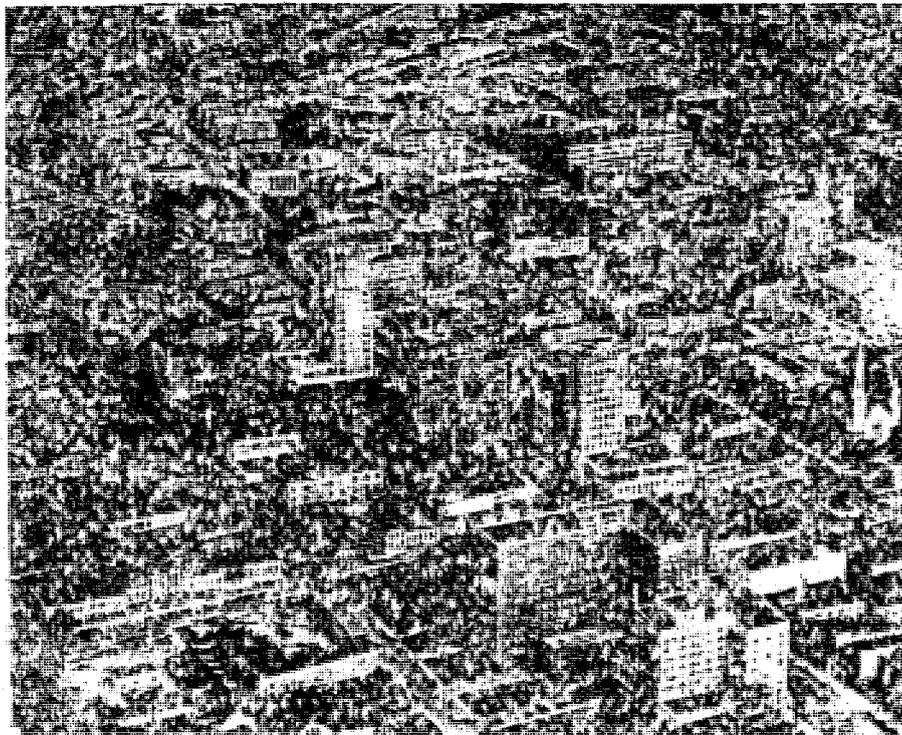


CITY OF JACKSON
WITH INTENSIVE LEVEL SURVEY
OF TWENTY-FIVE PROPERTIES



ccrg COMMONWEALTH CULTURAL
RESOURCES GROUP, INC.

R-0528

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

Prepared for

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

By

**COMMONWEALTH CULTURAL RESOURCES GROUP, INC.
2530 SPRING ARBOR ROAD
JACKSON, MICHIGAN 49203-3602**

**Elaine H. Robinson, Principal Architectural Historian
Melissa Milton-Pung, Project Architectural Historian**

August 2004

R-0528

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Acts of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. Michigan law prohibits discrimination on the basis of religion, race, color, national origin, age, sex, marital status, or disability. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to:

Office for Equal Opportunity
National Park Service
1849 C Street, NW
Washington, DC 20240

ABSTRACT

In August 2003, Commonwealth Cultural Resources Group, Inc. (CCRG) was contracted to 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. Twelve 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. Potential Historic Districts

Appendix F. 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 4.3.14-1	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 <i>The Ladies Home Journal</i>	4-88
Figure 4.3.21-3	Helliwell & Carpe Advertisement	4-89
Figure 4.3.21-4	131-145 W. Pearl	4-90

Figure 4.3.3-2	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 4.3.21-5	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

