except for Fourth Street when the theater lets out during evening performances.

Pedestrian Circulation - Throughout the day pedestrian traffic is light in and around the park. Most passers-by use the sidewalks on the periphery. An occasional walker will cut through the park to the mall or on a short business route or stop and eat lunch. But generally speaking the park is not used very much during the weekday.

During the weekend, use increases slightly with some people actually picnicing in the park, sitting on a park bench, reading a book, or sunbathing.

When programmed festivals are in operation, especially during the warmer seasons the park is inundated with people. During these events there is literally standing room only and control becomes a serious operation.

Visual Considerations

The visual impacts to and from the park become major considerations regarding a memorial site. Although there are unlimited views to analyze, we can concentrate on those which are most significant.

Inward Views - The predominant views toward the park occur at intersections, down street corridors and on the primary and secondary visual axis of the monuments along the walks leading to the center of the park.

One of the most noticeable views occurs along Webster when driving past the park. The entire east side of the park is observed, especially the northeast corner when cars are stopped at the light at Third Street and Webster.

Another view which is commonly encountered is from the intersection of Third Street and Clay. People going to and from the Mall regularly pass by the park.

Yet another regular view occurs from the southwest when people exit the theater via Fourth Street, this view is more common at night than during the day, however, both should be considered.

Finally an important view, which is easily overlooked, is the view seen from the Hackley School Administration Building. This was at one time planned to be the primary pedestrian link between the school and the park memorial. Webster Avenue of course disrupts not only the vista but any potential to ever fulfill Mr. Hackley's vision to link the two.

Finally, there are views into the park from the alleys between Webster and Clay Streets. These are secondary views but some day as the historic district develops, could be important from the pedestrians vantage point.

Outward Views - Views radiate outward from the monument in every direction. The walks follow the primary and secondary axis which reinforce these views.

The view toward Third Street is a stately view due to the backdrop which is created by the historic buildings, which are rich in detail and quality materials.

Another extremely elegant view exists to the east looking toward Hackley School Administration Building. This building dominates the entire city block and provides a very ornate background.

The other views outward toward the south and west are far less desirable. The Fourth Street view looks onto a parking lot and single story flat top office building. This view should be screened from both the park side and the non-park side of Fourth Street. The Clay Street view is also poor, because the building facades are absent of the rich architectural detail compared with the north and east.

PROGRAM DEVELOPMENT

The program development for Hackley Park is based upon displaying tribute to the armed forces. The Civil War was the focus at the park's conception and this historic flavor will be presented as the central theme of the physical design. However, there is a great degree of flexibility concerning sub-themes and programs which can evolve. It was to this end that various levels of public and private input was sought. Much of the information received resulted in a flexible plan preserving the theme of the old but adapting to the current needs of today.

Existing Park Use

The park was originally designed as a pastoral foundation to view the veterans memorial. The primary uses were sitting, strolling and viewing. Little has changed over the last ninety years in that regard. The park is still used for all of these activities and is therefore still considered primarily a "passive" recreational park.

We do, however, notice more uses such as picnicking, office breaks, group gatherings, high school art classes, elementary school children studying leaves, history classes, neighborhood strollers, walkers and joggers. The significant change comes in the form of the special events. The park serves as a stage for various festivals. Some of the events celebrate Memorial Day, the Fourth of July, the art fairs, Lumbertown Festival, Boy Scout Campout, special picnics, music festivals, fund raisers, Christmas display and other special events.

The popularity of these special events has led to improvising various methods to accommodate the large crowds which gather. Such improvisations include a temporary stage erected straddling the moat and fence at the base of the monument to the south. Installing electrical outlets and various makeshift power supplies to operate lights, amplifiers, deep fryers, coolers and a host of electrical apparatus. Portable restrooms, temporary fencing, advertising promotions and other impromptu uses as needed.

Program and Restoration Suggestions

Evolving from our interviews with each organization and various individuals certain needs began to become apparent. We found that people wanted the park to remain basically intact but to be cleaned and put back into "mint" condition. People wanted more places to sit, more lighting, better electrical facilities, a potable water supply, a space for food vendors, better visibility, better maintenance and ways to continue to attract people to the park and still maintain a place to pay tribute.

Solutions were offered in many forms ranging from the very practical to the very creative. A great many of the suggestions offered have been used in developing this plan.

The Special Events are by far the most popular functions the park offers today and by their very nature tend to be the most difficult to accommodate. The suggestions by people favored a stage that would function during festivals and disappear during the normal weekday, so as not to distract from the pastoral park setting. The remaining attention was directed to the support functions of the special event such as eating, drinking and basic sanitation.

Other suggestions included additional memorials. Hackley Park, a memorial by itself, includes two other memorials. The first is for Merritt Lamb the founder of the Muskegon Boy Scouts in 1912.

It was suggested to include more memorials in the park over time, commemorating events or significant people. Another suggestion was to interpret the historical elements that remain in the park such as the monuments, design and purpose of the park. And still another idea was to interpret the downtown and its redevelopment.

