

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

Bay View Association
historic

and or common Bay View

2. Location

street & number NA NA not for publication

city, town Bay View NA vicinity of

state Michigan code 26 county Emmet code 047

3. Classification

<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name The Bay View Association of the United Methodist Church (land and association Buildings)
Multiple private owners (cottage buildings)

street & number Bay view

city, town Bay View NA vicinity of state Michigan 49770

5. Location of Legal Description

courthouse, registry of deeds, etc. Emmet County Courthouse

street & number 202 Division

city, town Petoskey state Michigan 49770

6. Representation in Existing Surveys

title National Register of Historic Places
State Register of Historic Sites has this property been determined eligible? yes no

Michigan Statewide historic inventory
date 1972, 1972, 1985 federal state county local

depository for survey records National Park Service/ Michigan Department of State

city, town Washington D.C. / Lansing, MI state

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved date _____

Describe the present and original (if known) physical appearance

See attached continuation sheets.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates	1876–	Builder/Architect	See entries
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Statement of Significance (in one paragraph)

See attached continuation sheets.

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property 337.78 acres

Quadrangle name Harbor Springs, Michigan

Quadrangle scale 1:25000

UTM References

A	1 6	6 6 1 1 2 0	5 0 2 7 5 4 0
	Zone	Easting	Northing
C	1 6	6 6 2 5 1 0	5 0 2 6 7 2 0
E			
G			

B	1 6	6 6 2 4 2 0	5 0 2 8 2 0 0
	Zone	Easting	Northing
D	1 6	6 6 1 3 0 0	5 0 2 6 6 8 0
F			
H			

Verbal boundary description and justification

Includes all the area within the boundaries of the Bay View Association
See continuation sheet for precise boundary desc.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
NA			
NA			

11. Form Prepared By

name/title Ellen Weiss
organization _____ date 4/86
street & number Rt 2, Box 174 telephone 205 749-4420
city or town Auburn state AL 49770

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *M. J. B. Begelow*
title Director, Bureau of History date Sept 3, 1986

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I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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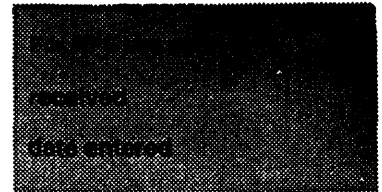
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Bay View, Michigan, is a religiously oriented summer community of 435 cottages, three hotels, and 20 association buildings. It is set on the northern half of a heavily wooded tract of 337.78 acres which cascade in natural terraces from a 200-foot elevation down to Little Traverse Bay. One has an immediate sense of entering a special precinct when approaching Bay View. The first view is of a row of cottages on a raised terrace. These houses are all lined up close together on their fifty-foot lots and imbedded in green from the trees crowding the site. The density of both buildings and foliage and the uniform maintenance of such similar houses, without fences to keep them apart, announce a district which is different from the commercial highway strip preceding it and from almost all other residential neighborhoods. Bay View looks like an unusually green, substantial, and well-maintained version of its historic kin: Methodist camp meeting resorts such as Wesleyan Grove on Martha's Vineyard, Massachusetts; Ocean Grove, New Jersey; or Lakeside, Ohio. Wesleyan Grove had, at one time, about 500 tiny cottages on twelve to fifteen foot lots arranged in satellite circles on about thirty acres. Ocean Grove has larger, more urbane buildings set in an elongated grid with a grand swath of open land stretching from the institutional core to the sea. Lakeside combines tiny cottages on small lots with a grid plan while Bay View consists of larger cottages on larger lots arranged in a romantic plan with curvilinear roads and lot lines. All four communities have a roughly similar degree of historic integrity.¹

