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United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

Nat. Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name IOOF Centennial Building
other names/site number Centennial Building, Centennial Block, IOOF Hall, Hitchcock/Hitchcock's Block

2. Location

street & number 150 E. Chisholm Street not for publication
city or town Alpena vicinity
state Michigan code MI county Alpena code 007 zip code 49707

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Bruce D. Laway 4/4/15
Signature of certifying official/Title Date
Michigan State Historic Preservation Officer
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
- determined not eligible for the National Register removed from the National Register

 other (explain): _____
Jan Edson H. Beall 12-29-15
Signature of the Keeper Date of Action

IOOF Centennial Building
Name of Property

Alpena Co., MI
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only one box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

- COMMERCE/TRADE specialty store
- COMMERCE/TRADE professional
- SOCIAL meeting hall

Current Functions
(Enter categories from instructions.)

- VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

- Italianate

Materials
(Enter categories from instructions.)

- foundation: Stone
- walls: Brick, Limestone
- roof: Asphalt, rubberized membrane
- other: N/A

IOOF Centennial Building
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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The IOOF Centennial Building is a red brick-wall, three-story, flat iron-shaped building that occupies a highly visible triangular site in downtown Alpena. The Italianate commercial building has segmental and round-head windows with raised brick caps and quoined piers supporting paneled friezes on the two long sides. Panels in the frieze along the long main façade display raised brickwork spelling out “IOOF” and “CENTENNIAL 4 JULY 1876.” A limestone-trimmed recessed entrance, with a second-story balcony above, added by the Odd Fellows organization to the 1876 building c. 1903, forms the building’s narrow “prow” facing the intersection. The building retains its third-floor lodge hall and much of its finishes dating from the c. 1903 renovation.

Narrative Description

See Continuation Sheet.

IOOF Centennial Building
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

Architecture

Social History

Period of Significance

1876-1965

Significant Dates

1876, 1903

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

William Mirre, Architect

Fred Ludwig, Builder

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The period includes the time of the original 1876 construction of the building, the 1903 addition and remodeling of the building, and the use of the building by the I.O.O.F. through 1965, the fifty-year cutoff under the criteria.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The I.O.O.F Centennial Block meets national register criterion A under Social History for being the home of the local chapter of the Independent Order of Odd Fellows for nearly a century. The building was constructed for Samuel and Samantha Hitchcock, early residents of Alpena, who were involved in many aspects of the city's early development. The building also meets criterion C as the outstanding example of Italianate commercial architecture in Alpena's downtown.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

See Continuation Sheet.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See Continuation Sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.31
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.) centennial building utms are below

IOOF Centennial Building
Name of Property

Alpena Co., MI
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1 17 308415 4992691
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

150 E. Chisholm Street. A parcel of land being the entire Lot 1 and parts of Lot 2 and Lot C, Block 8 of Hitchcock's First Addition to the City of Alpena, Michigan, and more completely described as: Beginning at a point on the North line of Lot 2 and the South line of Washington Avenue, said point being 4 feet West of the line between Lots 1 and 2; Thence Southerly and paralleling the line between Lots 1 and 2, 111.4 feet to the NW'ly line of First Avenue; Thence NE'ly along the NW'ly line of First Avenue 153.6 feet; Thence Northerly 12.5 feet to the South line of Washington Avenue; Thence Westerly along the South line of Washington Avenue 113.6 feet to the Point of Beginning.

Boundary Justification (Explain why the boundaries were selected.)

- This boundary defines the building and parcel that have been historically associated with the building.

11. Form Prepared By

name/title William Rutter / Architectural significance revised by R.O. Christensen, NR Coordinator, MI SHPO
organization _____ date 7/1/15
street & number 21830 S. Birch Lodge Drive, P.O. Box 135 telephone 906-399-9907
city or town Trout Lake state MI zip code 49793
e-mail werutter@gmail.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: The Centennial Building
City or Vicinity: Alpena
County: Alpena **State:** MI
Photographer: William E. Rutter
Date Photographed: 2/11/2015

IOOF Centennial Building
Name of Property

Alpena Co., MI
County and State

Description of Photograph(s) and number: See Continuation Sheet

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Michael Alan Phillips and Andrea Kate Phillips
street & number 6563 Truckey Road telephone (989) 356-6107
city or town Alpena state MI zip code 49707

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Narrative Description

The IOOF Centennial Building is located near the southwest end of downtown Alpena. It is a red brick, three story, flat iron-shaped building that occupies a triangular lot. The Italianate commercial building has ornamental hood moldings, paneled walls, quoins, and a frieze with raised brickwork spelling out "Centennial" and "4 July 1876." A recessed corner entrance, with a second story balcony above, was added by the Odd Fellows organization c. 1903, and blends well with the original building. The building is currently vacant, but plans are to rehabilitate the structure into commercial and upscale residential units using historic preservation tax incentives.

The building, also known as the Centennial Block and Hitchcock Block, occupies a triangular shaped lot near the southwest end of the historic core of downtown Alpena on the southwest side of Chisholm Street/US-23 between West Washington Avenue/state highway M-32 on the north and First Avenue on the southeast. It stands along what were historically primary business streets in the city. Commercial buildings extend in all directions from the building, although a residential neighborhood begins within a block to the southwest along First Avenue. Several buildings in the downtown further to the northwest along Second Avenue, dating to the late nineteenth and early twentieth centuries, have been renovated or restored as part of "Old Town Alpena."

This triangular-footprint Italianate building was built in two parts – the entire building except for a single-bay long extension forming the "prow" at the narrow end facing Chisholm Street constructed in 1876, the single-bay prow added c. 1903. The building is constructed with walls of orange-red common bond brick on a coursed ashlar dressed masonry foundation. In general, this three story building's facades are divided into a ground-story base, second and third-floor midsection, and the frieze and cornice below the roof. The building's "prow" facing northeast on Chisholm Street is a single narrow bay wide. Its first story contains a double-door entry recessed within a rock-faced limestone surround whose lintel above the entrance contains a shallow recessed panel displaying "IOOF" in raised letters. Above this the entire second story consists of an open balcony having round metal posts, with metal corner brackets, that are linked by an open ornamental metal balustrade. The enclosed brick third story above the porch consists of a slightly recessed central panel that, framed by corner piers, contains a round arched window resting on a stone slab sill and topped by three rowlock course tall brick hood. Centered above the window is a rectangular masonry plaque displaying in low relief the Odd Fellows symbol of three chain links containing the letters "F," "L," and "T." The building is topped by an elaborately detailed brick frieze and cornice, the frieze containing a recessed panel displaying "IOOF" formed in raised bricks and the cornice formed of raised bracket-like vertical brickwork details separating recessed panels.

The Washington Street (north) elevation is eight bays wide, including the easternmost bay at the Chisholm Street end added c. 1903. It was designed to complement the finish of the original building facade, but differs in having a darker tint brick than the orange red brick used in the original structure. A concrete water table, scored to resemble blocks, rises to window sill level in the seven original bays, while the easternmost added bay is faced in brick to sidewalk level. Basement windows are positioned within the water table at the original building corners. The ground story in the original building's seven bays are separated by raised brick piers and contain large transomed square-head windows (deeply recessed doors topped by a large window in the third bay from the west) set beneath segmental-arch caps formed of double rowlock courses. The recessed entrance in the third bay dates prior to 1972, and incorporates locally produced Besser brick. The piers separating the bays are rusticated, displaying a single recessed course of brickwork alternating with four raised courses. The easternmost bay at the Chisholm corner contains a small segmental-arch-head opening associated with the recessed Chisholm Street entrance.

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The slightly projecting rusticated brick piers are linked by corbelled brick beltcourses at the storefront cornice level. The piers at the original building corners and on either side of the original central bay continue up to the frieze, dividing the north original building front above the ground floor into three vertical sections, composed of the narrow center bay flanked on each side by three bay wide sections. The upper façade displays segmental-arch-head windows in the second story and round-arch windows in the third, all with elaborately decorative raised brick hoods and resting on plain masonry sills. All windows retain wooden two-over-two double-hung wood sash windows, apparently the originals.

Above the third story windows, the original center bay culminates in a projecting brick pediment, and the rusticated piers flanking it and at the original building corners transition in quarter-circles into raised friezes that enframe the upper portion of the brick wall planes below. This elevation terminates in an elaborate corbelled brick cornice that carries over the bracket and recessed panel design elements of the Chisholm Street façade. However, the most distinctive element of the broad north-side elevation, and of the entire building, is the brick work within the wide frieze. On each side of the central brick pediment, a single course of projecting brick outlines a long rectangular panel with cut-out corners. Raised bricks within the eastern panel spell out "Centennial" and within the western frieze panel "4 July 1876." A panel on the frieze of the added eastern corner bay, matching the one in the prow facing Chisholm, also contains the letters "IOOF" in raised brickwork.

The opposite, First Street elevation uses some of the same architectural features, but more sparingly since this was not a primary elevation. The main part of this façade is divided into three sections by rusticated piers, with a narrow fourth section in the added c. 1903 prow at the northeast end of the façade and also a small single-story section, pierced by an entry door, at its western corner, which appears to have been added about the time the Chisholm Street façade was extended prior to 1910 (Sanborn 1901, 1910). The low masonry water table, which continues around this southeast side, is pierced by three basement windows. The bay forming this side of the c. 1903 prow addition features a segmental-arch-head opening in the brick side wall in the ground story like the one in the north side, and another round-arch window in the third story above the open porch. In the original part of the building's southeast facade, the first story contains a low segmental arch window near the northeast addition plus additional taller ones, one between the central piers and two more to the southwest in the three-story part's southwestern-most section. The ground story contains rusticated brick piers only outlining the narrow central bay and marking the ends of the three-story original section of the building. These rise into the third story and, with quarter-round transitions like those used on the Washington façade, merge into a raised frieze. Above the corbelled brick beltcourse defining the transition between the first and second stories, the second story contains segmental-arch-head windows, four in all, with two in the southwest section but only one in the northeast. The third story features round-arch windows, five in all. The frieze and cornice of this elevation differs from the Washington Avenue side. In the original building, southwest of the added bay near Chisholm proclaiming "IOOF," the cornice is a lower and more simple corbelled brick structure, while the frieze becomes progressively narrower and its top slopes gradually downward to the southwest as the roof slopes downward toward the building's rear.

The rear elevation rises from a rock-face ashlar limestone foundation and is a flat brick wall displaying only a few segmental-arch-head window openings, two each in the second and third stories, plus a nearly square window in the ground story. A steel fire escape with open metal handrail runs along the side from near the First Street end to a door, with tall segmental-arch-head transom above, in the third story near the Washington corner of the façade. At the building's south corner, a southwest-facing narrow, perhaps twenty-foot long section of wall connects the building's long southeast-facing side wall (along First) and the long west rear wall of the three-story part of the building. To its south a small triangular-footprint one-story extension continues the southeast and west

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side walls to a point where they are connected by a narrow, perhaps ten-foot long, southwest-facing piece of wall containing a single entrance. This one-story section also contains another now closed-in entry, topped by a segmental-arch-head transom, in its southeast façade.

The interior retains much of its historic finishes, including some which may date from the building's original construction in 1876 and more that likely date from substantial interior renovations the Odd Fellows carried out shortly after their 1901 purchase of the building. On all three floors most of the door and window surrounds, wall wainscoting, trim and hardwood floors remains intact. These finishes appear to date largely from the c. 1903 renovations. On the west half of the first floor and on the second floor drop ceilings have been installed and interior partition walls have divided the old floor plan into smaller rooms. The modern drop ceilings conceal wooden beadboard ceilings that may date from the building's original construction in 1876. Much of the eastern half of the first floor and the entire third floor remain virtually unaltered in plan and composition from the c. 1903 remodeling, including ceilings finished with what appear to be plasterboard panels held in place by wood battens. Hardwood (maple?) floors are present in most of the building, and remain intact beneath carpeting when not exposed.

In the building's basement the visible exterior walls are of uncoursed limestone rubble as is a load-bearing wall running from front to back in the middle of the building. The floor joists are two-inch-by-twelve-inch sawn lumber on twelve-inch centers. The basement is finished with a concrete floor. Portions of this space were used for a bar in the mid-1980s but historically the basement was used for heating plant and storage, which is the current use.

The entry from Chisholm Street passes through an alcove with paired exterior and interior doors, and has walls clad in approximately four-foot tall pine wainscoting that lacks baseboards. The alcove opens westward into a trapezoidal room that retains its pine wainscoting and window trim but has had most of its plaster removed to expose the underlying brick. The paneled plasterboard ceiling and the hanging milk glass light fixtures appear to be old features of the building. A paneled reception bar is a recent addition, and a false fireplace in historic style in the southwest corner is also not an original feature of the building (Michael Phillips, personal communication 2-10-15). A broad round wood-trimmed and paneled arch and a second paneled trim opening pierce the west wall to the narrow bay that originally was the location of the secondary exterior entrance and stairs to the second story (evident in a paint ghost on the wall). The opposite wall of this narrow bay is also brick, with both serving as firewalls. The western portion of the first floor has been renovated, with interior partitions, cubicles, drop ceilings and carpeted floors.

A door on the south side of the Chisholm Street entry alcove leads to a broad wainscot-sided stairway that leads to a landing on the second floor, and then to the third floor. The floor plan of the second floor has been reconfigured and many areas that served as apartments in the years after 1970 have been renovated, with the northern portion of this floor retaining the most integrity. However, the hardwood floors are present and the same tall pine wainscoting employed on the first floor generally survives along the exterior walls, as do most of the door and window trim and interior six-panel doors – most if not all apparently dating from the c. 1903 renovations. This floor served as a banquet area for the Odd Fellows, and the southern portion retains its two serving windows that back to the kitchen. Although the kitchen area has been updated, an original cupboard on the south wall retains four paneled doors each pierced centrally by a letter – “I,” “O,” “O,” and “F.” The narrow eastern end wall of this floor facing Chisholm opens to the open second-story balcony which retains its original metal columns and ornamental corner brackets and balustrade.

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Proceeding from the second floor up the staircase along the building's south wall to the third floor, a small landing fronts on a five-paneled door. The right top panel contains a circular opening or peephole that originally served as the IOOF temple sentry verification and password access, now partially sealed. This door opens into a small trapezoidal-plan alcove and directly to a second door. Other than being a single pocket door, it is identical to the first, but also still retains its circular sliding metal peephole cover. This door opens to the temple room and was guarded by a second sentinel, so that all members entering had to pass through the alcove and be recognized and provide passwords twice (Michael Phillips personal communication 2-10-15).

