

CITY OF SAGINAW, MICHIGAN

**HISTORIC DISTRICT STUDY COMMITTEE
FINAL REPORT**

NORTH MICHIGAN AVENUE DISTRICT

MAY 29, 2004

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CHARGE OF THE HISTORIC DISTRICT STUDY COMMITTEE

The Historic District Study Committee was appointed by Saginaw's City Council at its February 9, 1998 meeting. The charge of the committee, by that appointment, by the City's Historic District Ordinance and by its own determination, is to:

- a. Determine those areas of the City of Saginaw that should be reviewed, studied and proposed as local historic districts.
- b. Implement and supervise the completion of the steps necessary for the establishment of a local historic district as per Section 2507 of City of Saginaw Ordinance No. D-1418, "Zoning Code;" and as per §399.203

of Michigan Public Act 169, "Local Historic Districts Act." These steps include:

- i. photographic inventory of resources within each proposed district
 - ii. basic research of each district and the resources within
 - iii. determination of the total number of historic and nonhistoric resources within a proposed district
 - iv. reporting
- c. Stimulate interest and increased public awareness of the City's historic resources.

STUDY COMMITTEE MEMBERS

Section 2507 of City of Saginaw Ordinance No. D-1418, "Zoning Code," specifies that the Historic District Study Committee "shall contain a majority of persons who have a clearly demonstrated interest in or knowledge of historic preservation, and shall contain representation from 1 or more duly organized local historic preservation organizations." Current members of the Committee are:

Greg Branch (Chair), Creative Director, Prancing & Ewend; Vice Chair, Saginaw Historic District Commission;

owner and restorer of historic house in Saginaw.

Thomas Mudd, Retired Educator; Member, Saginaw Historic District Commission; Local historian and researcher; owner of historic house in Saginaw.

Leslie Tincknell, Architect; Board Member, Saginaw County Historical Society; Partner in one of Michigan's leading historic preservation architectural firms; Partner in a historic Saginaw bed and breakfast.

DESCRIPTION OF THE PROPOSED DISTRICT

The North Michigan Avenue Historic District includes resources facing North Michigan Avenue from the northern boundary of the Old Saginaw City Historic District to Congress Avenue.

The southern end of the district includes a number of structures that were early and relatively modest residential properties. Many have had commercial storefronts added on to them. Moving northward, these gradually give way to more ornate Italianate and Queen Anne homes, most of which have been converted, over the years, to commercial use.

These ornate structures are interspersed with more modest residences. Some were built in the late 19th century as development moved northward on Michigan. Others are bungalows built in the 1920s on larger lots that were subdivided.

Also common in this area are commercial buildings built between in the years after WWII, when the district began its major shift from residential to *the* address for professional practices.

Near the district's northern boundary, North Michigan makes a 25-degree bend. Clustered around this turn are some of the district's most significant – and opulent – properties. These include the ornate Queen Anne residences built for Willis Knowlton and Gilbert Stark; the Georgian mansions of A.T. Ferrell and Clark L. Ring; the Federal Revival George Schemm house and the sites of the Arthur Hill, Benton Hanchett and Washington Green homes.

Still moving northward, the opulent homes give way to smaller and more modest homes and mid-century commercial buildings.

The mix of structures – from mid- to late-20th-century office buildings to the 1844 Hannon House, the oldest structure in the district – offer a panoramic view of the historic development of North Michigan Avenue.

INVENTORY

Several of the properties within the proposed district were surveyed as part of a previous inventory for Community Development Block Grant purposes. In preparation for this report, the entire area was surveyed again from 1999-2002.

BOUNDARIES OF PROPOSED DISTRICT

GENERALIZED BOUNDARIES

A generalized description of the boundaries for the proposed North Michigan Avenue include all properties fronting North Michigan Avenue from the northern boundary of the Old Saginaw City Historic District (Cleveland Avenue) north to Elenor Street.