At entry — the same as when one arrived by railroad — one is invited up a gently curving road behind another row of cottages into a flat, shady zone, Fairview Park. This great green is defined by two long crescents of consistently well-maintained houses evenly set back on fifty-foot lots. The southern arc, Fairview Avenue, lies at the bottom of a twenty to twenty-five foot curving ridge on which rests another row of cottages, these looking over those below and out towards the bay. Glendale Avenue, a sinuously curving street at a higher level, serves these cottages. This configuration is a sample of the planning style: a series of terraces rising in steps above the bay, each terrace a platform for cottages. This motif is punctuated, or, perhaps, given a rest stop, by the alternation of cottages facing onto parks, an inward-looking counter-theme. Roads are sweeping arcs or winding curves, with the occasional staccato of a few short straight streets or, in one flat area, a grid. Transitions from one street to another are modulated by curves. Many intersections have planted islands with carefully rounded corners, cutting down on paving and giving ceremony to the act of moving about. Narrow sidewalks are placed in easy variance to the roadbeds, often above the paving if there is a grade change, or with a wide parkway (the green space between sidewalk and street) creating a relaxed and meandering separation of the paths of vehicles and those of pedestrians. Occasionally, as in Block 41 or the part of Block 19 called Evergreen Park, the sidewalk diverges completely from the road, slicing through one of the small segments of land which are too low for cottages and thus used to extend the theme of parkland, with its internal focus, through residential areas.

East of Fairview Park, hidden at first by trees, is a second large open space, about twice the size of the first, which slopes up to a semi-circular edge, a natural amphitheater. As Tabernacle Park, this was the spiritual center of Bay View through thirty years of revival meetings. The sanctified preaching area, a grove of beeches, is intact, as are two camp meeting buildings. The original preaching stand (1877, but improved later) and the book store (1880) are sheathed in the vertical boards and battens recommended by the influential landscape gardener A. J. Downing for rustic settings because they echoed the verticality of tree trunks. On both camp meeting buildings, the roofs curve up at the eaves in a "bell cast" or "catslide" and are supported by countercurving brackets. This attention to building style shows, like the plan of the grounds, a design sophistication unusual in either camp meetings or resorts, as if someone was deliberately using professional artistic means to achieve an end.

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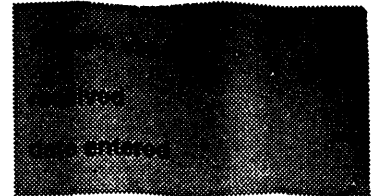
When the Michigan Department of the Chautauqua Literary and Scientific Circle was established at Bay View in 1885, Tabernacle Park acquired a new use and a new name, The Campus. In 1885-1886 a handsome frame building, at a larger scale than the little camp meeting structures, was built at the northeast corner (Campus 1). Chautauqua Cottage, now the Woman's Council Building, is the first of a series of Queen Anne structures with powerful domestic imagery to declare the reading circle ideal of the college-in-the-home and to emphasize Bay View's commitment to family life. Steep-pitched roofs with a variety of intersecting gables, wide verandas, an interesting asymmetrically placed tower, and decorative patterns in shingling and porch railings spicing up the white ship-lap boarding give a comfortable, sheltering feeling to the home-away-from-home of the correspondence school students who gathered for summer study.

