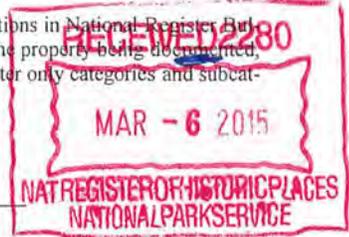


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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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.



1. Name of Property

Historic name: Otsego Hotel

Other names/site number: Otsego Apartments

Name of related multiple property listing:

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

2. Location

Street & number: 102-106 Francis St

City or town: Jackson State: MI County: Jackson

Not For Publication: _____ Vicinity: _____

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

Applicable National Register Criteria:

X A ___ B X C ___ D

<u>Mereth J. Metzger</u>	<u>2/23/15</u>
Signature of certifying official/Title:	Date
<u>MI SHPO</u>	
State or Federal agency/bureau or Tribal Government	

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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:) _____

Jon Larson K. Beall _____ *4-20-15* _____
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: X
- Public – Local
- Public – State
- Public – Federal

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Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Terra Cotta

Narrative Description

Summary Paragraph

The Otsego Hotel, completed in 1904, is a five-story, orange-red brick, with darker red-brick trimmings, building located at the southwest corner of East Michigan Avenue and Francis Street at the eastern edge of downtown Jackson, Michigan. Its style is a simplified version of Neoclassicism. A six-story buff terra cotta and cream-color brick addition to its south along Francis Street was built in 1929. Both stand on the public sidewalk. The northeast corner of the older building is angled to face the intersection of the two major roadways. The building housed a hotel, with ground floor storefronts, between 1904 and 1961. It has a flat roof, paired segmental-arch windows with small single windows, and detailing such as quoins and an egg-and-dart-trimmed cornice of classical derivation. The structure of the building is of load-bearing brick walls and reinforced concrete floors. The major façades have been altered with the removal of balconets in the corner-facing section, and rebuilding of the storefronts and a balustraded parapet wall along the top. Neoclassical in style, the 1929 addition is L-shaped, creating a courtyard behind it. It, too, has storefronts, some with entrances off the street. Changes were made to the interior and exterior of the 1904 building to accommodate this large addition, such as moving an entrance one bay closer to it, and major changes were subsequently made when the building was converted to senior housing in 1982. The major interior space is the two-story lobby, which retains its tile flooring and a marble staircase with decorative metal railings.

Narrative Description

The Otsego Hotel is the most prominent building entering Jackson's downtown via East Michigan Avenue, Jackson's main street, from the east. An alley running behind the Otsego from Michigan to Cortland separates it from the three-story commercial buildings lining the Michigan Avenue block to the west between the Otsego Hotel and the Peoples National Bank Building on the northwest corner of the block. Traveling east from the downtown's heart, East Michigan Avenue now deadends just east of the Otsego Hotel building into Energy Plaza. This is a large, landscaped circular open space with walkways leading to the nearby Grand River greenway and the Consumers Energy Tower (2003) complex, which has the Neoclassical former Post Office (1932) forming its front section. East Michigan picks up again a short distance east at BR US-127 near the Michigan Central Station (1872-73). To the hotel's north, across Michigan Avenue, is a large undeveloped lot where the Sheraton Inn (1976), One Jackson Square, previously stood, and a greenway along the river. The Otsego Hotel sits directly on the sidewalk on its major east and north façades.

1904 Building

The 1904 portion of the Otsego is a five-story brick building with a flat roof. Its façades are prominent on three planes, the third a short, wide single-bay diagonal corner facing the street corner. Its two other major façades, one facing Michigan (north) and the other Francis (east), are

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set at forty-five degree angles from the angled corner section. The longer Michigan and Francis façades are each divided into five major fenestration bays, which extend the height of the structure. Each upper floor bay includes a pair of double-hung windows. The paired windows on the second through fourth floors are placed in segmental-arched openings with a solid spandrel filling the area between the window frame and arched opening. The top floor windows are simpler, lacking the arch detail. An additional small window is placed slightly higher on the wall than the paired windows between the first and second and fourth and fifth bays on each street façade.

Windows on the angled corner include in each story a pair of double-hung windows in an arched opening at the center of the wall, with a narrower window situated on each side. Removed by the 1940s were the original balconets on the central paired windows on the second through fourth floors that appear in early post cards and photographs.

The exterior walls at street level are divided into sections by piers, each faced with a recessed panel. Between each set of piers, each space has a brick bulkhead topped by large plate glass windows and solid spandrels. All of the storefronts have been altered in appearance with metal replacement door and window frames. A rectangular flat-top canopy, suspended by chains anchored between the second-story windows on the building's east/Francis façade, extends over the central three storefronts, the southernmost of the three being the main entrance into the building, on the Francis side.

Deceptively simple in its appearance, the building features understated elegance that becomes evident in its numerous details. Brickwork slightly darker than that forming the exterior walls frames the windows and forms quoins at each building corner. The same darker brick frames the entire fenestration pattern on the angled corner façade, giving an illusion of depth. A brick belt-course runs between the first and second-story windows, with a second beltcourse immediately below the first-story windows. Raised brickwork also creates panels between the pairs of windows at the top story. A molded brick detail separates the fourth story from the fifth, treated as an attic. The projecting classical cornice has an egg-and-dart pattern beneath modillions. The original, ornate balustraded parapet has been replaced by a plain one of painted brick.

1929 Addition

Although constructed as an extension of the Otsego Hotel, the 1929 portion of the building at 104-06 Francis is visually distinct from the original structure. The six-story addition has stone cladding, Neoclassical in inspiration, on the first and second floors of the façade, which faces east onto Francis Street. The upper floors are clad with cream-colored brick, while the side and rear walls are sheathed with painted common brick. The front façade of this annex is divided into four major fenestration bays, defined by fluted piers rising through the first and second stories of the façade. The street-level storefronts have low, stone bulkheads below large plate glass windows. Plate glass entry doors are situated in the center two storefronts. Three closely spaced, single windows are evenly spaced across each outer fenestration bay on the second story. Each of the two center fenestration bays contains two windows. The two lower stories' fluted piers rise to a narrow terra cotta "entablature" displaying stylized anthemions and other classical decoration. The terra cotta detailing also includes ornate cartouche and swag panels above the second-story windows and small square panels above the sixth-story windows.

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Located off an alley, the rear, or west, façade of the building is much more utilitarian in appearance. The plain brick wall is punctured by untrimmed, regularly arranged, single double-hung windows. Open space behind the building now contains a rear courtyard, closed off to the adjacent property to the south by a one-story painted brick wall.

