



CITY OF JACKSON
WITH INTENSIVE LEVEL SURVEY
OF TWENTY-FIVE PROPERTIES

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**R-0528
OF TWENTY-FIVE PROPERTIES**

LEVEL SURVEY

Prepared for

**CITY OF JACKSON HISTORIC DISTRICT COMMISSION
161 W. MICHIGAN AVENUE
JACKSON, MICHIGAN 49201**

By

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ABSTRACT

In August 2003, Commonwealth Cultural Resources Group, Inc. (CCRG) was contracted undertake an Intensive Level survey of downtown Jackson, Michigan. This report presents background research, historical and architectural contexts, photographs, descriptions, significance evaluations, and recommendations for 25 properties within downtown Jackson, as well as basic information on an additional 89 properties within the downtown project area. Eleven of 25 buildings that were the subject of the intensive level survey are recommended individually eligible for listing on the National Register of Historic Places (NRHP). In CCRG's opinion all 25 buildings retain sufficient architectural and historic significance to be contributing resource's in a NRHP or local historic district.

ACKNOWLEDGMENTS

Commonwealth Cultural Resources Group, Inc. (CCRG) wishes to acknowledge the important role that several individuals and institutions provided during the completion of this project. Mr. Vince Genco, of Genco Boot Shop at 130 N. Mechanic, spent a great deal of his time sharing personal recollections of the downtown community. The second generation owner of a small Jackson business, Mr. Genco's recollections of his youth and years in business spent on N. Mechanic Street brought the area to life.

Mr. Brian Surgener also provided great support for the project. As the owner of 201 S. Mechanic, Mr. Surgener had previously taken on research on his building (now occupied by the Jackson County Democratic Committee). This research, which included historic maps, photographs, postcards, and extensive background research, was graciously loaned to CCRG. Mr. Surgener was so taken with the project, that it resulted in further investigation efforts by both Elaine Robinson and Mr. Surgener in the almost impossible task of filling in all the blanks about his building.

Mr. Donald Calbert, of Canterbury Properties, offered information on the North Construction Company, including the wonderful document produced in celebration of their 100 years as a continuously operating family-owned business in Jackson. Additional information on local firms was provided by the Ella Sharpe Museum, where the staff graciously assisted in filling as many information gaps as possible.

Finally, the staff of the Jackson District Library assisted greatly in the search for information on Jackson's downtown. Of particular benefit was their willingness to open the historic photograph collection to our efforts. Although this collection is open to the public, they went above and beyond the normal practices of the library, and in many cases, assisted with the inclusion of these images in this report. Similarly, photographs from the collection of the Jackson Downtown Development Authority (DDA) were loaned and supporting information provided to the project.

TABLE OF CONTENTS

Abstract	iii
Acknowledgments	v
Illustrations	ix
Tables	xv
1.0 INTRODUCTION AND METHODOLOGY	1-1
1.1 Introduction	1-1
1.2 Methodology	1-1
2.0 HISTORICAL CONTEXTS	2-1
2.1 Establishment of Jackson	2-1
2.2 Jackson Businesses	2-8
2.2.1 Commercial History	2-8
2.2.2 Industrial History	2-18
3.0 ARCHITECTURAL CONTEXTS	3-1
3.1 Architectural Styles	3-1
3.1.1 Italianate	3-1
3.1.2 Romanesque Revival	3-1
3.1.3 Late Gothic Revival	3-1
3.1.4 Richardson Romanesque	3-4
3.1.5 Neo-Classic Revival	3-4
3.1.6 Beaux Arts	3-6
3.1.7 Chicago School	3-6
3.1.8 Art Deco/Art Moderne	3-6
3.1.9 Vernacular Commercial Forms	3-9
3.2 Architects and Builders	3-9
3.2.1 Claire Allen, Architect	3-13
3.2.2 Albert Kahn, Architect	3-15
3.2.3 North Construction Company, Builders	3-15
4.0 BUILDING DESCRIPTIONS AND HISTORIES	4-1
4.1 Previously Listed Buildings	4-1
4.2 Project Area Buildings	4-1
4.3 Buildings Selected for Intensive Level Survey	4-3
4.3.1 146 W. Cortland	4-3
4.3.2 157 W. Cortland	4-8

4.3.3	102 and 104-106 Francis	4-12
4.3.4	134-136-138 Francis	4-19
4.3.5	222-228 Francis	4-22
4.3.6	236 Francis/130 E. Washington	4-24
4.3.7	414 N. Jackson/201-215 Calhoun	4-27
4.3.8	138 Louis Glick Highway	4-31
4.3.9	130 N. Mechanic	4-35
4.3.10	132-142 N. Mechanic	4-36
4.3.11	131 S. Mechanic	4-40
4.3.12	201-205 S. Mechanic	4-43
4.3.13	223-225 S. Mechanic	4-48
4.3.14	236-244 S. Mechanic	4-52
4.3.15	101 E. Michigan	4-58
4.3.16	105 E. Michigan	4-62
4.3.17	125-135 E. Michigan	4-66
4.3.18	528 E. Michigan	4-73
4.3.19	228 W. Michigan	4-75
4.3.20	115 N. Milwaukee	4-82
4.3.21	131-133 W. Pearl	4-84
4.3.22	154-156 W. Pearl	4-92
4.3.23	159-161 W. Pearl	4-93
4.3.24	163-165 W. Pearl	4-99
4.3.25	175 W. Pearl	4-100

5.0 CONCLUSIONS AND RECOMMENDATIONS 5-1

5.1	Properties Recommended Individually Eligible for Listing on The National Register	5-1
5.2	Possible Historic Districts Requiring Additional Study	5-2
5.3	Conclusions	5-5

6.0 REFERENCES 6-1

Appendix A.	Project Area Surveyed Properties
Appendix B.	Project Area Building Photographs
Appendix C.	Selected Project Area Streetscapes
Appendix D.	Project Area Maps With Parcel Id Numbers
Appendix E.	Ruskin Database Record

ILLUSTRATIONS

Figure 1.1-1	Project Area	1-2
Figure 2.1-1	1831 Plat of the Village of Jacksonburg	2-2
Figure 2.1-2	Smith Bros. & Collins Transfer Co. 1897 Advertisement	2-4
Figure 2.1-3	Interurban and Railroad Routes in Jackson	2-6
Figure 2.1-4	Interurban Barn Shared by the Michigan United Traction Co. and Detroit, Jackson & Chicago Ry.	2-7
Figure 2.2.1-1	Bird's Eye View of Jackson ca. 1900	2-10
Figure 2.2.1-2	Jackson Streetscape, ca. 1890	2-11
Figure 2.2.1-3	Peoples National Bank, ca. 1915	2-12
Figure 2.2.1-4	Peoples National Bank, after 1917	2-13
Figure 2.2.1-5	City Bank Building Tower, Erected 1928	2-14
Figure 2.2.1-6	Union and Peoples National Bank, Erected 1929	2-16
Figure 2.2.1-7	Progress Place Mall Landscaping Under Construction, View from the Hayes Hotel	2-17
Figure 2.2.2-1	Kellogg Corset Production Area	2-21
Figure 3.1.1-1	Italianate Style Commercial Building, 105 E. Michigan	3-2
Figure 3.1.1-2	Italianate Style Commercial Block, 225 N. Jackson	3-2
Figure 3.1.2-1	Romanesque Revival Style, 120 N. Jackson	3-3
Figure 3.1.3-1	Late Gothic Revival Style, 275 W. Michigan	3-3
Figure 3.1.4-1	Richardson Romanesque Style, 236-244 S. Mechanic	3-5
Figure 3.1.5-1	Neo-Classic Revival Style, 157 W. Cortland	3-5

Figure 3.1.6-1	Beaux-Arts Style, 156 W. Michigan	3-7
Figure 3.1.7-1	Chicago School Style (Tripartite Construction), 101 E. Michigan	3-7
Figure 3.1.7-2	Chicago School Style, 152 W. Michigan	3-8
Figure 3.1.8-1	Art Deco Style, 143-145 W. Michigan	3-8
Figure 3.1.8-2	Art Deco Style, 165 W. Michigan	3-10
Figure 3.1.8-3	Art Moderne Style, 401 N. Jackson	3-10
Figure 3.1.9-1	Late Nineteenth Century Commercial, 101 W. Michigan	3-11
Figure 3.1.9-2	Early Twentieth Century Commercial, 136-138 Francis	3-11
Figure 3.1.9-3	Unknown Architectural Style, 111 E. Michigan	3-12
Figure 3.2.1-1	Architect, Claire Allen	3-14
Figure 3.2.2-1	Consumers Power Building in 1927, 212-222 W. Michigan	3-16
Figure 3.2.2-2	Consumers Power Building in 2004, 212-222 W. Michigan	3-16
Figure 3.2.2-3	Reynolds Building (Blake Building), 180 W. Michigan	3-17
Figure 3.2.2-4	Union and Peoples National Bank, 120 W. Michigan	3-17
Figure 3.2.3-1	Michigan Theatre, 124 N. Mechanic	3-19
Figure 3.2.3-2	Adams Hotel, 212-216 S. Mechanic	3-19
Figure 4.3-1	Intensive Level Properties	4-4
Figure 4.3.1-1	Michigan Bell Telephone Company Building	4-6
Figure 4.3.1-2	146 W. Cortland	4-7
Figure 4.3.2-1	Masonic Temple	4-9
Figure 4.3.2-2	157 W. Cortland	4-11
Figure 4.3.3-1	Hibbard House Hotel	4-13

Figure 4.3.3-2	Otsego Hotel, ca. 1906	4-14
Figure 4.3.3-3	Otsego Hotel with Francis Street Addition, ca. 1930	4-16
Figure 4.3.3-4	102 Francis Street	4-18
Figure 4.3.3-5	104-106 Francis Street	4-18
Figure 4.3.4-1	134-136-138 Francis Street	4-21
Figure 4.3.5-1	222-228 Francis Street	4-23
Figure 4.3.6-1	130 E Washington	4-25
Figure 4.3.6-2	236 Francis Street	4-26
Figure 4.3.7-1	George D. Walcott & Sons Company, ca. 1920s	4-28
Figure 4.3.7-2	414 N. Jackson/201-215 Calhoun	4-30
Figure 4.3.8-1	Eldred Flour Mill	4-32
Figure 4.3.8-2	138 Louis Glick Highway	4-34
Figure 4.3.9-1	130 N. Mechanic	4-37
Figure 4.3.10-1	Advertisement for Early Building Occupant	4-39
Figure 4.3.10-2	132-142 N. Mechanic	4-41
Figure 4.3.11-1	131 S. Mechanic	4-44
Figure 4.3.12-1	N. G. Davis Groceries Advertisement	4-45
Figure 4.3.12-2	N. G. Davis Groceries Illustration, 1874	4-46
Figure 4.3.12-3	201-205 S. Mechanic	4-49
Figure 4.3.13-1	H. S. Shafer-Dyeing and Cleaning	4-50
Figure 4.3.13-2	H. S. Shafer-Dyeing and Cleaning Advertisement	4-51

- Figure 4.3.13-3 223-225 S. Mechanic 4-53
- Figure 4.3.14-1 Bloomfield Block 4-55
- Figure 4.3.14-2 236-244 S. Mechanic 4-56
- Figure 4.3.15-1 Early Peoples National Bank Building 4-59
- Figure 4.3.15-2 Peoples National Bank New Building, ca. 1920 4-60
- Figure 4.3.15-3 101 E. Michigan Avenue 4-61
- Figure 4.3.16-1 105 E. Michigan Avenue, ca. 1912 4-64
- Figure 4.3.16-2 105 E. Michigan Avenue 4-65
- Figure 4.3.17-1 Glasgow Bros. & Dack Building 4-67
- Figure 4.3.17-2 Former Location of Glasgow Bros. and 125-135 E. Michigan 4-69
- Figure 4.3.17-3 125-135 E. Michigan 4-70
- Figure 4.3.17-4 The Globe Store Advertisement 4-71
- Figure 4.3.18-1 Sprague Auto Supply & Garage Advertisement 4-74
- Figure 4.3.18-2 Wonch Auto Supply Advertisement 4-74
- Figure 4.3.18-3 528 E. Michigan, Looking Northeast 4-76
- Figure 4.3.18-4 528 E Michigan, Looking Northwest 4-77
- Figure 4.3.19-1 Hotel Hayes Postcard 4-79
- Figure 4.3.19-2 228 W. Michigan 4-81
- Figure 4.3.20-1 115 N. Milwaukee 4-83
- Figure 4.3.21-1 S. M. Isbell & Co. in the Mosher Academy of Music Building 4-86
- Figure 4.3.21-2 Coronet Corset Co. Advertisement from September 1895 Issue of *The Ladies Home Journal* 4-88

Figure 4.3.21-3	Helliwell & Carpe Advertisement	4-89
Figure 4.3.21-4	131-145 W. Pearl	4-90
Figure 4.3.21-5	131-133 W. Pearl	4-91
Figure 4.3.22-1	154-156 W. Pearl	4-94
Figure 4.3.23-1	Quickedge Sharpener Co. Envelope	4-96
Figure 4.3.23-2	1934 Kellogg Corset Shop Advertisement	4-97
Figure 4.3.23-3	159-161 W. Pearl	4-98
Figure 4.3.24-1	163-165 W. Pearl	4-101
Figure 4.3.25-1	175 W. Pearl	4-103
Figure 5.2-1	Possible Downtown Jackson Historic Districts	5-3

TABLES

Table 4.1-1	Previously Surveyed Properties Located within the APE	4-1
Table 5.1-1	Properties Recommended Individually Eligible for Listing on the National Register	5-1

1.0 INTRODUCTION AND METHODOLOGY

1.1 INTRODUCTION

Commonwealth Cultural Resources Group, Inc. (CCRG) was contracted by the Historic District Commission of the City of Jackson to carry out a reconnaissance and intensive level survey of a defined portion of the city's downtown area (Figure 1.1-1). The purpose of this investigation is to provide the necessary information for the future preparation of local and National Register nominations for eligible historic properties or districts in the project area.

The project area is roughly bounded by Van Dorn to the east, Pearl to the Grand River to Ganson Street on the north, Blackstone Street to the west, and Washington Avenue on the south. This area, comprising approximately 131.5 acres, is predominately commercial, although single family residential, religious, and government buildings are included in the project area. Approximately 114 above-ground resources were surveyed during the course of this project. Of these resources, 25 were selected for intensive level survey through consultation with the Jackson Historic District Commission (HDC), the Downtown Intensive Level Survey Study Committee (DILSSC), and the Michigan State Historic Preservation Office (SHPO).

Following this introduction is a discussion of the methodology employed for surveying the 114 properties included in this study. Sections 2.0 and 3.0 then discuss the historical and architectural contexts that apply to each property. Section 4.0 gives background information on previously documented properties, and general information on those properties not selected for intensive level survey. This section also documents the history and provides a description of each of the 25 properties selected for intensive level survey. Recommendations and conclusions are provided in Section 5.0. Appendix A is the table of information on the buildings within the project area, with Appendix B presenting current photographs of each building 50 years or older within the study area. Selected streetscape images of the project area are provided in Appendix C. Finally, Appendix D includes a series of maps illustrating the downtown survey area, and labeling each parcel with the City of Jackson Stencil Number.

1.2 METHODOLOGY

Fieldwork followed procedures established in the *Manual of Historic and Architectural Surveys in Michigan* (Christensen 2001). As recommended for intensive level investigations, photographs of each property within the project area were taken. Streetscape photographs were also taken illustrating each property to show their relationship to the surrounding landscape. Each property evaluated as part of the intensive level survey was also assessed according to standards established for listing on the NRHP, which require the resource to exhibit integrity of location, design, setting, materials, workmanship, feeling, or association and meet one or more of four NRHP criteria:

- A. Association with events that have made a significant contribution to the broad patterns of history;
- B. Association with the lives of persons significant in the past;
- C. Embodiment of distinctive characteristics of a type, period, or method of construction; representative of the work of a master; possession of high artistic values; or representation of a significant and distinguishable entity whose components may lack individual distinction; or
- D. Ability to yield information important in prehistory or history.

In addition to the fieldwork, research was conducted at the Jackson District Library (Carnegie and Eastern Branches), the Ella Sharp Museum, both the Assessors Office and Office of the Historic District Commission in the City of Jackson, and the Jackson County Register of Deeds all in Jackson, Michigan. Additional background research was carried out at the Library of Michigan, Lansing. Personal interviews were conducted with building owners Vince Genco, Genco Boot and Shoes; Susan Murdie, Unique Clothing & Home; Charles Ahronheim, 140 W. Michigan; and Brian Surgener, 201 S. Mechanic.

Field investigations for this report were undertaken from January 2004 through April 2004 by Ms. Melissa Milton-Pung and Ms. Elaine Robinson. Additional research for the project was completed by Mr. Kent Taylor. Ms. Robinson authored this report and James A. Robertson, Ph.D. reviewed and edited the report. Mr. James Montney prepared the graphics, and Ms. Cynthia White was responsible for report production.

2.0 HISTORICAL CONTEXTS

2.1 ESTABLISHMENT OF JACKSON

The first settler arrived in what would later become the city of Jackson in 1829 (Deming 1984:11). The exploration party included three men, native guide Pewytum, a second guide, Alexander Laverty, and prospective settler Horace Blackman. Arriving at the place Blackman knew was the perfect location to settle on July 3, 1829, the party celebrated both the location and the 53rd anniversary of American independence the following morning (Deming 1984:11).

Although cautioned by friends and family that he had selected a location too far west, Blackman was determined to make his home at the site, which later became the corner of Ingham and Trail streets (Deming 1984:12). Blackman, along with his brother Russell and three hired men, cleared the claim and constructed a small log cabin. Once this was completed, the men returned east, Russell staying in Ann Arbor to earn money and Horace to New York to prepare his family and other potential settlers for the move.

Returning in the spring of 1830, the Blackmans found that a number of changes had occurred during their absence. In spite of the initial warnings that it would take another 20 years before settlement reached the site of the Blackman claim, a number of other settlers had filed claims for lands upstream from the Blackman location. By November of 1830, 30 families had settled in the new community, and the first formal plat was prepared by J. F. Stratton in 1831 (Figure 2.1-1) (Bohn 1993:11).

In addition to finding a large settlement established near his claim, the Blackmans and their party also discovered the newcomers had already decided on a name for the new town. The new community had been christened Jacksonburg in honor of President Andrew Jackson. It was not until 1838 that the name Jackson was finally accepted by the community in an effort to avoid the confusion other settlements named Jacksonburg or Jacksonopolis within the state (Deming 1984:13).

Independent of Horace Blackman's arrival in the area, authorization was made in the fall of 1829 to lay out the territorial highway westward through Michigan's new counties (Reed 1921:9). The United States Military road began in what was then known as Sheldon's Corners (now Canton) in Wayne County with a planned termination at St. Joseph on Lake Michigan (Romig 1986:509-10).

When the hamlet that was to become Jackson was established, great efforts were made to situate it as near as possible to the St. Joseph trail. The intent was to place the community to intercept homesteaders and artisans moving west (Santer 1970:33). This careful placement resulted in Jackson being readily accessible by at least three Indian trails and two secondary trails. It also situated the community near the geographic center of the county, an advantage that was noted in the later selection of the county seat (Santer 1970:36).

The placement of the early trails in Jackson played a great role in the present day appearance of the community. One of the trails traveled south of present day Michigan Avenue with the second located approximately a mile to the north (Inter-State 1881:484). One of the roads crossed property owned by Blackman, with the second road traversing land held by the Bennett family. Initially a rivalry grew between the two men in their efforts to entice travelers to cross their property. Blackman succeeded in bringing the greater number of travelers across his lands,

but eventually reached an agreement with the settlers to the north to place a new road between the two existing trails (Inter-State 1881:484). The road eventually became the main street through the business center of Jackson.

Not only did the location of the main highway through Jackson change, but also its name. Initially it was known as St. Joseph Street, suggesting its ultimate terminus on the west side of Michigan (*Jackson Citizen Patriot [JCP]* 1930a:22). Like many communities across the county, the main road traversing through the City of Jackson was known as Main Street. It was not until 1924 that the road was given its present name of Michigan Avenue (Polk 1924:127).

In addition to the highways bringing travelers to Jackson, by 1841 the first railroad had made its way into the city (Bohn 1993:39). The first line, the Michigan Central Railroad, connected Jackson with Detroit. The Michigan Central furthered its connections to the west with the lease of the Air Line Railroad completed between Jackson and Niles in 1871 (Inter-State 1881:428). The State of Michigan was forced to sell the railroad in 1846, but continued interest by prominent businessmen in New York, resulted in the private development of the rail line through to Chicago by 1849 (Bohn 1993:39).

Jackson quickly became a hub of intersecting railroads. Four additional railroad lines connected Jackson to the north, south, east and west by 1871 (Bohn 1993:39). Additional railroads that passed through the city included the Michigan Southern Branch Railroad, the Grand River Valley Railroad, and the Jackson, Fort Wayne & Cincinnati Rail Road Company (Inter-State 1881:428-429). Four additional rail lines made connections just outside Jackson, bringing the total rail service for the community to eight available railroads by 1871, making Jackson Michigan's "Central City" (Bohn 1993:40). An advertisement for a freight transfer company located in Jackson enumerated a total of nine rail connections centered in Jackson, with service of 22 express trains and 53 passenger trains daily (Figure 2.1-2) (Bohn 1993:39).

In addition to the presence of the railroads themselves, Michigan Central moved their locomotive and repair shops from Marshall to Jackson in 1871 (Bohn 1993:41). This move resulted in the addition of over 1,000 jobs to the community. Many of the new jobs required skilled labor, which in turn contributed both to the expansion of the existing businesses and drawing new industry to the city with its readily available pool of workers.

The influx of new residents forced Jackson to leave behind its small town appearance. By 1894, reports noted that a great effort had been made to improve the city's amenities.

Everywhere elegant concrete and stone walks are taking the place of plank walks, and the old tar and asphalt ones are gradually disappearing. Main Street (Michigan Avenue) is superbly paved through its business portion with fire brick; these are being extended, supplanting the old cobble stones. Shade trees are being constantly set and older ones extending their branches so that today, look whichever way you will, the vias and vistas are beautiful, the smooth roadways lined with long stretches of curbing which guard these green-leaved sentinels of pedestrian pleasure, increase the pleasure of driving or cycling (Parish 1894).

One of the greatest innovations brought to Jackson by the end of the nineteenth century was the electric railroad. The first electric streetcar service, the Jackson Street Railway, began in the city in September 1891 (Bohn 1993:127; Meints 1992:92). A series of mishaps marred the first

day of service. The trouble began when the trolley slipped from its overhead wire and snapped up, which severed a telephone line. The severed line fell onto the trolley line causing a fire in a wooden telephone box. A horse-drawn fire truck rushed to the scene, where the live electrical wire fell across one of the horses, killing it instantly (Bohn 1993:127). In spite of the first day problems, the street rail service soon formed a network through the city.

Around the end of the nineteenth and beginning of the twentieth centuries, business people began to work toward making the street car system stretch beyond the city limits. The first interurban service to reach Jackson was constructed by the Hawkes and Angus Company of Detroit (*JCP* 1927a:2-8). The Detroit firm, which already had a line to Ann Arbor, connected that city with Jackson by the fall of 1901 (Bohn 1993:127).

Other interurban lines soon arrived to serve the Jackson community. Among the names associated with interurban travel through Jackson are the Jackson & Suburban Traction Company, the successor firm to the Jackson Street Railway; the Jackson & Adrian Electric Railway; the Jackson and Albion Electric Railway; the Jackson and Ann Arbor Railway; and the Jackson and the Battle Creek Traction Company. Most of these lines were taken over by the Detroit and Chicago Traction Company in 1901, resulting in one company providing service to many of the desired destinations in the region (Meints 1992:58). Although it is unclear exactly when the Detroit and Chicago Traction Company ceased service to the Jackson area, the firm's incorporation was reported as lapsed, indicating they failed to carry out activities required by their charter to continue operation (Meints 1992:33).