The temple room is a large open expanse of floor space occupying the majority of the third floor, and retains excellent architectural integrity. It has tall wainscoting on all exterior walls, hardwood floors, wood-batten-supported plasterboard panel ceiling and most of its door and window trim – this work likely dating from the c. 1903 renovation by the Odd Fellows. The five two-over-two round-arch double-hung sash windows enhance the effect of this space. On the south wall at the room's southwest corner original paneled cabinets survive with three of the four doors retaining brass plates embossed “Myrtle 432,” “Beulah 91,” and “Primrose 364,” the names of the IOOF lodges and Rebekah-affiliated groups associated with the temple. (It is presumed the fourth door that is missing its tag was for Alpena Lodge 170, the original IOOF chapter here.) Also in the south wall near the southeast corner is an early light dimmer mechanism manufactured by the Ward Leonard Electric Co. of Bronxville, New York. Control of light levels was important during IOOF ceremonies (Michael Phillips personal communication 2-10-15). A larger room to the east of the temple space has a beaded board ceiling, baseboards, two beaded board closets and horizontal coat hook mounting boards on the walls, but lacks wainscoting. It appears to have been a cloak room and storage area, or a “costume room” (Atwood 2008: 11). A smaller room to the south of the temple has been partially partitioned, but retains its wood trim and unplastered beaded board ceiling.

Evolution of the Building to Current Appearance

Originally, the Washington Avenue side of the building was the principal elevation. The earliest available Sanborn Fire Insurance map edition, dating to August 1884, reveals the three-story building identified as “Centennial Block” had two storefronts, with the third floor of the entire building labeled “Hall” (Sanborn 1884, sheet 10). Old photographs reveal the two street level storefronts each consisted of a center slant-sided entrance flanked by large display windows resting on narrow bulkheads. Centered between the two storefronts was a secondary door that led to stairs to the second floor. This configuration remains unchanged as well as the presence of an interior stair located at the wall dividing the two storefronts in the 1884 and 1890 editions (Sanborn 1884 Sheet 10, 1890 Sheet 8). The 1895 edition shows this interior partition moved to the west side of the stairs that rise from the interior of the building and no longer extend to the Washington Street side (Sanborn 1895 Sheet 26). This floor plan continues through the 1901 edition, which does not show the stairs but has the interior partition unchanged; the entire first floor was occupied by Balken's Laundry (Sanborn 1901 Sheet 34). The 1910 edition also does not show the stair location, but moves the interior wall east towards Chisholm Street. Most significantly, the 1910 edition illustrates the extension of the building footprint eastward since the publication of the 1901 edition, creating a narrow “prow” front facing Chisholm Street, indicating that the current configuration with the second-story balcony had now been constructed. In addition, a single-story room had been added to the southwest corner of the building along First Avenue (Sanborn 1901 Sheet 23, 1910 Sheet 10). This addition to the building was therefore completed after the Odd Fellows acquired it in 1901 and prior to 1910.

It appears that when the building was extended eastward one bay towards Chisholm Street, the primary entrance was moved to the narrow façade facing the street and the Washington Avenue elevation was reconfigured at the same time, removing the former entrance and resulting in a piercing pattern of eight fixed pane windows with

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arched transoms. Although the stairway location is not shown in the 1901 and 1910 Sanborn maps, the IOOF renovations moved the stairways to the upper floors from a location between the two Washington Avenue storefronts to the south wall of the building, where they remain today. The stairs' former location was opened into a passage connecting two large rooms, and a diagonal paint ghost indicating the location of the original stairs is visible on the exposed brick walls today. The seven bays west of the east end addition conform to and replace the original two three-bay storefronts and secondary entrance. A photograph from the period taken soon after these revisions shows that the fresh brick of the newly added end bay facing Chisholm Street matches that used below the newly installed windows on Washington Avenue. It appears likely the date of the addition's construction and the internal reconfiguring between 1901 and 1910 can be narrowed to c. 1903, as an entry in the February 24, 1903, edition of the *Alpena Weekly Argus* states, "Myrtle lodge, Odd Fellows, joins with Alpena Lodge, in fitting up the Centennial block for an Odd Fellows temple," with "work of remodeling" commencing August 3 [presumably 1902] (*Alpena Weekly Argus*, February 24, 1903, in Viall 1914: 108, 112). The IOOF had been meeting in the building for over a quarter century at that point, and the fact "fitting up" in 1903 was considered newsworthy appears to indicate substantial work was being completed.

The current appearance of the building was thus largely achieved by 1910. The IOOF completed the building alterations after they acquired the building from Clarence Williams in 1901 (Alpena County Register of Deeds 1901 Liber 33: 261), reconfiguring the entrances and internal plan of the building to facilitate its use by all the city's Odd Fellows units. This also involved adding the masonry IOOF plaque above the extended bay of the Chisholm Street entrance and appending "IOOF" in brickwork on this corner bay's frieze, forming a continuous identity as "IOOF Centennial 4 July 1876." The October 1924 Sanborn and 1950 Update editions reveal that the internal divisions remain unchanged and the building occupancy continues as "I.O.O.F. Lodge Rooms" (Sanborn 1924 sheet 4, 1950 Sheet 4).

Currently the Washington Avenue side has a recessed entry in the third bay east of the western corner. This would be one bay west of the original secondary entry that was centered in the 1876 building's façade. Although the street level windows have been replaced, the original window openings have been retained. A newspaper photograph on file for the Centennial Building in the Alpena Library's Special Collections, which is dated 1972, reveals that the building achieved its current fenestration pattern by that time.

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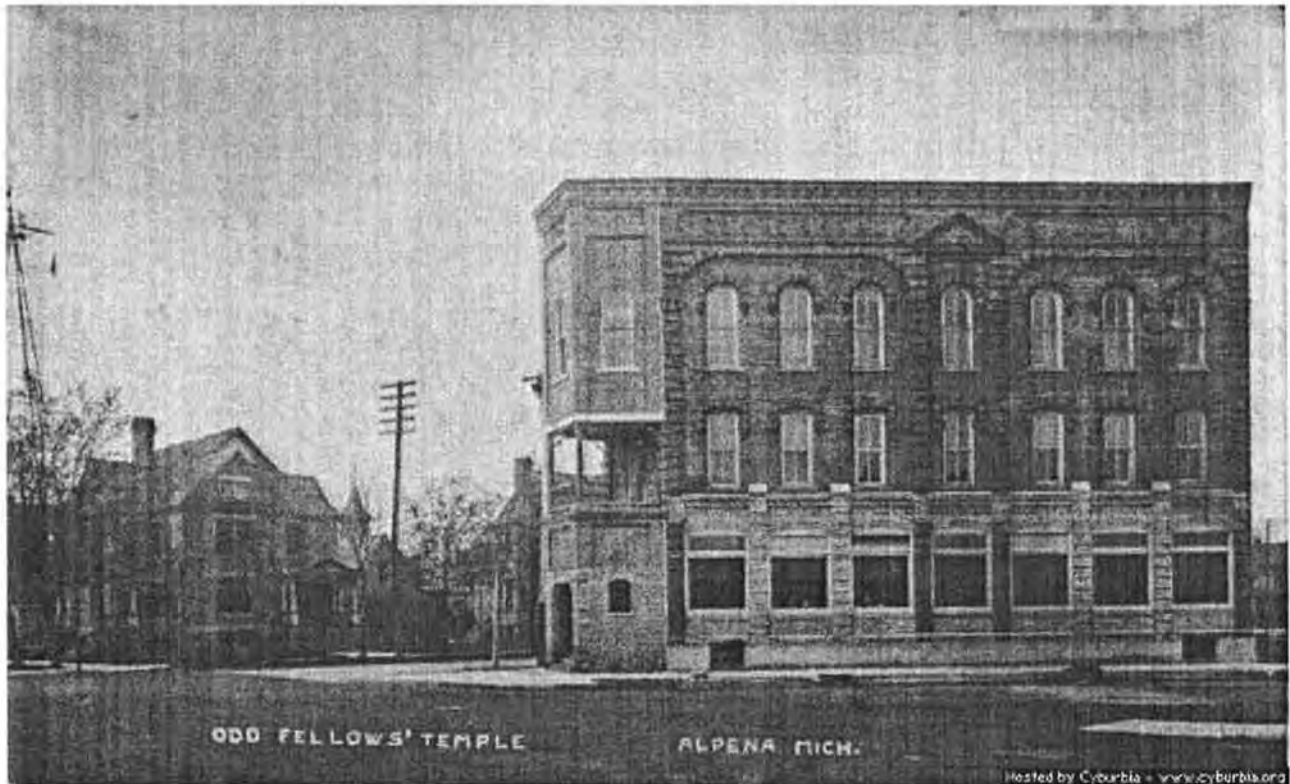
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IOOF Centennial Block c. 1901-1910, showing newly added eastern (left) bay and street level

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Historical Overview, City of Alpena

Situated at the confluence of the Thunder Bay River and Lake Huron, Alpena has a history closely connected to its shoreline setting. This environment also determined the city's initial layout and development, as growth extended along both banks of the river back from the lakeshore. The city's primary early commercial thoroughfares were Chisholm Street and Washington Avenue, today's US-23 and M-32, respectively. While the main business street gradually shifted to Second Street, the Centennial Building at the intersection of Chisholm, Washington and First remained an important site in downtown Alpena commercial and social life.

The wood, cement, and heavy machinery industries of Alpena formed key aspects of a long industrial heritage that started with logging in the 1800s. The settlement did not warrant mention in Michigan's 1856 state gazetteer (Clark 1856). However, in 1857 the settlement's commercial life began with the establishment of a store run by Miller, Fletcher & Co., which was responsible for the first large commercial building erected in the settlement, the Myers Block, built at the corner of Second Avenue and Water Street (Oliver 1903: 80; Page 1883: 206).

The first survey of Alpena, then called Fremont, completed by David Oliver in 1858, covered an area on both sides of the river (Oliver 1903: 83-84). Alpena County had been organized in 1857 (Powers 1912: 461, 465-466; Page 1883: 214), and as the county seat here yet lacked a courthouse, court sessions were convened on the second floor of the Myers Block until a courthouse building was constructed in 1868 (Page 1883: 195).

Alpena's role as a mill town commenced in 1858 when the first contract for lumber was executed at Alpena by Lockwood and Minor for the cutting of logs on the Thunder Bay River (Oliver 1903: 80-81; Bolton 1876: 10). The following year Smith & Chamberlain built the first steam sawmill in Alpena (Oliver 1903:88-89; Page 1883: 241) and J. K. Bingham arrived at Alpena with a large stock of merchandise and constructed a store on the north side of the River on Dock Street as well as the settlement's first hotel, the Bingham, along the river at the foot of Dock Street (Oliver 1903: 88; Page 1883: 224).

Growth of population and infrastructure began in earnest during the decade of the 1860s. The Civil War brought prosperity to the settlement as the demand for lumber, and for tar and pitch that previously had been obtained from traditional southern sources, resulted in a boom in lumbering in the area and construction of mills in and near Alpena. In 1864 the first dam was completed on the Thunder Bay River, the same year the first permanent bridge across it, at Dock Street/Second Avenue, was built (Oliver 1903: 94; Bolton 1876: 14; Powers 1912: 472; Page 1883: 218). During the 1860s the primary businesses in Alpena were located in the area along the river between Water Street on the south side and Fletcher Street on the north (Oliver 1903: 97). After the Civil War a number of mills, including planing and shingle mills, were built in and around the city and lumber fueled the growth of the settlement (Oliver 1903: 106).

The first bridge across the Thunder Bay River that connected Second Avenue on the south side of the river with Dock Street on the north was a rather flimsy structure, which was "badly wrecked" by 1869, after which a floating crossing sufficed until a more substantial span could be completed (Page 1883: 214). "During the winter of 1869 and 1870 a good and substantial wooden bridge was placed over the stream connecting Dock and Second Streets" (Oliver 1903: 149-150).

The Michigan gazetteer for 1867-68 describes Alpena as the county seat, a new post office village, and containing two church organizations and lodges of Masons and of Templars, three mills, several stores, groceries, mechanics shops, several mills and manufactories, a weekly newspaper. Its professional and trades directory contained twenty-eight entries. Further, the city had regular steamboat service to Detroit and Saginaw, and was

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considered to be a "place of much enterprise" that "would soon prosper because of the large undeveloped timber resources in the vicinity" (Chapin & Brother 1867: 88-89). In 1868 the Alpena Lime Works and Quarry was established, the first of the area's mineral extractive industries, and thereafter its building stone went into many of the city's downtown buildings (Page 1883: 238). In 1869 Alpena was described as progressing in ten years from a "low, flat, wet, swampy mosquito-breeding wilderness" to a rapidly growing "wide-awake village of 3,000 inhabitants with a \$15,000 schoolhouse, fine churches, good society, a score of manufacturing establishments, commodious hotels . . . a newspaper, first class mercantile houses, . . . and growing at the rate of over a hundred buildings a year" (Page 1883: 111).

The population of Alpena, which was only 674 in 1864, had boomed to 2,756 by 1870, the year before the village was incorporated as a city, and continued to grow to 3,964 by 1874 (Oliver 1903: 109; Bolton 1876: 13, 22, 26; Page 1883: 195, 223). During this period the Independent Order of Odd Fellows established a lodge in Alpena, No. 170, founded on October 9, 1871, the second fraternal organization established in Alpena after the Masons' Alpena Lodge No. 199, which dates to January, 1869 (Boulton 1876: 34).

This progress took place despite disastrous fires. In 1870 a fire destroyed the courthouse (Page 1883: 234). On April 9, 1871, the entire business area along Dock and Fletcher Streets was destroyed by fire, including the "Large and commodious" Huron House hotel on the "north side of Dock Street next to the river," because the city had no organized fire department or equipment (Oliver 1903: 127-8; Page 1883: 232, 234). After being burned out by the 1871 fire, Bolton & McRae constructed the "first brick store in the city" at the corner of Dock and Fletcher Streets (Oliver 1903: 121-122). The city organized a fire company soon thereafter and rebuilding had commenced when the city was again struck by disaster - "the Great Fire of July 12, 1872," which burned sixty-five buildings and killed four people. The "heart of the city was destroyed," including the area where the Centennial Block would later be constructed (Oliver 1903: 131-134; Page 1883: 234). Because of these fires, in December 1872 the city passed a fire limits ordinance, defining standards for allowable construction, within the central business district (Page 1883: 232-233; Oliver 1903: 124). Another "result of the great fire was the withdrawal of the business center from Water Street to Second Street" (Boulton 1907: 186). The city rebounded, with four new mills constructed along the river and new, more substantial buildings (Page 1883: 236).