All of the ideas led to the formulation of a concept for restoration based upon the current park usages and the desire to preserve the design elements which constitute this valuable landmark.

Restoration Concept

The restoration concept retains all of the authentic qualities of the park and supports the revitalization of those which are corroded, damaged or reparable. The elements which are missing should either be located, recreated or symbolically represented based upon authentic documentation. Therefore, Hackley Park is a prime candidate for restoration due to its rich history, quality specimens and community support.

The incongruent uses and special events must be accommodated in an unobtrusive manner so as not to distract from the historical integrity of the park. The intent is to restore and preserve without detracting from its character.

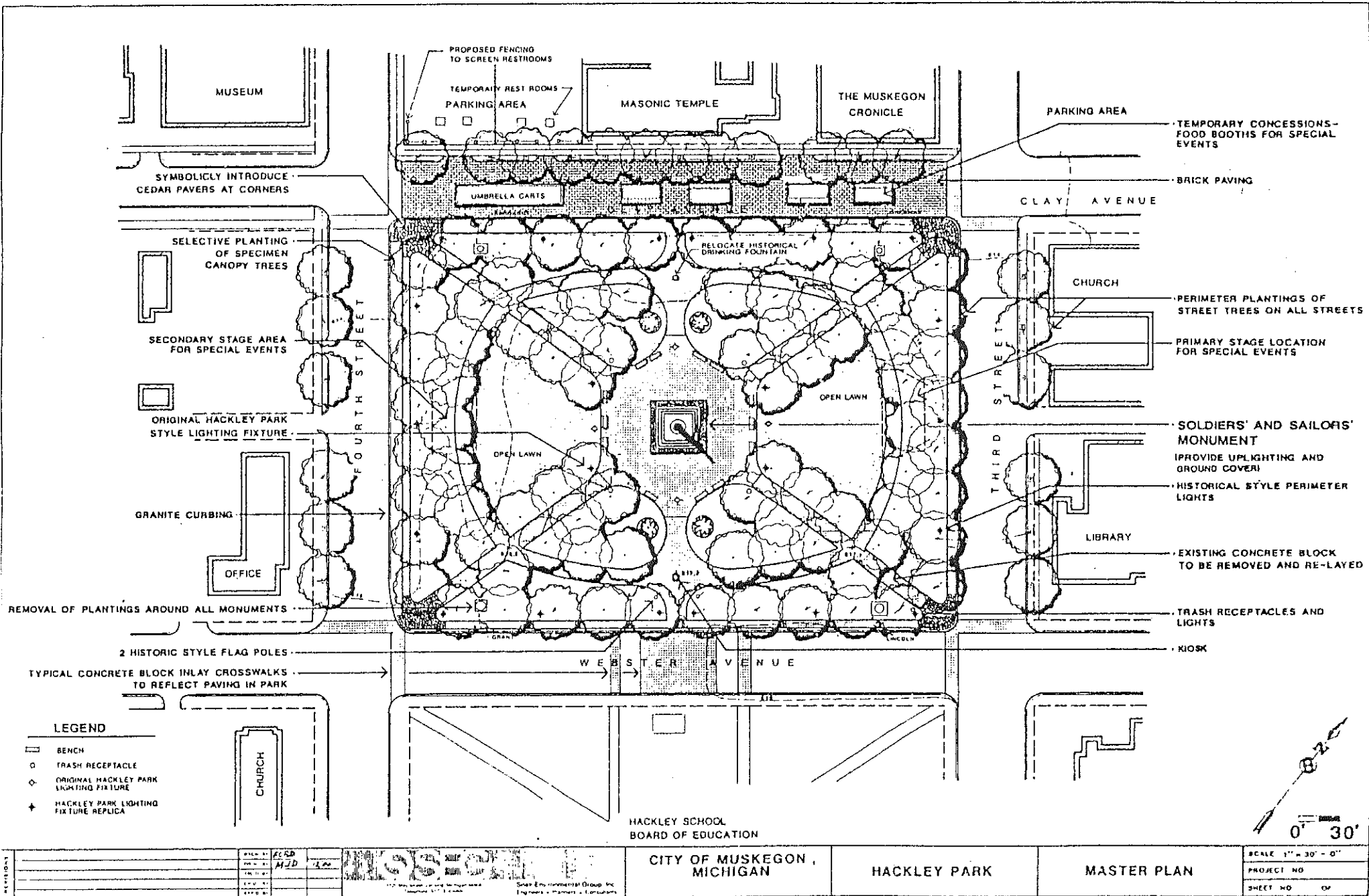
The Master Plan therefore becomes a tool to guide and describe the intentions for restoration. The implementation phase will require careful attention to detail and trained research skills to expose the authentic quality of the park and its design elements. Therefore, the implementation is as important if not more so than setting the direction through this planning document.

The Master Plan - (Figure A)

The Master Plan is a graphic and narrative representation of the ultimate goals the community desires for Hackley Park. The plan serves as a vision and provides direction to follow to accomplish the proposed master plan.