One of the major interurbans to operate in Jackson was the Detroit, Jackson & Chicago Railway (DJ&C). Incorporated on January 12, 1907, the company was controlled at the time of its incorporation by the huge firm of the Detroit United Railway (Meints 1992:64). DJ&C also acquired a number of smaller firms that provided service to Jackson. Joining the DJ&C in serving the region was the Michigan United Traction Company (Figure 2.1-3). Incorporated in 1911, the Michigan United Traction Company operated until 1915, when they assigned all of their lines in leases to the Michigan Railway (Meints 1992:112). The two firms, Michigan United Traction Company and Detroit, Jackson & Chicago Ry. shared a car barn near Francis Street constructed in 1911 (Figure 2.1-4) (Schramm et. al. 1988:66).

By the close of the 1920s, the interurban business was over in the city of Jackson. The rise of automobiles and move toward busses for public transportation resulted in the elimination of the earlier transportation mode. While the Michigan United Traction Company reassigned all their leases in 1915, the DJ&C lasted over a decade longer. In 1928 the company was sold to bondholders, then the following February the offices were relocated to Jackson (Meints 1992:64). Operations of the DJ&C ended on September 4, 1929.

2.2 JACKSON BUSINESSES

2.2.1 Commercial History

While the first settlers arrived in what was to become Jackson in 1829 it was not until the following year, 1830, that the first retail business was established in the new community. Located in the residence of W. R. DeLand, at the corner of N. Blackstone and Luther (now W. Pearl), the store featured groceries and dry goods brought by owner Daniel Hogart from Schoharie, New York (*JCP* 1937a:4-12; 1937b:5-2).

Probably due to the small number of settlers at the time, Hogart's sales were small, with most transactions made with members of the local Native American population (*JCP* 1937a:4-12). Hogart certainly recognized the growth potential for his business, since in March, 1831, he began construction of the first frame building in Jackson, on the north side of the public square, to house his business. After changing hands several times in the following years, the original business was the foundation for the firm known as Dwight-Loomis (*JCP* 1937b:5-2). Percy D. Dwight, the grandnephew of the first Dwight to own the business, later erected the Dwight Building at 112 W. Michigan, in honor of his father, David F. Dwight.

In 1833, Jackson's second retail establishment was opened by William E. Perrine and his brother-in-law Charles H. Van Dorn (*JCP* 1937b:5-2). Like Hogart's store, they carried a stock of dry goods and groceries. Although the exact location of the building does not seem to be known, it was located on the south side of Main Street (later Michigan Avenue). The business changed hands in 1837, when purchased by Benjamin W. Rockwell and John G. Wolfey (*JCP* 1937b:5-2). The new owners added a line of pork and butter brought from Monroe. In 1842 Wolfey sold his share of the business, and the name was changed once again to reflect the new ownership, E. S. and B. W. Rockwell.

By the end of the 1830s, the town was growing dramatically, and so was its business center. In 1837 the first store exclusively selling groceries in town was opened on the north side of the public square by Guy C. Gorham (*JCP* 1937b:5-2). About the same time, the first haberdashery was opened on the east side of Grand River by a man named Ford. George H. Gardner opened the first official saloon in 1834 (*JCP* 1937b:5-2). In less than one decade, the population of Jackson had grown to over 1,000 people and included 80 stores.

A report on Jackson prepared in 1837 enumerated the city's amenities as containing a "post office, court-house, jail, banking association, printing office, a druggist's store, a tannery furnace, two saw-mills, a flouring mill with four run of stone, four dry goods stores, eight lawyers and three physicians" (Inter-State 1881:495). Twenty years later, the *State of Michigan Gazetteer and Business Directory* (Lee and Sutherland 1856:134) noted that the village was served by the Michigan Central Railroad and contained a "court house, jail, state penitentiary, several banks, and a fine Union School." The *Gazetteer* followed the general entry with a list of professional and tradesmen extending two full pages. Among the businesses mentioned were boot and shoe stores, physicians, dealers in lumber, foundry and machine shops, booksellers, general stores, saddles and harnesses, masons, chandlers, gunsmiths, saloon keepers, tool manufacturers, grocers, carriage makers, and druggists (Lee and Sutherland 1856:134-136).

In 1880, the principal business offices stores and manufacturing establishments numbered 865, not including the minor houses (Inter-State 1881: 497). By the end of the century, one report indicated that Jackson was the "home of over 400 commercial travelers, and the headquarters of most of the state agencies for the sale of agricultural machinery" (General Welfare Association 1899:4).

The community continued to flourish in the early twentieth century. With a population of 31,433 in 1910, Jackson had become one of Michigan's six cities with populations between 25,000 and 50,000 (Santer 1970:141). The location of the Jackson's commercial district also continued to grow, extending along Main Street and spreading down the cross streets in the heart of the city (Figures 2.2.1-1 and 2.2.1-2). A comparison of commercial activities between 1870 and 1910 revealed major increases in the number of stores. For instance, the 32 grocery stores present in 1870 rose to 114 in 1910 (Santer 1970:170). Some of the changes can probably be attributed to the increase in population, such as the additional 19 wood and coal dealers found in the city in

1910 or the 39 additional real estate agents. Other increases are representative of the advances in technology. Included among these changes are the addition of a bathroom supplier, six sewer pipe merchants, and 16 plumbers (Santer 1970:170).

One of the most stable businesses reflected in the comparisons between nineteenth and twentieth century businesses was that of banking. In 1881, Jackson boasted one national, two state, and two private banking houses. The only National bank in the city was the Peoples' National Bank. Established in 1865, the bank had capital of \$100,000 under the direction of president Henry A. Hayden and cashier John M. Root (Inter-State 1881:430). State banking charters were held by both the Jackson City Bank, organized under State charter in 1865, and the Jackson County Bank, chartered in 1872 (Inter-State 1881:432). Private banking houses in the late nineteenth century included P.B. Loomis & Co., established in 1856, and the Jackson Interest and Deposit Bank, established in 1869 (Inter-State 1881:432).

In 1912, Jackson still was served by five banks, although their number now included one national and four state institutions (*Jackson Citizen Press* 1912:6). Each bank included savings departments among their services. In addition to the traditional banking institutions, the early twentieth century brought six building and loan associations into the community. The banks played several roles in the City of Jackson, some more obvious than others. Of course there was the financial focus of each institution, but they also contributed to the current city skyline. Between 1912 and 1917 the People's National Bank four-story Mansard roofed building was replaced by the one of the first "skyscrapers" constructed in the city (Figures 2.2.1-3 and 2.2.1-4). In 1928 the City Bank and Trust also constructed a soaring new bank tower, now the Jackson City Hall (Figure 2.2.1-5).

The final years of the 1920s saw several mergers take place in the Jackson banking community. First, the Jackson State Savings bank, organized in 1896, merged with the National Union bank on May 4, 1927 (*JCP* 1937c:5-4). Just short of three years later, the oldest bank in the city, Peoples National Bank, also merged with the National Union to form the Union and Peoples National Bank. This new bank embarked on the construction of a new banking house, the 17-story building designed by architect Albert Kahn and constructed by Otto Misch of Detroit and North-Moeller Company of Jackson (Figure 2.2.1-6) (*JCP* 1930b:2-9). The grand new facility opened to the public for the first time on March 29, 1930.

Weakened by the mergers and the slump of 1929, the Union and Peoples National Bank closed for the Michigan bank holiday in 1933, although they had not transacted any business during the entire previous month (*JCP* 1937c:5-4). By then the bank had affiliated itself with a large group of Detroit banks, which failed to reopen after the bank holiday. Among those permanently closed was the Jackson bank, which was still in the process of liquidation over four years later.

The 1930 construction of the Union and Peoples National Bank, which now houses the offices of Jackson County government, was one of the last major construction projects in Jackson's central business district. The commercial center continued to thrive through the 1940s and 1950s, drawing patrons from both the city and the surrounding county. But, like many business districts around the country, by the 1960s, a number of storefronts were standing vacant. This can in part be attributed to the construction of the Paka Plaza (now Jackson Crossing) in 1965, and the 1972 completion of the Westwood Mall at the corner of Michigan and Brown (Deming 1984:76).

In 1964, in an effort to keep shoppers in the downtown, the city reconfigured Michigan Avenue between Blackstone and Mechanic into a mall (*JCP* 1964:1). Named "Progress Place," the mall closed Michigan Avenue to through traffic with the construction of huge planters and relocation

of parking (Figure 2.2.1-7). Although the development of a mall in the area was not originally scheduled to begin until 1968, contributions by business owners in the impacted area prompted the early start of the multi-phase project (Beers 1964:3-1).

By 1972, the merchants were already expressing dissatisfaction with the new street configuration (Winzeler 1977a:A-7). In June 1975 two-way traffic was returned to Michigan Avenue between Jackson and Mechanic, with the eastbound lane opened between Jackson and Blackstone in July of the same year. It took two more years to develop the plan to remove the mall entirely between Jackson and Mechanic streets (Winzeler 1977b:A-7). This plan included rebuilding the street curbs and gutters and installing lighting and greenery. Final approval for the “clean street” plan by the Jackson City Commission came in March 1978 (Piper 1978:A-1).

Ironically, shortly after approving the return of Michigan Avenue to its pre-mall configuration, another mall plan was presented to the city. The new plan, proposed by Ericson Development Company of Los Angeles, called for the complete enclosure of several blocks of Michigan Avenue. The plan would have cost the city millions of dollars, not including the expenditure required to turn Jackson Street into a tunnel from Louis Glick as far south as Greenwood Avenue (Winzeler 1978:A-1, 2). Some of the building removals suggested at the same time as the mall plan in an effort to provide parking have since come to fruition, including the Dwight, Moskin, and Stillman Buildings all once located on Michigan Avenue between Jackson and Mechanic Streets (Piper 1978:A-2).

In 2004, the area defined as the downtown development area, which is slightly larger than the project area for this project, included 66 establishments such as restaurants and retailers; 157 office locations, including medical, government-related, financial/legal, and non-profit/community service-related offices; and 17 manufacturers (Alicia Hoiles, Downtown Projects Manager, Jackson DDA, personal communication, 2004).

2.2.2 Industrial History

The pioneers who settled Jackson were an industrious group of people. Within a year of settling the new community, industrial concerns already included a shoemaker, mill, and a tannery (Inter-State 1881:577). Dr. Oliver Russ was attributed with being the first shoemaker, the mill was under the ownership of Thompson & Bennett, and the tannery was owned by Mills and Prussia. Also of note were the first two mechanics in the community, Josephus Case and John Wickham.

The construction of the saw mill and its associated dam soon attracted additional business to the area. Both a blacksmith and millwright journeyed to Jackson, staying on in the growing community upon completion of the construction project (Santer 1970:55). In spite of the presence of a few skilled laborers, most early settlers were forced to rely on their own abilities to provide the comforts to which they were accustomed. For example, cloth making and repair was left largely to the women, who had hopefully learned the skills before ever venturing west.

Seven years after permanent settlement was established in Jackson, the first flour mills were completed. William and Jerry Ford employed about 50 men to construct their Aetna Mills. The men worked the entire summer of 1836, completing the first race that October. The winter weather stalled the final completion of the mill, which finally opened for operation in July 1837 (Bohn 1993:10).

The construction of the flour mills combined with the arrival of the Michigan Central Railroad in 1841 is attributed with starting Jackson’s first great period of economic growth (Bohn 1993:10).

Small businesses were opened to cater to the growing community, which produced farm tools, wagons, carts, and shoes. As more and more connections were made by the railroad to Jackson, the variety of goods produced also began to expand. The proximity to active railroads for both raw materials and shipment of goods proved a boon to the community.

The growth of industry in Jackson was described by the *Jackson Daily Citizen* in 1889 (*Jackson Daily Citizen [JDC]* 1889a:22): “New factories are locating in Jackson nearly every week in the year. Progress is the watchword.” At the time, a list of over 200 different items manufactured in Jackson appeared in the special “Industrial Edition” of the *JDC*. The variety of items was staggering, and included everything from the mundane to the outrageous. Items on the list of products included ink, saws, files, paint, pipes, spices, cradles, purifiers, balloons, carriages, perfumes, windmills, spectacles, knit goods, hoop skirts, monuments, blank books, corset steels, cider barrels, steam heater, burial caskets, artificial stone, cast steel hoes, portable houses, buckwheat flour, electrical batteries, heating furnaces, iron hitching posts, cigars, furniture, cyclone dust collectors, and plated metallic handles for glassware (*JDC* 1889b:7).

Due to the extensive agricultural lands surrounding Jackson one of the first major industries in the community were flour mills. The first mill, Atena Mills, opened for business in 1837, with the second mill completed a full decade later. Under the ownership of John R. Kennedy, the Kennedy Mill was steam-powered, utilizing one of the first steam engines produced in the nearby Michigan State Prison (Bohn 1993:12). Because of the importance for farmers to have grain milled at a nearby location, the opening of the second mill was greeted with great fanfare. At the event of the Kennedy Mill opening, a local newspaper proclaimed that the new mills would make “Jackson turn out as many barrels of flour as any station on the great thoroughfare from Detroit to Chicago during the present fall” (Bohn 1993:12).

The milling industry and its supporting industries grew over the following decades. In 1872 William Bennett and Charles Knickerbocker opened the Jackson City Mills, considered to be the largest mill in the city (Bohn 1993:12). In 1888, the Eldred Flouring Mill was erected on Clinton Street (now Louis Glick Highway). The Eldred was the last large mill constructed in Jackson.

The presence of the milling industry in Jackson spawned a number of supporting industries, as well. Among the supporting industries were flour mill equipment manufacturers and machinists. One such firm, The George T. Smith Middings Purifier Co., was established in 1879, and produced the equipment needed to produce high quality flour (Inter-State 1881:557).

Numerous small bakeries were located in the city. One of the more famous bakeries was the U. S. Baking Company. Beginning as a small shop, the company eventually erected a factory on W. Pearl Street to produce everything from bread to the “Jaxon” cracker (Bohn 1993:12). The U. S. Baking Company was later purchased by the National Biscuit Company, ultimately becoming Nabisco. Similarities in the appearance between the Jaxon cracker and Nabisco’s Ritz cracker spawned a controversy that the two crackers were really the same (Spangler 1998:A-3). Nabisco historians could trace the company history back to Jackson, but not the cracker recipe.

Another large industry headquartered in Jackson that centered around agriculture was S. M. Isbell & Company. Unlike the mills that handled the grain after harvest, Isbell and his firm provided farmers across the region with seeds. Organized in 1878, the firm originally handled a wide variety of products, but in the late 1880s narrowed their focus to a strict produce and seed business specializing in beans, wool, and apples (*JDC* 1889c:9). In the early twentieth century the firm’s attention to detail was praised “every package of seed placed upon the market by this

firm is the result of scientific experiments worked out in testing gardens by up-to-date specialists in agriculture” (*Jackson Citizen Press* 1912:48).

In addition to the agriculture-based industry in Jackson, the city was known for its corset companys. In 1868, the Bortree Corset Company moved to Jackson County, becoming the first corset company west of New York City. The Bortree Company invented the double corset, which led much of the undergarment industry to expand in the city of Jackson (Santer 1970:129, 158). The Jackson Corset Company was founded in 1884 and became the largest manufacturer of combination corset and waist garments in America. It employed almost 300 people by 1895, when it was said to be the largest manufacturer of combination corset and waist garments in the United States (Deming 1984:41).

A number of smaller corset manufacturers were also located in Jackson. Unique among the firms was the Coronet Corset Manufactory, founded by Mrs. C. A. McGee who patented the Cornet Corset (Inter-State 1881:555). The Cornet Corset factory was opened on March 1, 1880 and initially employed just 10 to 12 workers to produce 10 dozen corsets a day. Along with Coronet, other Jackson based corset manufacturers included The Reliance Corset Company, the Jackson Skirt and Novelty Company, the American Lady Corset Company, the S. H. Camp Company, Kellogg Corset, and the I. M. Dach Company.

The five corset companies located in the city in 1899 more than tripled to sixteen by the early twentieth century (Thoms 1971:46). By 1910, approximately 20 percent of Jackson’s industrial workers were women employed in the corset industry (Figure 2.2.2-1) (Bohn 1993:79). Jackson had become one of the country’s corset production giants. By 1899, approximately one-half of the steel stays produced in the country were made in the city, which had become the main producer of corsets west of Boston (Deming 1984:40). Industries developed to support the corset industry also flourished in Jackson. Paper-covered cardboard boxes, spring steel, and corset and skirt sewing machines were also produced in the city (Santer 1970:159).

The changes in women’s fashions after World War I and advances in materials such as elastics, ultimately were responsible for the demise of most of Jackson’s corset manufacturers. By 1934, by changing their primary production to therapeutic or prosthetic support garments and devices, only two Jackson corset manufacturers, Kellogg Corset Company and the S. H. Camp Company, survived (Deming 1984:40).

Of course, with the presence of the railroad shops and intense interest in the automotive industry in the late nineteenth and early twentieth century, Jackson’s industrial efforts were not limited to agriculture or corsets. Among the earliest industries in the city was the Austin, Tomlinson & Webster Manufacturing Company. The firm, established in 1842, used prison labor as part of their work force in the production of farm wagons (Inter-State 1881:551). Other manufacturing firms such as Withington Cooley and Co., manufacturers of hoes and other farm implements, also required specialized machinery to assist in the production of their metal parts. While a number of Jackson firms, including the 21 automobile firms located in the city between 1901 and 1954 (Bohn 1993:59), concentrated on the products made from the metal parts, a number of shops specialized in making the machines that shaped and cut the metal itself. Among the largest of these firms was the George D. Walcott & Sons Company. Founded in 1881, the Walcott Company was known for supplying Jackson’s manufacturers with the “machines for making machines.” The company did not limit their sales to local manufacturers, but had a customer base stretching from Boston to Georgia (*JDC* 1889d:14).

3.0 ARCHITECTURAL CONTEXTS

From tiny structures to soaring commercial towers, the architectural styles of the City of Jackson's downtown span more than 150 years. While not every building is an example of an identifiable architectural style, many are. To assist the reader in understanding the variety of architectural forms found within the project area, the more prevalent and most distinctive forms are defined and illustrated below.

3.1 ARCHITECTURAL STYLES

3.1.1 Italianate

Although the Italianate style experienced its greatest popularity between 1850 and 1880, almost every city across the country boasts at least one commercial building in this style (Blumenson 1983:37). Italianate commercial buildings utilized many of the architectural forms and details of the residential architecture developed at the same time. Among the most familiar elements associated with the style are the bracketed cornice, tall heavily molded doors, and round or segmental arched windows with hoodmolds (Gordon 1992:86). Advances in technology also furthered the popularity of the Italianate style through developments in cast iron and pressed metal technology. This allowed merchants to have inexpensive ornamentation rather than the traditional carved stone (Poppeliers et al. 1981:20). Examples of the Italianate style can be found at 105 E. Michigan and 225 N. Jackson (Figures 3.1.1-1 and 3.1.1-2).

3.1.2 Romanesque Revival

Inspiration for a number of the architectural styles of the nineteenth century were drawn from the historic buildings of Europe. In the mid-nineteenth century, architects turned to the medieval round-arched style known as Romanesque for inspiration. The resulting Romanesque Revival style was popular in the United States from as early as 1840 through 1900 (Blumenson 1983:43; Gordon 1992:81). Typically featuring masonry construction, the style was most often utilized in the construction of churches, public buildings, and a few industrial buildings. Elements commonly associated with the Romanesque Revival style include the repetitive use of rounded arches to form windows, entrances, and corbel tables (Godfrey 1986:2-9). The horizontal divisions of the buildings were denoted by the placement of belt courses and water tables, while towers, often constructed at differing heights, added vertical elements to the buildings. The First Congregational Church constructed in 1859 is an excellent example of the style (Figure 3.1.2-1).

3.1.3 Late Gothic Revival

The Gothic Revival style experienced several periods of popularity in the United States. The initial popularity occurred from 1850 to 1880 (Godfrey 1986:2-5). Based on English examples,

the style spread across the country through the plan books and publications of Andrew Jackson Downing (Poppeliers et al. 1981:18). During this period, Gothic Revival style was applied to everything from picturesque cottages to stone castles, but in the later phase of the style (1900-1930) it was applied primarily to ecclesiastical, educational, and commercial buildings (Blumenson 1983:31; Gordon 1992:105). In the Late Gothic Revival period, buildings tended to be larger than the earlier buildings, but were also more historically correct in their application. Features associated with this architectural style include the use of smooth brick or ashlar stone walls that are pierced by lancet windows and accented with stone tracery. The later incarnation of the style retained such early Gothic elements as finials and stone buttresses, but the use of detail was restrained (Gordon 1992:105). Pointed stained glass windows were also a popular feature, particularly on the large number of churches constructed in the style. Remodeled in the 1920s, the First United Methodist Church, 275 W. Michigan, is an excellent example of the architectural style (Figure 3.1.3-1).

3.1.4 Richardson Romanesque

Popular in the later years of the nineteenth century, the Richardson Romanesque style follows the examples of Boston architect H. H. Richardson (Gordon 1992:94). Typically of masonry construction, buildings in this style often feature broad roof planes and a select distribution of windows that emphasizes the mass, volume, and scale of the structure (Blumenson 1983:47). Features associated with Richardson Romanesque buildings include heavy rounded arches; rugged masonry construction, either utilizing dark red pressed brick, or rock-faced stone with battered (tapered) lower walls and mortar tinted dark red; thick walls resulting in deep window reveals and cavernous door openings; rock-faced stone piers with cushioned and foliated capitals; short, robust columns; belt courses that emphasize the horizontality of the building; windows with a one-over-one configuration frequently featuring transoms and stone mullions, often placed in pairs or sets of three (Gordon 1992:94; Blumenson 1983:47). An excellent example of the Richardson Romanesque style is found in the Bloomfield Building at 236-244 S. Mechanic (Figure 3.1.4-1).

3.1.5 Neo-Classic Revival

The success of the 1893 Columbian Exposition in Chicago and the 1901 Pan-American Exhibition in San Francisco popularized the Neo-Classical Revival style in the United States (Blumenson 1983:69). Typically the style is based on the post and lintel Grecian forms rather than the arches and vaulted forms associated with Roman architecture, although an eclectic mix of both influences is not uncommon (Gordon 1992:99). Tending toward the large and pretentious, the Neo-Classical Revival style was frequently utilized in public buildings and banks, where the preferred construction material of stone further emphasized the connection to classic building influences. Typical features associated with the style include a basic symmetry and order to the fenestration; use of columns, pilasters and pedimented doorways; full porticos with either Ionic or Corinthian columns and trabeated (using post and lintel construction, often with a full entablature) openings (Gordon 1992:99). The 1907 Masonic Temple located at 157

W. Cortland, designed by noted Jackson architect Claire Allen, is an example of the Neo-Classic Revival form (Figure 3.1.5-1).

3.1.6 Beaux Arts

One of the most recognizable of commercial architectural styles, Beaux Arts, had incredible popularity among elite American architects. A select few who had studied at France's premier design school, the École des Beaux-Arts, passed this design aesthetic on to domestic design schools (Poppliers et al. 1983:66). According to Gordon, it is a formal and academic style "based on principles well suited to the monumental buildings of the early twentieth century, particularly libraries, train stations, and mansions" (Gordon 1992:97). The Beaux Arts style emphasized balance, order, and a progressive hierarchy of spaces with an architectural vocabulary rooted in ancient Greece and Rome. Elements such as arches, cartouches, barrel vaulting, and pastoral scenes are common (McAlester and McAlester 1985:380).

Popularly utilized on public and commercial buildings, the Beaux Arts form is characterized by exuberant embellishment, grandiose scale, and a variety of labor-intensive finishes and often features stone construction and a full portico with either Ionic or Corinthian columns (Blumenson 1983:69). In addition to the grand scale commercial buildings, the style is in evidence in upper class houses across the country. An excellent example of the Beaux-Arts style in downtown Jackson, is the building at 156 W. Michigan, constructed in 1894 to house the Jackson City Bank (Figure 3.1.6-1).