In 1874 Congress appropriated money for the construction of a lighthouse at the mouth of the Thunder Bay River and also established a life-saving station (Powers 1912: 470). The navigation aids were provided in response to the growth in shipping from Alpena's harbor, transport that was dominated by the city's sawmill products, which in 1874 accounted for 78,500,000 feet of lumber (Page 1883: 195). The 1875 state gazetteer describes Alpena as an "important lumbering point" with at least \$100,000 invested in fisheries, excellent mineral springs, regular steamboat service to Detroit and Bay City, and a population of 4,000 (Polk 1875: 92-93). This gazetteer entry contains one and one-half pages or about eighty professional and business listings. In 1876 the city had grown and matured and was described at the time of the nation's centennial and the construction of the Centennial Building in Alpena as follows:

The city extends on the bay about a mile and back from the bay along both sides of the river about the same distance. Two bridges connect the two sides, one, a swing bridge, between Dock and Second streets, and the other where Chisholm street touches the river. The city contains, at present, 11 brick blocks, nearly all on Second and Dock streets, 8 groceries and general stores, 9 dry goods and millinery establishments, 3 hardware stores, 2 machine shops with foundries attached, 3 shoe shops, 2 furniture stores, and 15 saw and shingle mills (Bolton 1876: 26-30).

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The 1877 state gazetteer describes Alpena as a city of “about 5,000” that has excellent water power due to a series of dams in the river, powering 10 saw mills producing 100,000,000 feet annually, 4 shingle mills, 2 planing mills, 2 foundries, and machine shops. The gazetteer noted that fishing contributed greatly to the economy, and contained nearly two pages of business and professional listings (Polk 1877: 102-104). By the early 1880s fisheries were a million dollar industry, and the city boasted an “immense freezing house” to process the fish, reputedly the largest of its type in the country at that time (Andreas 1883: 235, 238). But lumber remained king in the city’s economy. In 1882 the city’s mills processed nearly 195 million feet of lumber, produced nearly 55 million shingles, over 36 million lath and nearly 1.5 million cedar ties, posts and poles (Page 1883: 245). This was the environment when the Centennial Block was ready for commerce.

In 1886 the Detroit, Bay City & Alpena Railroad reached the city, and became the primary means of shipping lumber from the city (Powers 1912: 473). The freight and passenger depots were on the north side of the river, opening in 1887, the same year as the first systematic numbering of street addresses (Sanborn 1890: 4). Unfortunately, on July 11, 1888, another fire destroyed much of the north side of Alpena (Haltiner 2009).

The lumber industry peaked in Alpena in 1889, when the city’s mills produced 220,000,000 board feet of lumber, and rapidly declined thereafter (Friedlander 2003: 4; Haltiner 1986). The population of 6,000 in 1880 would mushroom to 9,000 by 1884 and surpass 10,000 by the decade’s end. Mills would number seventeen – twelve lumber and five shingle – during most of the ‘80s (Haltiner 1986). By 1890 the first cement plant had been opened, and its product was being used in city sidewalks (Powers 1912: 473). A local newspaper, the *Alpena Weekly Argus*, summarized the city in 1891, referring to the rapid population growth: from 3,964 in 1874, to 6,153 in 1880, 9,350 in 1884, and 11,228 in 1890 (*Weekly Argus* 1891: 2). In an “Industrial List” published in 1891, the city had thirteen sawmills within the city limits, two foundries, and a pulp manufacturer (*Weekly Argus* 1891: 24).

The *Weekly Argus* in 1891 stated that Alpena still employed thousands of men in the mills and woods harvesting pine, but also noted the pine lands “are becoming of limited dimensions,” although the time when pine would become scarce would not be reached “for a number of years,” after which the mills would focus on processing the area’s “vast quantities” of hemlock and hardwoods (*Weekly Argus* 1891: 2). The newspaper also noted that Alpena is “becoming more popular as a summer resort from year to year” part of the popularity from the “celebrated Alpena Mineral Well, located in the heart of the city” (*Ibid.*).

As the lumber played out, other industrial economic anchors were developed that allowed Alpena to escape the fate of many other locations whose vitality was based on logging. In 1899 after the lumber industry waned, two industries began that played a large role in the next generation of the city’s commerce, the Michigan Veneer Co. and the Alpena Portland Cement Co. (Powers 1912: 474), and at this time fisheries still also played an important role in the economy. By the early 1900s most of the lumber mills had been shuttered and the economy shifted to papermaking and cement manufacturing. The Fletcher Paper Company was started by one of Alpena’s families most directly associated with the logging boom, who responded to its decline by exploring and expanding into other related industries. The newly developed process of sulfite pulp manufacturing was integrated into their construction of a sulfite fiber mill in 1886. The Alpena Sulphite Fiber Company mill, owned by George N. Fletcher and Sons, was reputedly the first mill in the United States to attempt the utilization of saw mill waste in the making of paper (Herron 1990). This company evolved into the Fletcher Paper Company, which was incorporated in 1898 and developed into one of the city’s major employers for the next century (Bentley Historical Collections 2014).

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During this period, the 1897-98 state gazetteer terms the place an "important city" on the D&M [Detroit & Mackinac] and A&N [Alpena & Northern] Railways, having three banks, three newspapers, five large lumber mills, five shingle factories, two tanneries, a planing mill, a woolen mill, two foundries, a stove factory and a wood pulp mill, five principal hotels, and, importantly, "a well equipped and efficient fire department," with nearly 500 professional and business entries contained in the Alpena listings (Polk 1897b: 214-226). The D&M main line ran from Bay City to the Straits of Mackinac, providing a connection south to Detroit but bypassing Alpena by a long distance, while a branch line ran from Bay City north to Alpena along Michigan's east shore. The A&N, by then a branch of the D&M, extended the D&M's Alpena line northward, eventually also running to Mackinac. From 1890 to 1900 Alpena's population had risen only from 11,228 to 11,802, declining slightly from the 1894 census figure of 12,129, the relative stagnation in the later 1890s perhaps reflecting the decline of the lumber industry (Power 1912: 461).

The nearby limestone quarries had been important in providing building construction products. However, they developed into a primary catalyst for Alpena's economy through the cement industry in the early 1900s. In 1899 Alpena businessmen joined together and formed the Alpena Portland Cement Company, for "mining, manufacturing and dealing in Portland cement and other kindred mineral products." It opened a large cement plant in 1902 (Stephan 2004: 7). A second company, Huron Portland Cement, was established in 1901 and succeeded, while Alpena Portland Cement ceased operations in 1907. Huron Portland Cement grew rapidly and with related industry powered the city's economy through the early twentieth century. Under different name and owners it remains a mainstay of Alpena's economy today.

As Alpena shifted its economic focus and its industry became increasingly diversified, it benefitted from the growth of the cement industry. The industry's presence inspired the founding of what became another leading industry, the Besser Manufacturing Co., in 1904. Alpena resident Herman Besser and his son Jesse revolutionized the concrete building industry with the invention of advanced concrete block-making machinery, leading to the establishment of a new block machinery industry. Local cement demands had indicated a large market for concrete products and a burgeoning market for concrete-block making machinery.

The 1907 state gazetteer alludes to the increasing importance of cement-related industries to the city, stating Alpena would become a "great cement manufacturing center" because of the "inexhaustible supply of cement producing stock surrounding the city" (Polk 1907: 317). By 1910 the city had a population of 12,706 (Bowen 1916: 134; Powers 1912: 461). In the ensuing decades, the population of the city held fairly steady, but through experimentation, innovation and consolidation, Besser Manufacturing developed into a world leader in the cement form industry and a primary contributor to Alpena's economy. Similarly, as demand for its product experienced explosive growth, the Huron Portland Cement Co. became a large producer and major employer in Alpena. Because of these companies, for a time Alpena called itself the "Cement City."

The city economy was also augmented by the increasing reliance on travel and tourism associated with the city's location along the Thunder Bay River and Lake Huron. These developments helped Alpena avoid the decline and malaise of many towns whose economy had been based on lumber, and as the local economy continued its diversification, population remained constant and then slowly grew through the mid-twentieth century, recorded at 12,809 by 1940 and 13,135 in 1950 (US Census; Lehman 1958: 7).

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Samuel E. and Samantha Hitchcock and the Centennial Block

The Centennial Block was built for owners Samuel E. Hitchcock and his wife, Samantha Hitchcock. In the early years after its completion, the building was commonly called the Hitchcock Block or Hitchcock's Block in the local newspapers. Samuel E. and Samantha Hitchcock were among the early settlers in the Alpena vicinity (Page 1883: 193). Samuel Hitchcock was born in Oneida, New York, in 1798 (NEMGS 2007: 241), but moved to Sandusky, Ohio, in 1840, where he became a successful grain and produce commission merchant, and performed heroically during a cholera epidemic (*Alpena Pioneer* in Page 1883: 216; Hitchcock 1894: 312). His biography in the 1883 county history states that he was "an early worker in every cause that freed the bondsmen . . . [He] organized the Liberty party in Sandusky, voted with the Free-Soil party and worked with the Republicans from their organization" (Page 1883: 216). Another source says that "He was one of the early anti-slavery men of this country and will be long remembered by the early actors in that movement as wise in council and firm in action, yet never offensive in speech or uncharitable to the motives of others" (Hitchcock 1894: 312).

In 1861 Samuel and wife Samantha Hitchcock moved to Fremont, now Alpena, Michigan, "having purchased a large tract of land where the city now stands" at a time when there were relatively few settlers and the land was cheap (Page 1883: 216; Hitchcock 1894: 312). The Hitchcocks became well off through real estate, platting parts of the property over the years and selling off lots. "Being one of the founders of the city he . . . has during the last twenty years had considerable to do with the growth and prosperity of the community" (*Alpena Weekly Argus* 1881a). Hitchcock "was instrumental in organizing the first church in the county" (Page 1883: 216; Hitchcock 1894: 312). Alpena's First Congregational Church, the first religious organization in Alpena and Alpena County, was organized in 1862, with Samuel E. and Samantha Hitchcock among the six original members, and Hitchcock was selected soon afterward to serve as a deacon (Page 1883: 215; Oliver 1903: 161).

In 1863 Hitchcock completed for the county its first real courthouse, located near where the Centennial Building would be. He "took the county bonds and negotiated them on condition that the Congregational Church might have the privilege of using the courtroom on Sundays" (Powers 1912: 467; Oliver 1903: 92, 127). A July 22, 1863, edition of the *Alpena Monitor* newspaper reported that Hitchcock even purchased a bell for the building (Page 1883: 212; Powers 1912: 467). The Circuit Court moved from its quarters in the Myers Block into the new courthouse in 1863, and "the building was used for all county offices and meetings until 1870, when the building was destroyed by fire, and many of the records and papers were burned" (Oliver 1903: 166). An adjoining building owned by Hitchcock was also destroyed in this fire (Viall 1914: 6). Not deterred by the loss, in January 1871, the county Board of Supervisors approved a petition from S. E. Hitchcock and J. B. Tuttle to locate the new courthouse on lands belonging to Hitchcock (Oliver 1903: 65).

In 1863-64 and 1865-66 Samuel E. Hitchcock was one of two persons serving as Alpena County Coroner, and in 1865 S. E. Hitchcock was selected to be the Commissioner of Highways for Alpena Township (Oliver 1903: 70). In 1868 a union school house was constructed in Alpena on land Hitchcock donated (Oliver 1903: 154; Powers 1912: 472). S. E. Hitchcock was chosen as chairman of a meeting of citizens convened on January 27, 1869, to "consider the feasibility and propriety of erecting a city government in the village of Alpena." This resulted in a petition to the state legislature for a city charter for Alpena, beginning a process that was successful in 1871 (Page 1883: 231).

In an 1873 state atlas, among the "Business Cards of Patrons in Alpena City," "S. E. Hitchcock. Real Estate Dealer" is the only entry under the Real Estate heading (Tackabury 1873: 194). Hitchcock speculated in Alpena real estate, as indicated by his partnership with James Lockwood that was located in the Centennial Block

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immediately after it was constructed, and by real estate plats in the city (*Alpena Weekly Argus* 1876h). Samuel and Samantha Hitchcock were true partners not only in marriage but also in business and real estate activities. They platted and sold off six subdivisions in Alpena from their lands, all under Samantha's name (SMLDRA 2015). In fact, the original document for Hitchcock's 3rd Addition to Alpena is actually titled "Samantha Hitchcock's 3rd Addition." These real estate plats are:

Hitchcock's Village, Samantha Hitchcock, proprietor, September 15, 1866: extending from Thunder Bay northward to Washington Avenue, westward from a point east of Chisholm Street along the south side of Washington Avenue to Dunbar Street, then west from the intersection of Dunbar and 1st streets to Campbellville (today's Campbell) Street. This addition was one of the earliest recorded for Alpena, occurring seven years after the Original Plat, and includes both Hitchcock Street running between State and 2nd Street and the lots upon which the Hitchcock Block/Centennial Building would later be built (Card No. 15807).

Hitchcock's 1st Addition, Samantha Hitchcock, proprietor, October 23, 1871: encompassed the parcels around Potter's Addition, extending from State Street westward along the north side of Campbell Street almost to Washington, and north to Dunbar Street, including Mirre Street, named for the city surveyor and architect of the Centennial Building (Card No. 15808).

Hitchcock's 2nd Addition, Samantha Hitchcock, proprietor, October 2, 1872: extending along the south side of Campbell Street westward to 5th Street and southward along the river to a point past Mason Street (Card No. 11900).

Hitchcock's Subdivision, Samantha Hitchcock, proprietor, 4/11/1876: extended from the earlier addition west and north, following the river north past Washington Avenue and the city and Hebrew cemeteries (Card No. 11905).

Hitchcock's Subdivision, Samantha Hitchcock, proprietor, 6/27/1879: runs westward between the river and State Street from Chisholm to a point opposite Campbell Street, including the Hitchcock Dock which extended into the bay about where Prentiss Street is today (Card No. 11910).

(Samantha) Hitchcock's 3rd Addition, Samantha Hitchcock, proprietor, August 5, 1882 (after Samuel E. had died and only a year before Samantha's death): covered an area along the west side of the Court House Square, generally covering Sable, Tawas, and Saginaw Streets between 7th and 10th streets (Card No. 15811).

In sum, the Hitchcocks platted much of the city of Alpena that is south of Washington Avenue westward from Chisholm Street along Thunder Bay west to Mason Street and east of a line from that point back north to Washington, as well as the land along the Thunder Bay River west and north from Campbell Street.

After the great fire of July 12, 1872, the city passed a fire limit ordinance requiring brick buildings in the downtown, and many were soon under construction (*Alpena Weekly Argus* 1874a). "In 1876 Deacon Hitchcock built the brick Centennial Building on the site of the old court house" (Oliver 1903: 124). About the time the Centennial Building went up, Deacon Hitchcock also was building a major pier for the city. The local newspaper proclaimed that "when completed, this will, without doubt, be the best dock on the whole shore" (*Alpena Weekly*

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Argus 1875c). A short time later, "George Prentiss purchased the Hitchcock dock for the purpose of building a saw mill" (*Alpena Weekly Argus* 1879a). The location of this dock/mill site is still visible today in Alpena off the end of Prentiss Street.