During the research and planning phases many interesting and worthwhile historic facts, desires and uses have been exposed. The Master Plan attempts to mold as many of the pertinent points into a reasonable plan for the future developments of the park.

The following describes the Master Plan in both general and specific levels of detail to indicate the intentions for restoration.



DATE	BY	APP'D	REV	DESCRIPTION
11/15/01	MJD			
11/15/01				
11/15/01				
11/15/01				

HACKLEY SCHOOL BOARD OF EDUCATION	CITY OF MUSKEGON, MICHIGAN	HACKLEY PARK	MASTER PLAN	SCALE 1" = 30' - 0"
				PROJECT NO
				SHEET NO OF

Park Edges, Boundaries and Transitions

From our research we have discovered that the original park "edges" have been reduced over the years. Originally there was a sidewalk that ran all around the four sides of the park. This sidewalk was made of the same paving material as used in the park and was the unifying element in this space. The sidewalk was made up of the square pavers and was four pavers wide laid side by side. Outside of this sidewalk ran a grass easement all around the park planted with elm trees spaced 20 - 30 feet apart.

On each corner of the park where the diagonal walkway intersected with the roadway there was a fan-shaped ramp paved with cedar rounds as they met the street. All around the park's boundaries ran a granite curb and gutter paved in the same warm earth tones as the block used throughout the park and exterior sidewalk. The roadways contained paving blocks tinted a deeper richer color than that used in the park. This subtle use of color and texture was very important in the transition in defining the park's boundaries and defining it within the neighborhood.

Mr. Hackley had earlier experimented with differing paving materials on the four streets bordering the park. Our research indicates that the four materials used were: asphalt, brick pavers, granite pavers and concrete. While this was a noble experiment in determining the feasibility of each material in replacing the original cedar round paver, the selection of pavers was undoubtedly the best due to their aesthetic qualities and longevity.

RECOMMENDATIONS - To prevent future encroachment into the park, restore the park edge and form a transition to adjacent land uses, the following actions are recommended:

Park Edges

1. Adopt a policy forbidding any encroachment, such as street widening, sidewalk alterations or other forms of alterations beyond the existing curb lines into the park.

2. Restore the curbs surrounding the park with granite curbs and gutters.
3. Install granite or stone pavers at all eight street crosswalks, thereby creating a pedestrian transition into the park from adjacent city blocks.
4. Install granite or stone pavers crossing Webster Avenue in front of the Hackley School Administration Building, thereby symbolizing Mr. Hackley's vision to link the park with the school.
5. Conduct test borings to determine if brick pavers exist under Clay Avenue and if so, their condition. A determination should be made regarding their re-use, or the installation of new pavers. Clay Avenue has low traffic volumes and proposed pedestrian use, especially during festivals.

Perimeter Lighting

1. Replace the existing street lights or install additional specialty lights that will reinforce the historic district character around all peripheral streets on both sides. The same light standards should be used around Hackley School. Double lights should frame the entries off Webster Avenue and Clay Avenue. The lights should be selected for the park and be distinguished apart from the historic district lights and of course from the four original lights surrounding the memorial.

Street Trees

1. Little Leaf Linden, Red Maple, or a species of London Plain trees should be planted on both sides of the street on Third, Fourth and Clay. Webster Street opposite the park must respect the planting plan established in front of the School Administration Building.

Perimeter Walks

1. Ramps used to transition sidewalks to roadways should be paved with tinted concrete simulating the original cedar rounds first used by Mr. Hackley.

2. Perimeter walks should be replaced with the same square concrete blocks of the same dimension used on the interior walk system to restore the perimeter walk to the original design.
3. Recommend that this work be done at the same time as the restoration work on the pavers in the park.

HISTORIC ELEMENTS

The historic elements which lend the significance to the past include the monument and wrought iron fence, the four statues, the original light standards, and the hexagonal and square pavers in the walks, and the historic drinking fountain.

Of course, previously mentioned elements such as the cedar rounds that formed the ramps, the granite curb, street pavers have significant historical links as discussed earlier. Planting is also important but will be discussed separately.

A detailed study of each of these elements must be completed prior to implementation. The studies must determine the best possible restoration procedures for every detail. Craftsmen must be sought who will render professional expertise in iron work, stone and concrete. Photographic enlargements and sketches must be made of some of the details to produce construction drawings.

RECOMMENDATIONS - To preserve the original historical integrity of the principle elements within the park and their proper setting the following actions must be taken:

The Monument

1. Retain the monument in its present form. Thoroughly clean the stone and metal so as to regain its original color, using National Park Service, or National Trust guidelines.
2. Recommend that antique masonry professional be consulted to correctly repair and seal existing damage to masonry base of monument caused by installation of temporary stage.

3. Retain the original wrought iron fence. Remove all rust from deteriorated portions and repair. Where pieces are too corroded to repair, then remove and replace. The four end posts must either be located and replaced or new ones created from photographic documentation or locate the original plans.
4. Provide uplighting of the monument at night.
5. Replace any missing or deformed granite coping around the monument base.