3.1.7 Chicago School

Popular for tall office buildings constructed between 1890 and 1910, the buildings in this style took advantage of technological advances in construction technology (Gordon 1992:96; Poppeliers et al. 1981:33). Constructed with a steel skeleton, these buildings did not rely on the support of thick masonry walls, freeing their architects to design tall structures whose walls were dominated by the windows. Another common feature of Chicago Style buildings is a three-part division of the height, following the base, shaft, and capital configuration of classical order columns (Figure 3.1.7-1) (Gordon 1992:96). Windows of the Chicago School were of two distinctive forms, either projecting as a bay or oriel or in the form identified as the Chicago window (Poppeliers et al. 1981:34). Chicago windows feature a large fixed central pane flanked by two narrow casements for ventilation (Figure 3.1.7-2).

3.1.8 Art Deco/Art Moderne

Art Deco and Art Moderne styles emerged in the early twentieth century in an effort to distinguish modern American architecture from all styles that preceded it. While high forms of both styles were developed separately, design elements of both were borrowed and incorporated into vernacular interpretations. In the Midwest, Art Moderne coincided with and eventually replaced Art Deco in its popularity, creating a functional blend that was most readily applied to

public and commercial buildings (Gordon 1992:114). Design elements include sweptback, curved corners; banded windows of structural glass block; smooth stucco, tile, or masonry wall surfaces; and flat roofs. Details of both styles were also emulated with stylized ornament or lettering and the use of stainless steel or alloy doors. Examples of the Art Deco style can be found in both the 1922 F. W. Woolworth Co. building (American 1 Credit Union/Economy Art and Framing) at 143-145 W. Michigan and the 1938 Woolworth building (Friend of the Court), at 165 W. Michigan (Figure 3.1.8-1 and 3.1.8-2). The North Construction building at 401 N. Jackson is an example of the Art Moderne style (Figure 3.1.8-3).

3.1.9 Vernacular Commercial Forms

Like residential architecture, commercial buildings frequently can not be assigned style names. These structures tend to be astylistic and lack any discernable features to link the building with an identified style. Unfortunately, no known body of work identifies commercial buildings based on form. As a result, vernacular vocabulary similar to that developed over time for residential and farm structures, is lacking.

For the purposes of this survey, buildings that lack stylistic features are noted as “commercial” and attributed a time period of construction. Thus, the term “late nineteenth century commercial” indicates a simply constructed building built in the closing decades of the nineteenth century. In Jackson’s commercial district, these buildings are predominately of masonry construction, although frame examples are located in the outlying areas of the community. Examples of the late nineteenth century commercial can be seen in Figure 3.1.9-1 with early twentieth century commercial shown in Figure 3.1.9-2.

In a few instances, the building has had a skin of material applied to the surface of the original building, hiding any identifying historic features. These buildings are referred to in this report as Unknown. An example of this circumstance is found on the building located at 111 E. Michigan Avenue (Figure 3.1.9-3).

3.2 ARCHITECTS AND BUILDERS

Unfortunately little information is known about most of the architects or builders for many of the early downtown Jackson buildings. In 1856, only one firm in Jackson, Hubbell and Langdon, recorded their business in the *State of Michigan Gazetteer and Business Directory* as builders and contractors (Lee and Sutherland 1856:134-136). No listing was found for an architect, but four listings for building trades were identified. These firms included a dealer in lumber, Joseph Beebe; painters and glaziers, Ossian Cobb and Guy Cobb; and J. E. Hayes, mason (Lee and Sutherland 1856:134-135).

Just four years later, the number of individuals involved in the building trades had grown. John George was listed as the owner of a brick yard, with B. Carson, T. E. Hayes, and B. Mosher each noted as either bricklayers or masons (Hawes 1860:201-205). Two lumber yards were located in

the city under the ownership of Haight & Wells and I. L. Harrison. J. R. Lewis owned a planing mill, sash, door and blind factory, as well as working as a carpenter and builder. Others listed as carpenter and builders were William Green, N. Hubbell, and Isaac Osgood (Hawes 1860:201-205). By 1880, federal census records indicate that Isaac Osgood was calling himself an architect and builder, which is corroborated by the fact that the 1885 Reynolds Block is credited to him as architect (Ancestry.com 2004).

Several noted architects and builders did work in Jackson during the twentieth century. Both Claire Allen, of Jackson, and Detroit-based Albert Kahn have at least one building within the project area attributed to them. More prolific was North Construction, the company responsible for a number of the buildings in Jackson, including the downtown area.

3.2.1 Claire Allen, Architect

Among the most prolific of Michigan architects has to be Claire Allen (Figure 3.2.1-1). In 1940, when the School of Architecture at the University of Michigan was compiling a history of Michigan architecture, they approached Allen for a list of his work to be included in the volume. By his own admission, Allen indicated that he had done “so many buildings throughout the United States that he couldn’t begin to remember them all, nor enumerate them” (Abbott 1996).

Born in Pontiac, Michigan in 1853, Allen and his family moved several times during his childhood. At the age of 11, Allen and his family settled on a farm near Ionia (Abbott 1996). At the age of 18 Allen designed and took on the construction of the family home at Berlin, Michigan. This job was finished when he was 21 years old, and launched his career as a contractor and builder. Among these early projects undertaken in the early part of his career were the construction of the Ionia County Court House; a school in Dexter, Michigan; the Belding Brothers silk mills; as well as numerous houses in Belding and Ionia (Abbott 1996).

In 1890 Allen was approached by several wealthy business men, and asked to move to Jackson and open architectural offices. Once the move to Jackson was complete, Allen’s career took on an entirely new scope, moving from local projects to those around the state and country. Allen summarized his career saying:

I have designed a good many court houses, jails, Carnegie libraries, hotels, office buildings, large residence, many factories. I was Architect for Belding Brothers building, some ten large ones, three of them silk mills, a hotel, a large refrigerator factory, etc. Designed many school buildings, one at Calfax Stat of Washington fifty years ago. A large building in Fort Madison for Bank-Post Office, stores and Masonic Temple also three large residences at the same place of these residences of marble. Designed the Glazier office building, also the Armory at Ann Arbor (Abbott 1996).

Constructed in a variety of architectural styles, Jackson Historic District Commission member John Schaub once noted that the buildings designed by Allen are characterized by their “unusually fine and unusually detailed architecture” (Overeiner 1996:A-3). While only a few buildings include written verification of their association with Claire Allen, a number of Jackson buildings have been attributed as his work. Among those buildings designed by Allen are the old post office (now part of the new Consumers Energy complex); the Ionia Building, townhouses on Michigan Avenue; the Jackson City Bank building (now known as the Perlos Building at 156 W. Michigan; Figure 3.1.6-1), Trinity United Methodist Church, Greenwood Avenue; and the former Masonic Temple on W. Cortland Street (Figure 3.1.5-1; Abbott 1996).

3.2.2 Albert Kahn, Architect

Born in Rhaunen, Germany, Kahn was the eldest child in his large family. His father, a rabbi, hoped for a better life in the new world and moved his entire family to Detroit in 1880 (Ferry 1970:8). Albert dreamed of a life as an artist, but due to partial color-blindness, this avenue seemed closed to him. Through a series of fortunate circumstances, Kahn was trained by some of the leading architects and artists practicing in Detroit in the late nineteenth century, including John Scott, Julius Melchers, and the architectural office of Mason and Rice (Ferry 1970:8).

Albert left Mason and Rice in 1896, and after a few years as a partner in a small architectural firm, began his solo career in 1902 (Ferry 1970:10). Over the next forty years, Kahn developed a reputation as an innovative architect able to work with classic designs as well as produce buildings that utilized the latest technological advances. Residential, institutional, public, and industrial buildings were all products of his prolific office. Included in Kahn’s portfolio are such notable buildings as the Edsel and Eleanor Ford House in Grosse Pointe Shores; Hill Auditorium, University of Michigan; Casino, Belle Island Park, Detroit; and the Dodge Half-Ton Truck Plant, Warren, Michigan (Eckert 1993:116, 145, 109, and 176). In Jackson, Kahn was responsible for the designs of the 1927 Consumers Energy Building at 212-222 W. Michigan (the original brick building was subsequently covered with a stone skin), the Reynolds Building (Blake Building) at 180 W. Michigan, and the Union and Peoples National Bank (Jackson County Building) at 120 W. Michigan (Figures 3.2.2-1, 3.2.2-2, 3.2.2-3 and 3.2.2-4).

3.2.3 North Construction Company, Builders

One of the most prolific building firms in Michigan, North Construction, is centered in Jackson. Established in 1885 by George M. North Sr., the firm operated for over 100 years, entirely as a family owned business (North Construction Company 1985). Adding the name of major business partners, the firm has operated variously as North Radcliffe Co., North Bradshaw, North Griffin Co., and North Moller Co. Although the name of the firm has varied, the company has never strayed from its stress on construction and engineering excellence, never failing to complete a construction project. Most of the North Construction Co. projects were centered in Jackson and south-central Michigan, however, they also under took projects in Traverse City, Saline, Ann Arbor, Three Rivers, Chelsea, and Dexter. Post Office buildings were constructed

by them in Jackson and Port Huron, Michigan; and also locations as far away as Lawrenceville, Illinois; Trenton, Missouri; and Merced and Redlands, California.

Typically architects' names tend to be associated with buildings, however, the North Construction Company was responsible for many of Jackson's landmarks. The company undertook a variety of projects such as school buildings, shopping centers, and retail stores; restaurants, office buildings, hospitals and nursing homes; public buildings and institutions; sewage plants and factory complexes, and luxury homes (North Construction Company 1985). Among their City of Jackson projects are the Michigan Theatre (Figure 3.2.3-1), Jackson Citizen Patriot building, Union and People's National Bank of Jackson (now Jackson County Building), Jackson Elks Club (now Jackson County Court House), Otsego Hotel, Sparks Foundation Cascades, Sparks Cascades Club House, Queens Church and Elementary School, and Adams Hotel (Figure 3.2.3-2).

4.0 BUILDING DESCRIPTIONS AND HISTORIES

4.1 PREVIOUSLY LISTED BUILDINGS

Eleven properties within the study area were previously determined to be of historic or architectural significance, and are listed on the State Register of Historic Sites (SRHS), National Register of Historic Places (NRHP), and/or designated as a Jackson Local Historic District. Due to their previous recognition, it was determined that, with the exception of the Masonic Temple, no further research would be carried out on these structures. A list of previously documented or listed properties is presented in Table 4.1-1.

Table 4.1-1 Previously Surveyed Properties

Name	Address	Type of Listing	Date Listed
First Congregational Church	120 N. Jackson	SRHS	1987
Michigan Theater	124 N. Mechanic	SRHS	1979
		NRHP	1980
		Jackson Historic District	September 8, 1992
Unique Clothing/Jackson Gas Company	227-229 S. Mechanic	Jackson Historic District	February 13, 2001
Stone Post Office	125 N. Jackson	SRHS	1971
		NRHP	1972
		Jackson Historic District	September 8, 1992
Michigan Central Depot	501 E. Michigan	NRHP	2002
		Jackson Historic District	September 8, 1992
Horace Ismon Building	171 W. Michigan	SRHS	1997
Jackson District Library-Carnegie Branch	244 W. Michigan	SRHS	1979
		NRHP	1980
		Jackson Historic District	September 8, 1992
First United Methodist Church	275 W. Michigan	Jackson Historic District	September 8, 1992
Masonic Temple	157 W. Cortland	Jackson Historic District	September 8, 1992
W. E. Reynolds Block	149-151 W. Michigan	Jackson Historic District	September 8, 1992
Railroad Express Building	901 Elizabeth	Jackson Historic District	February 25, 2003

4.2 PROJECT AREA BUILDINGS

In the survey of the project area, CCRG determined that 114 properties were over the minimum age of 50 and therefore subject to evaluation as part of the project. Although just 114 individual buildings, they represent approximately 130 storefronts and include an untold number of mixed commercial/residential tenants. These properties were initially surveyed to determine which would be subject to intensive level investigation.

Appendix A presents information on each of the properties within the project boundaries that were at least 50 years old. Information provided in Appendix A includes building address and City of Jackson stencil or unique parcel identifier. Also provided are the current business name, original or historic business name (when available), date of construction, and architectural style. Finally, any additional comments including information on architect/builder, known dates of

alterations, and any historic designations were provided in the comment column of the table. Images of the buildings included in Appendix A are presented in Appendix B. In addition to being labeled with the appropriate street address these images are keyed with a photo number to the table in Appendix A.

Street addresses in Jackson have been reassigned several times through the course of time. The largest street address reassignment occurred in 1922, when numbers were assigned using a consecutive single system to ease the burden of the postal system. The renumbering of buildings prior to 1922 appears to have been done frequently, with the same building often being associated with three or four street addresses over time.

The street address is further complicated for multiple address properties. These properties are single buildings, but may include two, three, or more, storefronts. Historically many of these buildings had a name such as Bloomfield Block or Fox Block, typically used to indicate the location of the business rather than listing a street number. Multiple address buildings are indicated on the table, with any known common building name indicated when possible. Every effort has been made to identify individual store/business owners at least for the street-level business for the multiple address properties.

In the areas included in a Polk City Directory, property owner identification was an easy business. Much like the telephone book, or a cross-reference book, the Polk directories includes sections with the property owner's or resident's name and occupation. In the same section is information on businesses, which for larger businesses include owner's names and the type of business. Another section of the directory was a precursor to the "yellow pages" of today, with advertisements taken out by paid subscribers and arranged according to the type of business. For large survey projects, the most useful section of the directory is a street listing, by address, of each building including the occupant's name. For multi-story office towers, this section of the directory included the same information for each room. Unfortunately, although the Polk City Directories published for Jackson extend back into the 1870s, the street listings did not begin until 1917. Prior to this date, determination of who occupied a building depends largely knowing who was there and simply confirming that information in the general listings of the directory.

Fortunately a number of other sources are available to assist in placing building dates close to the actual construction date. These include the Sanborn Map Company Fire Insurance Atlases, publications such as local histories and newspaper articles, and historic photographs. Additionally, knowledge of architectural styles and their period of popularity can assist in establishing an approximate date range for a building. While there can be some success found in the property chain-of-title, this information follows the land, not necessarily the building. Therefore, even changes in land value can only really substantiate known information on the building construction dates, and not necessarily determine the construction of a building.

4.3 BUILDINGS SELECTED FOR INTENSIVE LEVEL SURVEY

As part of the survey project, a selection committee consisting of representatives of the HDC and DILSSC, SHPO, and CCRG identified 25 buildings for intensive level survey. Each of the selected buildings retains a high level of architectural integrity, although exceptions were made for those buildings with recognized historic significance. Rather than including random buildings from across the study area, the committee selected buildings in a concentrated area (Figure 4.3-1).

Two areas of preservation concern are the Partnership Park area at the south end of Mechanic Street and the Artspace Armory Park Arts Project at the north end (see Figure 4.3-1). Further, the fact that several buildings on the street are currently either listed on the NRHP or are designated as a local historic district (Michigan Theatre at 124 N Mechanic and the site of the Jackson Gas Company store at 227-229 S. Mechanic), focused attention on the buildings on this street. Additional selected buildings included those that are in areas that may need protection in the future, or are currently the focus of redevelopment.

The text below presents the historic background information gathered as well as a brief architectural description of each of the 25 properties selected for intensive level survey. Properties are arranged in alphabetical order based on street name then numerically from lowest number address to highest. In the case of the buildings with two street addresses, both addresses are indicated and they are placed in order based on the north/south street (i.e., 201-215 Calhoun/414 N. Jackson, is found under N. Jackson).

4.3.1 146 W. Cortland

History

The telephone industry came early to Jackson. The original service was a one-cell mechanism located in the “old Reynolds building” (*JCP* 1937d:12-8). The primitive system so impressed the superintendent of the Jackson telegraph office of the Michigan Central Railroad that Jackson was the first city in Michigan to install a telephone exchange. As expected, the initial participation in the new invention was limited with just 12 subscribers joining the official telephone service in the community.

In 1882 the Michigan Bell Telephone Company took over the equipment of the original telephone company, and began to expand the system. By 1883 telephone lines stretched from Jackson to Ann Arbor with further growth the following year to Adrian, Hillsdale and Lansing (*JCP* 1937d:12-8). At that point, the number of telephone subscribers had grown from the original 12 to 360 in Jackson alone.

The tremendous growth in the company was also impacting the offices of the firm. The original sewing machine base was hung with wires that stretched around the Reynolds building. To solve the problem, the firm constructed a one-story structure at 146 W. Cortland Street in 1895 (*JCP*

1937d:12-8). Three years later, with a total of 1,869 subscribers, the offices again proved to small, and a second story was erected on their Cortland Street offices (Figure 4.3.1-1).

Michigan Bell Telephone Company continued to grow and fight off its competitors. In the early years of the twentieth century the Citizens' Telephone Company based in Grand Rapids came to Jackson (*JCP* 1937d:12-8). With offices situated across the street from Michigan Bell, the competition between the two firms was fierce. In 1924 Bell won the Jackson telephone market when it absorbed the Citizens' properties and 1,760 subscribers. This move once again stressed the capacity of their Cortland street offices. Finally, in 1927, Bell Telephone erected a new \$1,500,000 building at the corner of S. Jackson and Washington Streets.

The W. Cortland street offices did not remain empty long. In the early 1930s, the building was the home of The Nieralumin Co. that specialized in aluminum alloys (Polk 1932:439; 1935:456). In 1939 the building was noted in the city directories as vacant. In the 1940s the building became the Knights of Columbus (KofC) Hall (Polk 1939:406;1942:401). For over 40 years the K of C Club and K of C Jackson Council No. 609 made the elegant building their home (Flory 1987:1). Since 1984 the building has had a number of residents. Currently, US Com, an international telecommunications systems installations company, has their headquarters in the building (Figure 4.3.1-2).

Description

Two stories tall, the rectangular brick and stone building is located on the north side of Cortland, just east of N. Jackson. Once the easternmost building in a row of buildings, the west facade of the building continues to show evidence of its connections to the adjacent structures.

Constructed in the Richardson Romanesque style, the building features a series of three graceful rounded brick arches across its first floor facade. Each arch is constructed with brick voussoirs several courses wide and arranged to create a saw-tooth pattern around the inner aspect of the arch. The arches rise from pier capitals adorned with carved faces and acanthus leaves. Further defining each arch is a simple raised rib following the contour of the associated arch.

The western fenestration bay of the first floor includes an ornate grill above the opening for the recessed pair of entry doors. The adjacent arched opening is filled by a set of three windows with a single broad window filling the final arched bay. The upper floor is also divided into three fenestration bays. Single windows form each outer bay with a pair of windows constituting the center bay. The two windows of the center bay are separated by a pair of engaged collonettes. Large square transom windows rise above each of the upper story windows to complete the building's front facade fenestration. Additional detailing includes rough hewn stone belt courses placed below each row of windows, a dentil course below the second story windows, ornamental bricks outlining each upper window, and a cornice defined by vertical recesses across the width of the building.

4.3.2 157 W. Cortland

History

The history of the Masons in Jackson is almost as old as the city itself. The first lodge in the area was located in the Village of Brooklyn in 1838 (Inter-State 1881:523). After moving to Napoleon for a few years, the lodge returned to Brooklyn once again. In 1845 the Grand Lodge of Michigan granted a charter to St. John's Lodge, No. 3, in Jackson village (Inter-State 1881:524). Members quickly abandoned the Brooklyn lodge in favor of the new Jackson group, eventually forcing the disbandment of the Brooklyn lodge all together.

In spite of the nature of the organization, in 1847, discord among its members resulted in disbanding the St. John's Lodge, No. 3. Those still interested in maintaining a Masonic Lodge in Jackson quickly went to work petitioning for and obtaining a new charter. On January 4, 1848, a charter was granted to the new organization under the title of Jackson Lodge, No. 17 (Inter-State 1881:524). In January, 1852 a second lodge was granted to the city of Jackson, the Michigan Lodge, No. 50 (Inter-State 1881:525).

Initially each lodge secured its own meeting locations, moving as needed to accommodate their growing numbers. In 1853 each of the Masonic bodies of Jackson agreed to share a new hall at the corner of Main (Michigan) and Jackson streets (Inter-State 1881:525). The growing number of members over the next 50 years resulted in at least two more moves before 1881.

By the opening years of the twentieth century, it became clear that the growing number of Masons in Jackson could not be accommodated in their rented quarters. As the membership grew, so did the need for a building of their own, one dedicated exclusively to the needs of the Masonry (*JCP* 1927b:10-1). Finally, when faced with losing their lodge locations in 1903, the Masonic Temple Association was formed for the express purpose of erecting a new building (Abbott 1996:39). Members of the association board included C. E. Ulrickson, secretary; A. J. Weatherwax, Alvah Traver; Thomas Williams; Wesley Sears, president; Sam Winchester, vice president; and Fred J. Helmer, treasurer. The task before the association board was substantial, since architect Claire Allen was hired for the project and the construction cost was estimated to be \$47,998.00 (Mastermason.com 2004).

The ensuing fund raising campaign culminated on April 25, 1907, when the cornerstone was placed for the new Masonic Temple on Cortland Street (Mastermason.com 2004). To celebrate the event a parade featuring both Jackson lodges (No. 17 and 50) along with nine Commandry Units was held. The parade also included the Jackson Guard, Withington Guard, Boo's Band and a platoon of police (Mastermason.com 2004).

The new temple on Cortland street served as a meeting and gathering place for the Masons and the Jackson community for a number of years (Figure 4.3.2-1). The temple frequently hosted social gatherings in their ballroom. In 1921, the temple doors were opened to the congregation

of the First United Methodist Church who held their services in there while their own building was undergoing construction (Rev. R. Richard Erickson, First United Methodist Church file, Jackson Historic District Commission files, Jackson, Michigan).

In the late 1960s a three-year plan was implemented by the Masons to renovate the aging temple building. Among work completed under the \$90,000 renovation were repair of the roof, renovation of the kitchen, and installation of a new boiler (Dembosky 1972:18). Although the number of members in the local lodges was dwindling, the building was utilized for ten different lodges including an Order of Rainbow Girls and the Jackson Chapter of the Order of DeMolay.

By the late 1980s, with continuing decline in the fraternal organization's membership, the huge Cortland Street building proved to be too much for the Jackson lodges. Actually, the large size of the building had become a problem by the early 1960s, but was solved, in part, by renting a portion of the building to neighboring Vermeulen Furniture store (Flory 1987:A-1). So, when it became clear the Masons needed to leave their temple behind, it was with great relief that they were able to sell the building to Vermeulen's. Although the furniture store had no definite plans for the building at the time of its purchase, there was no intention of tearing it down (Flory 1987:A-1). Only modest alterations have been made to the exterior of the building since its construction in 1907. On September 8, 1992, in recognition of its status as one of the magnificent buildings designed by Claire Allen, the former Masonic Temple has received recognition from the City of Jackson when it was made a local historic district.

Description

The three-story brick and stone building is located on the south side of Cortland Street, east of N. Jackson (Figure 4.3.2-2). Essentially rectangular in form, the building is placed with its long side parallel to the nearby street. The utilization of the Neo-Classic Revival style permitted architect Claire Allen to divide the front facade into three distinct sections to create visual interest. The symmetrical design features a slightly projecting three-bay wide section at each end of the north facade, separated by a pilastered arcade. The distinction in each of the building segments is carried up above the cornice with the suggestion of a low triangular pediment above the end sections of the facade separated by a low wall of alternating brick and balustrade sections over the center section.

Further attention is drawn to the building's end sections by the presence of an ornate, broken pedimented entry. Fenestration is also utilized to differentiate between the entry pavilions and center section of the structure. Three bays wide, the entry pavilion windows are placed in pairs. The double hung windows include a smaller upper sash divided into six lights over a single light lower sash. A flat stone hood stretches across the paired windows. Window hoods on the first floor consists of five alternating projecting and recessed sections. Upper story windows in the entry pavilion are straight, but suggest an arched opening through a projecting center keystone.

The center portion of the front facade is evenly divided by four fenestration bays. Each bay consists of paired windows marking the story level. Windows in this section also are double hung with a six-over-twelve configuration. The exception to this configuration are the third story windows which have a pair of nine-light windows topped by an ornate semi-circular arched window. Flanking each fenestration bay are Corinthian capital pilasters. Horizontal definition is provided on the brick building through the use of a stone watertable, a stone balustrade below each window bay in the center section, projecting belt courses below the third story windows on the end sections of the building, and the wide dentilated and corbeled fascia below the slightly projecting cornice.