At the time the Centennial Block was constructed in 1876, even though in declining health, Hitchcock was appointed the "President of the Day" for Alpena's American Centennial celebration (*Alpena Weekly Argus* 1876k; Page 1883: 216). The American Centennial and the related building perhaps represented the culmination of Hitchcock's labors in Alpena, where he had achieved financial success and was apparently well regarded by the Alpena citizenry of the time. As a biography summarized, "From the several additions platted by Deacon Hitchcock, that courteous and liberal minded gentleman, has realized sufficient to enable him to retire and fence out the world with all its 'vain glory and hypocrisy, envy, hatred and malice, and uncharitableness,' and enjoy his *otium cum dig* [i.e. leisure with dignity], his strawberries and his early Yorks, with calm and stalwart complacency" (Page 1883: 237).

Samuel Hitchcock died in his home at Alpena on February 9, 1881. His death was followed on September 9, 1883, by the death of Samantha Hitchcock (Viall 1914: 30). Even after their deaths, the Hitchcocks had an influence on Alpena. Samantha Hitchcock's estate donated the parsonage for the First Congregational Church in December, 1883 (First Congregational Church 1955: 19), and on June 25, 1900, Dr. A. E. Bonneville purchased the Hitchcock residence, to be converted into a hospital (Viall 1914: 94). A 1905 view of the Alpena Hospital illustrates a large frame house, presumed to be Hitchcock's former residence (First Methodist Episcopal Church 1905: 86). After the Hitchcocks' deaths, the Centennial Block remained in the family, inherited by Julia Farwell, who was Samantha's daughter and Samuel's stepdaughter.

Construction of the Centennial Block

The *Alpena Weekly Argus* provides the only known information about the construction of the Hitchcocks' Centennial Block:

The April 7, 1875, issue made the first report of planning for the building: "Deacon Hitchcock is making preparations for the erection of a brick store building, two stories high, on the corner of First and Chisholm streets." On July 28 *Argus* reported that "Deacon Hitchcock is laying the foundation for a store building on the corner of Washington Avenue and First Street."

Following this note the next report was a brief note on May 17, 1876, nearly a year later, that, "The stone foundation for the new brick building of Deacon Hitchcock at the corner of Washington Avenue and First Street, is about completed." The reasons for the delay are not clear, but may relate to Hitchcock expanding the size of the building from the initially reported two-story building to a three-story one.

During the following three months the paper made frequent references to the progress of work in its weekly editions:

- June 7, 1876: "The new store building of Deacon Hitchcock at the corner of Chisholm and First streets begins to assume the appearance of a structure that will soon be a valuable improvement to the business portion of our city."
- June 14, 1876: "The masons are now working on the second story of Deacon Hitchcock's new block."
- July 26, 1876: "A cargo of brick arrived on Monday, and the masons are again busy building upward on the new block of Deacon Hitchcock."

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- August 16, 1876: "The brick work on Hitchcock's new block is now nearly completed. The block will be one of the handsomest in the city, while we dare say the building is the most substantial, no pains or expenses having been spared to make the structure strong, neat and convenient."
- August 23, 1876: "'Centennial 4th of July, 1876' is lettered with brick on the front of Hitchcock's new block."
- August 30, 1876: "The brick work on Hitchcock's new block is completed."

The Centennial Block was apparently completed by September 17, 1876 (Viall 1914: 15), and "Hitchcock's brick block" was referenced in the October 4, 1876, edition of the *Weekly Argus*.

Centennial Building Owners

After Samuel Hitchcock, who had had the building constructed, died in 1881, Samantha (Farwell) Hitchcock owned the Centennial Block until her death in 1883. As part of her estate, the Centennial Building passed to Samantha's daughter Julia Farwell, who owned the building until her death in 1896. Julia Farwell apparently arrived in Alpena with Samuel and Samantha Hitchcock, as she is identified as one of the early settlers of Alpena who was also one of the organizers of the Congregational Church (Haltiner 1986: 75). The 1880 census indicates she was living with Samuel and Samantha and identifies her as Samuel's stepdaughter. Farwell's estate passed through Probate and the March 9, 1899, partition of her estate assigned the building to Charles B. Williams (Alpena County Register of Deeds 1899 Liber 19).

Charles B. Williams had multiple interests in Alpena lumber manufacturing, railroad, financial and retail concerns, and also was active in Alpena's religious life. Williams was a native of Flint, son of early pioneer William I. Williams (*Michigan Pioneer and Historical Society* 1897: 77). Williams moved to Alpena to become Cashier of the new Alpena County Savings Bank which was organized on April 12, 1894 (State of Michigan 1897: 46). The July 25, 1894, edition of the *Alpena Argus* identifies Williams as the bank's Cashier (*Alpena Argus* 1894c), and his first appearance in the city directory is in the 1895 edition, which also lists him as Cashier for the Alpena County Savings Bank (Polk 1895: 221). He continues in this capacity in the 1897 and 1899 editions (Polk 1897: 233; 1899: 214). In 1895 he began a seventeen-year term as superintendent of Alpena's Methodist Episcopal Church, and also served as its delegate to the General Conference (*Northwestern Christian Advocate* 1912: 153). In 1896, as Secretary-Treasurer, he was one of the organizers of the Alpena Veneer, Hoop & Lumber Co., which bought the Minor Lumber Co.'s mill in Alpena to refit it for operation that same year (*Northwestern Miller* 1896: 684).

In 1901 Charles Williams sold the building to the I.O.O.F., but continued as Cashier for the Alpena County Savings Bank in the 1901 and 1903 city directories, where he was also a partner with his brother, William E. Williams, in W. E. Williams & Co., selling furniture, carpets, home furnishings, and serving as undertakers and embalmers at 105 S. 2nd Avenue and 108 W. Chisholm (*Michigan Pioneer and Historical Society* 1897: 77; Polk 1901: 229; Polk 1903: 251). In 1902 he was one of the organizers of the Alpena & West Michigan Railroad, which planned to build a line to Charlevoix that same year (*Railroad Gazette* 1902: 715; *Railway Review* 1902: 664). However, it appears the railroad was never constructed (Meints 1992: 36). By 1904 he was also selling insurance as general agent for Illinois Life Insurance Co. for a twenty-five-county territory in northeastern Michigan (*Indicator* 1904: 91). The 1905 city directory has Charles B. Williams with a store selling "Ready-to-Wear Family Clothing" at 115-117 E. Chisholm and continuing as a partner in W. E. Williams & Co., but is no longer Cashier for the bank (Polk 1905: 225-226). The 1907 state gazetteer continues to list Charles B. Williams

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as a partner with William E. Williams in W. E. Williams & Co., furniture and undertakers, at 105 S 2nd Street (Polk 1907: 328). The store moved to 327-341 N. 2nd in the 1908 and 1910 editions of the city directory (Polk 1908: 248, 1910: 221), and by 1914, Charles had moved to Los Angeles, California (Polk 1914: 267). It is possible Williams' departure was related to the June 1912 fire that destroyed the Holmes & Reynolds Block, where W. E. Williams was doing business (*Insurance Press* 1912: 8).

In December, 1901, Charles B. Williams, who inherited the Centennial Block from Samantha Hitchcock's daughter Julia Farwell, sold the building to Myrtle Lodge 432 and Alpena Lodge 170 Independent Order of Odd Fellows Corporation (Alpena County Register of Deeds 1901 Liber 33: 261).

In 1969 the I.O.O.F. sold the building to Clarence H. Kihn and Wayne E. Thomas, who, in 1978, sold the building to Thomas A. Nickels (Nickels 1980: 37-38). In 1990 Nickels sold the building to Dennis and Barbra Skaluba, who owned the building for twenty-five years, until it was acquired by the present owners, Mike and Kate Phillips, in January, 2015.

The Odd Fellows

The Centennial Building possesses historic significance under criterion A for serving as Alpena's Odd Fellows temple from a short time after its completion in 1876 until 1969. From the earliest years of the settlement, fraternal organizations played a prominent role in Alpena's social and business life. Among the groups active in the early years of the community were the Masons, the Good Templars, and the Odd Fellows, joined in 1883 by another Masonic body, the Knights Templar Alpena Commandery No. 134, and also the Knights of the Maccabees Alpena Tent No. 103 (Polk 1883: 51, 52). The Masons were the earliest to organize and became the largest secret society in Alpena, with Alpena Lodge No. 199, F&AM, organized in 1865 (Oliver 1903: 182). The Masons met first in the Maiden Block at Chisholm Street and Second Avenue and then in the Masonic Temple in the Bolton & McRae block on Dock Street; they had grown to ninety-three members by 1876 (Boulton 1876: 33; Oliver 1903: 106). The International Order of the Good Templars (I.O.G.T.) Alpena Lodge No. 770, which later met in the Centennial Block in "Centennial Hall," was organized in 1873 and had eighty members by 1876 (*Ibid.*; Polk 1883: 53).

A biography of John C. Viall, prominent businessman of Alpena and founder of the *Alpena Argus* newspaper in 1871, stated, "a special distinction attaches to his name as 'Father of Odd Fellowship in Alpena'" because he "effected the organization of Alpena Lodge No. 170 on October 9, 1871, and was its first Grand Noble," and later helped organize two other lodges and two lodges of the Daughters of Rebekah and "took the lead in securing a fine three story building in Alpena as the home and headquarters of these lodges" (Moore 1915: 2188-2189).

Alpena Lodge No. 170 of the I.O.O.F. was organized with six members, the second fraternal society to organize in the city after the Masons, and at the time of publication of Boulton's 1876 county history, its sixty-three members met in a lodge room in Whitney's brick block at Second Avenue and Chisholm Street (Boulton 1876: 34-35). This was only four years after the newly formed lodge was listed among the "principal losses" in the business district in the Great Fire of July 12, 1872 (Boulton 1907: 185).

Late in 1876 the Odd Fellows moved into their new hall in the recently completed Centennial Block. The November 11, 1876, edition of the *Alpena Weekly Argus* reported, "On Monday the Odd Fellows removed to their new hall . . . The Odd Fellow new hall is completed, and the Lodge will hereafter meet in their new quarters" (*Alpena Weekly Argus* 1876). A week later: "The Odd Fellows are now in good order at their new

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quarters in the Hitchcock Block. The hall has been neatly carpeted and furnished" (*Alpena Weekly Argus* 1876m). The IOOF quarters were in the Centennial Block's third story.

By 1879 a notice in the *Alpena Weekly Argus* stated Alpena Lodge No. 170 I.O.O.F. "meets every Tuesday evening at 7:30 o'clock at their Lodge Room, in Hitchcock Block" (*Alpena Weekly Argus* 1879b). In 1893 the growing number of members resulted in the chartering of a second lodge, Myrtle Lodge No. 432, but the two lodges were merged back together in 1926 (I.O.O.F. 1926: 98; *Alpena News* 1970). Two Rebekah affiliates were organized in Alpena, Beulah Lodge No. 91 in 1886 and Primrose Lodge No. 364 in 1900; these were combined into the single Alpena Lodge No. 409 in 1936 (*Alpena News* 1935a, 1935b).

The February 24, 1903, edition of the *Alpena Argus* reported that the Myrtle Lodge, Odd Fellows, joined with the Alpena Lodge "in fitting up the Centennial Block for an Odd Fellows temple" and that the "work of remodeling" commenced August 3 (*Alpena Weekly Argus* 1903 in Viall 1914: 108, 112). It is not clear whether the reference to August is a mistake or the work began the previous August. In any event, a quarter century after its construction, the building was being remodeled after the Odd Fellows had acquired ownership. These renovations, occurring over 110 years ago, altered the Washington Avenue façade and moved the building's principal entrance to the narrow bay that was added facing Chisholm Street. Portions if not much of the building's surviving historic interior finish may date from these renovations.

The Odd Fellows occupied quarters in the Centennial Block from 1876 until 1969. At its peak, the Alpena I.O.O.F. had over 500 members, but the membership had dwindled to thirty when the lodge was forced by declining finances to sell the building in late 1969 (*Alpena News* 1970). Members reminisced about the card tables and pool tables on the first floor that provided recreation to Odd Fellows members during the 1950s, as well as the second floor that was used as a banquet area, where pot lucks and keno parties were held (Norman Dutcher, Alpena Odd Fellow, to Mike Phillips, personal communication December 2014). Other members recalled that hundreds of people would attend the I.O.O.F. temple for dances, banquets and celebrations, and that the lodge derived much of its revenue from keno parties, which were prohibited by state law but continued until more stringent statewide enforcement was initiated in the 1950s (*Alpena News* 1970). Upon the sale of the Odd Fellows building the local newspaper stated, "it is one more sign that the grand old day of the big fraternal lodges is at an end" (*Alpena News* 1970).

Independent Order of Odd Fellows

The first Odd Fellows chapter in America was founded in Baltimore in 1819, affiliated with the Manchester Unity (England). It received the authority to establish new lodges in the United States the next year (Fraternalresearch 2012). In 1842 the American lodges formed a separate governing system from the English Order for a number of reasons, among them that the English lodges permitted alcohol, and changed their name to the Independent Order of Odd Fellows (Tabbert 2003; Fraternalresearch 2012). In the following years, lodges were instituted all over the country, including Michigan Lodge No. 1, which was established in Detroit soon after the separation, on December 4, 1843 (Ross 1916: 425). In 1851 the I.O.O.F. became the first national fraternity to accept both men and women when it formed the Daughters of Rebekah (Tabbert 2003; Barry 2007).

Odd Fellowship thrived in industrialized Michigan, because it was "composed of the great middle, industrial classes almost exclusively, [being a] Masonry of all grades of society, from the titled and wealthy of this and foreign lands, to the humblest laborer in our midst" (Ross 1916: 12). Open membership contrasted with qualifications required for the Masons, and in a city like Alpena that had a number of ethnicities, the "poor man's Masonry" was a popular organization, and the I.O.O.F. grew quickly (Atwood 2008: 6).

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The Civil War impacted the I.O.O.F. as its membership declined and many lodges were unable to continue their work, especially in the southern states (Muller 2008). After the Civil War, industrialization and deteriorating social conditions brought large numbers of new members to the I.O.O.F. From the end of the Civil War to about 1920, also known as the "Golden Age of Fraternalism" in America, the Odd Fellows had lodges in every state and became the largest national fraternal organization (Gray 2015; Tabbert 2003). One of the attractions of membership was that most Odd Fellows lodges offered financial benefits for the sick and distressed members. During this period, in 1903 the Michigan Odd Fellows founded the Odd Fellows Home of Michigan in Jackson, to take care of indigent Odd Fellows, their wives, widows, and orphans, and also Rebekahs (Ross 1916: 559).