In 1982 the hotel was renovated into seventy-six units of senior housing. All of the fixtures and furnishings in the building were sold and the interior largely rebuilt. Through these renovations the two-story lobby space was retained and still has its marble wainscoting and staircase with decorative iron railings, the mosaic tile patterned floor, and the piers supporting the second level. The original ceiling, which contained a skylight, was replaced. A glass vestibule was added at the main entrance into the lobby from Francis Street, and the office was transformed into a separate room to the south of the entrance. The main elevator, originally near the staircase on the north side of the lobby, was moved to the west side of the lobby. The grillroom, barber shop and barroom, at the west end of the lobby, were reconstructed to house the kitchen, laundry, and other building services. The southwest corner of the first floor, formerly occupied by the boiler room and billiard room, was converted to a spacious recreation room leading out to a courtyard for the building residents' enjoyment, and a new boiler room was installed in a former courtyard. Commercial storefronts still ring the north and east façades of the former hotel, separated from the lobby by a corridor.

On the second floor, spaces at the top of the marble staircase along the east side of the building that serve as a craft room and lobby to the apartments still retain their original tile floors. However, beyond these public spaces on the ground and second story, most of the building's interior was rebuilt in 1982 leaving few historic features.

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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.

Criteria Considerations

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

- 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

Areas of Significance

(Enter categories from instructions.)

Social History

Architecture

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Period of Significance

1902-1962

Significant Dates

1902, 1904
1929
1962

Significant Person

(Complete only if Criterion B is marked above.)

NA

Cultural Affiliation

NA

Architect/Builder

Harrison Albright
Malcomson & Higginbotham
Martin Tullgren Company; Herbert W. Tullgren

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Otsego Hotel meets national register criterion A as a leading hotel in downtown Jackson from the completion of its original section in 1904 until its closing in 1962. Even with the opening of other important hotels in Jackson's downtown, the Shirley Hotel in 1917 and the Hayes in 1929, the Otsego continued to serve as a political meeting place and to play a central role in the social, political and commercial life of the City of Jackson until 1962. The Otsego Hotel is also significant under Criterion C for its association with Harrison Albright, a West Virginia and later California architect who was an early proponent of reinforced concrete construction and known for his work in Indiana and California. The original main part of the hotel apparently retains the street-facing exterior walls that give the building its character despite the failure of Harrison's reinforced concrete floor system due to the freshly poured concrete upper floor not being protected from rain. The completed 1904 building is also significant for Jackson as the product of a well-known Detroit architectural firm, Malcomson & Higginbotham, otherwise not known for

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their work in Jackson. The 1928-29 addition is significant as a product of the Martin Tullgren Co., a Milwaukee-based architectural firm known for its large hotels in the Upper Great Lakes region. The Otsego is the firm's only thus far identified Michigan product. The 1904 and 1929 buildings of the hotel also meet criterion C in that they retain much of their exterior character, generally Neoclassical in inspiration.

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

Jackson, Michigan

From its earliest years, the community established as Jackson, Michigan, served as the center of trade, processing, and transportation for surrounding agricultural communities. Its first Euro-American settler was Horace Blackman, who built a log house in 1829. Others shortly followed, recognizing the opportunities the location presented. Jacksonburgh, as it was first named, was a transportation hub from the first, located at the intersection of major Native American trails and the Territorial Road that was laid out in 1829 from Canton, Michigan, on the important Detroit-Chicago trail, to St. Joseph on Lake Michigan. The first formal plat of streets was filed in 1831 by J. F. Stratton. The settlement, situated at the center of Jackson County, became the county seat in 1833. A tannery, sawmill and flour mill were among its first industries, and the new state selected the centrally located town as the site for its first state prison, opened in 1839. The name of the community was shortened to Jackson in 1838. Jackson was incorporated as a village in 1843 and a city in 1857.

Situated seventy-six miles west of Detroit and 200 east of Chicago, Jackson became an important town for the Michigan Central Railroad. The railroad connected Detroit to Jackson by 1841, and was extended to Chicago in 1849. During the railroad's early years, Jackson served as a prominent transfer and lodging center between the railroad connecting to the east and stagecoach lines serving traffic to and from the west, north and south.

By 1871 railroad lines replaced the stage lines, and six rail lines converged in Jackson, making the city even more of a transportation hub. In addition to the main Detroit-Chicago Michigan Central line (MCRR) and the Jackson Branch of the Michigan Southern Railroad (1858) that connected through Adrian to Toledo, after the Civil War Jackson was connected northward to Lansing and Saginaw via the Jackson, Lansing & Saginaw Railroad (JL&S), southwest to Fort Wayne, Indiana, via the Fort Wayne, Jackson & Saginaw Railroad (FWJ&S), northwest to Grand Rapids via the Grand River Valley Railroad (GRV), and southwest to Three Rivers and Niles via the Michigan Air Line (MAL), most of these operated as part of the Michigan Central system. The Jackson community, particularly its businessmen, joined in promoting and helping fund these rail lines, bringing more people, commerce and industry to the city.

As of 1870 there were thirty arrivals or departures of passenger trains from the city each day, and Jackson had developed into the state's number one stop on the Michigan Central – greater even than Detroit. This encouraged the development of a successful hospitality and convention industry. The 1871 *Jackson City Directory* identified eight hotels on or in the vicinity of Main Street.

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The fine transportation facilities also made Jackson into a major manufacturing center. Five of the city's industries then generated over \$200,000 in sales, according to the 1871 directory. They were, in this order: flouring mills, carriage and wagons, planing mills, agricultural instruments, and furniture. Jackson had three coal mines in or near the city, five breweries and two cigar manufacturers. Corset manufacturing was also just beginning to proliferate as a major Jackson industry.

While the Jackson Street Railway, established in 1891, allowed the population to expand outward and facilitated movement within the city boundaries, interurban lines also provided additional connections between Jackson and Ann Arbor and Detroit to the east over the Detroit United Railway by 1901 and to Battle Creek and Kalamazoo to the west by 1903 over what soon became the Michigan United Railway.¹ Jackson was connected with Detroit and Ann Arbor in 1901. The Detroit, Jackson & Chicago Railway, incorporated January 12, 1907, by the Detroit United Railway, and the Michigan United Traction Company, incorporated in 1911, shared a car barn near Francis Street, built in 1911.