Moving up the hill, or south, from the Chautauqua Cottage are six other large buildings built for the burgeoning Bay View Summer Assembly programs. Five of the six date from 1889 to 1899 and are, like the first, well preserved Queen Anne house or school structures, usually asymmetrically massed with wrap-around porches, steep-pitched roofs, and towers, all executed in ship-lap boarding (horizontal, vertical, and diagonal) with patterned shingles, scroll work, brackets, turned posts, sunburst gable designs, and decorative railings and vergeboard. The star of the row, Evelyn Hall (Campus #5), 1890, summer home of the Women's Christian Temperance Union, has a three-story octagonal tower with a conical roof and a diagonally-projecting, two story gazebo with another conical roof, all integrated into a scaffold of porches. Epworth Hall (Campus #2), 1891, home of the organization for young Methodists, is only slightly less ambitious with its four-story tower with pyramid roof and multi-sided bays rising three stories to open porches. Its complex formal plan is stabilized visually at ground level by the broad horizontal lines of the wrap-around porch with its shed roof, gabled entrance, and bracketed posts — a gentle welcome from the park and a crowning amenity of summer life within. Hitchcock Hall (Campus #3), erected in 1889 for training Sunday School teachers, is another asymmetrically massed, towered house with a visually stimulating interplay of wood boarding textures. Loud Hall (Campus #7), 1897, built for a liberal arts summer school, is symmetrical and has a somewhat institutional image, but the scale is kept domestic by corner pavilions with shingled mansard pents between the first two floors and steep mansard roofs masking the third story. The last major structure in the row on the high end of the Campus is the 1914 Hall Auditorium, a Beaux-Arts stuccoed masonry building which is best understood as the embodiment of assembly superintendent John M. Hall's ambitions for Bay View as a summer university. The horizontally massed facade has a slightly projecting portico with four Ionic columns in antis under a full entablature and a pleasing rhythm of windows and piers to each side. The front part houses the Bay View Association offices and archives. The back has a 1700-seat auditorium, the largest in the township, which is now used for religious services, concerts, and graduations from the area's schools or other regional events. Wider than deep, the auditorium has four steel arched trusses allowing a clear span of 102 feet. It is a surprisingly vast, light, and airy space to be found behind such a correct academic facade. Most of the Queen Anne Campus buildings are now used by the Theater Arts Department and the Conservatory of Music, the two Association programs which continue the regional/national scope of the earlier Bay View Assemblies.

The Campus was originally designed with a road cutting off its northwest corner. Originally considered a part of Fairview Park, this area had a designated "office" on the earliest plan and has since developed to serve the residential community, rather than its institutional core. The three small buildings there today are a simple frame structure which was once a store, a 1923 bungalow Post Office, and a particularly attractive library from 1931. Another exception, along with the auditorium, to the ship-lap siding which unifies the grounds, the library is a distinguished design by Earl Mead in orange brick with detailing, a sense of craft, and particular motifs, such as the stepped chimney, which suggest close attention to the lessons of Cranbrook. Shuffleboards, playground equipment, swinging benches, and an attractive modern carillon placed under the trees complete the Campus. There is a 1952 auditorium at the east end of Fairview Park which is

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neither contributing nor intrusive and a maintenance building behind the Auditorium which is somewhat more unfortunate. But neither seriously interrupt the consistent fabric of old buildings, green space, and trees, so redolent of another era.

While the heart of Bay View is the Tabernacle Park/Campus with its tiny and grand institutional buildings, its body is the array of 435 cottages housing the families who summer there. Most of these are late Victorian or early twentieth century structures, usually in a good to excellent state of preservation because of the sense of tradition of the occupants and because they have never been winterized. Only 18 of the 435 fail to contribute to the historic integrity of the district.

Bay View's beginning as a camp meeting is reflected more clearly in some of the cottages than in any other part of the historic fabric, excepting the revival grove itself. Most post-Civil War camp meetings in the northern part of the country built variants of a special architectural form, the campground cottage, a building type which was invented at the most famous of these meetings, Wesleyan Grove on Martha's Vineyard, Massachusetts, Bay View's inspiration. The Martha's Vineyard campground cottage is a one-and-one-half-story, end-gable structure with a symmetrically placed double door and two lancet windows under a projecting balcony served by a second double door in the gable. The Vineyard cottages had pointed or round-arched tops to doors and windows, Gothic or Romanesque imagery derived from New England Methodist churches. Bay View's campground cottages maintain the front gable, the symmetrical openings, and, often, the vertical boarding of the Vineyard originals, but exchange the "churchy" openings for straight lintels and offer, instead, two new features. One is a double-story roofed porch facing toward the bay, hardly an original invention but used so consistently here as to constitute a Bay View motif. The second feature, which appears to be unique to this colony, is a canting or chamfering of the two front corners of the cottage with the resulting diagonal wall filled with a plate glass window. Good examples of the Bay View campground cottage can be found at Block 34 Lot 4 and Block 12 Lot 6.