The most widely encountered symbol of the I.O.O.F., used on signs, buildings and grave markers, is the three-link chain ("the Chain With Three Links" or the "Triple Links") with three initials, "F", "L" and "T" each inside a single link, signifying Friendship, Love and Truth (fraternalresearch 2012). The Centennial Building displays a masonry plaque embellished with this symbol located prominently above the third story of the main Chisholm Street lodge entrance.

In 1895 there were 23,447 members of the Odd Fellows in Michigan, of a total number of 788,968 in the nation, and six years later, as the Centennial Block was acquired by the Odd Fellows in 1901, membership stood at 30,120 in Michigan and 910,128 nationwide (*New York World* 1896: 297, 1902: 327). The membership of the Odd Fellows peaked in 1920 at about 1.7 million members (Tabbert 2003). Until the 1920s, regulations and the rationale for belonging often related to monetary benefits that would be paid to brethren who had paid their dues and were in good standing. Benefits were paid if one was ill, out of work or had a death in the family, and were considered one of the primary rights of a member (fraternalresearch 2012). The Great Depression of the 1930s caused a drop in membership, failed mortgages for lodge buildings, and drop in support for Odd Fellows homes and facilities. With the rise of social security, insurance companies, unions, pension funds, and Medicare, the small funds available from I.O.O.F. lodges were not of sufficient size to be a real benefit and to merit their continuation. It is interesting to speculate that President Franklin D. Roosevelt, who was an Odd Fellow, had observed the good that programs helping members had accomplished, perhaps influencing the onset of the New Deal (Sellars 2007: 7). Somewhat ironically, the new social welfare programs instituted by one of its most important members removed one of the primary reasons for Odd Fellow membership. In addition, the popularity of radio, television and other forms of entertainment and leisure activities helped erode the appeal of the Odd Fellows, and by 1960 membership was about one-half that of its 1920 peak (Tabbert 2003). These trends also played forth in Alpena, and in 1969, the Odd Fellows sold the building that had been their home for nearly a century.

Businesses, Professional People, and Organizations in the Centennial Block

The Centennial Block is significant under Criterion A for its use for over a century by a variety of Alpena businesses, professional people and organizations.

In the earliest city directories, which are not organized by street address, the location of businesses, individuals, and groups in the Centennial Block, such as A. C. Babcock pianos, organs, etc. and George A. Babcock sewing machines (1883: 106-107) or Blakely real estate (Polk 1887: 90) are identified simply as "Centennial Block." The 1889 listing for Kellogg's fancy goods gave the location as "Centennial Block," but the next directory in 1891 located the business at "150 E. Washington Ave.," the earliest such identified use of this address (Polk 1889: 166; Polk 1891: 161). Later listings typically are listed as both an address and the Centennial Block such

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as Balken's Laundry 1905 listing of "150-154 Washington Av. Corner Chisholm, Centennial Block" (Polk 1905: 55).

The building in early years apparently was simultaneously called by locals "Hitchcock block" or "Hitchcock's block" and "Centennial building" or "Centennial block," as demonstrated by an 1878 election notice by the city council Board of Registration for Elections informing the public that the First Ward voting location was "at Hitchcock's building, Centennial block" (*Alpena Weekly Argus* 1878a). Adjacent notices by fraternal organizations in the local paper in 1879-1880 place the Alpena Lodge No. 775 IOGT (Independent Order of Good Templars) and Alpena Lodge No. 170 I.O.O.F. in the "Centennial Block" and the "Hitchcock Block," respectively (*Alpena Weekly Argus* 1880a), Alpena Lodge No. 170 I.O.O.F. "at their lodge room in the Hitchcock Block" and Thunder Bay Encampment No. 87 I.O.O.F. at the "Odd Fellows Hall" (*Alpena Weekly Argus* 1879c). By 1883 both Thunder Bay Encampment No. 67 and Alpena Lodge No. 170 of I.O.O.F. met in "Odd Fellows Hall, Centennial Block," which is also listed in the directory under Public Buildings (Polk 1883: 51).

By 1920 the Centennial Block is no longer included under public buildings, but the "I.O.O.F. Hall" and "Odd Fellows' Temple" are located at the corner of 1st and East Chisholm (Polk 1920: 30, 31). There are no business listings in the Centennial Block and/or the addresses of 150-156 Washington Avenue between 1908 through 1956, after the Odd Fellows acquired the building, and apparently occupied the entire interior. In recent years this building is most commonly referenced as the "Centennial Building."

The following discussion presents occupants of the Centennial Building in chronological order. The major occupations are briefly summarized and then all are presented in greater detail. These occupations represent a broad range reflecting the history, economy, and culture of early Alpena. In addition to the private sector, the building is also related to city governance, serving as the Polling Station for the First Ward for at least two decades.

The building was the home of the I.O.O.F. for nearly a century, and other fraternal organizations also met here. The Red Ribbon Society, a forerunner of the Women's Christian Temperance Union, had its offices here.

The building was occupied by some of the most important figures in the growth and development of Alpena. James K. Lockwood was one of the first settlers and a proprietor of the city, a prime mover in the early lumber industry. J. B. Tuttle rose through local offices to become one of the first circuit judges for the Alpena district. Charles Cornell was one of the city's first architects, and supervised the building of the Alpena County courthouse. J. D. Turnbull and A. R. McDonald held a number of local political offices, and Turnbull eventually was elected to the state legislature. Similarly, Abram Blakely engaged in lumbering operations and other businesses and also served as a state representative. Although he had his offices elsewhere, William Hitchcock, a nephew of Samuel, resided here for two decades while associated with the Detroit & Cleveland Steamship line and major Alpena insurance companies. The United States Board of Examining Surgeons had an office here for several years.

The number of retail stores in the building was never large. In a story about brick stores in Alpena in 1884, the local newspaper counted the Centennial Block as containing two (*Alpena Weekly Argus* 1884). C. R. Hawley & Co. opened its first Alpena store here, a branch of the main Bay City store, which later developed into one of the primary retail anchors in downtown Alpena, as Hawley & Fitzgerald. Book and music stores occupied the building for decades. The Alpena Steam/Balken's Laundry occupied the entire first floor for nearly a decade. A number of other businesses, such as millinery and notions stores, an upholsterer, and even a restaurant, occupied

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the street level for short periods.

The building was an anchor of Alpena's early cultural and literary life, housing for about a decade the city library and for nearly two decades the Centennial Book Store, run by the city librarian, E. C. Nason. It was the location of both art and music-related stores and professionals. For a number of years the Centennial Block Music Store was here. Professor J. H. Simonds and his wife taught music and voice here and used it as a base to form a city orchestra and schedule concerts. Eunice Tenny taught music here for a decade, and Howard Kirkpatrick for a short period. Artist Carl L. Wilson painted here, held exhibitions here, and sold art and art supplies.

Architectural Significance

The Centennial Block is significant under Criterion C in the local context as the downtown's outstanding example of Italianate commercial building design for its large three-story size, flat-iron shape that contributes to it being a landmark in the city, and fine exterior brickwork finish that includes the rusticated brickwork piers and window caps, paneled brick cornice treatment, and, especially, the paneled frieze that displays raised brickwork spelling out "IOOF," "CENTENNIAL," and "4 JULY 1876." The building's "prow" facing Chisholm, a c. 1903 addition, complements the building's Italianate design but also adds a rock-face limestone element that complements the other building in the local limestone that, going on during the same general time period, contributes so strongly to the character of downtown Alpena and the city in general.

Downtown Alpena contains relatively few Italianate buildings. A 1985-86 Downtown Development Authority survey revealed nine others in the city's relatively small historic downtown core along N. Second and W. Chisholm in addition to the Centennial Block. Located at 105-07, 200, 210-12, 410-12, 414, and 428 N. Second, 109 W. Chisholm, 121-23 Water, and the northeast corner of Lake and N. Second, they are all two-story brick buildings and mostly date from the late 1870s and early 1880s (most if not all of these buildings are still standing). While most retain the larger part of their exterior historic character including features such as wood and metal cornices, decorative window caps, and corbelled brickwork, and contribute strongly to the downtown's historic streetscape, none matches the size or decorative splash of the Centennial Block. Based on the data from the survey, the Centennial Block appears to be the oldest of these Italianate blocks and one of the oldest buildings in the downtown in general.

The Centennial Block's c. 1903 "prow" with its rock-face limestone trimmed entry complements other rock-face limestone or rock-face limestone-trimmed buildings in the downtown and city in general built around the same time from the Alpena Limestone quarried just northeast of Alpena, part of formations of Devonian period limestone that underlay large areas along the northeastern Lower Peninsula shoreline (Dorr, Jr., and Eschman 1970: 84-86, 121). Haltiner (2005) states that William H. Phelps' Alpena Lime Works & Stone Quarry was started up in 1868 and ran under Richard H. Collins with Phelps' widow until c. 1905 (Haltiner 2006: 16-18). The Alpena listings in the state gazetteers list William H. Phelps' stone and lime business for the first time in the 1881 edition. Haltiner (1986) also cites a Phelps-Fox quarry, of which W. H. Phelps and O. Fox were proprietors, and the St. Anne Catholic Church centennial history cites an Owen Fox quarry that provided the stone used in their 1894-1904 church (Haltiner 1986: 28; Mikulski and Werth 1983: 39). The 1881 state gazetteer is the first to list Owen Fox, then simply as a mason, but by the 1887 edition he is listed as a mason, contractor and builder, and dealer in stone, brick, lime, and building materials – thus, like Phelps, may have operated a quarry by then. The 1893 gazetteer listed Phelps & Co.'s Alpena Lime Works, with Richard Collins as manager, and the 1905-06 Alpena directory lists the business as the Alpena Lime Works and Stone Quarry, with Richard Collins as

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proprietor. The directory history suggests the quarries only became significant businesses in the early 1880s, and the earliest buildings constructed of the local limestone date from the 1880s time period and include the 1880-84 St. Bernard's Catholic Church, Chisholm at Fifth (still standing), and 1887 Alpena County Jail (demolished). Another major Alpena building built with walls of rock-face local limestone was the 1894-1904 St. Anne Catholic Church (destroyed). Many more buildings constructed from the 1880s into the early twentieth century featured substantial rock-face local limestone components. These include, among others:

- 1891 Henry Beebe Building, 200 S. Second, a massive three-story brick block of Richardsonian Romanesque derivation with rock-face limestone trim and second-story façade
- 1903-04 Arbeiter or German Aid Society Hall, 1224 N. Second, with its rock-face limestone ground story
- 1908-20 St. Anne Catholic Church, Ninth and Lockwood, whose limestone first-floor front and tower bases were retained and reused from the previous 1894-1904 church, which burned in 1907 (Mikulski and Werth 1983: 47, 56-57).
- 1907 Crow Building, a two-story "flat-iron" commercial building with limestone trim in the ground story and narrow angled corner, at 212 W. Washington (at Third)
- The ground story of the Queen Anne style home of quarry owner Richard Collins at 324 S. First Avenue (Haltiner 2005: 24).

The great many Alpena buildings constructed using the local rock-face limestone dating from the later nineteenth and early twentieth centuries form a visually distinctive and historically significant aspect of Alpena's architectural history.

The Centennial Block is remarkably well preserved inside as well as on the exterior. The ground floor plan appears largely unchanged from the date of the Odd Fellows renovations c. 1903. These renovations moved the stairway to the upper floors from a location between the two Washington Avenue storefronts to the south wall of the building. The stairs' former location was opened into a passage connecting two large rooms. The second floor has been divided by partition walls and has a drop ceiling, but the exterior walls' wainscoting and door and window trim remain intact, as does the double pass-through counter from the kitchen, which contains a four-door set of wall cabinets each door in turn from left to right pierced by a cutout letter, "I," "O," "O," and "F."

The third floor retains almost all of its c. 1903 architectural elements. A landing at the top of the stairs fronts a small anteroom. A door opening into the anteroom and an opposite door leading from it into the temple room each retain small circular password peepholes. The temple room door also has a sliding metal disc that covers the peephole. Most of the third floor is occupied by the temple room, which has hardwood floors, pine wainscoting, door and window trim, and a paneled plaster ceiling. The doors of a wall cabinet in its southwest corner have brass plaques identifying the Odd Fellow and Rebekah groups that met there. An original electric dimmer device, used in ceremonies, survives in the southeast corner. Small peripheral rooms appear to have functioned as cloak or wardrobe rooms.

Architect

William Mirre is identified as the architect of the Centennial Block (Eckert 1993: 449; Haltiner 1986: 23). In the 1873 county atlas, William Mirre is listed in "Business Cards of Patrons in Alpena City" under the heading of "County Officers" as "Wm. Mirre, County & City Surveyor & Architect" (Tackabury 1873: 193). Mirre was born in Germany in 1835 and arrived in America in 1868, finding work with the lake survey in Detroit before coming to Alpena in 1871, where he was described as an "excellent citizen and competent surveyor" (Page 1883: 248). He was elected county surveyor in 1872, 1884, and 1886, and city surveyor in 1873, serving for "many years" (*Alpena Weekly Argus* 1886a; *Alpena Weekly Argus* 1887a; Page 1883: 248). In 1874-76 Mirre took out a series of front page advertisements in the local newspaper typically stating, William Mirre "Architect! and City

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Surveyor!" (with architect in larger and bold font), "Will furnish plans and specifications at reasonable price" (*Alpena Weekly Argus* 1876a). He apparently was one of two architects in the city at the time, the other being Charles N. Cornell, who had his office in the Centennial Block soon after it was completed (*Alpena Weekly Argus* 1876b, *Alpena Weekly Argus* 1877a). (Cornell is known for his Gothic Revival Trinity Episcopal Church built in 1883-84 (DDA survey card 1985).) The 1883 city directory had a half-page advertisement stating, "William Mirre Civil Engineer, Architect and Superintendent, City Surveyor's Office, Designs Submitted for Public and Private Buildings" (Polk 1883: 62). Mirre was active in the city's German organizations, serving as a trustee for the German Workingmen's Aid Society in 1874 and as corresponding secretary for the German Benevolent Society in 1883 (*Alpena Weekly Argus* 1874b; Polk 1883: 53). In the City of Alpena, Mirre Street, running between First Avenue and Washington Street and named for William, first appears in Hitchcock's 1871 Addition to the city (SMDLRA 2015, card no. 15808). William Mirre died in Alpena on January 23, 1887 (*Alpena Weekly Argus* 1887a; Viall 1914: 41).