The city of Jackson was in the midst of boom times in the first quarter of the twentieth century. Its population increased twenty-two percent between 1904 and 1910, from 25,518 to 31,433 residents. The city's Chamber of Commerce, established in 1909 to facilitate and attract new businesses to the city, had already brought a number of new manufacturers to the city by the time the *Jackson Citizen Press* newspaper published its puff-piece on the city, *Jackson, Michigan, 1912*. The booklet reported that as of then, within Jackson's corporate limits there were located one hundred eighty-four manufacturing institutions.

Automobile manufacturing took hold in Jackson in the early twentieth century as it had in other major industrial cities in Michigan and surrounding states. The Jackson Motor Car Company (1903-1923), Imperial Automobile Company (1907-1916), and Standard Electric Car Company (1911-1915) were just three of twenty-five automobile manufacturers that operated plants in Jackson between 1901 and 1954. Parts suppliers, producing everything from car tops, radiator caps and springs, grew up alongside. Jackson's corset manufacturing peaked with sixteen corset companies in 1899. Metal refrigerators, springs for mattresses and seats, agricultural implements, and furniture were among the products manufactured in Jackson.

By 1918 the rail lines converging in Jackson were all part of the New York Central system, although the main all but two of the branch lines still operated for a few more years under the Michigan Central name. Twenty-eight passenger trains still ran in every direction to and from Jackson every day.

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With a mobile society came the "hotel," which, "as invented and developed in the United States, was a unique institution."² Before its appearance, public houses and inns accommodated travelers in often unassuming and uncomfortable lodgings, usually connected with taverns. Hotels

¹ George W. Hilton and John F. Due, *The Electric Interurban Railways in America* (Stanford, CA: Stanford University Press, 1964), 287-89.

² A.K. Sandoval-Strausz, *Hotel: An American History* (New Haven: Yale University Press, 2008), 9.

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provided visitors with improved standards of hospitality while providing the infrastructure for a new age of commerce and social mobility. Increased mobility meant that travelers needed short-term housing that offered convenience to transportation; rooms for social and business engagement, such as parlors, libraries, and meeting rooms; and large spaces for public events, like lobbies, ballrooms and dining facilities. Services, such as coffee shops, gift shops, room and laundry service, and especially housekeeping, simplified the lives of busy travelers. Hotels also served the public as community gathering places where both public events, like political stumping, and private events, such as wedding receptions, could take place outside of the home.

The site of the Otsego Hotel at the prominent corner of Michigan Avenue and Francis Street was formerly occupied by the once elegant four-storied Hibbard House, built in 1865. The Hibbard House was originally owned by Daniel B. Hibbard, a well-known businessman who also operated a stage coach line between Detroit and Lansing. Known for its fine cuisine and many local celebrations, the Hibbard House apparently lost some of its luster with age and wear and no doubt more when it was converted from 125 rooms to 230 rooms late in the nineteenth century. It was managed by Henry Hayden in its later years and was retained after his death in 1899 by the heirs of his estate. His heirs, Mrs. A. B. Robinson, Mrs. C. C. Ames, and Professor Frederick Bliss of Detroit, agreed to invest money in a new hotel to cost approximately \$100,000 and Mr. Ruhl of the Ruhl House of Jackson was to be its landlord. It was decided that the name of the new hotel would be "Otsego" after Mr. Hayden's birthplace, "on the banks of that beautiful lake in New York."³

The Otsego Hotel Company filed incorporation papers with the state of Michigan, capitalized at \$120,000, in mid-August 1902. The planned new structure was designed by architect Harrison Albright of West Virginia, and, the *Daily Citizen* stated, ". . . should be a credit to a progressive city, and provide Jackson with such a hotel as would be modern in all particulars."⁴ Construction began in earnest.

Samuel Pickles, who was also mayor of Jackson in 1902-04, was the contractor. Pickles was born in Halifax, England, in 1858. There he became a stonecutter. He immigrated to the United States in 1882, coming to Jackson, where he also first worked as a stonecutter but soon established his own masonry contracting firm. Pickles' firm at the end of the nineteenth century and in the first few years of the twentieth, according to a c. 1902 *Jackson Morning Patriot* article cited in Pickles' biographical sketch in the 1903 county history (Deland, 1098-99), did the stonework for many buildings in the Jackson area and also did the masonry work on buildings at the University of Michigan in Ann Arbor, the Van Buren County Courthouse and Jail, Paw Paw, Ingham County Courthouse in Mason, St. Joseph's Academy in Adrian, and State School in Lapeer. In Jackson, his projects included many commercial buildings on Main Street, South Mechanic Street, West Michigan Avenue, and the Athenaeum (Butterfield Building) the former post office, Elks Temple, and many others. Ionia Stone Co. and Jackson Pressed Brick Co. are just two of the firms he owned.⁵

³ "Central City Brevities", *Jackson Semi-Weekly Citizen* (Jackson, MI): April 8, 1902, 4.

⁴ "View of the Ruins," *Jackson Daily Citizen*, Oct. 14, 1902.

⁵ Deland, Charles Victor. *History of Jackson County, Michigan* (B. F. Bowen, 1903), 1098-99.

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On the morning of Saturday, October 11, 1902, while under construction up to the fifth floor walls, the whole northwest corner of the building collapsed and every floor fell to the ground, leaving only the outer walls standing. One person, Harry G. Gitmer of Grass Lake, Michigan, lost his life, and four were injured. It was reported by the *Jackson Daily Citizen* that many people, between forty-five and fifty-five, were on site at the time, including Samuel Pickles and four building inspectors. Just the night before, architect Harrison Albright inspected the building under construction and left town shortly afterward, only to return after hearing of the collapse the next day. He was put in jail as a witness for the inquest, but posted bond.⁶

The *Jackson Daily Citizen* reported that the building was a modern one, "regarded as being of the most improved in method and general construction, but today the whole thing presents the appearance of an awful wreck." The story stated that there was only one or two of this type of floor construction in the state. The coroner's inquest into Gitmer's death, in which the architect testified in detail about the type of floor construction used, called the "Jones wire cable system," resulted in the verdict that, because rainfall did not allow the properly laid floors to set, the collapse was an "unavoidable accident because of the weather."⁷

Three expert architects and builders, E. O. Fallis, an architect from Toledo, Ohio; John McMichael, contractor in charge of the Battle Creek Sanitarium construction; and William G. Malcomson, architect from Detroit, convened to examine the remains of the hotel. Mr. McMichael explained that, "This floor is made by stretching half-inch woven steel cables from wall to wall. Over this are laid wire nettings which are also stretched tight. On top of all a cement floor is laid. The whole is held by the false work during the period of construction, but a floor of this kind, properly laid, will hold an enormous weight after the cement has hardened."⁸ However, there was mutual agreement that, after examining the walls, plans and specifications, the structure in its present condition was unsafe and they could not recommend completion under the original plans and specifications. No work took place until the summer of 1903.