4.3.3 102 and 104-106 Francis

History

In 1865, the Hibbard House, Jackson's first large hotel building, was constructed at the southwest corner of Main (now Michigan) and Francis Street (Sands 1998:A-3). The original owner of the hotel, Daniel B. Hibbard, was well known as a financial magnate who operated a stage coach line between Detroit and Lansing. Constructed at a cost of \$20,000, the four story hotel boasted 125 rooms, as well as a large lobby and modern billiard room (Figure 4.3.3-1) (Sands 1998:A-3).

As time passed, the reputation of the Hibbard House grew. By the end of the nineteenth century, the hotel was considered one of the most "elegant hostries in the entire midwest" (City Bank and Trust Company Advertisement, "Buildings" Vertical File, Jackson District Library-Carnegie Branch, Jackson, Michigan). The hotel had become a famous stopping-off place for travelers between Detroit and Chicago, who admired the luxurious rooms and services available. Serving more than just the traveling public, the hotel, famous for its cuisine, also was the site of numerous local celebrations.

By the end of the nineteenth, the Hibbard House, had lost some of its appeal. In 1895, a report on the hotel noted that the building, under the management of Henry Hayden, then included 230 rooms (Michigan Central Railroad 1895:32). While the building still featured "all the modern improvements," including steam heat, the addition of over 100 rooms must have impacted the building tremendously. In spite of the glowing report on the state of the Hibbard House Hotel, in 1901 the building was razed to make way for a bigger and better hotel (Sands 1998:A-3).

Work began almost immediately on the new hotel, but it was not until early 1904 that reports on the new 129-room hotel began to appear in local newspapers (Figure 4.3.3-2). Reputed to be the "best hotel building outside of Detroit," the new hotel known as the Otsego, was designed by Mr. Malcomson and erected under the watchful eye of building superintendent Mr. Barr (*Saturday Evening Star* [SES] 1904:1).

Like the Hibbard House, the new hotel included two entrances, with the primary entry located on Francis Street and a second situated on Main Street (*JDC* 1904:3). The new building was five full stories with a small sixth floor that included 15 rooms designed for the female help (*SES* 1904:1). Tons of steel were used in the new building, in part to assure that the disaster that occurred during construction when one worker died after a portion of the building failed, would not happen again. The constant concern of fire was also addressed in the new hotel that claimed “from the cellar to roof, the building is fireproof” (*SES* 1904:1). Hotel owners and promoters further claimed that the only combustible material used has been in window-sashes and doors.

Among the amenities in the new hotel were features such as a main lobby, grill room, bar room, billiard room, barber shop, baggage room, dinning rooms (both public and private), and both passenger and freight elevators (*SES* 1904:1). Counter to what was regarded a “plain outside,” interior finishes were quite extravagant. Walls of the main lobby featured marble wainscot, and the parlor walls boasted silk. The second floor of the building, called the “handsomest in the hotel,” was entirely mahogany in public areas as well as in the more elaborate of rooms found on the floor. Even the service areas were well appointed, with the large kitchen described as “airly, well-lighted room..equipped with more culinary devices than the uninitiated imagined to exist. There are, of course, big ranges and ovens. But who ever heard of an automatic egg-boiler?” (*SES* 1904:1).

Thirty-five hotel rooms were located on both third and fourth floor of the new hotel (*SES* 1904:1). While more modestly decorated than the second floor rooms, each boasted a bathtub and plenty of closet space. The building’s fifth floor was dedicated to the traveling man, and included “large light sample rooms where he can display his wares.” Also featured on the fifth floor was a small hall designed for gatherings such as committee meetings and small parties.

Like its predecessor, the Hibbard House, the new Otsego Hotel provided numerous benefits to the local community. Some of these benefits came even before the building opened for business, when the furniture was purchased from local firm Gallup & Lewis, “the largest bill of furniture ever sold in the city” (*SES* 1904:1). Also benefitting from the new hotel was local merchant L. H. Field, who provided thousands of yards of carpeting.

Approximately three years after the demolition of the Hibbard House Hotel, the new Otsego Hotel opened for business on March 15, 1904 (*SES* 1904:1). In spite of the number of improvements provided by the new building, it must have soon become apparent that changes were needed. By August 1918, local papers reported that the \$40,000 of improvements were finished (*Jackson News [JN]*1918:8). The improvements replaced many of the worn finishes in the hotel, but also included larger changes. The front entrance was moved slightly to the south to accommodate a new public toilet and ladies reception room, the kitchen was upgraded, the passenger elevator replaced, and the old dining room converted into a large banquet room and convention hall able to seat up to 300 people (*JN* 1918:8). The increased seating capacity was important to the hotel due to the growing number of conventions being held in Jackson, with the prospect of even more in the future.

Hindering the full expansion plans for the hotel were the shortages caused by World War I. The *Jackson News* article promised readers “when the war is over, a new eight-story addition will be erected adjoining it to the south...Shortage of steel prevents the building of this addition this year” (*JN* 1918:8). In 1929, the promised addition to the hotel finally was completed (Figure 4.3.3-3). A full six stories tall, the new addition increased Otsego Hotel rooms to 210, making it the largest hotel in the city (*JCP* 1937e:14).

The Otsego Hotel changed hands a number of times over the years but continued to function as a hotel until the 1970s. In 1972, then owner Lyle J. Miller of Jackson, sold the building for a reported price of \$187,000 to the New Tribes Mission (Atkin 1972:1). While the change in ownership closed the hotel to the general public, the building continued to provide housing for both students and faculty of the Woodworth, Wisconsin based non-profit, non-denominational organization that trains students as fundamentalist missionaries. In addition to the housing function of the building, New Tribes Mission planned to provide classroom space with future plans for the building to serve as a retirement home for former missionaries (Atkin 1972:1).

New Tribes Mission remained in the Otsego Hotel just about eight years. In 1975, the organization purchased the former East Intermediate school building at 1210 E. Michigan Avenue, and gradually began moving the school to their new location (Deming 1980:A-1). By the end of 1980 a new plan for the building was in place. The plan was to convert the classrooms and living quarters for missionaries in training to a 75-unit apartment building for the elderly. Unfortunately, as part of this conversion, just about everything that could be removed from the building was sold. This not only included light fixtures, marble counter tops, and a wide variety of furniture, but 48- and 49-star flags and huge photographs of the Cascades, probably taken about the time they opened (Deming 1980:A-1).

In July, 1981, funding from both the Michigan State Housing Development Authority (MSHDA) and the Economic Development Corporation (EDC) was finally in place for the renovation of the Otsego. The Jackson-based construction team included architects, Dabbert & Fleming and contractor Normco Construction (Miller 1981:A-6).

Today the Otsego continues to serve as housing, with most of its once busy store fronts incorporated into the main building (Figure 4.3.3-4). In addition to the Otsego Apartments, the south addition on Francis Street is the location of Great Northern Sentry, a private security and investigative services firm (Figure 4.3.3-5).

Description

Located at the southwest corner of E. Michigan and Francis Street, the original portion of the Otsego Hotel (Figure 4.3.3-4) is a five-story building; featuring a short angled wall at its northeast corner that creates an optical illusion that the building is much larger than its actual size. Set at 45 degree angles from the short angled wall, the walls along E. Michigan and Francis

are each divided into five major fenestration bays, which extend the height of the structure. Each upper floor fenestration bay includes a pair of double hung windows. Windows on the second through fourth floor are placed in a segmental arched opening with a solid spandrel filling the area between the window frame and arched opening. The top floor windows are much simpler in their presentation, lacking the arch detail. An additional window is placed slightly higher on the wall than the paired windows and situated between the first and second and fourth and fifth bays on each building. Windows on the angled wall include a pair of double hung windows in an arched opening at the center of the wall, with a narrower window situated on each side.

The exterior walls at street level are divided into sections by pilasters, each with a recessed panel to create the impression of height. Between each pilaster, each space has a half wall of brick topped by large plate glass windows and solid spandrels. A rectangular flat awning is suspended from chains anchored between the second story windows on the building's east facade. This awning marks the main entrance into the building.

Deceptively simple in its appearance, the building's understated elegance is evident in its numerous details. Bricks slightly darker than those forming the exterior walls are placed to highlight the architectural details of the building, including framing windows and forming quoins at each building corner. The same darker brick frames the entire fenestration pattern on the angled wall, giving an illusion of depth. A brick belt course runs between the first and second story windows, with a second belt course immediately below the fifth story windows. Bricks are also laid to create panels between each pair of windows at the top story. A simple corbeled cornice extends across the east, north, and angled walls of the building.

Although constructed as part of the Otsego Hotel, the portion of the building at 104-106 Francis (Figure 4.3.3-5) is visually distinct from the original structure. The six-story building has stone cladding on the first and second floors of its front, east, facade. Upper floors are clad with cream brick, while the side and rear walls are sheathed with painted brick. The front facade of the building is divided into four major fenestration bays, defined by fluted pilasters in the stone portion of the facade. Like the main building, the street level storefronts consist of stone partial walls below large plate glass windows. Plate glass entry doors are situated in the center two storefronts. Three single windows are evenly spaced across each fenestration bay on the second story. This same pattern extends up the outer fenestration bays of the building's east facade. Only two windows are utilized in each of the two center fenestration bays. In addition to ornate carved cartouche and swags above the second story windows, detailed carving fills a belt course between the second and third stories, and is utilized on small stone panels set above the sixth story windows.

4.3.4 134-136-138 Francis

History

Constructed ca. 1925, the first known businesses in the small triple store front building occurred in 1925 (Polk 1925:516). Original building tenants include Alma Jelmeyer, who operated a restaurant in the northern space, the Detroit Auto Club, Jackson branch and the Detroit Auto International Insurance Exchange who shared the center space, and Van Ness Pharmacy filling the southern-most store front (Polk 1925:516). Although the space was small, the businesses were in a prime location next door to the Otsego Hotel.

In spite of the prime location of the storefronts, businesses in the building have changed frequently. By the early 1930s, both the restaurant and Detroit Auto Club had relocated, with the Gathmann Sales Co. (radios and refrigerator sales) and the Michigan Industrial Loan Corporation filling their vacated sites (Polk 1932:450). By 1935 the storefront at 134 Francis had lost its tenant again, and was vacant when the city directory was prepared (Polk 1935:468). At the end of the decade the storefront was once again noted as vacant (Polk 1939:418). The only consistent tenant in the building through the 1930s was Van Ness Pharmacy, who occupied 138 Francis (Polk 1939:418).

One interesting thing that did happen in the building during the late 1930s is that two of the storefronts appear to share their space with a second tenant. While 134 Francis remained vacant that year, the storefront at 136 Francis housed both the Michigan Industrial Loan Corp and the office of Alvin T. Darling (Polk 1939:418). A slightly more unusual pairing occurred in the storefront at 138 Francis. This storefront was primarily occupied by the Van Ness Pharmacy but added Glen M. Jacobs, a sports promoter, as a second listed tenant (Polk 1939:418)

In the 1940s, the number of tenants who occupied a portion of the building continued to rise. By 1942, the Van Ness Pharmacy had finally departed from the building it occupied for over 15 years (Polk 1942:412). The departure of the pharmacy left the storefront at 138 Francis vacant. Occupying the remaining storefronts were the Sunny Islanders Music Store and School at 134 Francis and the State Farm Insurance Agency at 136 Francis (Polk 1942:412). The insurance agency retained its Francis street location for at least four years, but the flanking storefronts changed again by 1946. The Otsego Beauty Shop was located in 134 Francis in 1946 while the LaSalle Electric and Mill Supply Company filled the storefront at 138 Francis (Polk 1946:477).

The final year of the first half of the twentieth century once again found the small storefronts with new tenants. An office supply company, R. P. Lewis Co., along with Ditto Inc. occupied the store at 134 Francis (Polk 1949:473). Koch Typewriter & Supply, that had occupied a storefront on W. Pearl for years, moved to 136 Francis. Sharing Koch's space was the Standish Insurance Agency, while 138 Francis was unoccupied (Polk 1949:473).

The Koch Typewriter & Supply Company remained at the same location well into the 1950s, but the surrounding businesses once again changed by 1954 (Polk 1956:619). The storefront at 134 Francis was home to the investment firm known as Investors Diversified Services Inc. in 1954, but the space was empty just two years later (Polk 1954:451; 1956:619). The Otsego Cleaners occupied the storefront at 138 Francis during the 1950s, with the first listing in 1954 and adding a shirt laundry to the business in 1956 (Polk 1954:451; 1956:619). The storefronts continued to change occupants frequently over the final portion of the twentieth century, but have remained essentially unoccupied in the opening years of the twenty-first century.

Description

Located on the west side of Francis Street, the modest one-story brick building (Figure 4.3.4-1) is divided evenly into three storefronts. The brick walls rise above the storefronts to form a metal capped parapet disguising the flat, or slightly slanted roof. Each storefront features a center front door, with flanking plate glass display windows. Wood spandrels fill the short section beneath the display windows as well as the transom area above. Both the center and north storefronts retain their recessed center door, while the south store has been remodeled to place the door even with the front windows. Several additional fenestration elements are visible on the building's south facade, which flanks a public alley. Additional fenestration includes a wood panel door near the southwest corner, and two square window openings placed high on the wall. The only ornamentation on the building are the three recessed panels in the brick walls, corresponding in size with each of the building's storefronts.

4.3.5 222-228 Francis

History

Peter L. Fox, for whom the building is named, was a blacksmith and carriage maker who had his shop at the corner of Francis and Washington in the late nineteenth and early twentieth century (Polk 1898:190). In 1907, the site of the P.L. Fox block was occupied in part by a large dwelling (Sanborn Map 1907:47). By 1918, local city directories include the first clear reference to the building, listing the occupants of the "Fox Block" as White Sewing Machine Company and the LaRue Printing Co. (Polk 1918:118). Both the sewing machine sales office and the commercial printer called the building home through the 1920s and into the 1930s (Polk 1925:516; 1932:451).

The first major change in tenants did not occur in the building until the mid-1930s, when the White Sewing Machine Company left 222 Francis vacant (Polk 1935:468). The storefront appears to have remained vacant for most of the later portion of the 1930s, with the next business to occupy the location being Baker's Restaurant, under the ownership of Louis K. Baker (Polk 1946:478; 1949:473). In the 1950s, the storefront was shared by Leo R. Austin, a cigar shop, and the Farmers Insurance Group (Polk 1954:451). Ten years later the Hobby Hub was located in the storefront remaining into the 1970s (Polk 1964:86; 1974:102).

Unlike the space at 222 Francis, the storefront at 224-228 Francis had one tenant from the time the building was constructed into the 1970s, LaRue Printing (Polk 1918:118; 1954:451). In the 1960s the high-grade commercial printing house appears to have reduced the size of its business, occupying just one of its original two storefronts (Polk 1964:86). The second storefront was noted as “vacant” in city directories through the 1970s. In the 1980s the building had two new businesses, Quality Rubber Stamps in 222 Francis and Cochran Letter Press located in 224-228 Francis (Polk 1984:101). Currently, the Fox Block is occupied by Classic Eloquence, Extended Eloquence, and Total Eloquence Salons (Figure 4.3.5-1).

Description

Located on the west side of Francis Street, the two-story golden brown brick building (Figure 4.3.5-1) is evenly divided into three storefronts. Brick pilasters define each store front, and rise to form the stone-capped parapet obscuring the building’s roof. Additional detail is given to the parapeted wall as the pilasters extend several courses above the main wall, providing a gentle curve in the stone coping. A corbeled metal cornice is situated between the parapet wall and the second story windows. Additional architectural details include the four courses of brick corbelling between each pilaster and immediately beneath the cornice, and the use of stone as the carved building nameplate above the center of the second story windows and the sills of the second story windows.

The street level storefronts each feature a recessed entry. The south storefront entry is situated in the north corner, while the doors for the two northern storefronts are in their south corner. Flanking each door are large plate glass display windows. Wood spandrels fill the area below the display windows. The second story of each storefront is pierced by a set of three windows. These windows appear to be double hung, although awnings obscure the upper sash of each window. Additional awnings extend above the windows and doors for the street level storefronts and each emblazoned with the store name and address.

4.3.6 236 Francis/130 E. Washington

History

The property at 236 Francis/130 E. Washington was originally constructed as two separate buildings and businesses. The earlier portion of the structure at 130 E. Washington was erected ca. 1895 and was the location of the Jackson Casket Co. (Figure 4.3.6-1). Manufacturers of cloth-covered caskets, their manufacturing facilities were housed in this two-story building (Sanford-Perris 1898:16). By the early twentieth century the building was the home of a firm that manufactured cement machinery (Sanborn Map 1907:47). Eventually the building was incorporated into the service station that occupied the corner of Washington and Francis (236 Francis). By 1930 the structure was devoted to car washing and greasing (Sanborn Map 1930:4).

The newer portion of the building complex at 236 Francis is the section located at the northwest corner of Washington and Francis (Figure 4.3.6-2). In the early years of the twentieth century the site was the location of a two-story building that housed the P. L. Fox Carriage Factory (Sanborn Map 1907:47). P. L. Fox was the same person that erected the P.L. Fox Block at 222-226 Francis. By 1918 the building at Washington and Francis was under the ownership of A. E. Spletstoser, a wagon maker (Polk 1918:118). Adolph Spletstoser advertised his business in the city directory as “fine carriage & wagon repairing and painting.” The entry further indicated that they would do new work to order and rubber tires were a specialty (Polk 1918:834).

During the late 1910s and through most of the 1920s, the building at 236 Francis was owned by a succession of individuals involved in the transportation industry. Still held by a wagon maker in 1921, the building was owned by Joseph Fischmeister (Polk 1921:130). The following year, the space was shared by Patrick Burke, auto painter, and Bernhard J. Vogt, blacksmith (Polk 1922:123). Vogt remained in the location until 1927, sharing the location with tinner George Van in 1924 and adding the auto parts firm of Knowles & Walker in 1925 (Polk 1924:101; 1925:516).

After being vacant in 1927, the city directory indicated the business at the corner of Washington and Francis was Barlow Service Station (Polk 1927:548; 1928:78). The service station was owned by Arlo and Martin Barlow, with Edna Barlow serving as the bookkeeper. Based on the one-story height of the building in contrast to the two-story structure of the early twentieth century and the construction materials and form of the building, it appears that the present building was constructed during 1927, with the new business opening either late in 1927 or in 1928.

Barlow’s Service Station remained at the site until the mid-1930s, when the former manager, Bernard (Bud) Louis purchased the business and renamed it Louis 24 Hour Service Inc. (Polk 1935:468; Adams 1978:B-1). The filling station was operated by Bud Louis and his wife, Lena, for 30 years, before Bud passed away in 1967. Following the death of his father, Herbert Louis, who had been working for the company since a teenager, operated the business with his mother. In addition to being a Sunoco filling station, the station had two full-time mechanics, and offered wrecking services as well as lubrication, tune-ups, and repair or adjustment of exhaust systems, brakes, and air conditioning (Adams 1978:B-1). By the 1950s, the firm also operated Jackson Speedometer Service (Polk 1954:451). Louis 24 Hour Service remained at the location through most of the twentieth century, and is currently the site of the Book Exchange, a used bookstore.

Description

Located at the northwest corner of Francis and Washington, the unique former service station is constructed in two sections, including the two-story former factory fronting on Washington and the one-story service station facing Francis. The eastern most section of the building (Figure 4.3.6-2) is one story tall, with an almost flat roof extending across an open bay along the entire

south face of the structure. The east facade wall of the former service station extends high above the fenestration to form a parapet obscuring the roof from view. Two brick piers provide additional support for the parapet and define the open bay. Fenestration on this portion of the building includes a recessed door and flanking plate glass display windows in the storefront at the east end of the building. Additional doors and windows provide access and light to the center portion of the building, with two overhead doors completing the south facade fenestration.

The former factory portion of the building located on E. Washington (Figure 4.3.6-1) is situated immediately adjacent the western wall of the structure at 236 Francis. The two story structure extends south of the former filling station, creating an overall L-plan for the two buildings. The original brick wall material is visible on the west wall of the two-story building, although most of the building has been extensively altered. Horizontal vinyl siding or a smooth cement finish clad both the south and east walls of the building. Original segmental arched window openings are visible on the west facade, although the windows have been infilled with glass block. Second story windows on the south facade are also infilled with glass block, and utilize a semi-circular vinyl fan to suggest the original window opening. Single lights have replaced the original windows on the first story south facade. The east facade of the building includes a pedestrian door under the filling station overhang, flanked by a large horizontal slider window.

4.3.7 414 N. Jackson/201-215 Calhoun

History

The building located at the southwest corner of N. Jackson and Calhoun streets was first constructed by the firm of G. D. Walcott & Son Company, manufacturers of machining tools (Figure 4.3.7-1). The company was established in 1881, with their production facilities situated in several small buildings along N. Jackson by 1886 (Sanborn Map 1886:3). As the company continued to grow in the final years of the nineteenth century, so did their buildings. By 1893 the entire southern portion of the building complex was in place, although several dwellings continued to occupy the northern portion of the property along Calhoun Street (Sanborn-Perris 1893:4, 16). It was not until the first decades of the twentieth century was the building expanded to its current configuration, occupying the entire block north of the railroad right-of-way to Calhoun between N. Jackson and Ingham streets (Sanborn Map 1930:39).

In 1925 Walcott Lathe Co. was listed in the city directory at 201 Calhoun (Polk 1925:496). Company officers included D. G. Kimball, president and general manager; N. R. Townley, vice-president and treasurer; E. E. Bishop, secretary. The firm is listed as manufacturers of high grade lathes, cam lathes, die sinkers, and special machinery. The employment office is located at 404 N. Jackson (Polk 1925:454).

In 1895, George D. Walcott and Son was described as a manufacturer of machine tools, making seven different sizes of shaping machines, and six different sizes of lathes (Michigan Central Railroad 1895:21). Thirty years later, Walcott Machine Co. was lauded as the manufacturers of

the tools behind the automobile industry (*JCP* 1927c:6-10). Among the products featured in a company advertisement were Melling Contour Lathes, Walcott Gear Grinders, Melling Cam Lathes, and Jackson Duplex Die Sinkers.

By the end of the 1930s, Walcott Machine Co. had abandoned their location. The building changed hands a number of times over the following decades. The Coca-Cola Bottling Co. of Jackson and the Great Lakes Coca-Cola Bottling Co. occupied the building in during the late 1930s and into the 1940s (Polk 1939:459; 1942:397). In the 1950s Consumers Power housed their electric meter department in the building (Polk 1959:79). Currently the facility is owned by the City of Jackson and houses the Jackson Business Development Center (Figure 4.3.7-2).

Description

The massive building (Figure 4.3.7-2) encompasses the entire block bounded by Jackson, Ingham, and Calhoun streets and the railroad tracks. Constructed in phases over a period of time, the structure appears to be several smaller elements tied together with a common paint scheme. The main section of the building is one story tall, with a two story section rising above a portion of the Calhoun Street facade. Immediately west of this section of the building is a second two story structure, situated perpendicular to the Calhoun Street facade. A variety of roof forms distinguish different sections of the building, with flat or slightly sloping elements above the original office areas and either monitor or saw-tooth forms topping the production areas of the building.

The entire structure is constructed of brick, which has subsequently been painted a light blue grey with white accents. The brickwork on the building is extensive, and provides the only ornamentation on the building. Corbeled brick bands extend above most of the first story windows on the building's north facade. A similar corbeled pattern follows the parapeted north facade walls of each of the taller building sections. The upper band of corbelling further emphasizes the stepped gable at the center of each two story building.