The Four Statues

1. Retain all four statues in their present form. Thoroughly clean the stone so as to regain its original color.
2. Remove all shrubbery surrounding the bases of all four statues and replace with lawn.

The Light Standards

1. Retain the original light standards. Repair all metal portions of the light standard. Strip all metal pieces and restore. Poles should be replicated and shaped to match the existing poles.
2. Remove the contemporary luminaries and replace with the original "drops" from manufactured sources or recreate.
3. Retain the 4 fixtures in their present location on the major axis of the monument in the center of the walks.
4. Rewire fixtures and remount standards onto foundations flush with grade.
5. Recent photo research reveals that sometime after installation a cross bracket was added to at least one of the antique lamp standards possibly for the purpose of adding two luminaires to the existing single luminaire pole. This evidence does not negate the recommendation to restore the antique lamp standards to their original design.

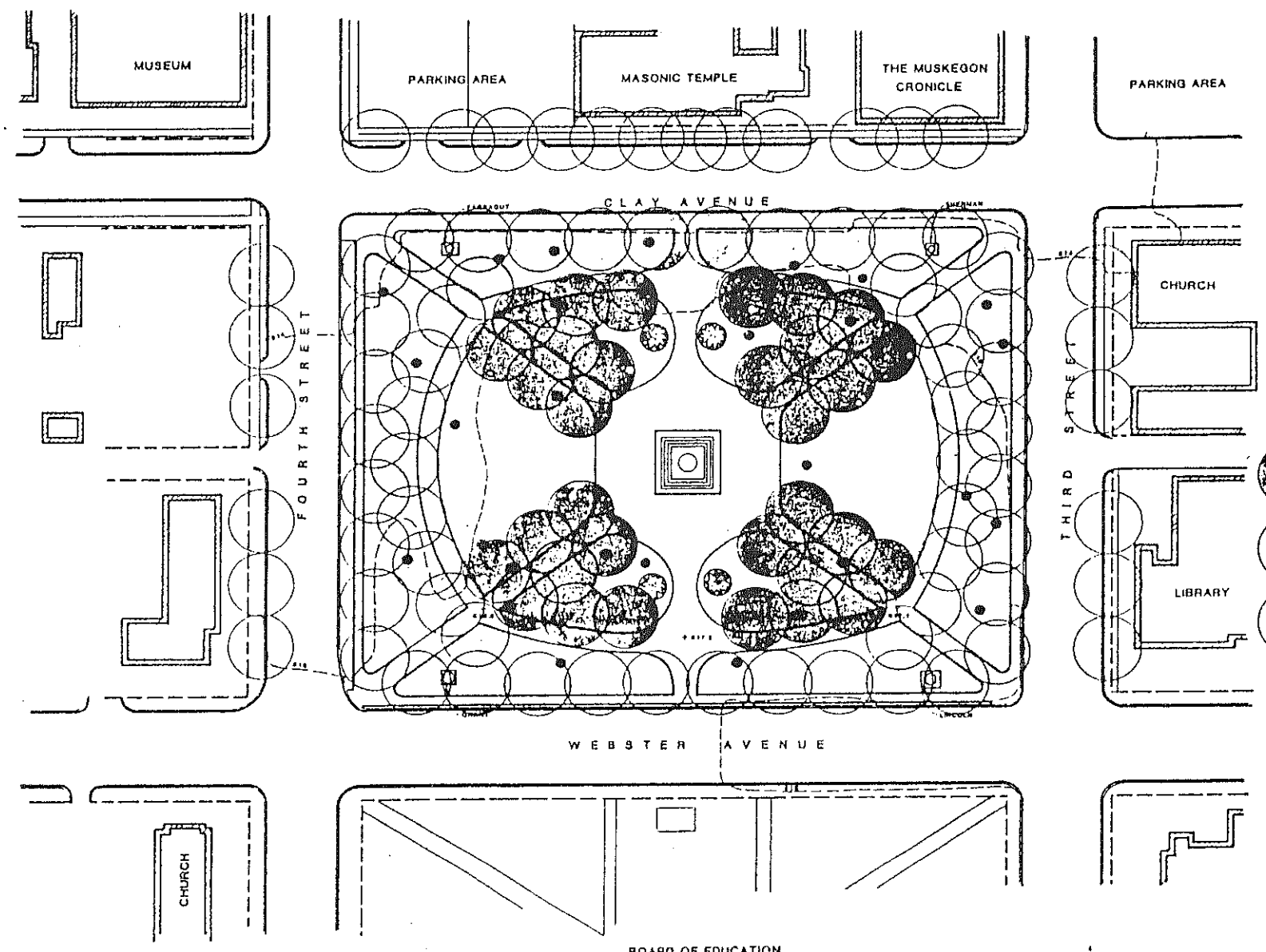
The Concrete Pavers






1. Inventory the existing concrete hexagonal and square pavers that remain in good quality. Discard all that are cracked or spalling beyond salvage quality. Clean the remaining pavers.
2. Replace the original hexagonal quality pavers in the center walkway which surrounds the monument out to the lead walks. Stop at a clean joint at equal intervals around the monument. If there are insufficient hexagonal pavers, then an alternate paving strategy must be designed. If there are excess hexagonal pavers, these should be placed in storage for future replacements.
3. Replace the original square pavers at lead diagonal walks starting at the hexagonal paver joint and work outward in even intervals until all quality square pavers are used. If there are insufficient original square pavers, then an alternate paving strategy must be designed. If there is an excess amount of square pavers, these should be placed in storage for future use.
4. A special setting bed must be designed to support the original pavers to help protect them and promote their longevity. Sealers should be tested and considered as a further protective measure.
5. Conduct a concrete analysis of the existing pavers to determine the exact mix. This will provide a basis from which to cast new pavers. The new pavers will be brighter than the old and therefore a detailed design pattern must be established.
6. Damaged pavers not salvageable may be auctioned as a fund raising promotion to donors.
7. The concrete pavers may have historical significance and therefore further research needs to be done to establish their origin.

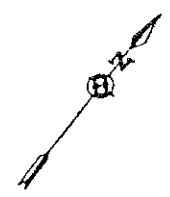
8. Recommend that a full scale inventory and review of the Historic Pavers be undertaken as soon as possible. This to include a new in-depth site location engineering survey of the park to correctly and accurately reflect the site's dimension, paving configurations, architectural features, and tree locations.
9. Recommend that a complete count and photo documentation be undertaken of every segment of the park's existing pavers, edgings and curbing.
10. Recommend that an alternate to heavy-duty park maintenance vehicles be considered. Recommend smaller, lighter, vehicles be considered to service both the park area and other city historic districts where break-up of historic paving material is a problem.
11. Restoration work should not commence on Historic Pavers or new pavers until policy has been firmly established governing the maintenance and restoration schedule of the park.

Plantings

1. Gradually remove existing deciduous trees that do not comply with the master planting plan. A phased approach is recommended to lessen the immediate impact to the park.