In the meantime, changes to the project were briefly chronicled in the "Notes About Town" column in the local weekly, *Saturday Evening Star*. Charles Ruhl surrendered his lease for failure to turn the hotel over to him as stipulated in his agreement with the owners. Instead, he later proceeded to expand his own hotel, the Hotel Ruhl, three blocks west on Main (Michigan) Street. The owners of the Otsego property questioned their intention to build a new hotel, considering stores and offices instead.

Then Fred Van Orman came forward to take over the lease and committed to become the landlord and manager of the Otsego Hotel, once completed, while his brother, Harry, would become the assistant manager. The Van Ormans came from a hotel family: their grandfather had a tavern in upstate New York and their father started in the hotel business in Kalamazoo, Michigan, in 1851. Both brothers were born in a hotel and grew up in the business. Fred was the businessman, buying, leasing, and selling properties, while Harry served as resident manager, conducting the day-to-day operations. Harry managed hotels in Michigan, Ohio and Indiana and remained at the

⁶ "New Hotel Falls," *Corunna Journal* (Corunna, MI): Oct. 16, 1902, 6.

⁷ "About Town," *Saturday Evening Star*, (Jackson, MI): Oct. 18, 1902.

⁸ "View of the Ruins," *Jackson Daily Citizen* (Jackson, MI): Oct. 14, 1902.

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Otsego for twelve years. Of him it was said, according to the *Decatur Review*, "He has a wide acquaintance among the traveling public and his reputation as a hotel manager is second to none." He left to manage a new member of the Van Orman Company's family of hotels, the Hotel Orlando in Decatur, Illinois, in 1916.⁹

Work on rebuilding began in 1903. The Jackson Citizen Patriot, on March 16, 1903, reported the letting of a contract for design services to Malcomson & Higginbotham, architects, of Detroit by the owners of the Otsego Hotel Company. Mr. Malcomson was quoted as saying that "practically a new structure will be erected with a wide modification of the original plans." But by March 21st, 1903, it reported that steel columns were to be placed under the concrete floors, with steel beams and girders the only major change to the original plans. The west wall, or the rear alley wall, was the only wall that was taken down. Thus, the primary façades remain largely as designed by the original architect, Harrison Albright. Samuel Pickles's firm was retained for the rebuilding project.

The architect's construction superintendent, D. W. Boyd, oversaw the installation of Mackolite wall partitions in each of the sleeping rooms. This product, which was becoming popular among architects of large public buildings, was made in Chicago Heights, Illinois, by Mackolite Fire Proofing Company. It was a lightweight, "geologic" and natural product, much like drywall of today, but with four wooden laths in each four-foot by one-foot, three-inch thick slab. The company itself sent over workers to do the installation and plaster overcoat of this "fireproof and vermin-proof" wall material.

A few months prior to its opening, on January 30, 1904, the *Jackson Citizen Patriot* reported, "that it is not from the exterior that we can form any idea of the magnificence, the scope, and the general beauty of the place." Gushing over the lobby, it continued,

. . . it will prove to be a dream of marble sides and Grecian ceramic floors of such colors as is sure to astound the untraveled and impress others with its aesthetic taste and finish . . . Even the lavatories are equal to any works of art in marble and granite, and of these there are over a score, with every hygienic and sanitary invention belonging to modern times.

At second-story level, the ceilings of the dining room in the northwest part of the building were decorated in tasteful colors and designs by artists employed by the Harry J. Dean Company of Detroit. Pillars running up the center of that room were said to be "reminiscent of Corinthian architecture."

The Otsego finally opened on Saturday, April 9, 1904. Described as "palatial" in various news accounts, the hotel had 150 rooms, 100 of which were connected to bathrooms, and all had long-distance telephones and were supplied with hot and cold water. They cost \$2.50 to \$4.00 per night. While the appearance of the outside was reserved, the "attraction of this house is on the inside, and the glittering lobby and corridors and rotunda, flooded with a wealth of sunlight, are

⁹ "Van Ormans from a Hotel Family," *The Decatur Review* (Decatur, Ill.): 1916.

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not rivaled by any hotel in Michigan, save the Cadillac at Detroit."¹⁰ The article in the *Saturday Evening Star* from May 14, 1904, continued:

The first floor is occupied by the lobby, which extends 117 feet along the Francis street side, and in the main portion widens out into a glass-roofed room of 35x57 feet. The hotel office and cigar stand are on the north side of the main lobby; entrance to the grill room, the barroom and the billiard room is to the west. To the north rises the grand staircase. The general lavatories, barbershop, and power plant are to the south of the lobby; the baggage room at the foot of the freight elevator, to the west. Five stores fronting on Main Street occupy the remainder of the first floor of the building. The lobby is handsomely wainscoted with white marble, and the floor is of particolored tile.

The second floor will be the handsomest . . . The main dining room is at the northwest corner of the building, and is properly one of the handsomest rooms in the hotel. Adjoining to the east are the private dining room and the "ordinary," a pretty little room, overlooking the lobby, where meals may be served more privately.

In 1905 Jackson had thirteen hotels, including the newest, the Otsego. Many were located on Main Street west of Francis. Among them was the American House, rebuilt and refurbished in 1900 with electric lights and steam heat, with rooms at \$1.00-\$1.25 a day; the Anderson House, which advertised "Good Accommodations for the Traveling Public," and the Lynn Hotel that had hot and cold water and phones. Many, like the Stowell House, had the advantage of being located near the railroad station. The Otsego, judging from its daily rates, was in a class by itself, with room prices well above the rest. The city directories listed eighteen hotels as of 1910, and in 1915 twenty-one hotels. The directories listed a maximum of twenty-five hotels in 1918. The newest then was the Hotel Shirley, located near the Otsego at Francis and Cortland Streets.

All of the places in the Otsego Hotel to be occupied by stores were taken a few months before the hotel opened. On the Main Street (Michigan Avenue) side, these included Carncross & Kellogg Company, a men's and young boy's clothes and hat shop; Puritan Shoe Company; and Meade-White Company, which carried a classy line of clothes. Joseph Gunn, a jeweler and optician, located at the Otsego either when it opened or soon after. Smoke House Cigars; L.A. Brush, barber; Henry M. Burt, florist; and Mast & Wohlgermuth, shoemakers, occupied stores on the Francis Street side.