Sometimes the simple rectangle of the end-gable cottage is made the stem of a "T," as also happened at the Vineyard camp meeting. On Block 20, Lot 3 and 4 (204 Fairview) there is a board and batten T-plan canted cottage with vergeboard similar to a common type on the Vineyard. The cottage at 409 Fairview (Block 2 Lot 12) is a T-plan cottage with a two-story octagonal tower dramatically suspended above the void of a veranda, a motif also used on the Vineyard. More Bay View's own are the various clever ways in which the two motifs — canted corners and double porches — were integrated with flank-gable buildings, those on which the peak of the roof is parallel to the street, rather than perpendicular, so that the houses present a long side to the passerby. Block 32, Lot 9 and Block 19, Lot 11 are good examples: deep, end gable two-story porches in front of relatively narrow flank-gable buildings with canted corners. One particularly attractive example, Block 26, Lot 3, is a flank-gable cottage so wide as not to remind one of a campground cottage at all until one notices the canted corners of the first floor and the echoing canted corners of the two-story wrap-around veranda. The double-story porch with gable is suggested by the end-gable roof of the central section of the second-story porch. This has, as well, a cross gable behind it, making a subtle transition to the flank gable of the main block. Here is an inventive application of a number of Bay View ideas to an ordinary building which, when one adds the web of butted porch railings and graceful bracketed posts, leaves one with a remarkable architecture.

Close study of the Victorian Bay View cottages should yield more building ideas unique to this community and, as well, motifs typical of American domestic ideals. Some of the first cottages, which B. F. Darling of Jackson built for the founders, suggest this. The Rev. William H. Shier cottage (Block 2 Lot 8), in the Shier family today, is a board and batten flank-gable building with an emblematic front gable in the center and delicate posts supporting the roof of the wrap-around porch. The Rev. Seth Reed's house next door,

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which is not a campground cottage for this former Vineyard trustee, is an L-plan house, probably the first of the many L-plan buildings in Bay View today. There is a hipped-roof cottage, almost square in plan, on Block 1, Lot 21, with vertical board and batten siding and a porch on all four sides. In almost perfect historical condition, it is associated with the Rev. William H. Brockway of Albion College, a member of the Committee on Titles and Ornaments which laid out the grounds. These three different house plans, at diminutive scale in board and batten siding might be the start of a catalog of appropriate images of American domesticity done in miniature in rustic material for the ideal Victorian woodland community.

One further Bay View theme, relating more to the Michigan region, deserves emphasis: the play with textures in ship-lap siding which has been noted on the institutional buildings but achieves virtuoso levels on the cottages. Thus, a fairly simple flank-gable house on Block 26, Lot 6, becomes memorable with its patterns in simple ship-lap: horizontal below sill, diagonal in alternate directions between windows on the first floor, vertical above windows, horizontal on second floor, and opposing diagonals (or herringbone) in the gable. This one is relatively simple. The cottage in Block 2 Lot 10-11 has flush board siding, ordinary ship-lap, and the full array of horizontal, vertical, and diagonal possibilities in three different molds of boarding, the differences depending on combinations of concave and convex curves played against horizontal stretches and concave and convex V's, all within one board. The other woodworking devices — sunbursts being only part of it — defy description, as do the double curving ship-lap soffits making the transition between the canted corners of Block 19, Lot 11 and the squared eaves, and the responding curves at "watertable" level. There is a range of inventiveness in Bay View ship-lap which ranks with the most spectacular gingerbread at Cape May or interior eighteenth century panelling at Newport — national treasures.

The other worthy individual Victorian cottages of Bay View must be represented here by a few stars. There is a ship-lap octagon at Block 19, Lot 10. The house on Block 2, Lot 13, a highly visible location in the elbow of the Campus, is a beautifully preserved cross-gabled item with flush board siding, decorative vergeboard in four gables, window surrounds which look like applique from a pattern book, and an octagonal turret with decorative boarding. Block 18, Lot 8 has a lattice screen with a Moorish arch (sort of) and something else entirely at the corners which modern architect Charles Moore, who thinks he is more eccentric than anyone has ever been, would envy.