Fenestration on the entire building also reflects the utilitarian nature of the building. Double hung windows, placed either singly or in pairs are evenly spaced across the north facade of the building on the first story. Similar openings are also present on the second story, however, each of these former windows has subsequently been infilled with boards and painted to match the brick walls. The original windows along the first story level of the east facade have been similarly infilled. Both pedestrian and large overhead doors are strategically placed on the building to permit access by both humans and machinery. The primary pedestrian entry is located near the northeast corner of the building, and includes both a short series of steps and handicapped ramp access. Above the main entry are two narrow signs:

**JACKSON BUSINESS
DEVELOPMENT CENTER**

4.3.8 138 Louis Glick Highway

History

In 1885 the Eldred Mill was constructed by owners George T. Smith and Zenas C. Eldred at an advantageous site near the shore of the Grand River (Polk 1885:122). The building was situated on a spur from the Michigan Central Railroad crossing the north side of the property and immediately east of the Geo. T. Smith Middlings Purifier Co. Works (*JDC* 1885:5; Sanborn Map 1886:4). Designed by Mr. N. W. Holt, an employee of the Smith Middlings Purifier Co., which specialized in assisting customers in erecting or remodeling mills, the main mill was rectilinear in form and boasted a Mansard roof atop the four story structure (Figure 4.3.8-1) (*JDC* 1885:5). An elevator building was situated immediately east of the mill and was able to hold 40,000 bushels of flour (Sanborn Map 1886:4). The mill facility was completed in 1888 with the construction of a separate building to house the engineering portion of the facility immediately west of the original structure (Bohn 1993:14; Sanborn-Perris 1893:5). Today, this small structure, although no longer boasting its smokestack, is the only extant portion of the facility.

The Eldred Mill was highly regarded for both its product and production capacity. Capable of producing several different grades of flour at the same time the mill was sure to have something for every homemaker. An early list of available flour grades included “Puritan” (patent), “Half Patent,” “Charm” (straight), and “Jackson Choice” clear (Michigan Central Railroad 1895:28). Straight flour is what results after the first milling after the bran and germ are removed; patent flour is the purest and finest grade of flour, with the least amount of bran and protein content; and clear flour tends to be darker in color and is what remains after the patent flour is removed from the straight flour (Theartisan.net 2004).

Initial reports of the Eldred Mill’s production recorded a capacity of 400 barrels (*JDC* 1885:5). This number increased to 650 barrels by the mid-1920s, when the mill was known as Heywood Milling Co. under the ownership of Rufus Emerson and S. S. Heywood (Bohn 1993:14; Polk 1925:499). Flour from the mill was shipped to “southern and eastern states, Scotland, Ireland, the home state and New England states” (*Jackson Citizen Press* 1912:70).

Within a few short years of achieving this level of production, the company began to downsize. In 1929 two separate listings for the property occurred in the city directory, noting that 112 Clinton (the original street name) was Heywood Milling Co. and 120 Clinton was Jack’s Auto Laundry (Polk 1929:572). Owned by J. F. Cleveland, Jack’s Auto Laundry, offered auto washing, greasing, lubricating, steaming, and permanizing (Polk 1929:572). The dual use of the property is illustrated on the 1930 Sanborn Map, which indicates that the front portion of the building was used for “Auto Washing,” while the boilers in the rear section remained part of the milling operation (Sanborn Map 1930:40).

The mill portion of the property was renamed Heywood Food Products by 1932 (Polk 1932:436). Completely separated from the mill facility, the city directory for that year listed the former boiler house as “vacant” (Polk 1932:436). Changes continued at the property as the former main buildings of the Eldred Mill housed both the Michigan Purchasing Association, dealers in feed

and hay, and the firm of Noyes & Yocum, a seller of flour and salt (Polk 1935:454). Still numbered 120 Clinton, the former boiler house was back in the car business as the Auto Steam Cleaning Garage (Polk 1935:454). In 1939 the small building was known as the Auto Inn, an auto laundry, although probably not related to the Auto Inn located at 154-156 W. Pearl through the 1930s (Polk 1939:404).

It is unclear exactly when the Auto Inn closed, but the city directories for 1946 reveal the building was vacant (Polk 1946:462). That same year, the building was purchased by Cecil and Herma Howard from the estate of Mary J. Dolan (Jackson County Assessors Office [JCAO], Jackson, Michigan 1946: Deed Book [DB] 468:384). The Howards converted the small building into a warehouse for their nearby feed store. Although enlarged slightly to accommodate its continuing function as a warehouse, the building is the last extant element of the former Eldred Mill complex at the site (Figure 4.3.8-2).

Description

One story tall, the gable-front structure (Figure 4.3.8-2) is located on the north side of Louis Glick Highway (formerly Clinton). Two shed roof elements extend from the rectilinear body of the main building, one at the northeast corner, with a second at the southwest corner of the building.

Most of the building features brick walls, although the shed element at the northeast corner appears to be a later addition constructed of concrete block. Changes in the fenestration pattern on the south side of the building have resulted in patched areas where changes or repairs have been made to the brick walls. Major fenestration elements include large doors on the south facade of each section of the building, including overhead doors in each of the shed roof portions of the building and a pair of side hinged doors at the center of the main building. Segmental arched openings top the windows in the earlier portions of the building. These windows, although now boarded, are all long and narrow. The lone visible window on the concrete block portion of the building features a steel sash in a simple rectangular opening.

Skilled brickwork provides the limited amount of ornamental detail found on the building. These details include corbeled panels recessed in the main gable peak, as well as along each side wall of the brick portion of the structure. Further detail is found in the segmental arched openings for each window and above the westernmost door. Currently part of Howard's Feed Store, their large colorful painted sign fills the southern bay on the east facade of the main portion of the building.

4.3.9 130 N. Mechanic

History

The actual date of construction for the building at 130 N. Mechanic is unclear. A clear chain of title was not possible for the property, with the earliest clearly recorded legal reference to the property not occurring until 1943, well after the building would have been erected (JCAO, Jackson, Michigan 1943: DB 422:45). The building features a simple version of the architectural details of the Italianate Style, which was most popular between 1850 and 1880. In spite of this, no building is indicated at the site on Jackson maps produced in either 1853 or 1858 (Hart 1853; Geil and Jones 1858). While a building is illustrated near the site on the 1868 bird's-eye view (Ruger 1868) of the area, the small residential building can not be confused with the three-story commercial structure currently at the site. By 1881 (Ruger 1881), a blocky commercial building is indicated on Mechanic Street, perhaps the building currently located at 132-142 N. Mechanic. The angle of the image, drawn from above and from the west, obscures the small structure at 130 N. Mechanic, although it must have been present at the time of the drawing was made. This assumption gives the building a construction date between 1863 and 1881.

Because prior to 1917 the business or its owner's name must be known for the city directory to provide assistance in determining the occupant, little information exists on 130 N. Mechanic prior to that date. Advertisements, both newspaper and in the city directory, prior to 1917 often included street addresses, however, without being able to confirm which building was under discussion, it is difficult to determine earlier tenants. The earliest known building occupants include the grocery store of Pierce & Cooper at street level, with Mrs. Belle Van Court providing furnished rooms in the upper level of the building (Polk 1915:554; 1917:163). Mrs. Van Court continued to rent furnished rooms through the 1920s, but the ownership of the street level grocery store changed frequently. Pierce & Cooper, owned by Edward J. Pierce and Otis H. Cooper, remained in the building several years. By 1917, two grocery stores shared the small building, including Pierce & Cooper and F. L. Hopkins (Polk 1917:163). Hopkins may have added fresh produce to the selection, since just two years earlier he was noted as the owner of a produce booth in the city market (Polk 1915:368). In 1918 the business was under the ownership of Hopkins & Smith, followed by John Coon in 1924, and C. R. Town in 1929 (Polk 1918:168; 1924:128; 1929:622).

The building housed Stuart's Fish Grill in 1932 and the Blossom Café in 1933, but is listed as vacant in 1934 and 1935 (Polk 1932:474; 1933:451; 1935:490; 1936:496). This information is probably incorrect based on information from Vince Genco, son of the original shoe repair shop owners. Mr. Genco explained that his father was an immigrant from Italy, and spoke broken English. When approached for information on the business by firms such as Polk City Directory, the elder Mr. Genco would not give them any information. This may have resulted in no record of his business at the location from 1934 to 1937 (Vince Genco, personal communication 2004). The shoe repair was for sometime without a proper name, but by 1937 called Cut Rate Shoe Repair (Polk 1937:473). Today the business, now under ownership of the third generation, is known as Genco Boot Shop (Figure 4.3.9-1).

For many years, the second story of the building provided either a private residence or the rental of furnished rooms. At one time, the upper floors of the building, along with the space above the

building to the north, were reputed to be a brothel (Vince Genco, personal communication 2004). Unfortunately there is no way to substantiate this claim through written documentation.

Description

Located on the west side of N. Mechanic, the building (Figure 4.3.9-1) is immediately north of the Michigan Theatre. Three stories tall, upper floors of the brick building are visually separated from the street level store by a projecting wood shingle clad awning. The store has a recessed center door flanked by large plate glass display windows. A door, originally providing access to the upper stories of the building, is located at the north corner of the facade. Like the low wood walls below the display windows, the door has been clad with vertical wood sheathing.

Brick clads the upper wall of the building, rising to an unadorned parapet in front of the flat roof. The dark brown paint of the walls contrasts with the cream paint applied to each of the three windows at each upper level story. The long narrow windows rest on a stone sill and are topped by a segmental arched hood molding. The glazing material is no longer visible, with what appears to be wood shutters are nailed closed filling the opening. A small rectangular sign advertising the Genco Boot Shop is placed perpendicular to the building facade between the center and south windows of the second story.

4.3.10 132-142 N. Mechanic

Like the building at 130 N. Mechanic, the larger structure at 132-142 N. Mechanic features architectural details associated with the Italianate Style popular between 1850 and 1880. No building is indicated on published maps at the site through the 1850s (Hart 1853; Geil and Jones 1858). A small structure, apparently a residential structure, is located near the site on the 1868 bird's-eye view (Ruger 1868) of the area, but the small dwelling can not be confused with the three-story commercial structure currently at the site. A second bird's-eye drawing of the area completed in 1881, does indicate a blocky commercial building on Mechanic Street (Ruger 1881).

The first definitive published evidence of the building's construction occurs in 1886, when a three story structure consisting of six storefronts is located at the southwest corner of N. Mechanic and W. Pearl Streets (Sanborn Map 1886:4). The six storefronts are each labeled with the type of commercial business housed within, including a grocery store, two saloons, a tea shop, music business, and furniture store. The presence of the furniture store may assist in pushing the construction date back to ca. 1869, with an advertisement placed in the *Jackson Daily Citizen*. The newspaper ad was taken by C. B. Simmons announced his successorship to the business of M. Collamer, and the opening of Coffin Rooms in connection with Furniture "at the old stand" (Figure 4.3.10-1) (*JDC* 1870:1). The city directory published just five years later indicates that Simmons still occupied the location on Mechanic, where he was a "pall table mfr." (Polk 1875:180).

Additional building occupants during the nineteenth century included the saloon of J. G. Neesley and grocery stores held by W. R. Dodge & Co. and National Union Tea Co. (Polk 1885:336, 318, 319). J. A. Tucker also sold sewing machines from one of the storefronts, with Miss Carrie Piper providing music classes and C. A. Steele selling furniture, as well (Polk 1885:337, 329, 317). In 1891, the northern portion of the building was given over to the Jackson Glass Works, under the direction of Henry C. Ransom (Polk 1891:198).

Due to changes in the city directory during the late 1910s, a fuller record of the building tenants since 1917 is possible. Stores occupying the building in 1917 included Grand Union Tea Co. grocer F. L. Hopkins, the clothing store of E. C. Greene, and Shaw Storage & Transfer Co. (Polk 1917:163). E. C. Greene a long-time clothier in Jackson, established his first store, Center City Clothing Company, near the Hibbard House hotel in 1883. After opening several other locations, Greene established the store on N. Mechanic in 1913 (*JN* 1924:2). Greene occupied his N. Mechanic Street location into the early 1930s (Polk 1932:474). After E. C. Greene's clothing store closed, the space was occupied by Miller's Clothing Store, specializing in men's clothing and shoes (Polk 1935:490).

Grocery stores were also popular as building tenants. In 1918, Taylor & Leedy was located in the southern storefront only to be replaced by the grocery of Larry A. Miller in 1924 (Polk 1918:168; 1924:128). By the early 1930s, the grocery store was owned and operated by Hawley C. Wilson. Wilson remained at the location through the 1940s, sharing the space in later years with Mrs. Stella Wilson, who sold real estate and insurance (Polk 1932:474; 1942:434; 1949:499).

Portions of the building appear to have been utilized for residences. In 1918, Harry M. Knapp is listed along with the grocery store, suggesting he may have occupied at least a portion of the space above the store (Polk 1918:168). This trend continued in the 1920s with George W. Kingsley offering furnished rooms in one portion of the building, and the Central Hotel at the north end of the building (Polk 1924:128).

Building businesses continued to change over time, with a laundry added to the tenant list in the early 1930s (Polk 1932:474). Owned by James Lum, the laundry operated into the 1940s when it was replaced by McLain Business Service (Polk 1946:504). McLain's included a letter shop and insurance agency. Also sharing the space were the Michigan Travel Agency and Doubleday Bros. & Co, printer (Polk 1946:504). Just a few years later, the same portion of the building had added Burrows Window & Screen Co.; Hydra-Sana Rest, who sold funeral directors supplies; Marchant Calculations, an adding machine sales location; the Gates Rubber Co.; Airways Inc., vacuum cleaner sales; and Moore's Business Forms (Polk 1949:499).

By the second half of the twentieth century, the extensive use of the building's upper floors seems to have ended. City directory listings for the building in 1954 indicate the space was shared by the Appliance Service Center, a refrigeration repair firm; Wilk's Distribution Corp., radio and household appliances; and Miller's Clothing Store (Polk 1954:486). Ten years later the building occupants were reduced to Wilk's Appliances, then specializing in televisions; and

Miller's Clothing Store (Polk 1964:157). In the mid-1970s the appliance store was replaced by Walt's Health Food, but by the mid-1980s, both listed addresses for the building indicated they were vacant (Polk 1974:192; 1984:196). The upper floors appear to remain empty today, however, the storefronts are fully occupied. Current building tenants include Merle Norman Cosmetics, C.K. Barrymore's, and the Crafter's Bazaar.

Description

The large three-story brick building (Figure 4.3.10-2) is located at the southwest corner of N. Mechanic and W. Pearl streets. Rectilinear in form, the long side of the building fronts on N. Mechanic Street. Currently divided into three storefronts, with two small storefronts near the south corner of the building and a single larger store filling the northern portion of the facade. In addition to the storefronts, a pedestrian door is situated between the two smaller storefronts to provide access to the upper floors of the building. Although the storefronts vary greatly in appearance, each includes a centrally placed recessed door flanked by large plate glass display windows. Wood panels fill the area above the windows on the smaller store fronts. A similar panel extends above the windows on the larger store front, terminating at a simple metal cornice below the second story windows.

The upper stories of the front, east facade are divided into thirteen fenestration bays, with six bays dividing the north facade. Brick pilasters separate each fenestration bay, which feature a single double hung window with a one-over-one sash pattern at each story. The otherwise simple windows rest on a stone lintel and are topped by an ornately carved hood molding. The fenestration on the north facade is slightly different, including a now boarded door in the fourth fenestration bay on the second story, a boarded window near the northwest corner, and a segmental topped entry at the corner. The wall above the third story windows rises to a series of five courses of corbeled bricks that appear to have once rested below a now missing cornice. The brick parapets that rise above the third story are constructed of a yellow brick, in contrast to the soft red brick of the rest of the building.

4.3.11 131 S. Mechanic

History

Jackson boasted eight savings and loan companies in the last decade of the nineteenth century. This number had dropped to five in the early twentieth century with combined assets amounting to nearly \$17,000,000 and thousands of members (*JCP* 1927d:4-2). Among the more prominent of the firms was the American Building Savings & Loan Association, led by W. J. O'Dwyer, president; T. D. Grant, vice-president; H. R. Trumbull, secretary-treasurer; Gertrude Bangs, assistant secretary-treasurer; J. J. Beer, recording secretary; assistant recording secretary, Byron Sullees; attorney, N. M. Ladie; and directors, J. D. Riley, A. T. Morrill, J. F. Waldelick and Manely Hoffman. Founded in 1880, by the early twentieth century the company had a capital stock of \$1,000,000 (*Jackson Citizen Press* 1912:84). The American Building Savings and

Loan policy was “so fair, liberal and safe that it is as easy to pay for a home under its arrangement as it is to pay rent” (*Jackson Citizen Press* 1912:84).

Ironically, although in the business of providing a means for Jackson’s citizens to build and own their own homes, most of the savings and loan firms in the late nineteenth century did not have a permanent location of their own. Typically, the firms held rooms in one of the larger buildings in town, with regularly scheduled meetings in one of the association halls. The American Building Savings & Loan Association had an office in the Carter Block, which was open Monday evenings for its patrons (*Jackson Citizen Press* 1912:84).

Beginning in the early twentieth century, the savings and loan firms began to erect buildings for themselves. In 1920, American Building Savings & Loan Association obtained ownership of a parcel of land on Mechanic Street, although the building was not included for the city directory by 1924 (Polk 1924:129). Known as the American Building Savings & Loan Association Building, occupants on the first floor included the American Building Savings & Loan Association; the photography studio of Palmer Art Studio; Jason J. Foley, chiropractor; and R. C. Davis, insurance. The second floor of the building was occupied by Mrs. Adda Dansereau, hairdresser, while the third floor was shared by Ruby Walton, dancing studio; the First Spiritualist Church; and the office of Bryon Stillson (Polk 1924:129).

The small building must have been quite crowded initially, but by the end of the decade, the number of tenants began to dwindle. In 1929, the building tenants included the American Building Savings & Loan Association, the studio of photographer Palmi, and on the third floor the Walton School of Dancing and the First Spiritualist Church (Polk 1929:624).

During the 1930s the number of building tenants fell even further. In 1932 only the American Building Savings & Loan Association and Palmi Art Studio shared the space, with the third floor completely vacant (Polk 1932:475). In 1937, Ben Franklin Savings & Loan purchased the building on a warranty deed from American Building Savings & Loan Association (JCAO, Jackson, Michigan, 1937 DB:367:116). By the end of the 1930s, the building was renamed the Ben Franklin Savings & Loan Building, and shared by both the Ben Franklin Saving & Loan Association and the American Building Savings & Loan Association (Polk 1939:442). The two savings and loan associations appear to have shared the space into the mid-1940s, but by 1946, the sole occupant of the building was the Ben Franklin Savings & Loan Association (Polk 1942:434; 1946:504).

The building retained its connection to the banking business through the 1950s. The Ben Franklin Savings & Loan Association was replaced by First Federal Savings and Loan of Jackson in the mid-1940s (Polk 1946:504). First Federal retained the building over a decade, but by the mid-1960s, the city directory noted its sole use was as the offices of Stanley Travioli, real estate (Polk 1956:658; 1964:157). The building changed hands several times since the 1960s, with tenants including M. J. Murphy Beauty Corp; the Listing Exchange Group, Inc; Jackson

Board of Realtors; and currently the Body Fitness Express 30 Minute Workout for Women (JCAO, Jackson, Michigan 1984: DB 1077:644; Polk 1984:196).

Description

Rectilinear in form, the building (Figure 4.3.11-1) is located on the east side of S. Mechanic, just south of E. Michigan Avenue. The three story building features a stone clad front, west facade with exposed brick on both the south facade and a coat of concrete with a spray-on material at the top of the north facade. Just one storefront wide, fenestration at the street level includes a door placed near the north corner, and a large plate glass window. The building's upper stories are pierced by four double hung windows, evenly spaced across the facade. One of the most ornately decorated buildings in the City of Jackson, the building includes carved details below the front display windows, a cartouche above the door, and bands of carving on the stone door surround. Additional cartouches are placed at each end of the frieze band between the first and second stories. Topping the frieze is a carved Greek key pattern with a projecting shelf above. The final cartouche is located at the center of the wall between the second and third floors. A simple carved band, featuring a flower design, runs across the lower edge of the elaborate frieze above the third story windows. This frieze includes four carved baskets of fruit and flowers with a festooned rope above.

In addition to the ornate carving, the building has a metal grate below the third story windows, which curves to form a plant shelf just beneath the windows. Another early feature of the building is the ghost of a painted sign still visible on the building's south facade. The advertisement for Ben Franklin Savings & Loan can still be distinguished, along with their promise of "Insured Savings" and "Home Loans."

4.3.12 201-205 S. Mechanic

History

On November 2, 1859, John and Sally Hurd of Jackson sold the property at the southeast corner of Mechanic and Cortland to Nathan G. Davis (JCAO, Jackson, Michigan 1859:43:474). At the time of his land purchase, Davis and partner Orson Codge, were listed in the State of Michigan Gazetteer as early as 1859 (Lee and Sutherland 1856:134). Unfortunately, the listing did not include the location of their business. To further confuse the issue, published references to grocers working in Jackson in 1867 and 1869 did not include any mention of Davis or Codge (Polk 1867:152; 1869:271). The earliest written reference to the store on the site occurred in December 1871, when N. G. Davis, no longer partnered with Codge, advertised his grocery store at 233 and 235 Mechanic Street (Figure 4.3.12-1) (JDC 1871:1). At last, Davis is noted as "grocer, 233 Mechanic, h 175 Mechanic" in the 1871 city directory (Polk 1871:86).

Collaboration that the building at 201-205 S. Mechanic was Davis' grocery store came in an illustration in the 1874 Jackson County map (Figure 4.3.12-2) (Everts & Stewart 1874:119).

By 1876, Davis had abandoned the grocery business, and was listed in the city directory as the proprietor of the Davis Exchange located at 121-123 Main (Polk 1876:64). Although Davis' home and business location had changed, he and his heirs continued to retain title of the property until 1917 (JCAO, Jackson, Michigan 1917:DB 237:547). The change of business and residence was unfortunately, the indirect result of Davis' death in 1889. In his March 21, 1889 obituary, it explained that Davis bought the Exchange Hotel in 1874, and while moving his household goods there he contracted the cold which "gradually developed into consumption and finally terminated his life" (*JDC* 1889e:6).

Beginning in 1876, the former N. G. Davis Grocery was rented by Charles C. Bloomfield (Polk 1876:36). Bloomfield's business, Bloomfield and Co., was his first company in what would be a long and hugely successful career. The store was the branch of the Bliss & Ingalls store that sold kerosene. Purchased outright by Bloomfield, he relocated it to the southeast corner of Mechanic and Cortland streets (Polk 1876:36). Initially known as Bloomfield & Company, the firm was renamed Bloomfield Oil Company in 1887 and absorbed by Standard Oil in 1889 (*JCP* 1923:1; Polk 1887:76).

After Bloomfield Oil closed, the building was occupied by Delavan D. and Frank S. Holden, who operated a flour and feed store as Holden Bros. in the space (Polk 1890:186). After nearly a decade in the location, Holden Bros. move their business further south on Mechanic Street to 305 S. Mechanic (Polk 1898:244). The new tenant, Jackson Engraving Co., under the direction of proprietor Horatio E. Carter, provided engraving, stencil cutting, and rubber stamp production (Polk 1898:259). By 1901, Jackson Engraving had relocated to a store at 158 W. Main (Polk 1901:277).

In 1901, the building once again served as a grocery store. Stephen E. Lewis and Reid C. Cary, under the firm name of Lewis, Cary & Co., operated the Maynard Cash Grocery from the first floor of 201 S. Mechanic (Polk 1901:313). The same year, Dr. Tilmon Rittenhouse, a dentist, maintained his office and residence on the second floor of the building (Polk 1901:418). While Lewis and Cary maintained their grocery store at the corner of Mechanic and Cortland until 1905, Rittenhouse remained in the building just one year (Polk 1905:660). Another short term tenant was the Chamberlain & Eaton grocery that also remained in the building just one year (Polk 1906:609).

In 1907, the building at 121 (old numbering system) Cortland was occupied by M & M Corset Co. (Polk 1907:631). Three years later, in 1910, the firm's name was listed as M & K Corset Co. (Polk 1910:700). M & K Corset Co., named for their owners Douglas C. Kellogg and John Mark, was the predecessor firm of Kellogg Corset, which went on to be one of the longest surviving and popular corset manufacturers located in the city.

In 1915, after standing vacant a year, Cowley's Cut Rate Shoe Store began their almost two-decade long occupancy of the building (Polk 1915:862; 1935:491). Cowley's occupied the first story of the building and by 1917 the Addison Awning Co., was located in the second story (Polk

1917:165). For almost 30 years the Addison Awning Co. maintained their business on the second floor of 201-205 S. Mechanic (Polk 1922:186; 1943:434). Also sharing the second story with Addison Awning was Harold Butterfield, Jackson Tent and Awning Co.; an investment broker; and the Jackson Glove Company factory (Polk 1937:474; 1945:464).