2. Remove all evergreen plantings, since they were never part of the original park.
3. Establish the new planting plan in phases over a ten - twenty year phasing plan. A specific planting plan should be developed to include:
 - appropriate tree varieties and species for Hackley Park
 - tree placement and spacing in park
 - location, design and composition of ornamental planting beds
 - planting area around moat
 - appropriate tree varieties and species for periphery of park



- LEGEND**
-  TREES TO BE PLANTED DURING PHASE ONE
 -  TREES TO BE PLANTED DURING PHASE TWO
 -  TREES TO BE PLANTED AS DETERMINED BY CITY
 -  TREES TO BE REMOVED DURING RESPECTIVE PHASES
 -  TREES TO BE REMOVED AS DETERMINED BY CITY



DATE	BY	REVISION
12.12.04	PKD	

CITY OF MUSKEGON, MICHIGAN

HACKLEY PARK

PROPOSED PLANTING PLAN

SCALE: 1" = 30' - 0"
PROJECT NO.
SHEET NO. 09

- additional screening plantations on periphery of park
 - specifications developed for ongoing yearly maintenance of all plantations in and around park
4. Replace all lawn areas with a heavy fescue blend to tolerate the shaded conditions.
 5. Although not part of the original design, flower beds in various configurations and locations have become part of the park's landscape through the years.

In the context of the recommended planting plan we allow that these beds may be of some significance to the citizens of Muskegon.

Therefore we recommended that if flower beds are to be incorporated into the park, they be located in the four open spaces of the tear-drop shaped grassy areas immediately adjacent to the monument on the central axis. This location besides being appropriate for horticultural purposes is appropriate from a design standpoint for it will reinforce the monument area as the focal point of the park.

Recommend that these beds be circular or crescent-shaped and incorporate colorful bedding plants appropriate to the years 1890 - 1900.

These beds and plants to be exactly specified in complete planting plan as recommended above.

In the moat area around the monument we recommend that the grassy area be replaced with low-growing ground cover to reduce maintenance.

6. Shrubs: Photo documentation reveals that all six sidewalk entrance areas to the park were planted with medium sized deciduous shrubs at various times over the years.

Additional photographic material shows that newly planted trees with their wooden tree guards were covered with vines to hide them. Both the tree guards and the vines were removed as the trees matured.

Recommend that no shrubs be planted in Hackley Park.

7. Commit to a regular maintenance schedule including regular mowing, fertilizing, pruning and watering of the park to maintain a very clean image.
8.
 - a) Plant open canopy trees on the interior to allow viewing of the monument and permit more sunlight during Phase 1.
 - b) Plant tall, medium dense trees during Phase 2 on the interior to suggest a transition and provide fall color.
 - c) Plant street trees along the border to form a strong edge and make a formal statement to the city that "this is where the park begins" and provide color and leaf retention into the late fall.

Park Amenities

Most of the following amenities are not original design elements, however, are included because they serve as modern day functions and have been requested by the majority of park users.

Drinking Fountain

1. Recommend that an original antique drinking fountain from that era, recently discovered in storage, be restored and re-installed in the park at the specified location.
2. Recommend that antique drinking fountain be located in center of main axis from Clay St. to monument in center of oval walkway.