METES AND BOUNDS DESCRIPTION

From a point in the center of North Michigan Avenue at the corner of Cleveland Avenue, go southeast along the lot line of the property at 402 North Michigan to the center of the alley behind the lot; go northwest along the alley to where the center of the alley intersects the northern boundary of the property at 517 North Hamilton Street; go southeast along this boundary to the southeastern corner of same; go northeast along Hamilton Street to the southwestern corner of the property at 701 North Hamilton Street; go northwest to the northwest corner of same; go

northeast, following the lot lines of the properties at 704 through 728 North Michigan Avenue; go northeast across Throop Street to the southwest corner of the property at 804 N. Michigan and continue northeast along the property lines of 818, 820 and 826 North Michigan across Miller Street (vacated) to the southwestern lot line of the property at 926 North Michigan; go southeast to the southeast corner of same; go northeast along North Hamilton Street along the rear lot lines of the properties at 1004, 1016, and 1024 North Michigan across West Remington to the southwestern lot line of the property at 1126 North Michigan; go east to the rear lot line of same; go northeast along same to northern boundary of the property at 400 W. Remington; go southeast along northern boundary of same to rear lot line of the property at 1126 North. Michigan; go northeast along the rear lot lines of the properties at 1126, 1214, 1218, 1226 and 1232 North Michigan to the northeastern corner of the property at 1232 North Michigan; go southwest to the rear lot line

of the property at 1236 North Michigan; go northeast along the rear lot lines of the properties at 1236 and 1244 North Michigan, across Eleanor Street to the southern lot line of the property at 1300 North Michigan; go east to the rear boundary of same; go northeast to the northern lot line of the property at 1310 North Michigan; go west along same to the center of North Michigan Avenue; go northeast to the intersection of North Michigan Avenue and Houghton Avenue; go west along the northern boundary of Bliss Park to the western boundary of Bliss Park; go south along the western boundary of Bliss Park to the southern boundary of Bliss Park; go east along the southern boundary of Bliss Park to the east side of North Fayette Street; go south to the northern lot line of the property at 1410 North Fayette Street; go east to the northeast corner of same; go south along the rear lot line of the property at 1401 N. Michigan; go across Catherine Street to the western lot line of the property at 515 Catherine Street; go south along the western property lines of same to the northern lot line of the property at 1311 North Michigan; go west to the western lot line of same; go southwest to the southern

lot line of same; go east to the western lot line of the property at 1301 North Michigan; go south across Eleanor Street to the northern lot line of the property at 1241 North Michigan; go west to the western lot line of the property at 1227 North Michigan; go southeast to the southeast corner of the property at 1202 North Fayette; go southwest along that line to the rear lot line of the properties at 1227, 1219, 1213, 1205, 1135 and 1121 North Michigan, the latter which includes the property at 1110 North Fayette; go southeast along the southern lot line of the properties at 1110 North Fayette and 1121 North Michigan to the western boundary of the property at 1107 North Michigan; go southwest along the rear boundaries of the properties at 1107 and 1103 North Michigan, across West Remington Avenue to the northern boundary of the property at 1027 North Michigan; go northwest to the northwest corner of same; go southwest along the rear boundaries of the properties at 1027, 1019, 1011 and 925 North Michigan; to southeast to the western boundary of the property at 905 North Michigan; go southeast along same, across Miller Street to the northern lot line of the property at 827 North Michigan; go northwest to the rear

boundary of same; go southwest along the rear boundary of same to northern boundary of the property at 814 North Fayette; go southeast to the rear boundary of the property at 815 North Michigan; go southwest along the rear boundary of 815 and 803 North Michigan; continue across Throop Street and along the rear boundary of the properties at 703 through 727 North Michigan; continue across Hayes Street and along the rear boundary of properties at 603 through 625 North Michigan to the northern boundary of the property at 515 North Michigan; go northwest along northern boundary of same to northwestern boundary of same; go southwest along rear boundary of same, across Madison Street to rear boundary of properties at 419 and 427 North Michigan; go southeast to the rear boundary of the property at 403 North Michigan; go southwest to the southwestern boundary of 403 South Michigan, then go southeast to beginning.

From the southwestern corner of the property at 1514 North Michigan, go east to the rear boundary of same; go north to the northeast corner of the property at 1520 North Michigan; go west to the northwest corner of same, then go south to beginning.

From the intersection of North Michigan and Congress Avenue, go east along the northern boundary of the property at 1740 North Michigan to the rear boundary of same; go south to the northern boundary of the property at 1608 North Michigan; go west along that property line to the center of North Michigan Avenue; go north to the intersection of the center of North Michigan Avenue and the southern boundary of the property at 1731 North Michigan, extended; go west along the southern boundary of the property at 1731 North Michigan to the southwest corner of same; go north to the northwest corner of same; go east along northern boundary of same to the center of North Michigan Avenue; go north to beginning.

Legal descriptions of properties within this district are enclosed in the property descriptions in Section 2.

BOUNDARY JUSTIFICATION

The North Michigan Avenue Historic District is a linear district whose purpose is to protect historic resources along North Michigan Avenue – one of the most important north-south main thoroughfares in the development of the City of Saginaw.