From 1935 through 1937, 201-205 S. Mechanic was the home of Brighter Home Stores, a paint supply business (Polk 1935:491; 1937:474). By 1938, Brighter Home Stores was replaced by John Seven Paint & Wall Paper Company. Seven's remained in the building 30 years, most of that time as the only business occupying the premises (Polk 1938:488; 1969:191). After a short occupancy by the Office Supply House, a drapery showroom, and a period the building was vacant, the Modern Paint & Wallpaper store located in the building. Located in the building by 1977, Modern Paint & Wallpaper remained in the space until 1991 (Polk 1977:178; 1992:101).

During the last 12 years three different tenants have occupied the building at 201-205 S. Mechanic. Graphics Support Specialists, a print shop, was in the building from 1992 through 1997 (Polk 1992:101; 1998:241). In 1998, the space was occupied by Yount Custom Cabinets and Tile. Since 2001, the Jackson County Democratic Party headquarters has been located in the old grocery store (Figure 4.3.12-3).

Description

The two-story brick building (Figure 4.3.12-3) is located at the southeast corner of S. Mechanic and Cortland streets. The entry to the first story of the building is recessed at the northwest corner of the structure with a heavy square post placed in front of the door to support the building's second story. Wide plate glass windows fill the east side of the recessed entry and wrap around the north facade wall a short distance. Similar windows also extend to form the south side of the entry recess, wrapping across the entire width of the building's west facade. A glazed frieze band begins above the windows on the north facade, wrapping around the corner to terminate at the south end of the windows on the west facade.

Four windows pierce the brick wall of the second story front facade, with five more openings located along the building's north facade. The center and easternmost openings on the north facade have been filled with large glazed panels. A historic drawing of the building indicates the center opening was a door, with the rear one probably converted at a later date (Everts & Stewart 1874). Second story windows are double hung, with four-over-four sashes. Each window is placed in an arched opening, echoed by a corbeled brick arched hood molding complete with an oversized keystone detail. Shadows of additional fenestration elements are visible at the first story level of the north facade, but a coat of red paint on the brick unifies the facade into a solid surface.

4.3.13 223-225 S. Mechanic

History

This tiny building was constructed in 1900 and since that time has served primarily as the location of two well-known businesses. Separated by a decade long span, the building was constructed for Schafer dry cleaners. The firm remained at the S. Mechanic location for 50 years. For the last 44 years the building has been the home of the B-Z-B Café.

In 1898 H. S. Schafer established his “dyeing, cleaning, and repairing” business, what is today known as a dry cleaners (Figure 4.3.13-1) (Polk 1898:403). The small firm held an office at what was then 137 E Cortland with the shop at the corner of Liberty and Milwaukee. In 1900, the company was consolidated under one roof at the S. Mechanic street location (Figure 4.3.13-2). Although the name changed slightly over time, Schafer’s remained at the Mechanic Street location for 50 years before moving to their present location at 115 W. Washington (*JCP* 1993:E-1).

Over the next ten years, the small building was the home of a number of small businesses, including the Jackson branch of Air-Way, a vacuum cleaner sales office (Polk 1954:487). The building was also home to a manufacturers agent and the McLain Business Service, a bookkeeping service (Polk 1954:487). Since 1960 the building has been the home of the B-Z-B Café (Figure 4.3.13-3) (*JCP* 1984:F-10).

Description

The two story building (Figure 4.3.13-3) is located on the east side of S. Mechanic Street between Cortland and E. Washington streets. Exterior walls of the building were originally clad with brick, as can be seen on the second story of the building. The walls of the building are sheathed with a golden brown brick with corbeled pilasters and arcade just below the parapeted facade completed in a darker red-brown brick. Currently the first story of the building has been covered with smooth panels above the windows and recessed wood panels below. The entire first story, including the pilasters flanking the first story fenestration has been painted a unifying grey.

Fenestration on the first floor front facade includes the centrally placed entry with a pilastered surround. The door surround is topped by a shelf molding and adorned with an exaggerated keystone at its center. A second front door situated in the north corner of the west facade provides access to the second story of the building. Large plate glass display windows extend between the two doors and from the south side of the center door to fill the remaining first story facade. The only fenestration element on the second story front facade is a simple three-sided bow window framed by a projecting band of dark red-brown brick. The brick band is further detailed with stone caps in each corner, angled to create a flat or soldier arch. A third stone detail forms the center keystone for the arch.

4.3.14 236-244 S. Mechanic

History

Constructed in 1893, the Bloomfield Building was erected by Jackson businessman Charles C. Bloomfield. Bloomfield, a native of Jackson County, began his business career in the city as a clerk in the crockery store of Bliss & Ingalls (*JCP* 1923:1). After five years, Mr. Bloomfield bought out the branch of the store that sold kerosene oil, moving his business to the building at 201 S. Mechanic Street (Polk 1876:36). Initially known as Bloomfield & Company, the firm was renamed Bloomfield Oil Company in 1887 and absorbed by Standard Oil in 1889 (*JCP* 1923:1; Polk 1887:76).

After the sale of his oil business, Bloomfield served as president of the Coronet Corset Co. and Standard Gig Saddle Co., and as vice-president and later president of the Union Bank (Polk 1890:83; *JCP* 1923:1). Concerned with the welfare of the community, Bloomfield served ten years on the city's hospital board beginning with its organization in 1889 (Michigan Central Railroad 1895:38). Among the numerous tasks undertaken for civic benefit was the construction of the building at the corner of S. Mechanic and Washington, which housed the public library beginning in 1896 (Figure 4.3.14-1) (Polk 1896:98, 278). When the library first moved into the Bloomfield Block (also known as the Library Block during their occupation of the space), the library consisted of 15,513 volumes, which continued to grow over the next decade. The library soon outgrew its location in the Bloomfield Block, and plans were implemented to build a new library. The library remained in the Bloomfield Block until the Carnegie Library was opened on Michigan Avenue in 1907 (*JCP* 1927e:16).

As well as housing the public library, the building served as the entrance and lobby of the Anthaneum Theatre housed in a separate building to the west (Sanborn-Perris 1898:15; Koschik 1984:92). The theater building itself opened in 1898, and later became the first vaudeville and motion picture theater in the city (Deming 1984:61). Major theater stars performed at the Anthaneum, including Ethel Barrymore and Lillian Russell in 1907 and Al Jolson in 1910. In 1915, the Anthaneum became the Majestic Theater, which continued in the building to the mid-1950s (Polk 1954:487).

The large Bloomfield Building also served as the permanent home of the Jackson Business University from 1928 into the 1990s (Koschik 1984:92, 105). The Knights of Pythias Castle Hall was located on the third floor of the building from the early years of the twentieth century through 1941 (Polk 1917:165; 1941:468). In 1942, the third floor was used as the Maxine Felter School of Dance, then the Jackson County Federation of Labor Carpenters Local No. 651 (Polk 1942:434; 1945:464). Michigan Bell Telephone Company occupied a portion of the building as well. Initially, the telephone company used their portion of the building for storage, but soon had the engineering and rate offices and later housed the yellow pages division in the building (Polk 1947:507; 1949:499; 1955:521).

By 1958, the Michigan Bell offices had been relocated, and Fellows Sales & Service, auto dealers, was located in the Bloomfield Block (Polk 1958:740). The Montgomery Ward catalog

store was housed in the building between 1959 and 1971 (Polk 1959:99; 1971:189). In the mid-1970s the State Vocational Rehabilitation Service (later Michigan Rehabilitation Service) moved into the Bloomfield Block, remaining to the early 1980s (Polk 1975:187; 1982:182). Currently the building is occupied by Digital Arts and Design, Page Engineering, and Capstone Partners, investment bankers/brokers and corporate financiers.

Description

The Bloomfield Building (Figure 4.3.14-2) is located at the northwest corner of S. Mechanic and E. Washington Streets. An example of the Richardson Romanesque style, the three-story building utilizes the rugged masonry construction associated with the style to create a stately edifice. Horizontally, the building is divided into two sections, including the heavily rusticated base forming the first story, and the two upper floors that have been pierced by a larger number of fenestration elements, giving it a somewhat lighter appearance. An ornately detailed cornice extends from the parapeted walls. Vertically, the building features five fenestration bays across the front, east facade. The north facade is divided into six fenestration bays.

The lower portion of the walls on the front facade, and wrapping a short distance across the north facade, have been clad with a smoothly finished material, completely eliminating the rusticated stone appearance. Fenestration on the first story of the front facade has also been extensively altered from its original configuration. Currently the building has two doors on the front facade, one placed near the north facade, with the second situated in the second fenestration bay from the south corner. Each door is recessed slightly from the front wall, and emphasized by a contemporary arched awning. Large tinted plate glass windows fill most of the remaining first story front facade, and are topped by a barrel vaulted contemporary awning. A similar contemporary awning is also situated above an entry at the southwest corner of the building. An emergency exit door is located at the southeast corner of the third story. This door accesses an ornately detailed metal platform and stairs down to a second platform at the center of the second story. The center four bays of the south facade are each pierced by two small double hung windows, situated high on the first story wall.

Fenestration on the second and third stories of the building have also been altered, although for the most part, the changes have included replacement of original glazing materials with metal panels. The exception to this is the removal of the bay window originally located at each end of the east facade. Extant windows are double hung, each with a one-over-one sash configuration. These windows have been set in place in original window openings, leaving original stone mullions and muntins intact. The center three fenestration bays on the front facade, and four bays on the south facade, are created by stone pilasters supporting rusticated stone arches at the third story level. The arches are pierced by two windows at each story level, with the third story windows also featuring a semi-circular arched top. The third story arched windows are divided by a carved stone engaged column, which in turn provides the center springing point for the arches. Centered above the two arched window openings, within the larger arched detail on the wall, is a small round window.

Among the additional details on the building is a wide corbeled ledge situated immediately below the second story window sills on the south facade. Carved details on the building include a dentil course immediately below the projecting cornice and delicate engaged columns at each corner and defining the outer fenestration bays on each facade. Two carved name plates are located on the front facade. The first, located directly below the third story center window reads:

PUBLIC LIBRARY
MDCCCXCIII

Between the center third story window and the cornice, the second name plate is simply carved with the original building owner's name:

BLOOMFIELD.

4.3.15 101 E. Michigan

History

The Peoples National Bank was founded in 1865, with Henry A. Hayden as president and John M. Root as cashier (Inter-State 1881:431). By 1885 it was the only national bank operating in the city (*JDC* 1889f:21). With offices located at the corner of Mechanic and Main (later Michigan), the firm occupied a four-story building topped by a Mansard roof (Figure 4.3.15-1). Presumably this building was either newly constructed or remodeled in the late nineteenth century, when the Michigan Central Railroad noted that "a new front with equally handsome interior finishing gives it a fine appearance" (Michigan Central Railroad 1895:11). This early building was prominently illustrated in *Jackson, Michigan 1912* (*Jackson Citizen Press* 1912:3).

Although records pertaining to the erection of the building currently known as the Peoples National Bank Building were not located, the new building was erected between 1912 and 1917, when the city directory includes a list of occupants rising eight floors (Figure 4.3.15-2) (Polk 1917:164). Among the building tenants were lawyers, real estate agents, insurance salesmen, physicians, and dentists. Of course, the entire first floor of the building was occupied by the bank.

In 1929, the Peoples National Bank merged with the National Union Bank to form the Union and Peoples National Bank (*JCP* 1937c:5-4). This new bank quickly embarked on the construction of a new banking house, the seventeen story building designed by architect Albert Kahn and constructed by Otto Misch of Detroit and North-Moeller Company of Jackson, located at 120 W. Michigan (*JCP* 1930b:2-9). The grand new facility opened to the public for the first time on March 29, 1930.

The move west down Michigan Avenue left the first floor of the Peoples' National Bank Building available. The space was soon occupied by the Elaine Shop, which had previously

been located at 144 E. Michigan Avenue (Polk 1932:476; 1924:131). The Elaine Shop, well known for their ladies wear, continued to serve Jackson until the early 1970s, when the building was converted into the Elaine Apartments (Polk 1974:195). Currently a portion of the building's main floor is occupied by the National City Bank, with the remaining building dedicated to apartments.

Description

Rectilinear in form, the building (Figure 4.3.15-3) has just three fenestration bays on the front, north facade and nine along its west facade. Historically the front of the building is located at the center of the north facade, although a second entry is located off-center to the south on the west facade. The nine story building is divided by construction materials reminiscent of the parts of a column. The lower two stories of the building are clad with smoothly polished stone to form the column base. The column shaft, incorporating the next six stories, are sheathed with brick. Dividing the top story from the column shaft is a wide glazed terra cotta belt course. A broad flat cornice supported by elongated corbels tops the shaft to form the column capital.

Fenestration on the first story of the building includes a recessed front entry topped by a tall angled awning. The awning rises from above the door opening to terminate at the base of a broad carved molding atop the stone clad portion of the building. Like the entry on the north facade, the west facade entry is also recessed, and topped by a modest fabric awning. Each of the remaining fenestration bays of the first story are filled with large plate glass display windows.

Windows on the second through ninth floors are horizontal sliders. The windows are placed near the top of the original opening, and sit on a horizontal panel either of glass or metal. Placed singly at each corner of the facade, the remaining fenestration bays each consist of a pair of closely spaced windows. Additional detail on the bank building includes ornate metal railings across the lower portion of the corner windows on the second story, and a narrow glazed terra cotta belt course atop the third story windows and at the base of the cornice. Projecting brick panels are also laid between each fenestration bay on the third story. Detailing in the brick at each corner of the building also gives the illusion of a distinct pilaster. Several signs are located on the building, including a National City bank sign located within the recessed front entry. Three metal panels are mounted on the west side of the building and read simply The Elaine. A ghost of a painted sign fills most of the mechanical tower rising above the southeast corner of the building, with a second larger painted sign on the upper floors at the south corner of the east facade. The signs are both still clearly legible as:

PEOPLES
NATIONAL
BANK.

4.3.16 105 E. Michigan

History

While the exact date of construction of the building located at 105 E. Michigan Avenue is unknown, it is not illustrated in the panoramic view of the city created in 1868 (Ruger 1868). A building is depicted at this site in the drawing, however, it is considerably shorter than the three story building at the corner of Main (Michigan) and Francis, probably just two stories tall. Unfortunately, the view depicted in the drawing is looking northeast across the city, resulting in a view of the rear of the E. Michigan Avenue building, instead of the distinctive arcaded front facade.

Another clue to the construction date of the building is found in the ornate upper story window hoods. A similar arched hood molding is present on the upper story of the building located at 201 S. Mechanic. Research suggests the Mechanic Street building was constructed ca. 1870. A second Jackson building, the former Mosher Academy of Music/Isbell Seed building at 131-133 W. Pearl also features the dramatic arched window hoods. In fact, the window hoods on both of the buildings feature Acanthus leaf details at the keystone and corbeled ends, suggesting they were produced about the same time, probably by the same manufacturer. The construction of the W. Pearl building is well documented, with the structure completed in 1874. While a ca. 1870 construction date for the E. Michigan Avenue building can not be confirmed, a second panoramic view of Jackson completed in 1881 clearly illustrates a three story building at the site of 105 E. Michigan (Ruger 1881).

The first indication of the building's occupant does not occur until 1886, with the building labeled "hand printing" on the published city map (Sanborn Map 1886:6). It is unclear how long the printing shop remained in the building, since by 1890 city directories indicate the building was the location of Bernard Grunauer's shop, which both manufactured and sold millinery goods (Polk 1890:402). While Grunauer's shop may still have been in the street level storefront in 1893, the third floor of the building served as the YMCA Hall (Sanborn-Perris 1893:8).

A tailor occupied a portion of the space at the end of the nineteenth century, but by 1904, Moses L. and William Jacobson purchased what was then known as the Faulkner-Porter store, and converted the space into the first Jackson location of the Jacobson's store (Figure 4.3.16-1) (Sanborn Map 1907:47; Koschik 1984:102). Jacobson's occupied the building until 1918, when they constructed the Esther Jacobson Building at 113 W. Michigan.

Following the departure of Jacobson's store, the building changed hands several times. In the mid-1920s the building had been converted into the home of M. A. Canellos restaurant (Polk 1924:130). Just a few years later, in 1930, city directory listings indicate the structure was the Neumode Hoisery Store, and by 1935, the E. J. Foster Co. was selling refrigerators from the building 1930:548; 1935:492).

By the end of the 1930s the storefront was the location of Peck's Drug Store (Polk 1939:443). The Peck's store remained at 105 E. Michigan into the mid-1950s, one of the longest tenancy's in the twentieth century (Polk 1956:659). Since the drug store left the building, tenants have included Model Finance Service and Home Credit Co., loan companies (Polk 1964:160; 1974:195). In the mid-1980s the building was occupied by the Michigan Bank-Midwest, downtown branch (Polk 1984:199). Late in the 1980s the building underwent major renovation with the installation of the arcaded first story windows on the front facade. In the early twenty-first century the building was the home of the Administration Offices of the Jackson Public Schools, but is currently vacant and available for rent.

Description

Located on the south side of E. Michigan Avenue, the building (Figure 4.3.16-2) is situated immediately adjacent the former People's National Bank at the corner of E. Michigan Avenue and Mechanic Street. Each floor of the three-story building is pierced by seven openings. The first story of the brick building has been encased in a smooth material, which extends up to the window sills at the second story. The street level fenestration includes a door in the eastern most bay, with an arcaded series of windows extending across the remaining facade. The door is recessed slightly from the front facade, but the alcove matches the adjacent arches in size. Each window unit is divided from those adjacent by a broad mullion. Ornatly detailed springers are located either at the impost of the opening or slightly higher where the arches of two adjacent openings intersect. The windows themselves are large single lights, with the semi-circular arch transom separated by a narrow muntin.

The windows on the second and third stories are double hung and consist of one-over-one sashes. Each window has a simple shelf sill, with a small corbel supporting each end. The ornate ribbed hood moldings above each window feature an Acanthus leaf keystone at its apex. The hoods extend down the side of each window terminating below the spring point for the semi-circular arched upper sash. Acanthus leaves decorate the corbel ends of the molding.

Additional ornamentation on the building includes a wide frieze band between the first story arcade and the second story windows. The frieze is divided into a three horizontal sections including a smooth base; a narrow band of vertical wood pieces to simulate a denticulated molding; and a slightly projecting shelf. Further ornamenting the frieze are four ornate corbels, two directly above the entry arch and two above the final arch in the arcade. There is currently no formal frieze or cornice topping the front facade of the building, although a smooth band painted the same color as the arcading and hood moldings suggests its location on the parapet.

4.3.17 125-135 E. Michigan

History

Constructed between 1881 and 1886, the building underwent several major alterations in the early years of its existence. The panoramic view of Jackson completed in 1881 indicates that a pair of two story buildings were situated on the site at that time (Ruger 1881). An account of the major building tenant, Glasgow Brothers, records the early history of their building from their occupation in 1884 (*JCP* 1937f:7-7). Initially the store was located in a one story building just 21 feet wide and 80 feet long. During the first year of business, the firm expanded by adding another 40 feet to the rear of the structure. Since both buildings indicated at the site in 1881 were two stories in height, the firm must have constructed a one story building on the property for the new business. By 1886, the dry goods store is clearly indicated on published maps of the area (Sanborn Map 1886:6). These maps indicate that the portion of the building including Glasgow Bros. was two stories tall, and situated immediately east of a three story structure. Three years later, the three story location of the firm then known as Glasgow Bros. and Dack was illustrated in a special edition of the *Jackson Daily Citizen* (Figure 4.3.17-1) (*JDC* 1889g:13).

The dry goods firm of Glasgow Bros and Dack was one of the most successful retail establishments in Jackson. Established in 1884, the company was under the ownership of three brothers: B. J., J. B., and A. S. Glasgow, and Edward Dack. They were “noted for selling good goods cheap” (*JCP* 1937f:7-7; *JDC* 1889g:13). In 1898 the original firm was dissolved, with Dack going on to become a major producer of undergarments in the city. Renamed Glasgow Bros., B. J. and A. S. Glasgow assumed ownership of the new firm. Beginning with a staff of just five clerks in 1884, by 1937 the company was classified as a department store employing 90 clerks and maintenance workers (*JCP* 1937f:7-7).

The Glasgow Bros. store anchored the eastern end of the E. Michigan building into the early 1960s (Polk 1964:160). By the end of 1964, the company gone out of business and their former location was slated for demolition, when Furman’s Inc., a men’s clothing store, announced plans to begin removal of the former Glasgow Bros. store before the end of that year (*JCP* 1964:1). The former location of the Glasgow Bros. Store is depicted in Figure 4.3.17-2. Comparing Figures 4.3.17-1 and 4.3.17-2, the point at which the building was removed from what is now 125-135 E. Michigan was between a pair of narrow windows on the second and third floors. The eastern windows of each pair can be seen in Figure 4.3.17-1 and the western windows of each pair are still extant in the front facade of 135 E. Michigan as can be seen in Figure 4.3.17-3.

The three story building at 125-135 E. Michigan provided space for a huge number of businesses and residences. In 1918, the building business tenants from east to west included Newmans, a cloak store; W. F. Lubahn & Son, tailors (occupying space on the upper floors of the building); Smiries & Polopolos, billiards; and the Shanghai Café. That same year, Mrs. Mildred Leedy

offered furnished rooms; and the families of both Samuel A. Leedy and Hing Hong resided in the upper stories of the structure (Polk 1918:155).

Perhaps due to the proximity of the Otsego Hotel and the opportunity to cater to visitors to the city, the building's storefronts have frequently been occupied by clothing stores. In the mid-1920s, every store in the building was geared to the sale of clothing or accessories. Ladies furnishings were available at both Newman's and the Ladies Apparel Shop, with Geo. Seckinger providing millinery services (Polk 1924:130). The final storefront in the building in 1924, Beisenger & Shea, also listed themselves in the city directory as "clothing." Other clothing and apparel stores located in the building over the years include The Fashion Shop, women's wear, and Dot Shoe Shop in the early 1930s; the Princess Frock Shop in the 1940s; and both the Union Store of Jackson and Farnham's Men's & Boys' Wear in the 1950s (Polk 1932:476; 1942:435; 1954:438).

Many of the businesses located in the building remained for years, while others lasted just a year or two. In addition to the long-term occupation by Glasgow Bros., the Globe Store dry goods occupied its space at the west end of the building for almost two decades from the mid-1920s into the 1940s (Figure 4.3.17-4) (Polk 1925:545; 1946:504), while a drug store occupied 135 E. Michigan from the mid-1930s through the 1940s. Initially the store was Trumble's Drug Store, but after they went out of business around 1942, they were replaced by Furtney's Drug Store (Polk 1935:492; 1949:500). The Loyal Order of Moose (LOOM), Jackson Lodge No. 156 maintained space in 127 E. Michigan from the mid-1930s into the late 1940s when they joined many of Jackson's other fraternal organizations on W. Cortland (Polk 1935:492; 1949:460).

Each of the restaurants located in the building seem to have lasted less than five years. Among the numerous enterprises were the Liberty Café and the Tasty Sandwich Shop in 1932 (Polk 1932:476). Both restaurants were closed by 1935. Also of note, was the dental office of R. W. Parish, which shared the building at 137 W. Michigan with the Tasty Sandwich Shop. Dr. Parish also remained in the building only a few short years. The next known food establishment in the building was Buehler Bros. meats that occupied 135 W. Michigan during the 1950s and 1960s (Polk 1954:438; 1964:160). Buehler Bros was replaced by Kuhl Meat Market in the 1970s and 1980s (Polk 1974:195; 1984:199).

Among the more interesting or unusual businesses located in the building was the Original Town Hall Assn. Inc. (Polk 1939:44). The organization occupied the storefront at 137 E. Michigan from the 1930s into the 1950s (Polk 1954:438). During from the late 1940s into the 1950s, the Harold Tubbs Billiard Academy was located at 127 E. Michigan. Currently the three storefronts comprising the building are occupied by the School House club, Thunderbird Coffeehouse, and Nostalgia Ink (Figure 4.3.17-3).