Storage Shed

1. Photo documentation reveals that a small hexagonal-shaped storage building was located in the park along the diagonal walkway of Webster Avenue and midway between Third Street and the monument. Although this building was of an unusual architectural character it was out of place and invasive in so small a landscape.
2. Recommend that the storage shed not be rebuilt in park.
3. Recommend that a scaled down version of the hexagonal shaped storage shed become the design basis for a kiosk to announce forthcoming and current park events.
4. Recommend that this kiosk unify and house several diverse park elements:
 - tree memorial plaque
 - interpretive plaque (use historic cannons, a small design detail on plaque)
 - information of forth-coming events
 - ticket sales; information for specific events
 - flag pole atop kiosk
5. Recommend location of announcement kiosk be in center of main axis from Hackley School to monument, centered in middle of oval walkway.
6. Because of sophisticated urban quality of park attention to design and details is essential to effectiveness of this structure.

Under no circumstances are cedar shakes, shingles, or rough hewn lumber to be used.

Benches

1. Photo documentation reveals that several styles of benches were used in Hackley Park over the years. These benches were of a serviceable non-ornate design common to many parks across the country at this time. These benches had cast iron bases, center braces, and end pieces. Legs (and arms) were of cast iron. The seat pieces and backs were plain wooden slats.
2. Recommend that although they do not resemble the original benches used in Hackley Park, those chosen by the Department of Parks and Recreation continue to be used in Hackley Park or other manufactured decorative type.
 - recommend that the benches be uniformly stained and weatherproofed before installation
 - recommend that specifications be developed for their uniform treatment and on-going maintenance after installation
 - recommend that the benches be placed and installed in park as indicated on Master Plan
3. Benches should be located as per the Master Plan, Figure "A". The Parks Department is in the process of installing specific benches which are acceptable from a design perspective. However, the benches should be mounted as shown in Master Plan next to the pavers to lessen the erosion from foot traffic in these areas.

Memorials

Currently there are two memorials in the park and several tree plantings which have commemorated significant events. Although memorials are important, it must be understood that Hackley Park is a memorial signifying the veterans of the Civil War. It was never intended to commemorate any other event or personages other than the four national figures represented. Therefore, the following is recommended:

1. The City should adopt a policy not allowing any commemorative memorials into the park in the form of structures or other physical forms. If a commemorative is to be allowed it can take the form of a monetary contribution toward the park's restoration; acts of labor toward the restoration may also be accepted provided they meet the quality standards.
2. Several Civil War Naval Memorial Cannons (the exact number, 3 or 4, is disputed), each with an accompanying side pile of cannon balls were situated in the park for many years. These were removed from the park and thought to have been melted down for the World War II War Effort.

Although there is some small community nostalgic sentiment for their re-instatement, recommend that facsimiles not be introduced into the park due to their non-appropriateness, cost for restoration and disputed authenticity.

3. Recommend existing memorials be commemorated on plaque to be installed on wall of kiosk (see page 38).

Special Events

Special events were popular at the turn of the century in much the same manner as they are enjoyed today.

Technology has changed and so has the program expectations. Special circumstances are imposed upon the park during this peak demand situation. Items such as food services, security, control, fencing, sanitation, electronic equipment, and performing areas have become a requirement to support the activities which occur during the weekends throughout the summer. Therefore, the following actions are recommended:

1. Provide the subbase necessary to accommodate a portable stage. The stage will be either a mobile unit delivered to the park or a temporary structure such as canvas used to create a tent with colorful backdrops. The temporary stage should be located on the Third Street side of the park due to the beautiful backdrop formed

by the historic buildings in the background. The temporary stage must be designed to allow for easy assembly and dismantling so as not to distract from the park during the normal weekday. Infrastructure must be provided. The stage must be designed to reflect Nineteenth Century taste and to blend in with the design of this urban park. The same careful attention to its design must be given as to that of the kiosk. Again, cedar shakes, shingles, and rustication are to be avoided.

2. A secondary stage should be planned at the opposite end of the park along Fourth Street. Although the backdrop is not nearly as good, it will allow the possibility of alternating performances to occur during a major festival. This may be a rare occurrence or it may be used regularly. It allows for a program to set up while another is performing so as not to interrupt the flow of the program. Infrastructure
3. Christmas Tree and Christmas Display: Recommend that municipal Christmas tree be of a temporary kind, being brought in and removed each year.

If Christmas display is deemed appropriate to public setting, recommended that other location such as city hall, be considered.

4. Food services should be confined to Clay Avenue between Third and Fourth Streets. Clay Avenue is a very low traffic carrier and could easily be barricaded and closed during special events. This would allow food vendors an easy access and set up for their mobile or temporary units. To assist in designating Clay as a pedestrian zone during events, we recommend stone or brick pavers in the street be exposed. Infrastructure must be provided.
5. Restrooms are necessary for the public during the special events. We recommend a formal arrangement be made with the Masonic Temple to locate temporary sanitary facilities in their parking lot. Permanent fencing is proposed to screen the restrooms along with landscaping to enhance the image of this area.