By August 1918, the *Jackson News* reported that \$40,000 worth of improvements to the hotel were completed. The main entrance was moved slightly to the south to accommodate a new public toilet and ladies reception room, the kitchen was upgraded, the passenger elevator was replaced, and the dining room was converted into a large banquet room and convention hall able to seat up to 300 people. Major expansion plans were hindered by materials shortages during World War I. The *Jackson News* promised readers that, "when the war is over, a new eight-story addition will be erected adjoining it to the south. . . Shortage of steel prevents the building of

¹⁰ "The Otsego Hotel, *Saturday Evening Star*, May 14, 1904; 1.

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this addition this year.”¹¹ No addition was built then, but in 1922 fifteen first-class rooms were added in the previously unused fifth floor, bringing the number of parlors and guest rooms to 138. The ballroom on the second floor was remodeled to provide a banquet hall with a capacity to seat 350 and a convention headquarters that could accommodate 500. Bookings of large gatherings increased and politicians, organizations, and the public continued to meet and greet at the Otsego. The Shirley Hotel, which opened in 1917 and claimed to be the “most modern and up-to-date hotel in Jackson” in an advertisement in the 1920 city directory, also became a leading hostelry. And in 1926 the opening of the ten-story Hayes Hotel, located farther west along West Michigan Avenue, ushered in new high-end competition for the Otsego.

Likely in response to the new and up-to-date Hayes, the Otsego was itself updated soon after. In 1928-29 a large new six-story addition was built, adding eighty rooms, thus giving the hotel a total of 210, and the original building renovated. The formal opening of the enlarged and remodeled hotel was held March 20, 1929. The addition and renovations were designed by the Milwaukee, Wisconsin-based Martin Tullgren Company, a firm that specialized in hotels and apartment buildings. Advertisements in *The Jackson Tribune's* “Otsego Edition” published the day before the formal opening listed local contractors for parts of the project, including the M. R. Hulliberger Co. for plumbing and heating, Crandall Electric and Supply Co. for electrical fixtures, and the Geo. A. Nicholls Co. for painting and decorating. An article on the next day’s formal opening of the enlarged and remodeled hotel on March 20, 1929, described the Otsego as “one of the largest hostelries in central and southern Michigan.”¹² Although in a different, more elegant Neoclassicism on the exterior, the transition from old to new inside was to be seamless, with a new main entrance positioned between the two sections leading to new elevators.

Throughout the hotel, a Native American theme inspired by the hotel’s name was carried out: “Otsego, being an Indian name, the mark of America’s first residents is found everywhere about the hostelry. Rich, heavy woolen bed blankets bear the likeness of a noble chief, bed spreads will be provided with a similar insignia, while in the lobby and throughout the hostelry the redman’s mark is seen, some of which include floor lamps with teepee shades and the like.” The new coffee shop, named the Indian Inn, was accessed off the main lobby near the elevator or from a storefront on Francis Street. Its decoration was over-the-top with Native American motifs in bright colors. Birdcages were placed throughout the public spaces in the two lower stories, and the sounds of singing birds became a part of the hotel’s interior environment.

Social History

Like the leading hotels in other cities, the Otsego saw its share of political events and politicians. On Wednesday, July 6, 1904, just a few months after its opening, special trains from around the state carried some of the estimated 15,000 to 25,000 visitors to the city for an “Under the Oaks” celebration to honor the fiftieth anniversary of the birth of the Republican Party. Secretary of State John Hay of Illinois (Secretary of State under Presidents McKinley and Theodore Roosevelt and one-time private secretary and assistant to President Lincoln); Senators Charles W. Fairbanks of Indiana (who became vice president in 1905 under Roosevelt) and Russell Alger

¹¹ *Jackson News*, 1918, 8

¹² “Recently Completed Annex Has 80 Rooms; Older Part Has New Decorations and Improvements,” nd. Article located in the Jackson Public Library, Archives, Otsego Hotel file.

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of Michigan (Michigan Civil War hero, former governor of the state, and Secretary of War under President McKinley); and Speaker of the House Joseph G. Cannon of Illinois arrived on the *Detroit Special* that morning for the speeches and a noon luncheon at the Otsego.¹³

Another political event, not as congenial, occurred when Iowa U. S. Senator Jonathan Dolliver disagreed with Senator Ben Tillman of South Carolina about a speech Tillman delivered on the Fourth of July in Jackson in which he expressed his “race animus,” riling up the support of his audience. After Dolliver’s denouncement, which was reported in the local papers, Tillman challenged him to a duel. Although he declined, Dolliver had a personal encounter with Senator Tillman in the lobby of the Otsego Hotel, at which bystanders had to prevent things from getting out of hand. Dolliver vehemently reproached Tillman for his supporting segregation and lynching, and Tillman called Dolliver a coward for refusing to duel.¹⁴

The Otsego served as a political meeting and resting place for many, many candidates, local, state and national, on the stump. Democrats from all over the country descended on Jackson in 1908 to welcome Populist Democrat William Jennings Bryan and show support for his third campaign for the presidency of the United States. A public reception was held at the Otsego.

The hotel served as the headquarters of fraternal and sorority functions, such as the Gamma Delta Tau high school sorority’s national convention in 1906 and the Knights of Columbus’ state convention in 1912. Veterans groups regularly met in Jackson and established their headquarters in the Otsego, such as the Michigan state conference of the Daughters of the American Revolution in 1917. Notices of wedding receptions held in the Otsego abound in the local newspapers’ society pages, as do anniversary celebrations and women’s luncheons. The many other events at the hotel included the Jackson Persian Society’s third annual cat show in 1925, where catnip tea was served to the cats for three days.

Through the Depression years of the 1930s and the prosperous years of wartime America in the 1940s, the Otsego Hotel remained a central place to meet and hold local community and family events. It continued to be a popular spot for trade organization and corporate conventions, such as the Dairy Farmers Association convention in 1936, Hastings Windstorm Insurance agent’s convention in 1943, and the South Central Funeral Directors convention in 1943.