In addition to the hundreds of Bay View Victorians, there are distinctive houses of a later generation, with Colonial Revival detailing. These include a variety of shapes with bell cast, cross-gable, gable, hip, and gambrel roofs and an evenly high level in craft which suggests the work of Lansing/Harbor Springs designer Earl Mead. The cottage at Block 16, Lot 6 has a gambrel roof, end to street, with two arched windows and an oculus. Here the Bay View porch theme is transformed into a void within the building mass, or the veranda under a second-floor projection, as can be seen at 408 Lakeview, a hipped-roof house. These buildings indicate solid suburban practice modified for the Bay View situation. They are not quite as original or suggestive in feeling as the earlier cottages, either the unique campground cottages or those which suggest that they are meant to be a selection of rural cottages for didactic purposes.

Endnote to "Description"

1Plans and photographs of Wesleyan Grove are in Ellen Weiss, "The Wesleyan Grove Campground," Architecture Plus, November 1973, pp. 44-49. National Register nominations constitute the primary modern source for post Civil War camp meetings. The author has visited about two dozen sites, including Ocean Grove, but has relied upon the excellent nomination by Ted J. Ligabel for Lakeside. It is the author's understanding that no camp meeting or Chautauqua site is listed with the National Historic Landmarks Program. The author has copies of nominations for all camp meetings on the National Register in 1981.

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BAY VIEW HISTORIC DISTRICT INVENTORY, BAY VIEW, EMMET COUNTY, MICHIGAN

The Bay View Historic District contains 458 buildings, 436 contributing and 22 non-contributing, located on forty-five irregularly-shaped blocks. In addition, there is 1 contributing structure and 1 non-contributing structure. Each property in the inventory is identified by block number and lot number; and, when available, street address. The following inventory first lists contributing buildings followed by non-contributing buildings. The inventory then lists contributing structures followed by non-contributing structures. Types 1, 2, and 3 referenced in inventory are defined at end of inventory.

Contributing Buildings in the Bay View Historic District

- (1) Chautauqua Cottage (now Woman's Council Bldg.) (1887), Campus #1, 1 Encampment Ave.; 1½-story, multi-gabled, asymmetrical, Queen Anne style
- (2) Epworth Hall (1891), Campus #2, Encampment Ave.; 3-story, asymmetrical, Queen Anne style
- (3) Normal Hall (now Hitchcock Hall) (1889), Campus #3, Encampment Ave.; 2½-story, Queen Anne style with cross-gable
- (4) John M. Hall Auditorium (1914), Campus #4, Encampment Ave., W.E.N. Hunter, architect; 2-story, rectangular, Classical Revival style, Doric pilasters and Ionic columns
- (5) Evelyn Hall (1890), Campus #5, Encampment Ave., F. X. Oliver, architect; 3-story, asymmetrical, hip-and-gable-roofed, Queen Anne style with octagonal tower and elaborate open porches
- (6) Music Hall (Vernon Hall) (1897), Campus #6, Encampment Ave.; 2-story, hip-roofed, end and cross-gabled, Queen Anne
- (7) Loud Hall (1887), Campus #7, Encampment Ave.; 3½-story, gable roofed with square mansard roofed tower
- (8) Bay View Library (1932), Campus #10, Encampment Ave., E. H. Mead, architect; 1½-story, flank gable, brick, outside chimneys, slate roof, Tudor Revival style
- (9) Bay View Post Office (1923), Campus #11, Encampment Ave.; 1-story, hip and cross gable roof, wide overhanging eaves, with exposed rafter ends, Bungalow style
- (10) Store (now Arts and Craft House), Campus #12, Encampment Ave.; 1½-story, gable roofed with decorative tracery at gable peaks
- (11) Superintendent's House (1899), Campus #13, Encampment Ave.; 2-story, end-gambrel-roof, Dutch Colonial style
- (12) Superintendent's Office and Shop, Campus #14, Encampment, 2-story, flat-roofed cement block utility building
- (13) Bay View Speaker's Stand and Preacher's Office (now Historical Museum) (1876), Campus #18; 1-story, with bell cast hip roof, and board-and-batten siding, and wide bracketted eaves
- (14) Bay View Book Store (now Bay View Historical Museum) (1880), Campus #18; 1-story, bell cast gable-roof, with wide bracketted eaves and board-and-batten siding
- (15) Bowling Alley (Recreation Building) (1910), #20, Waterfront; 1-story, long rectangular, Mission-style building, end-gable roof and stucco exterior
- (16) Cottage, B 1 L 1, 200 Woodland; 2½-story, hip roof, first floor porch, Colonial Revival detailing
- (17) Cottage, B 1 L 2, 202 Woodland; 2½-story, end-gable, Colonial Revival
- (18) Cottage, B 1 L 3, 204 Woodland; 2-story, L-shaped, intersecting gables, first floor porch
- (19) Cottage, B 1 L 4, 206 Woodland; 1½-story, L-shaped, intersecting gable, with board-and-batten siding, first floor porch
- (20) Cottage, B 1 L 5, 208 Woodland; Large 2½-story, Colonial Revival style, cross-gable, first floor porch
- (21) Cottage, B 1 L 6, 210 Woodland; 2-story, intersecting, two-tiered front porch, type 3