An alternate to the Masonic Temple parking lot site might be the Chronicle's parking lot across Fourth Street.

Infrastructure

The infrastructure is the support network for the park. This includes sanitary and storm sewers, electrical, irrigation, water, telephone, gas and other utilities. The following utilities must be provided to service the proposed activities and design restoration. Therefore, the following is recommended:

1. Storm sewers are known to be located primarily in Third and Fourth Street and only a couple minor yard drains provide drainage for the park. The remaining portions of the park are surface drained. Therefore, little in the way of storm drains need to be installed. Only during the construction drawings will it be evident if new storm drains need to be installed or relocated.
2. Sanitary lines are known to exist in Clay Street and Third Street. Sanitary facilities such as portable rest rooms can be provided on an as needed basis. Therefore little in the way of sanitary sewers need to be installed. A new lead to the drinking fountain will be required for proper sanitary disposal. This is the only new sanitary service anticipated.
3. Electrical lines currently service the electric light standards on the perimeter and interior of the park. Electric lines servicing the interior lights are in need of repair and rewiring. It is recommended that new electric services be installed throughout the park. Electric sleeves should be installed under all walks and a system designed that is easily located. All wires should be placed underground with service junction boxes discretely placed.

The historical fixtures should be rewired with electrical outlets mounted discretely in the base for regular 110 service. Perimeter lights should be designed with the same option in mind.

Electrical services along Clay Street should be installed underground with pedestal mounts for 240 service, approximately every 60 ft. to service food vendors during special events. The pedestals should be secured and located on the northeast side of the street.

The monument and the four statues should receive ground mounted fixtures to light these features at night.

4. Irrigation lines that currently service the park are in questionable condition. Reports concerning leaks and damages have been regular. It is recommended that the irrigation system be thoroughly examined and pressure tested. Existing sections should be completely re-installed that prove to be failing. All nozzles and heads should be cleaned, timers checked and a system developed for easy location of all underground lines.
5. Water services currently serve the drinking fountain and irrigation system. Water lines exist in all streets except Fourth Street. It is recommended to install water services along Clay Street to service food vendors. Outlets should be located on the northeast side of Clay Street. A minimum of 2 outlets should be installed.

In addition, the drinking fountain is proposed to be moved to the northeast side of the park to better serve this area. The drinking fountain should have a faucet and hose bib connector. Another water outlet should be located in the grass moat of the memorial for ease of watering.

Historical Designation

The park is located within a historical district. This designation offers some protection relative to future changes which might alter the historical significance of the park. However, to further safeguard the park and its specific historical integrity it is recommended to implement additional measures as follows:

1. Nominate Hackley Park as an official historic landscape to be placed on the state and national register of historic places.

2. Recommend to City Council to pass a resolution protecting Hackley Park from significant alteration or change other than what is presented in this Master Plan.
- X 3. Designate the Historic District Commission as the official advisory committee to the Parks Board. This committee should be charged with the responsibility to review and advise regarding programs, proposals and maintenance of the park.

PHASING

Phasing is usually required of most projects due to limitation of funds. Therefore, it is important to prioritize the developments for implementation. The following represents one approach to phasing. It must be understood, that many alternatives exist and the phasing should remain flexible to take advantage of opportunities as they develop.

The phasing schedule is grouped into high, medium and low priorities. A construction schedule should be developed after construction drawings have been prepared and costs refined.

HIGH PRIORITIES

The items which tend to be highest priority are often support type functions. These items usually are buried items, i.e., utilities, foundations, etc. They are necessary to allow the visible above-grade elements to exist.

Other high priorities are usually given to elements that return immediate gratification and accomplish specific visible goals. People can reference these as meaningful and successful accomplishments which maintain the interest and momentum of a project.

Infrastructure - water, electric and storm sewer lines

- install historically correct uplighting on the monument
- install base for portable stage

- Restoration - restoration of the fence and gate around the monument
- replicate and install the fence posts around the monument
 - restoration of the four original light standards
 - restoration of the perimeter sidewalks with pavers

- Landscape - remove all shrubs within the park
- relocate flower beds in teardrop areas near monument
 - plant monument moat with ground cover or "Bedding Plant" annuals.

- Historic Designation - apply for state and national status for historic landscape
- form Hackley Park Advisory Committee
 - pass resolution by city council protecting Hackley Park

- Amenities - specially designed portable stage
- specially designed kiosk to incorporate many functions

MEDIUM PRIORITIES

Many of these functions generally can be accomplished in the initial startup of a project or added on as projects begin to develop.

Infrastructure - replace irrigation system

- Restoration - clean and repair monument
- clean and repair four statues

- Landscape - remove designated trees (Phase 1)
- replace designated trees (Phase 1)

- Amenities - replicate and install historical perimeter light standards
- install historic style drinking fountain

LOWER PRIORITIES

Although these elements are considered lower priority, they must still be viewed as important. Many times these are finishing touches to the park. Often these elements lend themselves to easy donations and should be installed as soon as possible and may precede even some high priority items. Otherwise, they can be left until funds become available.