Mirre appears to be one of a large number of professional people who, while listing their primary vocations as surveyors, civil engineers, or artists of various kinds, were willing and able to serve in the capacity of architects providing plans for buildings at a time in the later nineteenth century when specialists in the designing of buildings were few and far between. In the nineteenth century and even into the early twentieth the older meaning of "architect" as "chief builder," rather than the professionally trained and state-certified building design specialist of today, was in vogue. Mirre is not known today for having designed any other buildings, and may have made the bulk of his livelihood from surveying jobs and small-scale engineering projects. He may be compared, perhaps, to John S. Mennie, listed in the sporadically published Ishpeming directories alternately as a carpenter, master carpenter, or "architect," working at least some of the time for the Cleveland-Cliffs Iron Company, who designed Negaunee's 1890-91 Sundberg Block, one of the largest and most distinguished commercial buildings in that city's downtown; to John Simon Wahlman, part of the J. Wahlman & Son contracting firm, who designed the 1903 expansion and façade redesign of the Braasatd Department Store (now Pioneer Square Building) in downtown Ishpeming; or to the Lansing jeweler who designed the massive four-story Lansing House hotel built in 1865-66. Mirre, like these others, obviously had talents as a designer.

Builder

Fred Ludwig is identified as the builder of the Centennial Building (*Alpena News* 1970; Eckert 1993: 449; Haltiner 1986: 23). An *Alpena News* story in 1970 recalls how Ludwig laboriously laid out the brickwork "Centennial 4 July 1876" on the ground before it was carried up three stories to the building's eave, where the two sections were positioned in place centered perfectly (*Alpena News* 1970). Among other workers, Ludwig was assisted in construction by his son, Adam, and Carl Gruschke, the grandfather of the I.O.O.F. Noble Grand when the building was sold in 1969, George Gruschke (*Ibid.*). (In 1899, after the death of owner E. C. Nason, Adam Ludwig would buy the stock of her Centennial Book Store, one of the Centennial Building's best known long-term businesses.)

The only Frederick Ludwig in Alpena in the earliest available city directory, dating to 1883, seven years after the building's construction, is identified as a laborer working for Fletcher, Pack & Co., owners of a lumber mill in Alpena, while in 1889 Frederick W. Ludwig is listed as a filer at the Alpena Sulphite Fibre Co. (Polk 1883: 218; Polk 1889: 187). By 1891 this Ludwig apparently had left the city, because he no longer appears in the city directory.

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APPENDIX: Centennial Block Occupants

1876-1969 Independent Order of Odd Fellows

1876(?) - 1891 Union School Library of the City of Alpena

In 1876 the Alpena Board of Education recommended acceptance of an offer to house the city library in a donated room in "Hitchcock's new block" (*Alpena Weekly Argus* 1876m). The offer was made by Julia Farwell, Samuel Hitchcock's stepdaughter and Samantha Hitchcock's daughter (White 1959: 100). The "Union School Library of the City of Alpena" was organized in 1873, and in 1883 was located in the "Centennial Block" under the supervision of "Miss E. C. Nason, Librarian" (Polk 1883: 40, 1887: 45, 1889: 38). (See entry for Centennial Bookstore, 1881-99.) The library retained its Union School name but was moved to Central School by 1891, and Miss Nason remained Librarian until 1893 (Polk 1891: 39, 1893: 32).

1876 Hitchcock & Lockwood, Real Estate

S. E. Hitchcock opened up a real estate office, with J. K. Lockwood as manager, in "the new brick block, corner of First Street and Washington Avenue" (*Alpena Weekly Argus* 1877a).

James K. Lockwood and Samuel Hitchcock had located lands together at what would become Alpena in the 1850s (Page 1883: 193), and Lockwood and George N. Fletcher are identified as the original proprietors of the site of Alpena in 1855 (Page 1883: 203). In 1857 Lockwood erected the first sawmill on the Thunder Bay River, in 1858 conducted the first logging operations there, and in 1860 began operating the second steam sawmill as Lockwood & Minor (*Alpena Weekly Argus* 1882a). He was instrumental in the organization of Alpena County in 1857, served as Alpena Township Supervisor in 1867 and was elected to the state legislature in 1867 and 1872 (*Alpena Weekly Argus* 1882a; Chapin & Brother 1867: 274; Oliver 1903: 49, 60, 70). He was one of Alpena's earliest and most prominent "pioneer lumber men," establishing the J. K. Lockwood & Co. mill by 1868, which milled millions of board feet of lumber under his ownership through 1872 (Boulton 1876: 7; Page 1883: 110-114, 241). In 1871 he was chairman of a citizen's committee that organized a fire company, which became Alpena's fire department later that same year (Page 1883: 232). He also had interests in insurance and mercantile (Law and Law 1975: 11). It was said that Lockwood's "faith has been the means of developing many incidental resources that have added materially to the business and prosperity" of Alpena (Page 1883: 200). Lockwood was a pall bearer at Samuel Hitchcock's funeral in 1881 (Page 1883: 216).

1877 J. B. Tuttle, Attorney

J. B. Tuttle advertised his location as "Office in Hitchcock Block" (*Alpena Weekly Argus* 1877b). He earned his law degree from the "law college of Cleveland, Ohio" in 1862, served in the Civil War, was honorably discharged, and arrived in Alpena in 1863, where he quickly attained prominence. He was the first teacher to teach in a district school house in the county in 1863, was Alpena County Circuit Court Commissioner 1863-66, Judge of Probate 1863-68, and Prosecuting Attorney 1871-72 (Page 1883: 124; Oliver 1903: 74). In the 1867 state gazetteer he is listed as a "lawyer and insurance and land agent" (Chapin & Brother 1867: 89). In 1869 he was selected to draft a city charter for Alpena. In 1871, with Samuel Hitchcock, he successfully lobbied the county board of supervisors to locate the new courthouse on a parcel owned by Hitchcock, and in 1877 was elected circuit court judge (Page 1883: 125, 231; Oliver 1903: 65). He also was one of the organizers of the Alpena Street Railway Co. in 1882, about the time he left the city and relocated in East Tawas (Page 1883: 125).

1877 Charles N. Cornell, Architect

In 1877 a series of newspaper advertisements stated that Chas. N. Cornell "Architect and Draughtsman" had an office in "Centennial Block, corner 1st Street and Washington Avenue, Room 6, Second Floor" (*Alpena Weekly*

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Argus 1877c). In 1878 he moved his office to State Street (*Alpena Weekly Argus* 1878b). Cornell served as County Clerk in 1873-76 and as circuit court clerk in 1876 (Oliver 1903: 74-75, 166). As an architect, in Alpena he supervised the building of the Alpena County Courthouse. The January 28, 1882, meeting of the Alpena County Board of Supervisors approved \$100 to "be paid Charles N. Cornell, architect, in part payment for superintendency of the construction of court house," and at their January 26, 1883 meeting, Cornell's bill of \$119.17 was approved "in full payment for the superintendency of the new courthouse" (*Alpena Weekly Argus* 1882b, 1883c). In 1879 he designed the "brick block erected by Bewick, Comstock & Co. on the west side of Second Street near the bridge" in Saginaw (*Alpena Weekly Argus* 1879d). Cornell also submitted sketches and floor plans to national architectural journals, and had removed to Washington, D. C., by 1886 (*Carpentry and Building* 1886).

1877 Crowell & Godfrey, Boots and Shoes

In 1877 Crowell & Godfrey apparently moved into the Hitchcock block, although the notice is unusual and cryptic: "Crowell & Godfrey have opened up a supply store in the Hitchcock block, but they do not sell goods for cash. Their customers must present themselves with pail bolts on their shoulders" (*Alpena Weekly Argus* 1877d). This may be a reference to the partnership's financial challenges. The "Crowell & Godfrey block" had been among the "principal losses" when the business district burned in the Great Fire of July 12, 1872, and the business is listed as a boots and shoes store in the 1875 state gazetteer (Oliver 1903: 132; Polk 1875: 92), but their store was out of business by 1876 (*Alpena Weekly Argus* 1876n). By 1879 Abram B. Crowell and Morris P. Godfrey were deeply involved in the logging business and are identified as lumbermen in the 1883 city directory (*Alpena Weekly Argus* 1879e; Polk 1883: 144, 173).

1877 Red Ribbon Society

An 1877 newspaper notice concerning the formation of a local chapter of the "Red Ribbon Society," a temperance organization, stated it was offered "the rooms in the Hitchcock Block under the Odd Fellows Hall" (*Alpena Weekly Argus* 1877e). The group, "a forerunner of the W.C.T.U. (Women's Christian Temperance Union)," was flourishing in Michigan at this time, with over 8,000 members in Detroit in 1877 (*Montague Observer* 1922; Farmer 1890: 1119b).

1877-1882 C. R. Hawley & Co., Dry Goods.

In 1877 the local newspaper stated, "On or about September 10 the well-known firm of C. R. Hawley & Co. of Bay City will open a large stock of dry goods and notions in Store No. 1 Centennial Block" (*Alpena Weekly Argus* 1877f). A large advertisement on the front page of the September 12, 1877, edition of the *Alpena Weekly Argus* proclaimed "The Opening of C. R. Hawley & Co.'s Stock Will Be At Centennial Block on Wednesday Sept. 12th" (*Alpena Weekly Argus* 1877g). The store consistently took out large advertisements in the newspaper, often taking the right two columns equating to 25% of a full page, to market its wares and low prices. The company, which also referred to itself as the Lion Store and became an Alpena retail anchor, was dissolved and reopened as Hawley & Fitzgerald in 1883, based on large front page advertisements in the Alpena newspaper (*Alpena Weekly Argus* 1883b, 1883c). By 1883 the store had moved to the Potter Block and was described in 1892 as "the leading and largest dry-goods house in Alpena" (Polk 1883: 183; *Bay-Journal* 2015). It remained in business in Alpena at least into the 1920s (Polk 1920:144).

In 1878 Samantha Hitchcock offered to rent to the city a "suitable room for Council to hold their meetings in, in Centennial Block" for \$125 per year (*Alpena Weekly Argus* 1878c). It does not appear the city accepted her offer.

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1878-1880 Turnbull & McDonald, Attorneys

In 1878 J. D. Turnbull and A. R. McDonald formed a law partnership and opened an office in the Hitchcock Block; they remained there until 1880 (*Alpena Weekly Argus* 1878d; *Alpena Weekly Argus* 1880b). Turnbull was active in Democratic politics, served six years as controller of the City of Alpena, served two years as Board of County Supervisors chairman, and was elected to two terms in the state legislature between 1878 and 1882 (Page 1883: 197). Alexander McDonald arrived in Alpena in the 1860s, and is listed in the 1877 state gazetteer as a lawyer and justice of the peace (Page 1883: 111; Polk 1877: 104). Through the years he served as circuit court commissioner, justice of the peace, prosecuting attorney, and Alpena city recorder, and in the 1890s also was a partner in the insurance firm of Kelley & McDonald (Page 1883: 228; Polk 1891: 218, 1897: 220). He also was among the first officers selected when the Alpena Odd Fellows chapter was established in 1876 and moved to the Centennial Block later that same year (Odd Fellows 1876: 314; Boulton 1876: 34).

1878-1894 City of Alpena First Ward Polling Station

The First Ward voting location in 1878 was "at Hitchcock's building, Centennial block" (*Alpena Weekly Argus* 10-9-1878e), and the building served as the polling place for the First Ward at least through 1894 (*Alpena Argus* 1894a).

1879 A. W. Turner, Broom Factory and General Store

In April 1879, A. W. Turner, who had "just established" a broom factory next to the post office, "removed the broom manufacturing and cabinet department of his establishment to the Centennial Block, where he will occupy both of the stores in that building." In addition to brooms, he also sold "hardware, clocks and jewelry, furniture and bedding, guns and pistols" (*Alpena Weekly Argus* 1879f, 1879g; 1879h, 1879i). There is no mention of A. W. Turner in the *Alpena Weekly Argus* after 1879, and he does not appear in the earliest available city directory that was published in 1883, or state gazetteers from the period.

1880-1883 Alfred Bartlett, Upholsterer

In July, 1880, the local newspaper published that Alfred Bartlett, the upholsterer, was moving to the Centennial Block (*Alpena Weekly Argus* 1880c). He continued there until 1883 when he left Alpena for Massachusetts (*Alpena Weekly Argus* 1883d).

1881-1885 Centennial Block Music Store (and Sewing Machines) (A. C. Babcock, George Babcock)

The local newspaper carried advertisements in 1881 for the Centennial Block Music Store, which offered sheet music, "musical goods," accordions, guitars, harmonicas, banjos, violins, organs and pianos, and sewing machines (*Alpena Weekly Argus* 1881b). Apparently Mrs. A. C. Babcock operated the music portion of the business and George Babcock handled sewing machines. "George Sr. was a gun smith and fiddler . . . and much in demand for dances" (Rootsweb 2003). Mrs. Babcock had operated from her home prior to moving to the Centennial Block in May 1881, when her first newspaper advertisement at her new location appears (*Alpena Weekly Argus* 1881c). An 1881 advertising supplement in the local newspaper carried a different version of her standard announcement, a full one-quarter page spread where she offered pianos, organs, sewing machines, sheet music and "musical goods of all descriptions" in the "Centennial Building" (*Alpena Weekly Argus* 1881d). The entry in the earliest, 1883 city directory lists A. C. Babcock as a dealer in musical instruments and sewing machines, and, identified George A. Babcock as "Sewing Machine Adjuster and Repairer, leave orders with A. C. Babcock Centennial Block" (Polk 1883: 72, 106-107). A. C. Babcock ceased business by 1886 because the Domestic Sewing Machine Co. transferred collections "formerly in the hands of A. C. Babcock" to their authorized agent (*Alpena Weekly Argus* 1886b). In the 1887 city directory, A. C. Babcock is no longer listed, but George Babcock is listed as a gunsmith with G. H. Broeffle, while a Charles L. Babcock is selling sewing

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machines, pianos and organs on Washington Ave. at the foot of Lockwood Street (Polk 1887: 82).