The Otsego’s Latter Days as a Hotel

Jackson was like many urban areas that lost population and businesses to the suburbs in the 1950s and 1960s. Downtown Jackson could not compete with the suburban shopping centers, even as it tried to retain and attract new businesses by closing off its main street, Michigan Avenue (formerly Main Street), to vehicular traffic as many cities also did. But along with the gradual drift of business activity to the edges of the city, the decline in railroad passenger traffic passing through the city and using downtown hotels also had a direct impact on the Otsego and other downtown hotels. The Jackson to Bay City and Jackson to Grand Rapids railroad passenger service that connected with the main Detroit-Chicago line shut down in 1959 and, worse, the last link in the interstate highway I-94 between Detroit and Chicago was completed in 1960. Until

¹³ “Fifty Years of the Republican Party,” *The Scranton Truth* (Scranton, Pennsylvania) July 6, 1904: 1.

¹⁴ *Pittston Gazette* (Pittston, Pennsylvania) July 6, 1907: 2

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then, Michigan railroad historian Willis F. Dunbar states, passenger traffic on the railroad's main line between Detroit and Chicago remained high, but it then dropped off rapidly.¹⁵ The major decline in the railroad passenger service that presumably provided some occupants for the hotel and the opening of the interstate that encouraged new hotel and motel development on the city's outskirts near the new road would have hurt downtown hotel interests and may have been what brought about the Otsego's closing as a hotel.

New lessees, the Milner Hotel chain, took over the Otsego Hotel in 1961. They began work renovating its bar, restaurant, and kitchen, and installing a new marquee over the lobby entrance, but then backed out. In 1962 the building was sold to the Woodworth, Wisconsin-based New Tribes Mission, a nonprofit, non-denominational fundamentalist organization that trained students as missionaries. The former hotel then served as housing for students and faculty and classrooms for instruction.¹⁶ New Tribes vacated the building after purchasing the former East Intermediate School at 1210 E. Michigan Avenue in 1975.

The other remaining major downtown hotel, the Hayes Hotel, closed its doors in 1975, and that building has stood vacant since 2003. Consumers Power Company combined it with their own office building operation adjoining it, and tried to keep it open as a hotel until the Sheraton Inn opened on urban renewal land across from the Otsego in 1976, but it was not feasible. Even the modern Sheraton, which opened to much fanfare as part of a projected new beginning for Jackson, was in financial difficulty by the end of the 1970s. After different owners tried to keep the hotel going, it fell into the county of Jackson's hands through foreclosure in 2008 and was ultimately demolished in 2013.

By the end of 1980 a plan to convert the Otsego building into seventy-five apartment units for the elderly was in place. Funding from the Michigan State Housing Development Authority (MSHDA) and the Jackson County Economic Development Corporation was finally obtained for its renovation, including incorporating its storefronts into the main building. The Jackson-based construction team included architects Dabbert & Fleming and contractor Normco Construction. In 1982 the hotel was renovated into seventy-six units of senior housing. The almost 7,000 feet of commercial space on the ground floor maintains steady occupancy. The property was rehabilitated to provide many features to enhance the quality, comfort, security and convenience of its residents. The Otsego continues to serve as affordable housing, with some of the storefronts occupied by tenants.

The Architects:

Harrison Albright

Harrison Albright, the first architect of the Otsego Hotel, was born on May 17, 1866, in Shoemakerstown, Pennsylvania (now Ogontz, a section of North Philadelphia), and died on January 3, 1932, in San Diego, California. After attending public schools, Albright continued his education in Philadelphia at Peirce College of Business and the Spring Garden Institute. The curriculum at Spring Garden included practical training, mechanical drawing and architecture.

¹⁵ Dunbar, *All Aboard!*, 290-91.

¹⁶ *The News-Palladium* (Benton Harbor, Michigan), September 20, 1961:17

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While there in the early 1880s Albright was awarded several prizes for excellence in drawing. He then apprenticed with Philadelphia architect George T. Pearson, a designer of residential, office and industrial buildings, resort hotels, and also collegiate buildings at Stetson University in DeLand, Florida, and also with Cabot, Chandler and Boyden of Boston, who opened a Philadelphia office *circa* 1880 while supervising the erection of the Insurance Company of North America Building. Albright then established his own architectural practice in his hometown in 1886, where he pursued residential and public projects.

Albright moved with his family to Charleston, West Virginia, in 1891, where he established an architectural practice primarily of residential and commercial commissions. In the position of architect for the state of West Virginia, he was responsible for the design of the State Capitol Annex in Charleston. Completed in 1903, the domed annex complemented the state house in design but was built with "fireproof construction." The Capitol building across the street burned in 1921, and was ultimately replaced by the present West Virginia State Capitol by Cass Gilbert (NR, 2009) but the Annex survived until 1967, when it was razed. As state architect, Albright was also credited with the designs of the West Virginia Asylum in Huntington; Miners' Hospital in Fairmont; Shepherd College and State Normal School in Shepherdstown; and the preparatory branch of West Virginia University in Keyser.

In his private architectural practice in West Virginia, Albright designed several hotel buildings in the Midwestern and Eastern states, the most notable and best known being the monumental West Baden Springs Hotel in West Baden, Indiana, built in 1901-02 (NR, 1974; NHL, 1987). Lee W. Sinclair, the hosteller of its predecessor that was destroyed by fire in 1901, insisted on building this time with fireproof construction. Opening on September 15, 1902, to rave reviews, the West Baden Springs Hotel was referred to in advertisements as "the eighth wonder of the world" because of its 200 feet in diameter dome, the largest dome expanse in the world, not to be exceeded in the United States for over fifty years (Charlotte Coliseum, 1955). The trusses of the steel and glass dome were designed by bridge engineer Oliver Westcott.

Albright continued to make a reputation for himself in his pioneering use of reinforced concrete for fireproof construction. Contemporary with Albert Kahn's Palms Apartments in Detroit of 1901 (NR-1985), Albright was then designing hotel buildings with reinforced concrete floors. The Otsego Hotel falls into this category of early hotels by Albright, and his early use of reinforced concrete, as do the contemporaneous Waldo Hotel in Clarksburg, West Virginia (NR 1982), and the Richmond Hotel in Richmond, Virginia (NR, 2009).

Albright relocated his office from Charleston, West Virginia, to Los Angeles, California, on March 28, 1905. He quickly established himself as an expert in the use of reinforced concrete, promoting it this time not only for its fireproof properties but its earthquake-resistant properties as well. He continued to built on his reputation as a pioneer in that field, submitting papers for publication in trade magazines and giving talks to professional organizations.¹⁷ The Lyon Building, or Laughlin Annex, designed by Albright in 1905, was the first reinforced concrete structure

¹⁷ "Concrete Points Past and Future Wonderful Increase in Cement Production," *Los Angeles Herald*, Vol. 34, No. 188, 7 April 1907; Harrison Albright, "Reinforced Concrete," *The Architect and Engineer of California*, Dec

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in southern California. It was quickly followed by many other commissions, including several from the Acheson, Topeka & Santa Fe Railway Company, among them the Freight Building (1907), and the Consolidated Realty Company Building in Los Angeles (1907) and Ulysses S. Grant Hotel (1910) in San Diego (NR, 1979).