- Infrastructure - install brick pavers crosswalks on all street corners intersection
- crosswalk across Webster Street to Hackley School
- reinstall brick in Clay Street
- renovate remaining streets

- Restoration - reinstall granite curbs on all streets
- reinstall (simulated) cedar rounds in sidewalk ramps

- Landscape - remove designated trees (Phase 2)
- replace designated trees (Phase 2)
 - plant street trees on all streets
 - renovate lawn within the park

- Amenities - reinstall flag poles
- remove existing trash receptacles and install historic style trash receptacles
 - reinstall all benches

COST ESTIMATE

The cost estimates presented at this point in the Master Plan are preliminary estimates. In some cases the values of specific elements will exceed the actual installed costs, however, others may fall short of the final installed price and still others are simply undefined at this time. In any case one must realize that the cost estimate must be more clearly defined based upon actual construction drawings and specifications that will direct the work to be performed. Only at that time will we have a specific design to which a more accurate cost can be estimated.

1. HIGH PRIORITIES

Infrastructure

Water Lines Clay St. & Drinking Fountain	\$ 12,000
Electric Wiring for Light Standards	10,500
Storm Sewers	3,000
Uplighting on Monument	3,500
Install Base for Portable Stage (Third St.)	8,000

Restoration

Fence Restoration	unknown
Fence Post Restoration	unknown
Original Light Restoration (4 lights)	10,000 - 20,000+
Paver Restoration (all walks & subbase)	183,503

Landscape

Shrub Removal	1,500
Flower Bed Relocation and Replanting	500
Monument Ground Cover Planting	200

Amenity

Portable Stage (mobile unit)	10,000 - 30,000
Interpretive Station Kiosk (advertise park events)	unknown
	\$ 253,903
Design & Contingency Fees	25,400
	\$ 279,303+

2. MEDIUM PRIORITIES

Infrastructure

Repair Irrigation System	\$ 5,000 - 20,000
Install Base for Portable Stage (Fourth Street)	8,000

Restoration

Clean and Repair Monument	unknown
Clean and Repair Statues	unknown

Landscape

Remove Designated Park Trees (Phase 1)	12,000
Plant Replacement Park Trees (Phase 1)	12,000

Amenities

Install Perimeter Lights	72,000
Install Drinking Fountain	<u>2,000</u>
	\$ 126,000+

Contingency 10%	<u>12,600</u>
	\$ 138,600

3. LOWER PRIORITIES

Restoration

Install Granite Curb (perimeter of park)	\$ 21,600
Install Simulated Concrete Cedar Rounds at Ramps	15,000

Landscape

Remove Designated Park Trees (Phase 2)	12,000
Plant Replacement Park Trees (Phase 2)	20,250
Plant Street Trees (outside park)	20,040
Resod Lawn (if necessary)	26,437

Amenities

Install Two Flag Poles	2,240
Install Trash Receptacles	4,480
Install Ten Benches	5,000

\$ 127,047

Contingency 12,704

\$ 139,751

Infrastructure

Stone Paver Crosswalks (street corners and Webster Street)	\$ 228,000
---	------------

4. STREET RESURFACING

Stone Pavers (crosswalks & resurface Clay Street)	228,000
--	---------

Contingency 22,000

\$ 250,000

ADDENDUM

General observations on design detail for Hackley Park:

HISTORIC LAMP STANDARDS

Although the actual design is not unique to the park, Hackley Park contains several distinct and unique features which must be retained and restored. The highest priority must be given to these details and no compromise with them should be undertaken.

The four existing historic lamp standards and fixtures must be completely restored. (Ad-hoc, temporary repairs must be avoided.)

It is suggested that a separate fund-raising campaign to this end be undertaken if budget does not allow for restoration.

As a first-step a complete, detailed, measured, architectural drawing must be made of the existing lamp standards and existing glass luminaire (and wall-mounted fixture said to be extant on the wall of the library). This is essential to development of any specifications for restoration or replication.

The unique lamp standards of Hackley Park are distinct enough to warrant their replication for use on the periphery of the park as well as around and on the Hackley School grounds and borders. This will create a unified visual identity to the Park and School area distinct from the Heritage Village area. It cannot be too strongly recommended that the City of Muskegon make every effort to this end.

HISTORIC DRINKING FOUNTAIN

Recently coming to light was the discovery of an existing drinking fountain thought to have been used in Hackley Park at the turn of the century. The unique design of this fixture has a quality that can not be found in catalog items no matter how well designed they might be.

It is strongly recommended that restoration of this fixture be undertaken and that it be re-installed in the park replacing its newer "improvement".

HISTORIC PAINT COLORS

It is recommended that the lamp standards and the drinking fountain should be painted their original dark-green color.

Specifications as to the exact shade of dark green should be developed. The importance of this detail cannot be too strongly stated as the wrong shade or hue can make all the difference to the success of a given project. Great care and professional attention to this matter is strongly urged.