1881-1899 Centennial Book Store (Miss E. C. Nason)

In 1881 Miss E. C. Nason opened a "book and stationery store and news depot" that would sell the "leading books of the day" and papers, magazines and periodicals (*Alpena Weekly Argus* 1881e). This business ended up being one of the longest tenured stores in the Centennial Building. A period photograph dated as 1887 shows the building with a large sign proclaiming "BOOKS" prominently centered over the building's Chisholm Street face (Haltiner 1986: 39). The 1887 city directory under businesses (Polk 1887: 256, 273) lists E. C. Nason under books and stationery as well as periodicals, complemented by bottom page advertisements. During this period the local newspaper had notices to visit "Miss Nason's store" for holiday goods, and also referred to her business as the Centennial Block Book Store and the Centennial Book Store (*Alpena Weekly Argus* 1887b). The 1889 business directory lists "E. C. Nason's" and has advertisements for "artists' materials" and "cheap reading" and school supplies and stationery (Polk 1889: 309, 317, 319). Elizabeth Nason had been appointed Alpena Public Library librarian in 1875, serving for many years, and during her first year of service 1,000 books were added to the collections (*Michigan Library Bulletin* 1928: 234). In 1883 Nason is also listed as treasurer of the Alpena County Bible Society (Page 1883: 216). She apparently ran the bookstore until her death in 1899 (Ancestry.com 2015). She was described as one of "Alpena's pioneers and most respected citizens," one of the "courageous women who helped Alpena grow," "one of the best-known and loved women of Alpena," and as a past librarian of the city. Her "love of books led to a lucrative and educational business that spanned many years of Alpena's history" (*Alpena Argus* 1899; Trelfa 1976e). After her death in 1899, the stock of the bookstore was purchased by Adam Ludewig, who established what "became the familiar 'Adams Bookstore'" that the 1899 directory locates at 116 N. 2nd (*Publisher's Weekly* 1899; Law and Law 1975: 30; Polk 1899: 137; Viall 1914: 203). Ludewig had been associated with Tompkins and Ludewig dry goods, which was located at 216 N. 2nd Street (Polk 1897a: 224), and was still operating his business in the 1950s (*New Age Magazine* 1953: 249).

1883 Alpena Bible Society

In 1883, the Alpena Bible Society had their depository in the Centennial Block (Polk 1883: 53).

1883 Hattie E. Ballard, Ladies' Furnishings

In 1883 the local newspaper reported that Miss Hattie E. Ballard had opened a "stock of ladies furnishing goods, dress trimming and fancy goods" in Centennial Block, a business that also appeared in that year's city directory, but is out of business the following year (*Alpena Weekly Argus* 1883e; Polk 1883: 108).

1883-1885 William Nason, Agent (Fletcher & Johnson), Real Estate

The 1883 city directory locates "Wm. Nason, Agent G. N. Fletcher W. H. Johnson, office Centennial Block" (Polk 1883: 254), but by 1885 he is selling real estate (Nickels 1980: 28). An 1880 newspaper article notes he worked "at the steamboat office of W. H. Johnson" (*Alpena Weekly Argus* 1880d). William Nason was one of the founders of the Alpena Gas Co. in 1882 (Page 1883: 237). He was the father of E. C. Nason, who ran a book store in the same building in 1881-1899 (see entry; Ancestry.com 2015). In the 1887 directory he no longer is associated with a business and is listed as boarding with William H. Johnson (Polk 1887: 197).

1883-1893 Eunice A. Tenny, Music Teacher

Miss Eunice A. Tenny was a music teacher in the Centennial Block in 1883, and remains there through the 1893 directory, after which she moved to State Street (Polk 1883: 305; Polk 1893: 237; Polk 1895: 251). She previously had been in business in the Potter Block since 1880, where she offered lessons in vocal and instrumental music (*Alpena Weekly Argus* 1880e). From 1888 through at least 1894 she was President of the

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Young People's Christian Association/Baptist Young People's Society in Alpena, where she was also organist (*Alpena Argus* 1893b). She was active in Alpena musical events, such as playing piano at the Presbyterian Social in 1885 (*Alpena Weekly Argus* 4-15-1885a).

1883-1897 Abram R. Blakely, insurance and real estate

In the 1883 city directory Abram R. Blakely is identified as the City Comptroller and sells real estate and insurance from an "office corner of Chisholm and 1st" (Polk 1883: 117, 367). This would appear to be the "Centennial Block," which is given as his location in the 1887 through 1897 directories, where he specializes in real estate in later years (Polk 1887: 90, 267; Polk 1889: 56, 82, 316, 1891: 59, 76; 1897: 67). Abram Blakeley bounced back and forth between Alpena and Lansing, dealing in grain and other endeavors before settling in Alpena in 1879 and entering the mercantile trade, followed in 1881 by a real estate business, where he was "in charge of Mrs. Hitchcock's real estate interests in Alpena" (Page 1883: 278; *Alpena Weekly Argus* 1891: 8). He was also one of several people appointed a Notary Public for Alpena County, by Governor David Jerome in 1881 and Governor Russell Alger in 1885 (State of Michigan 1881, 1885). In 1883 he was on the Board of Supervisors for Alpena County (*Alpena Weekly Argus* 1883f). At the organization of the Ansell Spool Co. in 1890 Blakely was selected as vice-president and a director of the company, which appears to be the same concern named the Alpena Spool Works in 1891 (*Alpena Weekly Argus* 1890; *Alpena Weekly Argus* 1891: 15). In 1893 he served as an Alderman on the Alpena City Council (*Alpena Argus* 1893c). In November 1898, "A. R. Blakely, a prominent Alpena citizen, was accidentally shot and killed in his own home Monday while cleaning his rifle, preparatory to going for a day's hunt" (Alcona County Genealogical Society 2015). At the time of his death, he was described as "one of Alpena's oldest and most influential citizens . . . well-known throughout the state through his lumbering operations and having served as state representative in Lansing" (*Rock Island Argus* 1898).

1885-1886 Professor J. H. Simonds, Musician and Music Teacher

In 1885 a notice in the local newspaper reported that Professor J. H. Simonds "established his headquarters" in Mrs. Babcock's music store, where he will teach "piano, organ, harmony, voice culture, and vocal classes," noting he had also been engaged as organist at Trinity Church (*Alpena Weekly Argus* 1885b). After setting up shop in the Centennial Block, for the 1886 high school commencement exercises Simonds and his "newly organized 'Alpena Amateur Orchestra'" offered "several fine musical selections" (*Alpena Weekly Argus* 1886c), among a series of concerts presented in Alpena during this period, typically showcasing "Mr. and Mrs. J. H. Simonds and their pupils" at the Alpena Opera House (*Alpena Weekly Argus* 1885c). It appears that Mrs. Simonds conducted at least some of her music lessons from their home on State Street. Also in 1886, *The Etude* musical journal observed that Mr. and Mrs. J. H. Simonds sponsored a concert in Alpena for one of their piano students in February 1886, and in July 1886, offered a "concert programme" for piano in Alpena (*The Etude* 1886a, 1886b). Before coming to Alpena, Professor Simonds was elected Leader by the Ann Arbor City Band in 1881 (*Ann Arbor Courier* 1881). The Simonds no longer appear to be in Alpena after 1886.

1887 Alice M. Watkins, Millinery

Miss Alice M. Watkins had a millinery shop in Centennial Block in the 1887 city directory, but is no longer there by the 1889 directory. In 1888 she had married William H. Davison, who had a clothing and gent's furnishing store at 100 N 2nd Street (she perhaps used her skills in this business?) (Polk 1887: 242, 271; Polk 1889: 112; Alpena Library 2008).

1889-1891 Mrs. J. P. Kellogg, Notions

In 1889 Mrs. Jennie P. Kellogg is located in the Centennial Block selling "fancy goods" and listed in the business

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directory under Notions (Polk 1889: 166, 312). In the 1891 directory Kellogg is still selling fancy goods, but gives her location as 150 E. Washington, perhaps the earliest time this address occurs (Polk 1891: 161). The 1893 directory indicates Kellogg had moved to Toronto, Ontario (Polk 1893: 122).

1888 Carl L. Wilson, Artist and Art Dealer

In September, 1888, Carl L. Wilson opened an art store in the Centennial Block (*Alpena Weekly Argus* 1888). The local newspaper described the store as "a valuable acquisition to the business part of the city. The store is well filled with fine art pictures, frames, mouldings, artist supplies, etc., and Mr. Wilson says he has come to stay" (*Ibid.*). It appears that this is probably the same Carl L. Wilson, "dealer in art materials, etc." in Saginaw who was "closed up by his creditors" as reported in a January 1888 trade journal (*American Stationer* 1888). In 1889, the local newspaper reported on a week-long exhibit of a 4½-by-7 foot "painting representing the capture of Blinky Morgan" where "Morgan is represented on the floor struggling with Sheriff Lynch and his assistants . . . The revolver is just discharged . . . The scene is life like." C. L. Wilson's painting was to be exhibited for a week at his art store, with the receipts to be for the benefit of Mrs. C. L. Lynch, whose husband was "killed at the time of capture." The article reported that "on a table in front of the painting is the revolver with which Lynch was killed, also several other relics of the capture" (*Alpena Weekly Argus* 1889a). Unfortunately, a short time later, Wilson was taken gravely ill and the May 22, 1889, edition of the *Weekly Argus* reported he was carried aboard a lake steamer with another seriously ill man, bound for Detroit, and "their chances of recovery are doubtful" (*Alpena Weekly Argus* 1889b). On June 5 the newspaper reported that Wilson had died near Cleveland (*Alpena Weekly Argus* 1889c).

William D. Hitchcock, 1883-1903

The 1883 city directory lists W. D. Hitchcock as a "Forwarding, Commission and Steamboat Agent" and serving in this capacity for the Detroit & Cleveland Steam Navigation Co. beginning in 1887 (Polk 1883: 187; 1887: 145). City directories reveal that the dock and office for the steamship line was at the foot of 1st Street and that Hitchcock had rooms in the Centennial Block, which he maintained through the 1903 city directory (Polk 1881: 149; Polk 1903: 133). It is possible that he lived in the Centennial prior to 1883. William D. Hitchcock was a nephew of Samuel Hitchcock (U.S. Census 1880). He arrived in Alpena in 1863 and by 1868 had been appointed postmaster, a position he held through 1877, in 1870 founded the local chapter of the YMCA, served as librarian of the Union School in 1876, was a steamboat agent, but was perhaps best known as a partner in the insurance firm of Luce & Hitchcock, and its successor Hitchcock & Collins (USBE 1876; Page 1883: 227; Oliver 1903: 140; Michigan Alumnus 1915a; Law and Law 1975: 26; politicalgraveyard 2015). In 1893 he had formed a partnership with Sarah Luce, the widow of Benjamin Luce, to form Luce & Hitchcock insurance (Polk 1895:122).

The Detroit & Cleveland Steam Navigation line, commonly called the D&C, was among the most well-known shipping companies in business on the Great Lakes carrying both freight and passengers in large and palatial cruise ships. The line dated to 1849 and eventually included ten large vessels, serving ports all over Lake Erie and Lake Huron. The D & C's "Coast Line to Mackinac" began operations in 1881 when one of their iron steamers initiated regular service to ports along Michigan's Lake Huron shore (Labadie 2015). In its earlier years its liners *City of Detroit*, *City of Cleveland* and *City of Mackinac* ran on a regular schedule on Lake Huron between Detroit and Mackinac, including a stop in Alpena (Whitcomb 1884). By 1890, among the company's Lake Huron Division steamers were the *City of Alpena* and the *City of Mackinac*, which ran on a regular schedule, four trips per week, between Detroit and Mackinac Island and St. Ignace, which included a stop in Alpena (Detroit & Cleveland Steam Navigation 1890). In its heyday, the line offered overnight trips and excursion and charter and day trips across the Great Lakes from St. Ignace as far east as Buffalo (Detroit &

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Cleveland Steam Navigation 1908). A 1915 advertisement for the company offered "A Lake Trip for Rest and Relaxation" with four trips weekly "from Toledo and Detroit to Mackinac Island and way ports" and two trips weekly via "special steamer, Cleveland to Mackinac Island no stops en route except Detroit and Alpena" perhaps indicating that Alpena was one of the company's more important ports (*Michigan Alumnus* 1915b).

1895 Mrs. James Whalen, Restaurant

Mrs. James Whalen had a restaurant at 150 E Washington, a business first listed in the 1895 city directory, where she lived with her family (Polk 1895: 219). By 1897 she had moved on and was listed as a caterer who had a café, restaurant and ice cream parlor at 501 Washington, before moving to 135 Water Street in 1899 (Polk 1897a: 231; Polk 1899), living with her family at both locations. James Whalen was a Civil War veteran, who moved to Alpena by 1867, where he earned a living as a carpenter and built the family home in 1876 (Page 1883: 229). The family moved to Detroit, Michigan, by 1901 (Polk 1901: 227).

1897-98 Howard I. Kirkpatrick, Music Teacher

Howard I. Kirkpatrick is listed as a music teacher in the 1897 city directory (Polk 1897a: 138), the only year he appears in the Alpena directories.

1897-1901 United States Board Examining Surgeons

The 1897 through 1901 city directories reveal that the "United States Board Examining Surgeons" met the first and third Wednesdays of each month at 156 Washington (Polk 1897a: 226, Polk 1899: 44, 207, Polk 1901: 221), having moved here from north 2nd Street (Polk 1895: 214).

1899-1908 Alpena Steam Laundry-L. R. Balken & Co. (1899-1900) / Balken's Laundry (1901-1908)

Ludwig R. Balken was operating the Alpena Hand Laundry at 115 E Chisholm and listed his residence as the Centennial Block in the 1897 city directory (Polk 1897a: 51, 57). In the 1899 directory, the "Alpena Steam Laundry L. R. Balken & Co. Proprietors" is listed at "Centennial Block 150-152-154 E. Washington" where he still claimed a residence (Polk 1899: 50, 57). The business apparently had moved into the building the same years its long-time tenant, book seller E. C. Nason, had died. In 1900 the business is still named Alpena Steam Laundry (Polk 1900: 53), but by 1901 the business is identified as Balken's Laundry at "150-154 East Washington, residence same" (Polk 1901: 56), continuing through the 1905 edition (Polk 1905: 55). A half-page advertisement in *The Gateway* magazine in 1905 proclaims "Why Trouble Yourself, when you can get your laundry work done in a most satisfactory manner by skilled labor at BALKEN'S LAUNDRY Centennial Block 150 152 154 Washington Ave." (Gateway 1905: 45). Sanborn maps confirm the laundry occupied the entire first floor of the Centennial Building during this period. By 1908 Balken's is no longer in the laundry business, although the Alpena Steam Laundry, under new owners, is located at 123 E. Chisholm (Polk 1908: 54, 57).

1956-64 Western Auto Supply Co.

A secondary source states that the Western Auto retail store was located in the Centennial Building between 1956 and 1964 (Nickels 1980: 28). Review of city directories from this period reveals that beginning with the 1954 edition the Western Auto Associate Store was located at 144 E. Washington (Polk 1954: 291), rather than the Centennial Building storefronts that were historically addressed as 150-156 E. Washington. Today there is a parking lot at the 144 location. The newspaper articles on file in the Alpena Library Special Collections for the Western Auto business relate to a franchise established in 1972 with a downtown store on Third Avenue, which appears to post-date the franchise located at 144 E. Washington. What appears most likely is that no Centennial Building commercial storefronts on Washington Avenue were occupied so long as the Odd Fellows owned the building through 1969. However, historical context is provided here should further research verify

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that a Western Auto was, indeed, located in the Centennial Building.