The southern boundary of the district is adjacent to the northern boundary of the Old Saginaw City Historic District, where the City of Saginaw was founded. The District continues northward along an axis of development toward a regional business district significant later in the city's development.

The boundaries of the proposed district have been drawn to include the mix of uses, styles and periods that have made the North Michigan Avenue corridor one of the most important thoroughfares in west Saginaw since its early development. The properties within the proposed boundaries represent showplace residences constructed during Saginaw's lumber boom (Ring, Knowlton and Stark homes); more modest residences built both before and after that boom; and commercial structures that followed development along the North Michigan Avenue axis and set the stage for the street's current status as a professional office center.

SIGNIFICANCE OF THE DISTRICT

As a major north-south traffic artery, North Michigan Avenue serves as a “time capsule” of the development of Saginaw’s west side. The proposed North Michigan Avenue Historic District contains architecturally significant residential and commercial buildings from nearly every major period of Saginaw’s growth between 1849 and 1960. Most of these resources underscore Michigan Avenue’s position as the “Main Street” of West Saginaw. It was home to many of its most prominent citizens, including three Michigan governors and some of the biggest names in Michigan’s late-19th-century lumber industry. The proposed district includes one National Register resource and part of a National Register district.

Some of these structures are significant because of the stature of the architect – whether it be nationally known Charles Adams Platt (Clark Ring house, 1126 N. Michigan) or locally significant architects such as Glenn “Red” Beach (Manning Medical Office, 815 N. Michigan) or

Frederick Wigen (Douglas Family Eye Care, 1205 N. Michigan).

Many of the properties are significant because of their association with the lives of people significant in the history of the Saginaw area, such as homes built for A.T. Ferrell (925 N. Michigan), Clark L. Ring (1126 N. Michigan), Willis T. Knowlton (1019 N. Michigan), Gilbert Stark (1027 N. Michigan) and George C. Schemm (1135 N. Michigan).

Many of the individual properties embody the distinctive characteristics of late 19th-century and early 20th-century upper-class residential and commercial architecture, while others embody distinctive characteristics of mid-20th-century professional-office design. As a whole, the district embodies the development of the city’s main north-south west-side corridor from prominent residential address to prominent professional address.

HISTORY OF THE NORTH MICHIGAN AVENUE DISTRICT

OVERVIEW

North Michigan Avenue was one of the West Side's most grand residential neighborhoods. Located north of the business and industrial districts on the West Side's main north-south thoroughfare, it became the home of Saginaw's upwardly mobile second generation of lumbermen. This area was not the home of the earliest settlers of Saginaw City. Rather, it drew the sons and associates of these entrepreneurs from the residential neighborhoods to the south.

The district's homes are large, rich in detail, close the avenue, and surrounded by mature trees and large lawns. Queen Anne and Georgian Revival styles are the architectural heritage of the district. The existence of a single native Greek Revival structure reflects the lack of early development. Several modern, low-profiled, brick or wood-sided architect-designed buildings serve as counterpoints: complementing the district by providing a change in scale and fabric against which the earlier architecture can be contrasted. They also serve as a valuable record of the historic development

of North Michigan Avenue, as its importance as a traffic artery shifted it from prominent residential avenue to professional corridor.

DEVELOPMENTAL HISTORY

The City of Saginaw was born on the west bank of the Saginaw River. It grew from a small settlement, Saginaw City, that began at the site of Fort Saginaw, at the intersection of present-day Hamilton and Court Streets. That settlement grew into the what we now know as the West Side Business District. This was the area's major commercial district until the founding of East Saginaw.

Prompted by growth in the lumber industry, Saginaw City began to rapidly expand outward from the business district.

Industrial development went up and down the riverbank – until the Saginaw River was virtually lined with sawmills from Green Point to Bay City. Residential development grew south and west from the business district. Compact neighborhoods formed on side streets, while the well-to-do

built more imposing homes on Court and South Michigan.

Development of North Michigan didn't begin in earnest, however until the 1860s – and reached its apex in the 1880s. Two factors spurred this development.

First, the East Saginaw business district, on the east side of the river centered on Genesee Avenue, was quickly growing into a major commercial and trade center. This growth, and the construction of the Genesee Street Bridge in 1864, helped North Michigan become a more important traffic artery.

Second, the second generation of Saginaw's industrial and civic leadership began moving out on their own. The Avenue, with its trees, large lots and prominent location, became a fashionable address.

Many of the early residents of this district had roots in the South Michigan Avenue district. As the sons or business partners of the early entrepreneurs, they got their starts with the residents of South Michigan. When their financial resources allowed, however, they moved to North Michigan to separate themselves from others and firmly establish their own homes – and status.