Description

The three story brick building is located on the south side of E. Michigan Avenue between Francis and S. Mechanic Streets. Currently divided into three storefronts, each storefront has given their portion of the building a unique, and distinct, appearance primarily through distinctive paint palettes. The upper floors of each store front retain the highest level of original integrity and similarity with each neighboring store front. As discussed in the history portion of this discussion, the easternmost portion of the building was demolished in 1964, resulting in an unusual fenestration pattern. Each of the second story windows are double hung, with one-over-one sashes. Beginning at the west end of the building, the second story has three wide windows, with two narrow windows above a street level door to the upper portions of the building. The center store front also has three wide windows on the second story, but lacks the narrower windows, since no street level door is present in this section of the building. Finally, the eastern section of the building has three wider windows, and a single narrow window, with the second window having been removed during the 1964 demolition. A similar situation is found with the third story fenestration, which has four narrow windows rather than three wide windows.

The second and third story levels of the building also retain most of the unusual hood moldings for each set of windows (although only half of the hood over the severed door is extant). Hoods for each of the second story windows and paired third story windows are essentially a smooth cast or stone element with flared sections that extend between the windows. The smooth upper section of the hood has an incised floral inspired details, complete with rosettes near the outer edges of each hood. The remaining third story hoods have slightly simpler details. Essentially rectilinear in design, the hoods also feature incised details, with a single rosette in the center above each window.

Each storefront has a slightly different cornice, with the center section appearing to have retained the highest degree of original integrity. The pressed metal cornice rises above the corbeled brick table. Among the details featured on the metal cornice are a saw-tooth detail across the base, ornate corbels at each end, and a pattern of stylized dentils and projecting bulls-eyes.

The first story storefront at the west end of the building has a newly bricked facade, complete with recessed window wells with long narrow single light windows. The center storefront has a recessed door forming the west bay, and two large single light windows in each of the remaining fenestration bays. The eastern storefront has large plate glass windows and glass door filling the lower portion of the first story, below a projecting flat awning. The wall above the awning, and flanking the large expanse of windows, has been clad with white tiles.

Since the photograph of this building was taken, the Nostalgia Ink storefront at 135 E. Michigan has acquired a gable peak roof above the historic flat, or slightly sloped roof. At the time of this writing, details on the appearance of this new roof are not available.

4.3.18 528 E. Michigan

History

Although not listed in the 1921 issue of the Jackson city directory, the building at 528 E Michigan carries a nameplate above the cornice, with the inscription:

N. S. Potter
1921

In 1921, N. S. Potter (Nathan S.), was the president of the Jackson City Bank, the Michigan Bag and Paper Company, and The Body Company (Polk 1921:852). Of most interest to the East Michigan building, was the association of Potter with The Body Company, a firm that manufactured automobile bodies on N. Mechanic Street (Polk 1921:316). This connection to the automobile manufacturing industry does not appear to have anything to do with the resulting building occupant, since, the first company listed as occupying the building is The Motor Sales Corp. Further investigation of this firm does not reveal any obvious association with Potter, instead the president is F. S. Rowan, vice-president and general manager is R. E. Smalley, and the secretary-treasurer is Corwin C. Clarke (Polk 1922:905).

The first known written documentation of the building occurred in the 1922 city directory, which noted that 526-534 (with no previous number, confirming the 1921 construction date) as the location of Motor Sales Corp. (Polk 1922:168). The Motor Sales Corp. remained at the location only briefly, with the 1924 city directory listing Truxell Sales Co. as the building occupant. This firm, owned by Mr. Grover O. Truxell of Lansing, Michigan, was noted for their sale of Durant and Star Automobiles (Polk 1924:525).

Again in 1925 the building once again had a new owner and business. The new business, Sprague Auto Supply and Garage, offered auto storage, repair, washing, and towing among its services (Figure 4.3.18-1) (Polk 1925:420). At the same location were also Hauck Motor Sales and Wonch Auto Supply (Figure 4.3.18-2) (Polk 1925:420).

Three more businesses, each with an automotive link, occupied the location on E. Michigan during the 1930s. In 1932 the building was the home of McConkey Motor Co, an automotive dealership (Polk 1932:477). Taking a turn toward the service industry, in 1935 the building was the location of Lawler Tire & Oil Service Inc. (Polk 1935:493). By the end of the decade, and into the 1940s, the advantageous location of the building across from the train depot, made it the perfect site for the Yellow Cab Company, which included a service garage for auto repairs (Polk 1939:444; 1942:436).

In 1946 the building was shared by the United Service Garage and Hertz Driv-Ur-Self Service, auto renting (Polk 1946:506). By 1949 the building appears to have come full circle, as it then was the location of Elmer A. Roth Inc, an automotive dealership (Polk 1949:501).

The link with automotive businesses was finally broken in 1949, when the building became the home of Holda's Appliance and Television. Advertising the firm as "Jackson's Oldest

Appliance Dealer,” Holda’s has occupied the E. Michigan location for 55 years (Figures 4.3.18-3 and 4.3.18-4).

Description

Situated on the north side of E. Michigan Avenue, the building (Figures 4.3.18-3 and 4.3.18-4) is located between Milwaukee and Park streets. The L-plan building consists of a four-story tower adjacent to E. Michigan Avenue, with a lower structure extending to the north. A two-story brick structure perpendicular to the main building completes the building’s L-plan.

The main portion of the building is constructed with a combination of glazed terra cotta on the front, south facade, and brick on the remaining exterior walls. Originally constructed as part of a row of buildings, most of the fenestration is focused on the structure’s front facade. The exceptions include a pedestrian door on both the east and west facades of the one story portion of the building. Large overhead doors for shipping are located on the rear of the building, and obscured from the street by a large brick wall.

The elaborate south facade of the building is divided into three fenestration bays. Defining each fenestration bay are terra cotta pilasters extending from a pedestal equal in height to the area below the plate glass display windows in the first story. Upper stories of the building feature a pair of pilasters between each major fenestration bay and a single pilaster dividing the two sets of paired windows within each bay. The windows are double hung, with one-over-one tinted sashes. Additional ornament on the building’s south facade include a belt course between the first and second stories, panels with carved urns flanked by festooned swags below each pair of windows in the center bay, and a frieze band ornamented with a swagged cartouche above each pair of pilasters. The front facade wall rises above the dentilated cornice molding in a parapet. Resting atop the parapet are four free-standing glazed terra cotta urns. The building’s name plate rises above the center of the south facade wall.

4.3.19 228 W. Michigan

History

In 1925, inspired by the Chamber of Commerce, a group of Jackson businessmen known as the Community Operating Company, joined together to construct what was considered at the time the most elaborate and largest hotel project ever undertaken in Jackson (*JCP* 1937g:11-14,15). The elaborate hotel was designed to provide a gathering place for conventions and a convenient overnight stopping place for businessmen in the city. The hotel operating company, under the direction of president F. F. Ingram and officers W. R. Spencer, C. G. Mackay, W. R. Reynolds, and Howard Pett, capitalized \$200,000 toward the construction of the new hotel.

A second company, the Jackson Community Hotel Co., was formed at the same time. This company was charged to work with the operating company to undertake the construction of the

new building (*JCP* 1937g:11-15). Boasting capitalization of \$900,000, the Community Hotel Co., allocated about \$450,000 toward purchase of the land and construction of the 203 room hotel. Upon completion of the building in 1926, it was turned over to the Community Operating Company under a 50-year lease (Figure 4.3.19-1) (*JCP* 1937g:11-15).

The hotel opened its doors for inspection by the stockholders and their families on Sunday, November 29, 1926 (*JCP* 1926:1). Among those who toured the new hotel facility were Clarence B. Hayes, president of Hayes Wheel Company, for whom the hotel was named. Mr. Hayes was given the honor of being the first to register in the hotel. Near the end of the evening, a man arrived at the hotel, going to the front desk and asking for a room for the night. Mr. L. J. Ingram, a commercial traveler from the Chicago area became the first guest of the hotel, receiving a free night in the building and complimentary breakfast the following morning (*JCP* 1926:1).

Following the stockholders' open house, the doors to the Hotel Hayes were opened to the general public for the first time. The public inspection began about 3 p.m with an estimated 3,000 individuals touring the hotel by 8 p.m. (*JCP* 1926:1). In addition to the guest rooms, each with their own bathroom, the hotel included several special suites and sample rooms. Public rooms included a lounge, lobby, main dining room, kitchen, and office on the first floor (*JCP* 1937g:11-15). The ground floor included the coffee shop, barber shop, general services, and utility departments.

Newspaper articles on the Hayes Hotel often noted the fire-proof aspects of the structure. The hotel featured a spacious fire escape on the north end of the building and auxiliary fire escape stairways encased in a fire-proof chamber extending from the mezzanine to the ninth floor (*JCP* 1937g:11-15). Construction materials of the Georgian Revival style building included reinforced concrete resting on heavy piers sunk deep into the earth. Decorations of the main building were replicas of those found on "old English palaces" (*JCP* 1937g:11-15). The Georgian inspired decorations were carried through to the ball room, decorated with French grey and gold leaf finish and orchid damask draperies. Standing out from all the Georgian decorations was the dining room, which was called a "truly American room of the 1750 type." This room featured low ceilings and ornate fixtures. Drapes of the Colonial period hung over the windows with gilded oak leaves serving as tie-backs.

An advertisement appearing in the Jackson Citizen Patriot shortly after the hotel opened, noted that "the numberless transients that visit our city have emphatically voiced the pleasure of the hospitable manner and comfortable surroundings in evidence always at The Hayes" (*JCP* 1937h:6-9). If the amenities offered by the hotel were not enough to draw business, they also noted that they had "rates that give no other impression than moderate."

Forty years after they opened, the Hayes Hotel underwent modernization and refurnishing (Greater Jackson Chamber of Commerce [GJCC] 1966). Rechristened the Hayes Motor Hotel, the hotel boasted a position on the mall in downtown Jackson. In addition to providing a well-

appointed hotel for out-of-town guests, the hotel was poised to become the civic center for the community. Situated away from motor traffic, the central location of the hotel made it the ideal meeting location for luncheon groups, clubs, and civic and social organizations (GJCC 1966).

Since its time as a major local hotel, the Hotel Hayes was occupied for a number of years by Consumers Energy, whose main offices were situated immediately to the east of the former hotel. After standing empty for a number of years, the City of Jackson has recently announced plans to sell the building. The new owner, Sterling Management, plans to spend approximately 11 million dollars in the rehabilitation of the building into affordable housing (Harris 2004:1).

Description

Located on the north side of W. Michigan Avenue, the Hayes Hotel is located between the Carnegie Branch of the Jackson Library and the 1927 Consumers Energy building. The T-plan building fronts on W. Michigan, with the rear leg of the “T” extending to the north (Figure 4.3.19-2). Nine-stories tall the exterior walls of the hotel are sheathed in red brick with stone details. The first story brick is laid with projecting courses to suggest a rusticated water table. Similar projecting and receding courses of brick also form quoins at each corner of the front portion of the building. Additional brick work on the front facade creates a series of slightly projecting panels adding visual interest to the upper portion facade.

Extensive use of stone punctuates the details of the front facade. Among the stone elements are a wide carved stone belt course below the second story windows, an elaborate window surround incorporating the second and third story windows, with a simpler version joining windows on the eighth and ninth stories. Stone medallions are also utilized on the parapeted wall above the ninth story windows, with a festooned and swagged circular medallion above the paired windows of the second fenestration bay from each corner. The most elaborate stone detailing is found on a swagged and draped cartouche situated below the pedimented peak at the center of the front facade. The cartouche is carved with the letter H. Stone is also utilized in carved balustrades placed at the base of the second story windows. Similar balustraded panels are located above the ninth story outer fenestration bay on the front facade and each window on the east and west facades of the hotel’s front building section.

Most of the windows in the building are double hung, with six-over-six sashes, although some casement windows are also utilized. The upper rail of the third and ninth floor windows are curved to match their segmental arched openings. The primary entry into the hotel is located at the center of the north facade. The only evidence that the entry was once more elaborate is found in the metal bosses located between the second story windows above the door. These small metal panels would have once anchored the chains supporting the front awning. The remaining street level portion of the building is filled with a series of small store fronts. Each store front has a recessed entry placed at one side of the space, with the remaining facade filled by large plate glass display windows.

4.3.20 115 N. Milwaukee

History

The Detroit, Jackson & Chicago Railway was incorporated on January 12, 1907 under one of the street railway acts passed by the State of Michigan with an operating capital of \$25,000 (Meints 1992:64). Operating in Jackson, Washtenaw, and Wayne counties, the firm was controlled by the Detroit United Railway at the time of its incorporation. Quick expansion seems to have been a priority for the company, given their purchase of the Detroit, Ypsilanti, Ann Arbor & Jackson railway on February 1, 1907 and the Jackson, Ann Arbor & Detroit on July 19, 1907 (Meints 1992:54). By 1916 the Michigan Railroad Commission approved an amendment to the firm's incorporation, allowing an increase in operating capital to \$1,000,000.

The small building at 115 N. Milwaukee was constructed by the Detroit, Jackson & Chicago Railway for use as a car barn, however, the exact date of construction is unclear. In 1907, published maps of the city indicate the structure located at the site of the car barn was a dwelling, and clearly located in a residential setting (Sanborn Map 1907:34). City directories from the same time period do not indicate that the Detroit, Jackson & Chicago Railway had any holdings beyond their facilities off of Mechanic Street (Polk 1914). With the addition of the street guide to the city directory, the first notation for the D J & C Railway car barns is found in the 1917 city directory (Polk 1917:167). The car barn continued to serve the street railroad until 1929, when after several years of fighting to save the interurban line, the operations ended on September 4, 1929 (Meints 1992:64). The following year, published maps of the city clearly indicate the correct building at the site, which is labeled "Vacant Car Barn" (Sanborn Map 1930:220).

It is ironic that shortly after the interurban rail line's demise that the railcar facility became a branch location of L. A. Wright Motor Sales (Polk 1932:481). Lynn A. Wright sold and serviced new Dodge and Plymouth vehicles from their main location at 207 E. Pearl, with the Milwaukee Street building dedicated to used car sales through most of the 1930s and 1940s (Polk 1939:449; 1946:511). In 1949, city directories indicate that the L. A. Wright Motor Sales had converted the building to a body shop (Polk 1949:506). Further changes in the building's function occurred by the mid-1950s, when the location was noted as "storage" (Polk 1954:496).

By the end of the 1950s, the building had changed hands, but continued its long association with automobiles. Tansky Motors, dealers of Dodge and Plymouth cars, utilized the building for their used car sales over the following decades (Polk 1959:109; 1984:210). Although no longer a sales location, the former railcar barn is still linked to Jackson's automotive industries as the location of the Advantage Collision Repair, Inc. shop.

Description

Located at the southeast corner of Milwaukee at Pearl Street, the rectilinear building (Figure 4.3.20-1) is oriented perpendicular to Milwaukee. The building has brick walls, which are currently painted black at the base in turn topped by a narrow stripe of red across the front

portion of the building. The upper walls of the building are painted a light blue-grey. The paint scheme continues across the two large overhead doors located on the front, west building facade. The overhead door in the south bay is divided into 70 small panels, placed in seven rows of ten panels each. In contrast, the overhead door in the north garage bay is horizontally ribbed metal, with two tiny oval windows situated in the bottom third of the door.

Other fenestration elements on the building include a solid metal door situated between the overhead doors and a window opening located high on the wall north of the north garage bay. This window has subsequently been infilled, and is painted the same color as the surrounding walls. A second pedestrian entry is located near the west corner of the north facade, with several small windows placed randomly along the same facade. Each of the pedestrian doors and north facade windows is topped by a dark blue awning stenciled with services provided by the shop.

As a utilitarian structure, the building features only minor architectural details. The west facade of the building has three brick pilasters, one on each side of the overhead doors and the third at the northwest corner of the building. A pair of short projecting pilasters rise from four courses of brick corbelling above the pair of overhead doors. A smooth oval detail, divided into four sections by oversized keystones at each of the major compass points, projects from the wall between the short pilasters. Simple panels are created in the upper wall of the front facade with a row of projecting bricks. The rectangle panels located on each side of the center detail are situated horizontally on the building wall, while the one in the bay over the infilled window is oriented vertically on the wall.

4.3.21 131-133 W. Pearl

History

Erected 1873-74, the building now known as 131-133 W. Pearl was once part of the three story building originally known as the Mosher Academy of Music. Building owner, Jackson mayor Benjamin Mosher, hired L. D. Grosvenor to draw the plans for what he called one of the finest “blocks” in the city (*JDC* 1874:4). The building included two storefronts at street level with the “spacious a hall for balls, meetings, etc., above.” The exterior of the building was described as featuring a full Frear stone front of “tasty design” (*JDC* 1874:4). Frear stone is the trade name for one of the earliest cast stone products made in the United States. Patented by George A. Frear of Chicago in 1868, the stone was a mixture of natural cement and sand, to which a solution of shellac was added to provide initial curing strength (Pieper 2004:2).

Before the construction of the “Opera House,” most of the entertainment venues in Jackson were a series of “halls” (E. F. Smith, Well Anyhow, “Buildings” Vertical File, Carnegie Branch, Jackson District Library, Jackson, MI). As the building, also known as the Mosher Block, was under construction, one newspaper lauded its presence in Jackson:

The people of Jackson want an opera house second to nobody's. We feel as though we ought to "get the best." Our position in the State as the centre of travel and our reputation abroad as a leading city of the State makes it proper and even necessary that in this as in all things else, we should do whatever we undertake in the best manner, to the best of our ability. Here is a chance to show at once our taste and skill, as well as our enterprise and judgement upon the important matter of furnishing the public with a first class place of amusement. (JDC 1873).

As expected, the new opera house provided the citizens of Jackson a wide variety of entertainment. While not all of the building's 1,200 seats were filled on opening night, the entertainment was met with great enthusiasm. Minstrel shows, dramatic readings, and full plays were presented in the large auditorium over the years. In the 1880's Mosher's Opera House hosted Charles L. Davis in a show guaranteeing "180 laughs in 180 minutes" (Deming 1981:14). The building also was the location for productions featuring Mary Anderson, a famous actress of the day, appearing in "Ingomar," and Edwin Booth, brother of John Wilkes Booth, starred there in "Richelieu." Later, with the chairs removed, the space became a roller rink, until a building constructed specifically to house a roller rink was erected on the north side of the street (E. F. Smith, Well Anyhow, "Buildings" Vertical File, Carnegie Branch, Jackson District Library, Jackson, MI.).

While the primary public use of the Mosher Block was for the auditorium space, several other major tenants also occupied the building. The first major tenant in the building was S. M. Isbell & Co., seed distributor and dealer in beans and farm products. Established in 1878, the main focus of the business was initially a wide variety of seed stocks but eventually narrowed to include just beans, apples, and wool (Bohn 1993:20). Judiciously located in an area surrounded by high quality agricultural land, Isbell & Co. had access to 3,500 to 4,000 acres for the growing of seeds (*Jackson Citizen Press* 1918:12).

The Pearl Street location provided both offices and, initially, a warehouse facility (Figure 4.3.21-1). Hundreds of bushels of product were sorted and packaged in the building. One article on the company noted that they had "ample facilities for handling 1500 bushels of beans daily" and included among its products for one year over 200 tons of cucumber seeds (*Jackson Citizen Press* 1918:12). By the end of the nineteenth century the company won a world-wide reputation for the celebrated *ISELL BRAND* of hand-picked beans (Michigan Central Railroad 1895:29).

By 1912 Isbell & Co. had expanded several times, first adding a rural location in Stockbridge, and later constructing larger seed warehouses and an elevator in Jackson (*Jackson Citizen Press* 1912:48). With the narrowed focus on beans, apples, and wool, the company could produce 250,000 bushels of beans and 150,000 to 200,000 pounds of wool annually (Michigan Central Railroad 1895:29). The tremendous amount of product generated by Isbell & Co. made them the largest bean seed distributor in the state by the late 1890s (Bohn 1993:20).

For a time, the W. Pearl location was also shared by the Coronet Corset Manufactory. Founded in 1880, the company was based on the Cornet corset invented by firm partner Mrs. C. A. McGee (Inter-State 1881:555). The firm was unusual for its female president and director, who managed their 10 to 12 employees during their first year of production. Eventually the company became one of the major corset manufacturers in Jackson, placing ads in national publications for their products, including the “Flexibone Moulded Corset” (Figure 4.3.21-2) (Bohn 1993:78).

The Coronet Corset Company remained in the building into the early twentieth century, but was not included in the 1917 city directory listing for the property (Sanborn Map 1907:31). The only two firms occupying the building in 1917, based on the city directory listings, were S. M Isbell & Co and M. McQuellan & Son’s wholesale fruit (Polk 1917:181). By the early 1920s the storefronts at 131 and 133 W. Pearl were occupied by the drug store of Ezra J Van Marten and cigar manufacturer Arthur T. Dolan, respectively (Polk 1922:207). The remaining portion of the building was occupied by the J. M. Gilmer & Son furniture store and a branch of Isbell & Co.

The drug store retained its tenancy in the building through the 1920s, although the name is given variously as Van Marten and Van Martin’s in the city directories (Polk 1922:207; 1925:564). The building also retained a cigar manufacturer until 1924, with Henry Snearly replacing Arthur Dolan in the mid-1920s (Polk 1924:149). In 1925, the former cigar store at 133 W Pearl was occupied by Helliwell & Carpe upholsters (Figure 4.3.21-3) (Polk 1925:564). Although the firm name changed by the early 1930s to Carpe Furniture Shop, the upholstery company remained in the building from 1925 through the mid-1950s (Polk 1954:508).

The first change in the occupant at 131 W. Pearl occurred in the mid-1930s, when the space was occupied by Ratchford’s Café (Polk 1935:507). That same year, William H. Sewell was included in the city directory, with a drug store in the storefront at 135 W. Pearl. Sewell drugs continued to operate in the building over 20 years, with the first change in occupancy noted in the mid-1950s (Polk 1954:508).

Long term tenants were common in the former Mosher Block. In the late 1930s, Bernard Noe dairy equipment opened at 131 W. Pearl. This company continued to do business from the same location into the 1960s (Polk 1964:199). The last listing for the Isbell & Co., as a retail store, occurred in the mid-1940s, with the business location at 139-141 W. Pearl, which was assumed by Rockafellow Grain & Seed Co. before the end of the decade (Polk 1946:521; 1954:508). In the 1960s Rockafellow was replaced briefly by the Salvation Army Store, now the location of Schupbach Western Automotive & Sporting Goods (Polk 1964:199). Other current occupants of the former Academy of Music building include The Studio at 131 W. Pearl and the Red Moose Inn at 145 W. Pearl (Figure 4.3.21-4).

Description

Located on the south side of W. Pearl, the building is located between Jackson and Mechanic streets. Once part of a much larger building, the original structure encompassed the storefronts now numbered between 131 and 145 W. Pearl. Extensive alterations to the center portion of the building included the removal of the entire front facade, while the upper two stories above 145 W. Pearl have been removed completely (Sanborn Map 1886:4). In spite of these alterations, the eastern two storefronts retain a high level of architectural integrity and were the focus of this survey (Figure 4.3.21-5).

The two storefronts located at 131-133 W. Pearl are three stories tall, rising to a parapeted wall hiding the roof material. Constructed of brick, the two storefronts are slightly different shades of red, probably due to cleaning efforts undertaken at 131 W. Pearl. The front, north facade of each storefront is three fenestration bays wide. The upper stories in each storefront are pierced by three arch-topped double hung windows with four-over-four sashes. Upper sashes in each window are rounded to match the window opening. The ornate ribbed hood moldings above each window feature an Acanthus leaf keystone at its apex. The hoods extend down the side of each window terminating below the spring point for the semi-circular arched upper sash. Acanthus leaves decorate the corbel ends of the molding.

Both storefronts feature recessed entries and transom windows filled with small square window lights. The entry at 131 W. Pearl is situated at the center of the storefront, and is flanked by cast metal columns topped with a Corinthian capital. Large plate glass display windows flank the front entry and fill the area between a low paneled wall at the base and the transom lights above. The entry is situated at the east side of the storefront at 133 W. Pearl, with the display windows filling the center and western bays.