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- (22) Cottage, B 1 L 7, 212 Woodland; 2-story, flank-gable, with semi-octagonal front section, type 3 variation
- (23) Cottage, B 1 L 8, 214 Woodland; 2-story, intersecting gable, two-tiered porch, stucco siding, type 3
- (24) Cottage, B 1 L 9, 216 Woodland, 2-story, T-plan, hip and flank gable, type 3 variation
- (25) Cottage, B 1 L 10, 218 Woodland; 2-story, hipped roof, four square with recessed first floor porch
- (26) Cottage, B 1 L 11, 220 Woodland; 2-story, irregular Queen Anne, first floor porch
- (27) Cottage, B 1 L 11 A, 222 Woodland; 1½-story, intersecting cross gable, first floor porch, type 3
- (28) Cottage, B 1 L 11 B, 225 Park; 2-story, L-shaped, gable roof
- (29) Cottage, B 1 L 11 C, 223 Park; 1½-story, cross gable, Colonial Revival, first floor recessed porch
- (30) Cottage, B 1 L 12, 221 Park; 1½-story brick, gable roof, bungalow
- (31) Cottage, B 1 L 13, 219 Park; 2-story, asymmetrical double gable roof
- (32) Cottage, B 1 L 14, 217 Park; 2-story, hip-roofed, square plan, two-tiered porch
- (33) Cottage, B 1 L 15, 215 Park; 2-story, L plan with gable roof, first floor porch
- (34) Cottage, B 1 L 16, 213 Park; 1½-story, end gable, two-tiered porch, type 1 enlarged
- (35) Cottage, B 1 L 17, 209 Park; 2-story, box with hip roof, first floor porch
- (36) Cottage, B 1 L 18, 207 Park; 2½-story, end gable, Colonial Revival, first floor porch
- (37) Cottage, B 1 L 20, 203 Park; 2½-story hip roof foursquare, first floor porch
- (38) Cottage, B 1 L 21, 201 Park; 2½-story, hip roof, cube with encircling first floor porch
- (39) Cottage, B 2 L 2, 3, 20 and 21, 308 Woodland; 2½-story, gable roof, Queen Anne style with octagonal tower
- (40) Cottage, B 2 L 4, 310 Woodland; 2-story, Queen Anne with square tower
- (41) Cottage, B 2 L 5, 312 Woodland; 2-story, end gable, enclosed front floor porch
- (42) Cottage, B 2 L 6, 314 Woodland; 2-story, hip roof, cube with recessed first floor porch
- (43) Cottage, B 2 L 7, 316 Woodland; 2-story, flank gable roof, recessed first floor porch
- (44) Cottage, B 2 L 8, 318 Woodland, 2-story, intersecting gables, first floor porch, type 2
- (45) Cottage, B 2 L 9, 320 Woodland; 2-story, L plan with intersecting gables, enclosed first floor porch
- (46) Cottage, B 2 L 10 and 11, 322 Woodland, Darius Moon, architect; 2-story, multi-gabled, Queen Anne
- (47) Cottage, B 2 L 12, 409 Fairview; 2½-story, cross gable two tiered porch, type 3 modified with Queen Anne tower
- (48) Cottage, B 2 L 13, 321 Park; 2-story square plan with cross-gable roof topped by octagonal cupola, Gothic Revival detailing, first floor porch
- (49) Cottage, B 2 L 14, 319 Park; 2-story, intersecting gable, two-tier porch, type 2 variation
- (50) Cottage, B 2 L 15, 317 Park; 2-story, two-tier front porch, type 3
- (51) Cottage, B 2 L 16, 315 Park; 2-story, type 3 with porch enclosure
- (52) Cottage, B 2 L 17, 313 Park; 2-story, hip roofed, stuccoed, four square, first floor porch
- (53) Cottage, B 2 L 18, 311 Park; 1½-story, stuccoed, gable roof, bungalow, first floor porch
- (54) Cottage, B 3 L 1 and 2, 402 Woodland; 2½-story, Dutch Colonial Revival
- (55) Cottage, B 4 L 1, 410 Fairview; 1½-story, intersecting, vertical board and batten, first floor porch, type 1 variation
- (56) Cottage, B 4 L 2, 412 Fairview; 1½-story, end gable, two-tiered porch, type 2 variation
- (57) Cottage, B 4 L 3, 414 Fairview; 1½-story, flank with intersecting gabled wall dormers, first floor porch
- (58) Cottage, B 4 L 4, 416 Fairview; 2-story, end gable, first floor porch, type 1 modified
- (59) Cottage, B 4 L 5 and 6, 409 Beech; 2-story, L plan, cross gable with square corner tower, first floor porch
- (60) Cottage, B 4 L 7, 407 Beech; 2-story, flank gable, two-tiered porch, type 2