Albright secured a reputation "as a solid producer of quality architecture in earthquake sensitive Los Angeles and its vicinity, the Phoenix, Arizona area, and San Diego."¹⁸ Across San Diego Bay in Coronado, his skill was recognized by John D. Spreckels, the wealthy businessman and sugar magnate, who subsequently commissioned three homes and two public buildings, including his personal residence, in Coronado from Albright. Spreckels shared Albright's love of simple, timeless lines in the Italian Renaissance and Beaux Arts styles and became a patron of his. The Coronado Public Library (1909), the Union Building (1910) and Jonathan D. Spreckels Theater and Store Building (1910, NR 1975), both in San Diego, and the Bank of Coronado Building (1917), were all commissioned by Spreckels.¹⁹ The Golden West Hotel in San Diego was backed by the Spreckels family to accommodate working class patrons. John Lloyd Wright, second son of Frank Lloyd Wright, worked in Albright's office on this project in the 1911-13 period, and his influence is apparent (NR 1974).

Malcomson & Higginbotham

The partnership of Malcomson & Higginbotham, under whose direction the original part of the Otsego was redesigned and completed following the collapse, was one of Detroit's best known and most prolific architectural practices in the late nineteenth and early twentieth centuries. William George Malcomson (1858-1937) was born in Hamilton, Ontario, but was educated in Detroit where his Irish parents settled during his youth. Malcomson studied mathematics with Professor Levi D. Wines at the University of Michigan and, while under the direction of a Detroit artist Ms. Foster, learned about perspective and color. He began his architectural career in association with Detroit architect Joseph E. Sparks, and, after Sparks' death in 1878, completed Sparks' commissions, most notably the old Detroit Water Works pumping station and water tower. He then entered local architect Mortimer Smith's employ.

Meanwhile, William E. Higginbotham (1858-1923) began his training at the age of nineteen as a draftsman with architect John V. Smith of Detroit. Born and educated in Detroit, he stayed under Smith's employ until 1885, when he went into practice by himself. Higginbotham joined Malcomson in 1890 in a partnership that lasted thirty-three years. The Malcomson & Higginbotham firm designed more than three-quarters of Detroit's public school buildings erected during the 1890-1923 period prior to Higginbotham's death at the age of sixty-five. C. William Palmer joined the partnership from 1921 through 1923, his name reflected in the firm name of Malcomson, Higginbotham & Palmer during those few years.

1905. vol. 3, 61-62 (paper); Harrison Albright, *Cement Age*, Jan 1906, vol 2 no 8, 567-570 (same article as above). The latter two are trade publications.

¹⁸ Cynthia B. Malinick, "Classicism and Concrete: Harrison Albright's Architectural Contributions to Coronado," *The Journal of San Diego History*, San Diego Historical Society Quarterly, Spring 1997, Volume 43, Number 2, Richard W. Crawford, Editor "

¹⁹ *Ibid.*

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While Malcomson & Higginbotham were not known for hotel architecture, the partnership was likely commissioned to undertake the completion of the Otsego Hotel through its association with Dr. Frederick Bliss of Detroit. Dr. Bliss married Lucy Chickering Hayden of Jackson, Michigan, in 1894, and, through her, became one of the heirs of the Hayden Estate, owners of the Otsego property. Bliss was a University of Michigan and Harvard alumnus who served as principal of Detroit Central High School from 1887 to 1899, and likely collaborated with Malcomson & Higginbotham in 1894-96 over the requirements of the new high school building he would preside over (now Wayne State University's "Old Main"). Central High School (1896) is one of Malcomson & Higginbotham's earliest known commissions, although the partnership was also known for its handsome, well-built houses and commercial buildings, including the Verona Apartments (1896, NR 1986) and the Malcomson Building (1911, Capitol Park Historic District, NR 2006).

Martin Tullgren Co./Herbert W. Tullgren

The 1928-29 addition and renovations to the Otsego were designed by Milwaukee architect Herbert W. Tullgren of the Martin Tullgren Co. The firm was founded by Martin Tullgren (1858-1922), a Chicago native who moved to Milwaukee in 1904. Son Herbert W. Tullgren (1889-1944) practiced with his father beginning in 1910 and continued the firm under the Martin Tullgren Co. name until his death. The firm ran a general practice, but, under Herbert W. Tullgren, made a specialty of hotel and apartment building work. Herbert W. Tullgren's hotel buildings included the Astor Hotel or Astor on the Lake (1920) in Milwaukee; Hotel Loraine (1923-24, 1925) in Madison, Wisconsin; Hotel Duluth (1924-25) in Duluth; Hotel Retlaw in Fond du Lac; Hotel Northland in Green Bay; Shorecrest Hotel in Milwaukee; Manitowoc Hotel in Manitowoc, and others.

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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): _____

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10. Geographical Data

Acreage of Property .56 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 42.247157 Longitude: -84.404414

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: Easting: Northing:

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting: Northing:

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

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Land in the City of Jackson, Jackson County, Michigan and described as follows,
to-wit:

That Part of

Lots 7, 8 and 9, Block 1 South, Range 2 East, Village of Jacksonburgh (now City of Jackson), as recorded in Liber 4 of Plats, page 2, Jackson County Records, which is described as follows:

Commencing at the Northeast corner of Section 3, Town 3 South, Range 1 West, thence South $89^{\circ} 34' 44''$ West 178.91 feet along the North line of Section 3 and the center line of Michigan Avenue; thence South $0^{\circ} 25' 32''$ East 49.50 feet to the Northwest corner of Lot 7, Block 1 South, Range 2 East, Original Plat of Jacksonburgh (now City of Jackson) said point being the intersection of the South line of Michigan Avenue and the East line of a 16.50 foot public alley, and also the place of beginning of this description; thence North $89^{\circ} 34' 44''$ East 97.10 feet along the South line of Michigan Avenue, thence South $46^{\circ} 08' 03''$ East 27.12 feet along the brick of a 5 story building, now standing, to the West line of Francis Street, as now established, thence South $1^{\circ} 17' 33''$ East 179.98 feet along the West line of Francis Street to a point North $1^{\circ} 17' 33''$ West 67.47 feet (67.4 feet per deed) from the North line of Courtland Street and to the North line of a brick building, now standing, thence South $88^{\circ} 31' 14''$ West 36.79 feet along the North line of said brick building, thence South $0^{\circ} 25' 32''$ East 12.65 feet along the West line of said brick building, thence South $89^{\circ} 55' 14''$ West 23.45 feet along said brick building, thence North $0^{\circ} 25' 32''$ West 0.85 feet along said brick building, thence South $89^{\circ} 03' 44''$ West 34.35 feet along the North line of said brick building, thence South $0^{\circ} 25' 32''$ East 4.50 feet along the West line of said brick building, thence South $89^{\circ} 43' 44''$ West 24.65 feet along said brick building and said line extended to the East line of said 16.50 foot public alley and West line of Lot 9 at a point North $0^{\circ} 25' 32''$ West 50.25 (50.1 foot per deed) North of the North line of Courtland Street, and thence North $0^{\circ} 25' 32''$ West 215.98 feet along the East line of said 16.50 foot alley and the West line of Lots 7 and 9 to the place of beginning of this description.

Continued on next page.

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Bearings are based on the North line of Section 3, Town 3 South, Range 1 West, as being South 89° 34' 44" West from a Polaris Observation taken January 30, 1968.

Subject to an easement as set forth in instrument recorded September 20, 1966 in Liber 754, on page 62, Jackson County Records, being re-described to coincide with new metes and bounds description above:

An easement for the purpose of ingress to and egress from the above described property. Commencing at the Northeast corner of Section 3, Town 3 South, Range 1 West, thence South 89° 34' 44" West 178.91 feet along the North line of Section 3 and the center line of Michigan Avenue, thence South 0° 25' 32" East 49.50 feet to the Northwest corner of Lot 7, Block 1 South, Range 2 East, Original Plat of the Village of Jacksonburgh, (now City of Jackson) said point being the intersection of the South line of Michigan Avenue and the East line of a 16.50 foot public alley, thence continuing South 0° 25' 32" East 202.33 feet along the East line of said 16.50 foot public alley and West line of Lots 7 and 9, Block 1 South, Range 2 East, to a point North 0° 25' 32" West 63.90 feet from the North line of Courtland Street, said point being the place of beginning of this easement description; thence North 89° 30' 24" East 82.46 feet to the West line of a brick building, now standing, thence South 0° 25' 32" East 10.0 feet along the West line of said brick building, to the North line of said brick building, thence South 89° 55' 14" West 23.45 feet along the North line of said brick building thence North 0° 25' 32" West 0.85 feet along the West line of said brick building, thence South 89° 03' 44" West 34.35 feet along the North line of said brick building, thence South 0° 25' 32" East 4.50 feet along the West line of said brick building, thence South 89° 43' 44" West 24.65 feet along the North line of said brick building and said line extended to a point on the East line of said 16.50 foot public alley and the West line of Lot 9, North 0° 25' 32" West 50.25 feet from the North line of Courtland Street, and thence North 0° 25' 32" West 13.65 feet along the East line of said 16.50 foot public alley and West line of Lot 9 to the place of beginning of this easement description.

And reserving unto the parties of the first part an easement over and across the Northernmost part of the above described property for the purpose of providing for the continued existence, use, and support of a fire escape on and from the building immediately adjacent on the North of said property.

Bearings are based on the North line of Section 3, Town 3 South, Range 1 West, as being South 89° 34' 44" West from a Polaris Observation taken on January 30, 1968.

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Boundary Justification (Explain why the boundaries were selected.)

The boundaries are the same as that occupied by the footprint of the building and its courtyard.

11. Form Prepared By

name/title: Deborah M. Goldstein, H.P. consultant
organization: Creative Historic Resource Solutions
street & number: 4556 Pine Village Drive, MI 48323
city or town: W. Bloomfield, state: MI zip code: 48323
e-mail debmaygold@gmail.com
date: November 30, 2014

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Otsego Hotel

City or Vicinity: Jackson

County: Jackson County

State: MI

Photographer: Deborah M. Goldstein

Date Photographed: August, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 8.

North (left), NE (corner), and East (right) façades, camera facing southwest.

MI_Jackson County_Otsego Hotel_0001

2 of 8.

East façades along Francis Street, camera facing northwest.

MI_Jackson County_Otsego Hotel_0002

3 of 8.

East façade, 1904 building, camera facing west.

MI_Jackson County_Otsego Hotel_0003

4 of 8.

East façade, 1928 Annex, camera facing west.

MI_Jackson County_Otsego Hotel_0004

5 of 8.

South elevation, camera facing north into courtyard and boiler room.

MI_Jackson County_Otsego Hotel_0005

6 of 8.

Lobby, camera facing north.

MI_Jackson County_Otsego Hotel_0006

7 of 8.

Hallway between office and mailroom, camera facing south.

MI_Jackson County_Otsego Hotel_0007

8 of 8.

2nd floor crafts room, camera facing southwest.

MI_Jackson County_Otsego Hotel_0008

Otsego Hotel

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Name of Property

County and State

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 100 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.



Michigan

YIELD TO PEDES

P
PARKING

ROAD CLOSED

ROAD CLOSED TO TRUCK TRAFFIC

PEDESTRIAN CROSSING

NO TURN ON RED

WHEN PEDESTRIANS ARE PRESENT

PEOPLES NATIONAL BANK





102
OTSEGO
Apartments

CAT











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Otsego Hotel
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MICHIGAN, Jackson

DATE RECEIVED: 3/06/15 DATE OF PENDING LIST: 3/31/15
DATE OF 16TH DAY: 4/15/15 DATE OF 45TH DAY: 4/21/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000158

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 4.20.15 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.



STATE OF MICHIGAN

RICK SNYDER
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

WAYNE WORKMAN
ACTING EXECUTIVE DIRECTOR



February 10, 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 Otsego Hotel in Jackson, Jackson 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, by phone at 517/335-2719 or email at christensenr@michigan.gov.

Sincerely yours,

Martha MacFarlane-Faes
Deputy State Historic Preservation Officer

State Historic Preservation Office

Michigan Library and Historical Center • 702 West Kalamazoo Street • P.O. Box 30740 Lansing, Michigan 48909-8240
michigan.gov/shpo • 517.373.1630 • FAX 517.335.0348 • TTY 800.382.4568