The building was originally situated immediately west of an alley, which is now a full parking lot. This location permitted additional windows along the east facade of the building. Most of these windows are double hung, with one-over-one sashes placed in segmental arched openings. Unlike the more elaborate front facade windows, these have a flat upper rail, with the space left between the window and arched opening filled with a wood spandrel. In addition to the double hung windows, a three-sided oriel window is located on the second story level over the former alley. Resting on large knee brace supports, the oriel has a double hung window with two-over-two sashes on each side of the structure.

4.3.22 154-156 W. Pearl

History

The building at 154-156 W. Pearl was constructed ca. 1920. The 1907 Sanborn map for the area indicate the previous building at the site had an irregular footprint and was labeled “Agricultural Implements” (Sanborn 1907:31). In 1918, city directory listings indicate the building was under the ownership of Charles Hastings, who operated a livery at the location (Polk 1918:187).

By 1921, the W. Pearl location had made the move away from the horse as a form of transportation to the automobile. The local city directory indicates the building at the location has the dual purposes of “Auto Inn” and “Jackson Auto Laundry” (Polk 1921:202). The following year, the ownership of the building is attributed to Michigan Buick Sales Company (Polk 1922:207). The form and function are further verified by the 1930 Sanborn map publication, which indicates a structure with the same footprint as the present day building. Additional information provided by the atlas include the designation of “Garage Capcy:80 cars” (Sanborn Map 1930:2). This building is one of four such buildings on the block defined by W. Pearl, Clinton (Louis Glick), N. Jackson, and N. Mechanic. Today, this building is the only extant former garage in the same area.

Under the ownership of Rayner Field, president, and L. C. Watkins, secretary-treasurer, the building housed a dealership for Buick products (Polk 1931:800). It is unclear if the Auto Inn was also owned by Field and Watkins, but as “Buick Storage” it seems a natural conclusion to make. The firm held the location for over a decade, but by the end of the 1930s, the automotive distributor was Field Pontiac (Polk 1939:458).

Automotive distributorships continued to occupy the building for much of its existence. In 1942 the Auto Inn Buick Storage was no longer cited at the location, and the dealership had once again changed. Sellers of Cadillac and Pontiac cars, Halbeisen Motors occupied the building into the mid-1950s (Polk 1942:155; 1954:508). Just a few years later, the building was the location for Nash auto sales by Hawley Nash Inc. (Polk 1956:681). Since 1978 the building has been under the ownership of Shirley and Duane Kleinschmidt and the home of Collins Bros. Fboring (Figure 4.3.22-1) (JCAO, Jackson, Michigan 1978: DB 943:1243).

Description

Located on the north side of W. Pearl, the rectilinear building (Figure 4.3.22-1) is oriented perpendicular to the street. A parapeted brick front facade extends above its unusual flat roof with sloped sides that extends the length of the building. The angled and stepped parapet culminates at a center peak in a shallow pitched pediment. Metal coping clads the upper surface of the parapet. Additional construction materials include vertically ribbed metal sheathing on the side and rear facades of the building. Visible foundation materials include a combination of poured older concrete, complete with horizontal form lines, and newer smooth concrete block.

Fenestration on the front facade of the building includes three broad openings evenly distributed across the facade. The center opening includes a recessed front entry, with large plate glass display windows filling the remaining area in the opening. Currently the street level opening in the west corner is completely filled with glass display windows. Probably originally also a window, the opening in the brick wall at the east corner is infilled with vertical wood siding. Three additional sets of windows pierce the upper portion of the front facade. Each second story level window consists of three sets of large fixed lights divided by mullions and topped by a narrower transom window. A small window is located on the east facade of the building and

metal overhead doors are located near the north end of each side facade to complete the fenestration.

4.3.23 159-161 W. Pearl

History

Based on information from published maps and city directories, it appears the building at 159-161 W. Pearl was constructed ca. 1920. No building is depicted at the site on the 1907 Sanborn maps, however an entry for the building does occur in the 1922 city directory (Sanborn Map 1907:31; Polk 1922:207). The first known occupant of the building was the Central City Paint Company. By 1924 the building was shared by the Quickedge Sharpener Co., who made grinding machines (Figure 4.3.23-1), Kellogg Corset Co., and Northern Coca Cola Bottling Co. (Polk 1924:149).

The arrival of the Kellogg Corset Company marked the start of a tenancy that would continue for over 60 years (Polk 1984:243). Initially the corset manufacturer shared the building with other small firms, but by 1932, they were the sole occupants of the structure (Polk 1932:491). The building marked the third known location for the corset manufacturer, which included time at 201 S. Mechanic, followed by a brief stay in a building at the northwest corner of N. Mechanic and W. Pearl.

Founded by Douglas C. Kellogg and John Mark in 1909, the company was originally known as M and K Corset Co (Gergacz 1964:47). At the time it was founded, the company was the sixteenth corset company in town (Thoms 1971:46). By 1971, only two corset companies survived in Jackson, including Kellogg Corset. Firm founder, Douglas C. Kellogg, had worked for several of the Jackson corset firms before being asked to assist a failing Ann Arbor based firm. Once the firm was back on the path to financial success, Kellogg realized that if he could save the Ann Arbor firm, he could certainly start a company of his own. Although initially he partnered with John Mark, Kellogg became the sole owner of the firm by 1916 (Thoms 1971:46). The company name was changed to reflect the new ownership, becoming Kellogg Corset Co.

With so many corset manufacturers in town, there was fierce competition for each sale. The manufacturing of “unmentionables” made widespread advertising an interesting aspect of the corset industry, where each manufacturer sought just the right angle to attract customers. In 1934, an advertisement placed in the *Jackson Citizen Patriot* boasted of their specialty in “hard-to-fit” figures (Figure 4.3.23-2) (*JCP* 1934:10). The West Pearl Street Shop featured the new fall stock and encouraged shoppers to “come in..consult our corsetieres without obligation.”

In 1937, another advertisement for the Kellogg Corset Company explained that the “garments and methods used in manufacturing those garments of 1907 are as obsolete today as the motor car of that period” (*JCP* 1937i:4-6). At the time, the company’s product line consisted of womens corsets and foundation garments as well as corrective belts for men and women. Just

10 years later, the company line had further expanded to include orthopaedic appliances and braces (Thoms 1971:46). Not only had the product line grown, but so had the number of employees. The company had approximately 15 employees in its early years, which grew to 80 by the early 1970s (Gergacz 1964:47; Thoms 1971:46). Distribution of the product lines had also expanded over time. In 1971, the company shipped products throughout the United States and Canada, with about 10 percent of their production destined for England, Sweden, and South Africa (Thoms 1971:46).

Today the Kellogg Corset Company is long gone from the W. Pearl location. In early 2004, the east side of the former corset manufacturer's building became the location of a new Roly Poly, rolled sandwiches, restaurant (Figure 4.3.23-3).

Description

The four-story brick building is located on the south side of W. Pearl, between Mechanic and Jackson streets. Divided into two storefronts at street level, each section has a center door with flanking large display windows. The front entry to the west side of the building is recessed from the front facade, while the recently remodeled east side storefront door is placed nearly even with the windows. The upper stories of the building are divided into two fenestration bays above each storefront. Windows on the entire second story are smaller than the window opening, with the area above each pair of double hung windows filled with a vertical wood panel. The same double hung windows with one-over-one sashes are utilized on the third and fourth stories of the building. These windows completely fill their smaller openings, and, therefore, lack the wood transom of the second story windows. Horizontal slider windows are evenly spaced across the entire fourth story of the east facade, as well as the rear portion of the lower three stories. The section of the east facade without windows is evidence that another building once immediately adjoined the structure.

Although the simple building lacks elaborate architectural embellishment, it does include a several modest details. Brick corbeling forms a recessed panel across each section of the building below the second story windows. Additional corbeling transitions the wall plane for the second and third story windows slightly back from the pilasters, which extend up the outer two corners of the building and divide the storefronts. A second set of recessed panels is placed between the third and fourth story windows of the east facade.

4.3.24 163-165 W. Pearl

History

Like many of the smaller buildings in Jackson, no clear early history is available for the building. No building appears to be illustrated at the site on the 1868 panoramic view of the city, although a structure is shown at the site in 1881 (Ruger 1868, 1881). Early published fire insurance maps of Jackson include the notation "sal" or saloon on the building (Sanborn Map 1886:4). The

presence of a saloon was verified with 1885 city directory listing for a saloon at the site under the ownership of Jacob Noll (Polk 1885:336). While building ownership may have changed over the next two decades, each successive map of Jackson continued to note the building as a saloon (Sanborn-Perris 1893:5; 1899:8; Sanborn Map 1907:31).

By the second decade of the twentieth century, the building operated as a billiard hall under a variety of owners. In 1917, E. D. Francis ran the billiard hall on the first floor and Mrs. Harriet Taylor provided furnished rooms upstairs (Polk 1917:181). In the mid-1920s Knapp & Custer billiards shared the first floor with Ernest Dixon's restaurant and Harry Knapp resided upstairs (Polk 1924:149). Bennett & Huntley billiards and the Bivins Bros. restaurant were located on the first floor of the building in 1932, and John E. Aldrich resided in the second floor apartments (Polk 1932:491).

Since the mid-1930s the building appears to have been occupied only sporadically. The building was completely vacant in 1935, but held the Biltwell Upholstering business and residences of both Arthur McClurg and Charles Green in 1939 (Polk 1939:458). In 1946 Mrs. Ida L. Aldrich lived in the building, which was otherwise empty (Polk 1946:521). With the exception of the engineering and drafting firm of Harris-McBurney Co., which occupied the building in the 1970s and 1980s, the building has stood vacant (Figure 4.3.24-1) (Polk 1984:243).

Description

Rectilinear in form, the two story building (Figure 4.3.24-1) is located on the south side of W. Pearl. Situated immediately west of an alley, the advantageous location provided an opportunity for windows along both the north and east building facades. The modest brick building is topped by a simple metal coping along the front parapet wall, with any original cornice decorations removed long ago. The entire building is painted dark green, although patches of peeling paint reveal the soft red brick color below.

Originally the front facade fenestration divided the building into three bays. This pattern is still evident in the placement of the windows on the second story. The second story windows of both the north and east facades retain the segmental arched top and simple corbeled hood molding. The double hung windows of the second story have flat tops, with plain spandrels filling the area between the window frame and the arched opening.

The first story of the building's north facade was remodeled during the 1930s or 1940s, adding an Art Moderne flair to the otherwise modest Italianate building. As part of the remodeling, the front entry was moved to the northeast corner of the building and recessed from the front building plane. Wrapping across most of the remaining first story portion of the building is a horizontal band of windows. The window follows the curved wall, a popular feature of the Art Moderne style, into the recessed area at the front entry. Additional light is provided in the recessed area by a series of openings in the east facade wall where the brick has been laid in a pattern of 12 open diamonds.

4.3.25 175 W. Pearl

History

Although little information is available on early history of the building at 175 W. Pearl, it appears to have been constructed ca. 1850. This determination is based on the brick construction, segmental arched windows on the non-public faces of the structure, and simple hood ornaments on the front facade. The date is also substantiated by the presence of a simple rectangular building with the same characteristics as the present day structure on a map of Jackson prepared in 1853 (Hart 1853).

The first indication of the building's use is 1886, when the structure is labeled "Sal" or saloon on the Sanborn Map (Sanborn Map 1886:4). Subsequently, the structure labeled as "Vac S" or vacant store in 1893, again as a saloon in 1899, and finally as "S" or store in 1907 (Sanborn-Perris 1893:5; 1899:8; Sanborn Map 1907:31).

Clayton R. Hunt, is noted as the occupant of the building in 1917, although there is no indication of the building's use (Polk 1917:181). The following year, in 1918, the two story building is the location of the Koffeman & Peyhas restaurant, as well as the residence of Harry Peyhas (Polk 1918:187). The building remained a restaurant into the mid-1920s, with the structure housing the restaurant of Sanford C. Hodges in 1924, although Mr. Hodges resided next door at 171 W. Pearl (Polk 1924:149).

Since 1925 the building has changed hands just three times. Both Adolph P. Koch, harness maker, and the Koch Typewriter & Supply Co. occupied the building from 1925 until 1935 (Polk 1925:561; 1935:507). By 1939 the entire building was occupied by Koch Typewriter & Supply Co. (Polk 1939:458). Koch Typewriter & Supply Co. had vacated the W. Pearl location by 1942, when the building was occupied by the Jackson Key Works (Polk 1942:448). The locksmiths remained in the building through the 1960s, but by the mid-1970s, the building was occupied by a watch repair service known as Precision Instrument Service Inc. (Figure 4.3.25-1) (Polk 1964:199; 1974:242).

Description

The two story building (Figure 4.3.25-1) is located on the south side of Pearl Street immediately east of N. Jackson. Extending from the east facade of the building is a one-story high brick wall, probably the remnants of the Straub Block building that once occupied the space. This wall encloses a passage way along the length of the building which is accessible through a door at the north facade.

Originally constructed of brick, a smooth material covers brick of first story's north facade. The cornice area at the top of the parapeted front facade is also covered with vertical strips of

material to form a wide smooth band. This band is painted a cream in contrast to the dark green paint of the walls.

The placement of the four second story windows in the building indicate that the structure was historically divided into four fenestration bays. Currently the building's first story is also divided into four fenestration bays, including a recessed entry and flanking windows on the first floor. The plate glass entry is situated at the rear of a tiled recess with large fixed display windows extending from each side of the recess. The fourth fenestration bay at this level is a slightly recessed door at the northwest corner of the building to directly access the upper floor.

Although the windows of the second floor appear to also be replacements, the double hung one-over-one sashes suggest something similar to what would have been utilized originally. Ornate pedimented and corbeled hood moldings rise above the second story windows of the north facade. A set of three in-filled window openings situated near the south end of the east facade and topped by segmental arches are the only other fenestration elements visible from W. Pearl Street.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 PROPERTIES RECOMMENDED INDIVIDUALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER

Eleven of the buildings included in the intensive level survey are recommended individually eligible for inclusion on the NRHP. These buildings are enumerated in Table 5.1-1. This table identifies both the building and the NRHP Criteria of Significance under which it is recommended eligible.

Table 5.1-1 Intensive Level Properties Determined NRHP Eligible

Current Name	Historic Name	Address	NRHP Criteria for Evaluation
US Com	Michigan Bell Telephone Building	146 W. Cortland Street	A, C
Vermuelun's Furniture	Masonic Temple	157 W. Cortland Street	A, B, C
Otsego Apartments	Otsego Hotel	102, 104-106 Francis	A, C
Jackson Business Development Center	Geo. Walcott & Sons	414 N. Jackson/201-215 Calhoun	A, C
Howard Feed Warehouse	Eldred Mill Powerhouse	138 Louis Glick Highway	A
Jackson Democratic Party Headquarters	N. G. Davis Grocery	201-205 S. Mechanic	A, B, C
Bloomfield Building	Bloomfield Building	236-244 S. Mechanic	A, B, C
The Elaine Apartments	People's National Bank	101 E. Michigan	A, C
—	—	105 E. Michigan	A, C
Holda's Appliances	N. S. Potter Building	528 E. Michigan	A, C
Hayes Hotel	Hayes Hotel	228 W. Michigan	A, C

Nine of the identified resources are recommended eligible, in part, based on their architectural significance (Criterion C). Among these resources are the Claire Allen-designed Masonic Temple and the Otsego Hotel. Further investigation of the Otsego Hotel building may reveal that the architect, so far known simply as Malcomson, may in fact be the well known Detroit area architect, William Malcomson of the firm of Malcomson and Higginbotham. Other buildings recommended eligible under Criterion C are excellent examples of their architectural style, and have retained a high level of historic integrity.

Three of the buildings are recommended eligible under Criterion B, association with persons significant in our past. The former Masonic Temple with its association with celebrated Jackson architect, Claire Allen, meets this criterion. C. C. Bloomfield, one of Jackson's leading business men of the nineteenth century, is associated with the building he constructed, the Bloomfield Building, and the building which housed his business during his early career, the N. G. Davis Grocery Store. The N. G. Davis Grocery Store, is also significant for its association with

N. G. Davis, another nineteenth century business leader, who both lived and worked in the building at one in the early 1870s.

Each of the eleven properties identified for individual recognition on the NRHP are recommended eligible under Criterion A, association with events that have made a significant contribution to the broad patterns of history. Two of the buildings, the Otsego Hotel and Hayes Hotel, were erected to accommodate the large number of visitors brought to Jackson, in part due to its role as a hub for numerous railroad lines. The Michigan Bell Telephone Building was the first structure constructed in Jackson to house a telephone office, while the Masonic Temple was the first building erected to specifically house the Masons. The Bloomfield Building was for years associated with entertaining and educating Jackson residents, serving over the years as the public library, Atheneum (or Majestic) Theater, Knights of Pythias hall, and Jackson Business University.

Criterion A is applicable for both the N. G. Davis Grocery Store and the building at 105 E. Michigan, which were constructed to accommodate commercial endeavors in the city during the mid- to late-nineteenth century. The Geo. Walcott & Sons building similarly is representative of the industrial activities of the city during the same time period. Early twentieth century additions to the Jackson streetscape, the People National Bank building and the N. S. Potter building, represent the growing influence of the banking and automobile industries in the city. Finally, the Eldred Mill powerhouse is the last extant element associated with the flouring mill business that once thrived in the city.

5.2 POSSIBLE HISTORIC DISTRICTS REQUIRING ADDITIONAL STUDY

During the course of CCRG's initial survey of the project area and intensive level survey of 25 properties, an effort was made to define, in a preliminary fashion, the areas within the downtown area where historic districts may possibly exist. The areas identified are depicted on Figure 5.2-1. To determine if historic districts are present in these areas and their boundaries careful examination of the landscape must be undertaken. This is more than an examination of the buildings, but should also consider things such as visual and physical boundaries, building density, and changes in land use patterns. The clues are provided by the city itself.

Physical and visual boundaries are one of the strongest clues in determining the edges of historic districts. Heavily traveled streets, elevated railroad lines, rivers, even large open areas, create both real and perceived boundaries. The four-lane wide Louis Glick Highway, for example, is a strong physical barrier dividing the areas north and south of its path. This is further reinforced by the adjacent railroad track, which adds the requirement at both Jackson and Mechanic streets that travelers must pass beneath the overpass, and giving the sensation that you are either leaving something behind, or entering into a new and somehow different space. Large expanses of open spaces, such as the extensive paved parking areas north of W. Pearl, create the feeling of separation or a boundary between the viewer and the more densely inhabited areas to the south.

Building density is also an important consideration. A substantial portion of any historic district should consist of contributing resources. In other words, the boundaries of any historic district should restrict the district to those properties that support the areas of significance applicable to the district. This is not to suggest that a historic district boundary should snake around property lines, including only those contributing resources, but instead should be drawn in a logical fashion so as to limit the number of non-contributing resources. A well defined historic district includes as much property as is needed to support the areas of significance, and no more.

Finally, distinctive changes in the land use patterns should also be considered in determining the boundaries of a historic district. While it is not unusual to have a historic district of mixed residential and commercial properties, typically a single historic district would not include residential, commercial, and industrial properties. This is, in part, because there are often real or perceived boundaries between these functions, particularly industrial uses. There may also be the perception of boundaries due to changes in building scale or the density of the area.

Giving consideration to the landscape, it is clear that both physical and visual boundaries will assist in the definition of historic district boundaries. By eliminating large areas of open land, concentrations of buildings less than 50 years old, and those buildings that are isolated in the landscape a smaller historically cohesive district may be defined. This does not mean that those properties outside the redefined boundary are not considered eligible for historic designation, rather that they appear to be outside a concentration of buildings with the same areas of historic significance, and may more appropriately be considered to be individually significant.

The area identified between Francis and Blackstone streets with its concentration of historic buildings was further refined by CCRG to suggest the boundaries of two smaller possible historic districts, one focusing on the commercial center of the city and the second linked to the industrial activities generally found north of the railroad. The core city district also takes into consideration the proximity of commercial areas south of Washington excluded from the original survey area, and extends the district boundary along Jackson to Wesley and just south of Wesley on Mechanic Street.

As suspected when making the selection of the 25 properties for intensive level survey, the strongest area for the establishment of a historic district, either a NRHP historic district or locally designated historic district, is along Mechanic Street. It is CCRG's opinion that the boundaries of this possible historic district be extended south to include the St. Mary Star of the Sea building complex (church, rectory, kindergarten complex) on the east side of Mechanic, as well as the former Elks Temple, now PJ's Banquet Hall, on the west side of the street. The northern terminus of this district may be best located at Pearl Street, with large open areas and a major shift in building use and density north of the boundary.

Finally, the possible historic district identified on E. Michigan should also be slightly expanded. Extending the area several blocks to the east would incorporate a number of architecturally distinctive buildings constructed in the 1920s. The eastern boundary in this area takes into

consideration the changing land uses, eliminating the newer structures associated with the large Foote Hospital complex.

5.3 CONCLUSIONS

The City of Jackson has a rich history. Fortunately, not only does the city have a number of written resources filled with the stories of the people and events that made Jackson, it also has a number of buildings that stand as witnesses to those same people and events. The Michigan Central Depot is a lingering reminder that Jackson was a transportation hub when trains ruled the economy. The former bank towers, now the Elaine Apartments and offices for Jackson County, and Jackson City Hall, clearly demonstrate the influence a few organizations had over city, including its skyline. Small buildings, like the old grocery store at S. Mechanic and Cortland remind us that real people lived here, with the same needs that the residents of today experience.

But, the buildings of Jackson are more than just physical reminders of its past, they can be the key to the city's future. The first step in recognizing the value of the building stock in the downtown area is this study. But this is only the first step.

NRHP nomination of those buildings identified as eligible, either individually or as contributing elements in a historic district, can provide economic incentives for their rehabilitation and restoration in the form of a federal tax credit. Inclusion in local historic districts opens the door even wider, providing an opportunity for a 25-percent tax credit on buildings restored following the Secretary of the Interior Standards for Rehabilitation.

More importantly, studies have shown that one of the key elements drawing both new businesses and residents to an area, is the presence of a historic buildings. One member of the much touted "creative class" noted that their reasons for returning to the city to live and work were the search for "established neighborhoods, historic architecture and ethnic mix" (Florida 2002:232). He expanded, saying, they were seeking places that are themselves a challenge and where they can help craft the future, or more simply "we want a place that's not done."

Historic buildings can also draw tourists to a community. In 1999, tourists spent 11.5 billion dollars in Michigan for transportation, lodging, food, and recreation (Michigan Historic Preservation Network 2002:12). Key among the tourist destinations were those locations that have heritage tourism events and/or sites such as historic site visits, historic district walking tours, and tours of both public and privately held historic structures, including hotels and bed and breakfasts. Several Jackson area locations have already been included in the Automobile National Heritage Area, but the potential exists to develop even more tourism destinations.

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APPENDIX A
PROJECT AREA SURVEYED PROPERTIES

APPENDIX B
PROJECT AREA BUILDING PHOTOGRAPHS

APPENDIX C
SELECTED PROJECT AREA STREETSCAPES

APPENDIX C
SELECTED PROJECT AREA STREETSCAPES

The following pages include streetscape photographs from the survey of downtown Jackson. Streetscapes, or views of several buildings, are particularly useful in showing the relationship of the buildings with each other and with the landscape. Streetscapes can also provide a sense of scale often missing in single building images.

APPENDIX D
PROJECT AREA MAPS WITH PARCEL ID NUMBERS

APPENDIX D
PROJECT AREA MAPS WITH PARCEL ID NUMBERS

The following 17 maps illustrate property lot lines for the area within the project area. Each parcel is further identified with the unique identification number, or Jackson stencil number as is presented in Appendix A. Stencil numbers begin on the lot they are associated with, but, due to their length, may continue across several unrelated lots. Additionally, multiple lots may share a single stencil number. All lots held under a single stencil number are connected with arrows. Because the portion of the city represented in each map is relatively small, the first map is a general area map, illustrating the location of each individual map.

APPENDIX E
RUSKIN DATABASE RECORDS