As they were built, the homes reflected current – or near-current – tastes. The two oldest surviving homes native to the district,* the Farnam C. Stone House (as early as 1859, 403 N. Michigan) and the Kimball House (1860, 419 N. Michigan) are Italianate. The Scheurman house (1864, 418 N. Michigan) has many characteristics of Adam-style houses, by then out of fashion. Photos from the 1960s of the Penoyer house (also 1864, 1121 N. Michigan) show a Victorian Folk house with Colonial Revival detailing, but details in those photos reveal that it was more likely built as an Italianate, as well.

The next generation of homes were larger and more substantial – and, again, reflected changing tastes in architecture. The mirror-image twin houses built at opposite ends of the 800 block by John Moore – for his two daughters – were still Italianate in style. Two blocks away, however, homes built in 1869 for Willis T. Knowlton (1019 N. Michigan) and Gilbert Stark (1027 N. Michigan) clearly show a gothic influence – and an increasing trend toward more elaborate homes.

These two structures ushered in the “golden age” of North Michigan Avenue, as it became home to some of Saginaw City's

– and later Saginaw’s – most prominent citizens. The large homes built between 1870 and 1890 reflected the prosperity of the district’s residents – lumbermen, financiers and professionals. The wealth of detail and eclectic styling illustrated these residents’ personalities: dynamic, active, well-traveled, fashionable and concerned with quality.

Many of the homes built during this period have been lost: the Arthur Hill home (built prior to 1880, burned 1960s); the Benton Hanchett house (built 1882, burned ca. 1989); the William Mershon house (built 1889, razed ca. 1970); the Braun and Davis homes, razed in the late 1950s for Saginaw Osteopathic Hospital; and the Washington Green house (razed ca. 1976). However, the survivors – the Kowlton (1019 N. Michigan) and Kimball (419 N. Michigan), for example – attest to the grandeur of the area.

Between 1890 and the 1920s, the area went through another transition in its development. Even larger and more opulent homes for the well-to-do were still going up. These homes, however, reflected in changing tastes as the Victorian era ended and the Edwardian began. The upper-class homes built at this time, such as the

Georgian-revival Clark Ring home (1126 N. Michigan, built 1903) and A.T. Ferrell home (925 N. Michigan, built 1916), were larger, more formal and more formidable than many of their predecessors.

Even mid-sized houses, such as those built for Carl Riedel (611 N. Michigan, built ca. 1900) and George C. Schemm (1135 N. Michigan, built 1899) adopted more restrained, classic-inspired ornamentation.

At the same time, though, many lots were being subdivided and smaller homes appeared. The earliest of these are *fin-de-siecle* vernacular homes and, later, craftsman-style bungalows.

As the leaders of business and industry who built North Michigan Avenue’s mansions began to die, so, to some degree, did their architectural legacies. By the time of the depression, several of the larger homes had been converted to rooming houses or apartments. This process of conversion accelerated during and immediately after World War II, to meet the demand for housing for industrial workers.

The post-war years also saw the conversion of many of the mansions into office spaces – which spurred the final phase of the area’s historical development.

Growth of the hospitals – Saginaw General and St. Luke’s, bordering on Bliss Park, and Saginaw Osteopathic, at the 500 block of North Michigan – made North Michigan a popular address for physician offices. At the same time, the Courthouse at Court and Michigan also made the corridor attractive for law offices.

A few of the district’s larger homes are still residential. But today the district is primarily commercial and professional.

**The district’s oldest surviving home, the Butts/Ripley/Hannon house (727 N. Michigan) was built at the corner of Michigan and Hancock, moved to South Michigan and Mackinaw, and then moved again to its present location ca. 1893.*

THE DISTRICT’S ROLE IN SAGINAW’S HISTORY

In the years immediately following the Civil War, the lumber industry was the biggest employer in the United States. The nation’s leading lumber-producing state was Michigan. And Michigan’s busiest lumber-producing center was Saginaw. It has often been said that the development of the plains states in the last 30 years of the 19th Century was made possible by the white

pine timbers that floated down the Saginaw River and were milled in Saginaw.

Saginaw City (the pre-consolidation name of west-side Saginaw) began as a fur-trading post and failed military outpost. Once the Saginaw River watershed’s potential as a lumber center was realized, however, the town grew quickly.