The Western Auto Supply Co. was founded in 1909 as a mail-order auto parts supplier before opening its first retail store in Kansas City in 1913, and branching out to other products offered its catalog and stores (State Historical Society Missouri 2013: 1). Western Auto became a household name that at its peak had over 3,000 stores nationwide supplying Western Flyer bikes, wagons, and sleds; the Truetone radio, and later TV, line; and many other Western Auto brand items (Ibid.). Western Auto Associate Stores were opened beginning in 1935, which were independently owned and agreed to sell a minimum of Western Auto Supply Company brands, but were also free to stock other goods, providing a reliable and reputable identification with a national chain and the independence necessary to meet the needs of local customers (State Historical Society Missouri 2013: 2). The heyday of the company was after World War II through the 1960s, the same period its store operated in Alpena. By the 1970s Western Auto was in decline due to national retail competition, and in 1988 was acquired by Sears (Ibid.).

1959-68 First Church of Christ, Scientist

The First Church of Christ, Scientist appears in the 1959 city directory, listed under the I.O.O.F. Temple at the southwest corner of East Chisholm and First Avenue, and continues through the 1968 edition (Polk 1959: 320, 1968: 39). The 1968 edition is also the first time the I.O.O.F. temple address is given on E. Chisholm, as 136 E. Chisholm Street. This church had been active in Alpena at least since 1900 (State of Michigan 1902: 119), and in 1907 it was meeting on the second floor of the Beebe Block on South Second Avenue, where it also supported a reading room (*Christian Science Journal* 1908: viii). The group was meeting at 114 E. Chisholm Street in 1920 (Polk 1920: 21). It is no longer active in Alpena.

1964-69 M&M Distributing Co., Janitorial Supplies

A secondary source states that M&M Distributing Co., which sold janitorial supplies, occupied the Centennial Building between 1964 and 1969 (Nickels 1980: 28), with a city directory address of 144 E. Washington Street (Polk 1968: 107). No information relating to this company was encountered during research. The information relating to this occupation is based on a secondary source and it is possible that this company may have not been located in the Centennial Building.

More Recent Occupants

In 1970 the I.O.O.F. is no longer listed at 136 E. Chisholm Street, which the directory describes as Vacant (Polk 1970: 34). During the 1970s the occupants of the Centennial Building are reported to include the Alpena Education Association and Michigan Education Association 1970-79, which city directories locate at the address of 140 E. Washington (Polk 1972: 101, 1973: 113, 1979: 102), and the Carousel Beauty Salon 1972-78, listed at 150 E. Chisholm Street (Polk 1972: 36, Polk 1978: 34; Nickels 1980: 28). The Carousel Beauty Salon is the first business that was assigned the 150 E. Chisholm Street address, apparently assigned in city directories after the I.O.O.F. sold and vacated the Centennial Building in 1970. In 1979, 150 E. Chisholm is occupied by the Alpena Catholic Credit Union and Thomas Nickels, attorney (Polk 1979: 34). By 1980 the city directory identifies 150 E. Chisholm Street as the Nickels Professional Building, occupied by Thomas A. Nickels, attorney, Nickels Real Estate, James Jacobs and Henry Delysle, attorneys, and the Ultimate Detective Agency, with 140 E. Washington listed as Vacant (Polk 1980: 34-35, 105).

For a brief time in 1985, the Centennial Bar, owned by Mr. Nickels, which offered exotic dancers, was located in the basement and portions of the first floor of the building, until the city forced the business to close (*Alpena*

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- 1883 Deed, Descendant's Estate, Samantha Hitchcock to Charles B. Williams, October 4, 1883, Liber 279 Page 800, on file Alpena County Register of Deeds
- 1988 Warranty Deed, Landmark Investments to Dennis E. and Barbara J. Skaluba, October 4, 1988, Liber 279 Page 800, on file Alpena County Register of Deeds (property description for 150 E. Chisholm Street).

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- 1878a Election Notice, City Council (First Ward in Hitchcock's block, Centennial block). *Alpena Weekly Argus*. (Alpena, Mich.), 09 Oct. 1878, p. 3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1878-10-09/ed-1/seq-3/>>
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- 1879d Charles N. Cornell architect for Bewick, Comstock & Co. Block *Alpena Weekly Argus*. (Alpena, Mich.), 03 Sept. 1879, p. 2. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1879-09-03/ed-1/seq-2/>>
- 1879e Lumbering Notes (Crowell & Godfrey 2,000,000 logs). *Alpena Weekly Argus*. (Alpena, Mich.), 12 Feb. 1879, p.3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1879-02-12/ed-1/seq-3/>>
- 1879f Our Telephone. (A. W. Turner moves into Centennial Block). *Alpena Weekly Argus*. (Alpena, Mich.), 11 June 1879, p. 3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1879-06-11/ed-1/seq-3/>>
- 1879g Broom Factory (A. W. Turner). *Alpena Weekly Argus* (Alpena, Mich.), 30 April 1879, p. 3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1879-04-30/ed-1/seq-3/>>
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- 1880b Turnbull & McDonald move from Centennial Block. *Alpena Weekly Argus*. (Alpena, Mich.), 07 Jan. 1880, p. 3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1880-01-07/ed-1/seq-3/>>
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- 1881e Miss E. C. Nason Book Store opening. *Alpena Weekly Argus*. (Alpena, Mich.), 20 April 1881, p.3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1881-04-20/ed-1/seq-3/>>

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- 1882a Death of Honorable James K. Lockwood. *Alpena Weekly Argus*. (Alpena, Mich.), 12 July 1882, p. 3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1882-07-12/ed-1/seq-3/>>
- 1882b Board of Supervisors (Charles N. Cornell court house construction superintendent). *Alpena Weekly Argus*. (Alpena, Mich.), 01 Feb. 1882, p. 3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1882-02-01/ed-1/seq-2/>>
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- 1883b C. H. Hawley & Co. Closing (Advertisement). *Alpena Weekly Argus*. (Alpena, Mich.), 17 Jan. 1883, p. 1. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1883-01-17/ed-1/seq-3/>>
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- 1883f Board of Supervisors (A. R. Blakely). *Alpena Weekly Argus*. (Alpena, Mich.), 15 Aug. 1883, p. 3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1883-08-15/ed-1/seq-3/>>
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- 1885a Presbyterian Social (E. A. Tenny, piano). *Alpena Weekly Argus*. (Alpena, Mich.), 15 April 1885, p. 3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1885-04-15/ed-1/seq-3/>>
- 1885b Professor J. H. Simonds to Babcock Music Store in Centennial Building. *Alpena Weekly Argus*. (Alpena, Mich.), 25 March 1885, p. 3. *Chronicling America: Historic American Newspapers*. Lib. of Congress. <<http://chroniclingamerica.loc.gov/lccn/sn85033549/1885-03-25/ed-1/seq-3/>>
- 1885c Our Telephone (Simonds students' concert in Opera House). *Alpena Weekly Argus*. (Alpena, Mich.), 25

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County and State

Name of multiple listing (if applicable)

Section number Additional Documentation: PhotographsPage 1

Name of Property: I.O.O.F. Centennial Building
City or Vicinity: Alpena
County: Alpena
State: MI
Photographer: William E. Rutter
Dates Taken: February 10, 2015
Location of Original Digital Files: 702 W. Kalamazoo Street, Lansing, MI 48909

Description of Photographs and Number:

Photo #1 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0001)

East façade (left) and north elevation (right), camera facing southwest.

Photo #2 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0002)

North elevation (left) and west elevation (right), camera facing southeast.

Photo #3 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0003)

South elevation, camera facing north-northeast.

Photo #4 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0004)

South elevation (left) and east elevation (right), camera facing west-northwest.

Photo #5 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0005)

North elevation, frieze detail, camera facing southeast.

Photo #6 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0006)

East elevation, frieze detail, camera facing west-northwest.

Photo #7 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0007)

East façade detail, "I.O.O.F." stone arch and second story balcony, camera facing west-northwest.

Photo #8 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0008)

Interior, first floor, view towards entry alcove, typical wood trim, camera facing west-northwest.

Photo #9 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0009)

Interior, first floor, eastern third of building, stair to mezzanine camera facing southwest.

Photo #10 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0010)

Interior, first floor, view up south side stairs to second and third floors, camera facing west.

Photo #11 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0011)

Interior, second floor, middle third of building, typical wood trim, camera facing southeast.

Photo #12 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0012)

Interior, second floor, kitchen east third of building, I.O.O.F cupboard detail, camera facing southeast.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

I.O.O.F Centennial Building

Name of Property

Alpena Co., Michigan

County and State

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Page 2

Photo #13 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0013)

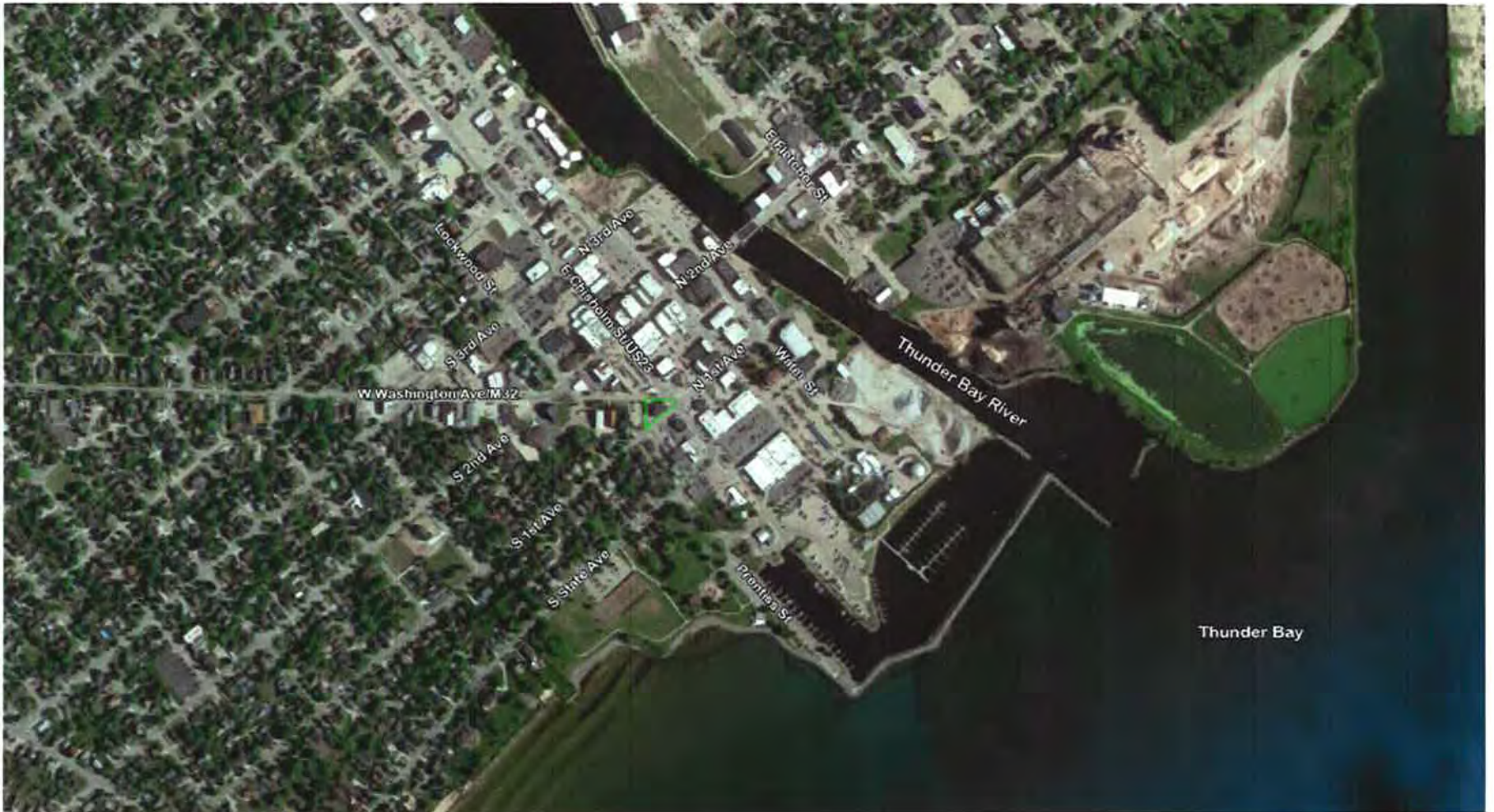
Interior, third floor, temple ante room with "peep hole" doors, camera facing northeast.

Photo #14 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0014)

Interior, third floor, view of temple room from northwest corner, camera facing south-southeast.

Photo #15 (MI_AlpenaCounty_I.O.O.F. Centennial Building_0015)

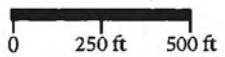
Interior, third floor, view of temple room from southwest corner, camera facing north-northeast.



IOOF Centennial Building, Alpena, Alpena County, Michigan
150 East Chisholm Street

Lat./Long.: 45.061255, -83.432626

one inch = 500 feet





CENTENNIAL BUILDING

CENTENNIAL BUILDING

Chisholm St
Washington Ave



CENTENNIAL

JULY 1876

No Parking





1901

CENTENNIAL BUILDING





CENTENNIAL

JULY 1870



1001

FLT



CENTENNIAL BUILDING

100 E











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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY IOOF Centennial Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MICHIGAN, Alpena

DATE RECEIVED: 11/13/15 DATE OF PENDING LIST: 12/16/15
DATE OF 16TH DAY: 12/31/15 DATE OF 45TH DAY: 12/29/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000944

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-29-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
STATE HISTORIC PRESERVATION OFFICE

KEVIN ELSENHEIMER
EXECUTIVE DIRECTOR

RECEIVED 2280

NOV 13 2015

Nat. Register of Historic Places
National Park Service

October 12, 2015

Mr. J. Paul Loether, Chief
National Register of Historic Places
National Park Service
1201 Eye Street, NW, 8th Floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed is a national register nomination form for the IOOF Centennial Building in Alpena County, Michigan. This property is being submitted for listing in the national register. No written comments concerning this nomination were submitted to us prior to the submission of this nomination to you.

Questions concerning this nomination should be addressed to Robert O. Christensen, national register coordinator, at 517/335-2719 or email at christensenr@michigan.gov.

Sincerely yours,

Brian D. Conway
State Historic Preservation Officer