The proposed North Michigan Avenue district figured prominently in this growth, as its earliest and largest north-south corridor. This made it prime real estate for the mansions of the city’s most prominent early citizens – whether they were giants of the lumber industry (Clark Ring, Arthur Hill, Willis Knowlton) or support businesses such as banking and law (Gilbert Stark, Benton Hanchett, John Moore).

When the so-called lumber “barons” first attached Michigan’s old-growth white pine forests, they estimated that the timber would last nearly forever. Within 25 years, however, the land had been clear-cut and the Saginaw Valley’s lumber industry died.

This had little effect on giants who had made large fortunes on the industry; Clark Ring, for example, built his showpiece home at 1126 N. Michigan in 1903. But the change meant new industries – and new fortunes – for Saginaw. One of the most

important was agriculture; settlers pulled stumps from the lands surrounding Saginaw – once considered an “impenetrable” pine forest – and began farming.

Agribusiness helped create Saginaw’s second wave of business leaders. Among them was Albert T. Ferrell, who created one of the country’s best and most popular seed cleaners. He built his Georgian mansion at 925 N. Michigan in 1914.

Saginaw’s next “boom” lasted nearly 50 years. Machinists at Jackson, Church and Wilcox found a way to improve the somewhat wobbly steering mechanism on early Buicks. This led to a contract to provide Buick with steering gears – and, eventually, to General Motors’ Saginaw Steering Gear division. Saginaw continued to grow with GM manufacturing until the early 1970s – although GM facilities and their spin-offs are still the county’s largest employer.

The early years of the auto boom left the North Michigan Avenue corridor relatively untouched. Many of the largest mansions changed hands, but remained single-family residences.

The post-WWII boom, however, had long-lasting effects on the district. To meet the increasing demand for workers in the automotive plants, many of the most im-

portant mansions in the area were converted to multi-unit rooming houses or apartment buildings.

The growth of more specialized zoning ordinances at the same time led to the conversion of many other buildings into commercial and office buildings, which has continued into the present. However, North Michigan was still a prominent address. The location of the courthouse (on Michigan and Court) and the west side’s two hospitals (just off North Michigan at Houghton) made it an attractive place for attorneys and physicians.

While attorneys favored re-use of historic mansions, many physicians hired prominent local architects to build modern structures in the 1950s and 60s. The district’s growth as a medical office center parallels the growth of Saginaw’s healthcare business. Saginaw is the major healthcare center for northeastern lower Michigan, and healthcare institutions and facilities are one of the county’s largest employers.

PROMINENT PEOPLE IN THE DISTRICT

The proposed North Michigan Avenue Historic District is a “Who’s Who” of citi-

zens prominent in the development of late-19th- and early-20th-century Saginaw. They include:

Farnam C. Stone (1836-1893), whose work supplying lumbermen grew into partnerships with some of the era's most important lumber industry titans.

Dr. G. A. Fuerbringer (d. 1911), prominent physician and long-time member of the board of education. Fuerbringer School is named for him.

Albert E. Snow (1878-1935), attorney. The son of a district judge (Byron A. Snow) and cousin of a Michigan Supreme Court justice (Ernest A. Snow). Albert practiced law in Saginaw for over 30 years and was a member of Saginaw's City Charter Commission and City Attorney.

John Moore (1826-1920), attorney. One of the area's first attorneys and an early mayor of Saginaw City. John Moore School is named for him.

Albert T. Ferrell (1863-1943), manufacturer of "Clipper" grain and seed cleaners, one of the most popular such devices in the U.S. for nearly 100 years.

Willis T. Knowlton (1848-1925), businessman, bookkeeper and eventual partner in the business interests of Ammi W.

Wright, one of the giants of Michigan's lumber industry.

Gilbert M. Stark (1854-1938), attorney and last mayor of Saginaw City before it consolidated with East Saginaw to form the city of Saginaw. Founded Frankenmuth State Bank and was president of the board of directors of the Bank of Saginaw.

Lewis Penoyer (1828-1898), early Saginaw settler whose farmland once ranged along North Michigan from Bond Street to the Saginaw River and from W. Remington Ave. to W. Genesee.

Dr. George C. (1862-1904) and **Maude Ripley** (1870-1943) **Schemm**. George was an early Saginaw physician and founder of the Saginaw County Medical Society, St. Luke's Hospital and Saginaw General Hospital. He gave up his medical practice ca. 1898 to take over management of the family brewery. Before her marriage, Maude was the area's first woman newspaper reporter.

Arthur Hill (1846-1909), lumberman and philanthropist. Arthur Hill & Co. became one of the nation's wealthiest lumber companies. Its founder was a three-term mayor of Saginaw City and a major benefactor of Saginaw schools and hospitals and the University of Michigan.

Benton Hanchett (1835-1931), lawyer and businessman. He was a Saginaw City mayor and a member boards of the Union schools and Hoyt Public Library. His business interests included the Bradley-Ramsay Lumber Company, Saginaw Plate Glass Co., Michigan Sugar Company and Bank of Saginaw.

Clark L. Ring (1862-1933), second-generation lumber industry leader. His marriage to Lizzie Merrill, daughter of one of Saginaw's other major lumber producers,

created an industry giant that outlived Saginaw's lumber boom through timberlands farther west. He also led early oil exploration in the area and was an organizer of the Saginaw Country Club.

Washington Green (1814-1897) came to Saginaw in 1864 to make his fortune in the lumber industry, and he did – having a hand in a number of lumber operations, including that of Clark Ring. He was a founding member of the Bank of Saginaw.

DISTINCTIVE CHARACTERISTICS AND WORKS OF MASTERS

The proposed North Michigan Avenue Historic District developed over a nearly 120-year period – from the early 1840s until the 1960s. Individual properties therefore embody the distinctive characteristics of their own period.

These range from Greek Revival, antebellum vernacular residences (Schuerman and Hannon homes) to Prairie-School-influenced modern commercial buildings (Manning Clinic). The Riedel, Ring, and Schemm homes (611, 1126 and 1135 N. Michigan, respectively) are typical of the Georgian/Colonial revival in middle- and upper-class residential architecture at the turn of the century.

The Knowlton (1019 N. Michigan, 1869) and Stark (1027 N. Michigan, 1869) homes are exemplary of the ornate mansions built during the boom years of Saginaw’s lumber industry. Other homes (Riese, 703 N. Michigan, 1920; Snow, 717 N. Michigan, 1914) are more typical of the smaller middle class homes that followed

after larger lots were subdivided during the “lean” years between the lumber and automotive booms.

The Ring home (1126 N. Michigan, 1903) is the most significant surviving example of the work of a master. It – and its Italian-style formal garden – was designed by noted architect Charles Adams Platt.

The Schemm house (1135 N. Michigan, 1899) was cited by the Saginaw Valley Chapter of the American Institute of Architects as an example of one of Saginaw’s “historically significant” buildings in the early 1970s. Its architect is unknown, but is believed to be Clarence Cowles.

At least two of the structures – the Manning office and the dental office at 1227 N. Michigan – were the work of Glenn “Red” Beach, one of Saginaw’s most prominent mid-20th-century architects. One other is the work of another prominent local architect, Leslie Tincknell.

A number of the district’s residences have also been associated with one of early Saginaw’s most important builders, Arthur Vollmer.

THE NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. That are associated with the lives of persons significant in our past; or*
- C. That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. That have yielded, or may be likely to yield, information important in prehistory or history.*

Criterion A

The North Michigan Avenue Historic District is significant under National Register Criterion A for its association with the patterns of development of the City of Saginaw – from its early importance as an residential center during the city’s early

lumber years, to its present role as a professional/office location near a growing healthcare center.

Criterion B

The North Michigan Avenue Historic District is significant under National Register Criterion B for its association with significant people to Saginaw’s past, including lumbermen Clark L. Ring, Arthur Hill and Washington Green and prominent businessmen Willis T. Knowlton, Farnam C. Stone and A.T. Ferrell.

Criterion C

The North Michigan Avenue Historic District is significant under National Register Criterion C because it represents a “time capsule” of the historical development of a key urban corridor over a nearly 120-year period. Individual properties therefore embody the distinctive characteristics of their own period.

It is further significant under this criteria because of the association of several properties with architects or builders of local prominence – such as Glenn “Red” Beach and Arthur Vollmer – or national prominence, such as Charles Adams Platt.

BIBLIOGRAPHY

Immediately south of the proposed North Michigan Avenue Historic District is the Old Saginaw City Historic District. Information from nominating paperwork for it was used in developing this report, as was information used in the nomination of the North Michigan Historic National Register District.

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CURRENT PRESERVATION ACTIVITY

While there are National Register districts and properties within the boundaries of this district, there has never been a concerted, district-wide preservation effort. This has resulted in the loss of many significant properties, and the significant alteration of others.

Designation as a local historic district will help preserve the significant historical

resources still in the district. It will also protect the character of the district, which will be an important asset in the future development of the Riverfront Overlay district – in which this area is included. It will also afford financial incentives for the adaptive re-use and development of more of the district's historic resources.

RESOURCE LIST

Total number of resources in district: 55
Total contributing resources: 51
Percentage of contributing resources: 92%

1. Goodwill Cleaners. 402 N. Michigan. One-story concrete block ca. 1952. Non-contributing.
2. Stone House. 403 N. Michigan. Two-and-a-half-story frame house ca. 1859; Remodeled into funeral home. Colonial-style brick addition and façade added ca. 1960. Contributing.
3. Gaertner's Flowers. Two-story frame house ca. 1874; storefront addition and façade added ca. 1950. Contributing.
4. Scheurmann House. 418 N. Michigan. Two-story frame house ca. 1864. Contributing.
5. Kimball House. 419 N. Michigan. Two-and-a-half-story frame house ca. 1860. Remodeled into funeral home ca. 1940; remodeled into bed and breakfast ca. 1990. Contributing.
6. Fuerbringer House. 420 N. Michigan. Two-story frame house ca. 1909. Contributing.
7. Faucher Dental Group. 427 N. Michigan. One-story modern frame commercial building built in 1975. Non-contributing.
8. Fuerbringer/McIntyre House. 500 N. Michigan. Three-story frame house, ca. 1889. Remodeled into funeral home ca. 1950; One-story colonial-style brick addition and façade added ca. 1970. Concrete block outbuildings added in rear ca. 1955. Contributing.
9. Covenant HealthCare South Campus. 515 N. Michigan. Five-story steel framed medical facility. Predominately faced with white marble, also with blond brick and faux marble. Ca. 1960, entrance remodeled ca. 1992. Non-contributing.
10. St. Andrews Church. 600 N. Michigan. Red brick Gothic-revival church with limestone details, ca. 1911. Contributing.
11. Schemm-Shorts-Kirby House. 603 N. Michigan. Two-story frame house clad in white and gray stucco, ca. 1902. Currently used as law office. Contributing.
12. Riedel House. 611 N. Michigan. Two-and-a-half-story frame house with wood clapboards, ca. 1890. Contributing.
13. St. Andrews Rectory. 612 N. Michigan. Two-story frame house with stucco and half-timber exterior, ca. 1920. Contributing.
14. St. Andrews School. Hayes at Hamilton. Two-story brick school building, currently used as community center, built 1950. Contributing.

15. Holcomb House. 617 N. Michigan. One-story frame house with wood clapboards, ca. 1872. Contributing.
16. Goldberger Medical Office. 625 N. Michigan. One-story frame building with red brick veneer, ca. 1977. Non-contributing.
17. Riese House. 703 N. Michigan. Two-story bungalow with brick foundation and wood clapboards, ca. 1920. Contributing.
18. Keho House. 704 N. Michigan. Two-and-a-half-story frame house with wood clapboards and shingles, ca. 1879. Remodeled into two-unit house, ca. 1950. Artificial siding added ca. 1970. Contributing.
19. Callison Law Office. 707 N. Michigan. Two-story frame house built ca. 1924. Porch and façade altered ca. 1985. Artificial siding added ca. 1990. Contributing.
20. Catholic Family Service. 710 N. Michigan. Two-story brick commercial building with stone ornament, built ca. 1963. Contributing.
21. Brogan House. 713 N. Michigan. Two-story frame house with wood clapboards built ca. 1911. Contributing.
22. Snow House. 717 N. Michigan. Two-story frame house ca. 1914. Aluminum siding added ca. 1960. Remodeled into office space. Contributing.
23. Meyer House. 723 N. Michigan. Two-and-a-half-story frame house with brick veneer and gambrel roof, ca. 1920. Contributing.
24. Hannon House. 727 N. Michigan. Two-story frame house constructed ca. 1851. Moved twice from other locations farther south on Michigan. Remodeled into law offices ca. 1990. Vinyl siding added ca. 1995. Contributing.
25. Brock House. 728 N. Michigan. Three-story frame house constructed ca. 1884. Sided with composition shingles ca. 1950. Porch trim removed and porch enclosed, ca. 1960. Remodeled into apartment and office space. Contributing.
26. Moore-Paine-Shek House. 803 N. Michigan. Two-and-a-half story frame house constructed ca. 1869. Artificial siding added ca. 1995. Remodeled into apartment and office space. Contributing.
27. Medical-Dental Building. 808 N. Michigan. Two-story tan brick office building constructed 1951. Contributing.
28. Manning Medical Office. 815 N. Michigan. One-story modern frame building designed by prominent local architect and built in 1951. Contributing.
29. Watson House. 820 N. Michigan. Two-story frame house with brick veneer built in 1913. Remodeled, porch replaced with enclosed entrance ca. 1965. Contributing.
30. Mertz Dental Office. 826 N. Michigan. One-story tan brick ranch house built 1954. Remodeled into dental office, date unknown. Contributing.

31. Moore-Durand-Scorsone House. 827 N. Michigan. Two-and-a-half-story frame house, mirror-image “sister” to the Moore-Paine-Shek House at the opposite corner of the block. Remodeled into law office; brick façade addition constructed ca. 1966. Contributing.
32. James House. 905 N. Michigan. Two-story frame house, ca. 1937. Artificial siding added ca. 1990. Contributing.
33. Schirmer House. 913 N. Michigan. Two-story blond brick commercial building, ca. 1955. Connected to neighboring building ca. 1990. Contributing.
34. A.T. Ferrell House. 925 N. Michigan. Three-story red brick Georgian revival home with limestone trim and tile roof. Remodeled into office space ca. 1960. Connected to neighboring building ca. 1990. Contributing.
35. Washington Green Home Site/Valley OB-GYN. One-story modern red brick building constructed 1977. Building is non-contributing. Brick and stone fence, complete with gates, on north and east sides, and ornate wrought-iron fence facing Michigan Avenue, remain from the Green home. Site is contributing.
36. Michigan Cardiovascular Institute. 1004 N. Michigan. One-story modern building with wood siding, constructed 1991. Non-contributing
37. Saginaw Municipal Employees Credit Union. 1011 N. Michigan. One-story brick commercial building with courtyard, constructed as physician offices in 1964. Contributing.
38. Braun House. 1016 N. Michigan. Two-story frame house with composition shingles built 1926. Contributing.
39. Knowlton House. 1019 N. Michigan. Three-story brick house with wood and cut stone trim built in 1869. Converted ca. 1980 into group housing for developmentally disabled. Has one-story log-cabin garage with fieldstone chimney, built ca. 1920. Contributing.
40. Phillippe House. 1024 N. Michigan. Two-and-a-half-story brick house built 1920. Converted to office space prior to 1980. Contributing.
41. Stark House. 1027 N. Michigan. Three-story frame house with wood clapboard siding built in 1869. Converted ca. 1980 into group housing for developmentally disabled. Contributing.
42. 1103 N. Michigan. One-story wood frame house with artificial siding, built 1940. Contributing.
43. 1107 N. Michigan. One-story wood frame house with artificial siding, built 1940. Contributing.
44. Penoyer House. 1121 N. Michigan. Three-story wood frame house, ca. 1864. Most exterior features removed in remodeling into law offices, 1970-1990. Alterations may have rendered it non-contributing.

45. Ring House. 1126 N. Michigan. Three-story brick Georgian Revival designed by Charles Adams Platt and built 1903. Remodeled into Saginaw Art Museum ca. 1940. Individually listed on National Register. Contributing.
46. Schemm House. 1135 N. Michigan. Two-and-a-half-story frame house with wood clapboards, built ca. 1897. Remodeled into doctor's offices in 1955, currently being restored as single-family residence. Contributing.
47. Douglas Eye Care. 1203/1205 N. Michigan. One-story tan brick modern office building designed by prominent local architect and built in 1958. Contributing.
48. Seventh-Day Adventist Church. 1214 N. Michigan. Church with fieldstone exterior and stone trim, built ca. 1916. Contributing.
49. Wakeman Funeral Home. 1218 N. Michigan. Two-story blond brick house, built ca. 1920. Remodeled into funeral home before 1970, replacing front porch with blond brick entry and south-side chapel addition. Contributing.
50. Youth Protective Services. 1226 N. Michigan. One-and-a-half-story brick and block office building, built 1953. Stucco on facade and aluminum cladding on upper story probably added ca. 1970. Contributing.
51. Saginaw Cooperative Hospitals/South. 1227 N. Michigan. One-story modern brick office building ca. 1957, remodeled ca. 1985. Contributing.
52. Howigen Building. 1232 N. Michigan. Two story blond brick office building, built in 1958. Contributing.
53. Dr. Galsterer Office. 1236 N. Michigan. Two story frame house built ca. 1884. One-story entrance and façade added ca. 1960. Contributing.
54. Reichle/Holland-Moritz Houses. 1239-1241 N. Michigan. Two two-story frame houses ca. 1884. Porches replaced with office façade that connects both buildings, ca. 1970. Contributing.
55. State Farm Insurance Office. 1244 N. Michigan. One-story blond brick office structure built 1956. Contributing.

City of Saginaw ordinance requires resources to be 30 years old to be considered contributing.