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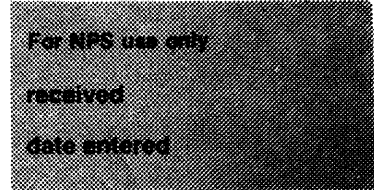
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- (61) Cottage, B 4 L 8, 405 Beech; 2-story, L plan, intersecting gables, first floor porch, type 1 enlarged
- (62) Cottage, B 4 L 9, 403 Beech; 2-story, L plan intersecting gables, first floor porch
- (63) Cottage, B 4 L 10, 430 Encampment; 2-story, end gable, first floor porch, type 1 modified
- (64) Cottage, B 5 L 1, 201 Greenwood; 1½-story, gable with hipped roofed wraparound porch
- (65) Cottage, B 5 L 2 and 3, 203 Greenwood; 1½-story, intersecting gables, first floor porch
- (66) Cottage, B 5 L 4, 207 Greenwood; 2-story, end gable, two-tiered porch, type 1
- (67) Cottage, B 5 L 5, 405 Woodland; 1½-story, end gable, with 1-story gable wing, first floor porch
- (68) Cottage, B 5 L 6 and 7, 202 Bluff; 2-story, intersecting gables, board-and-batten, two-tiered porch, type 3
- (69) Cottage, B 6 L 1, 203 Sunset; 1½-story, bell-cast gable roof, Colonial Revival details, first floor porch
- (70) Cottage, B 6 L 2, 201 Sunset; 2½-story, L plan, intersecting gables, first floor porch
- (71) Cottage, B 6 L 3, 208 Greenwood; 2-story end gable with incorporated cone-topped tower, two-tiered porch
- (72) Cottage, B 7 L 2, 203 Bluff; 2-story, flank gable roof, first floor porch
- (73) Cottage, B 7 L 3, 205 Bluff; 2-story, intersecting gabled and hipped roof sections, two-tiered porch
- (74) Cottage, B 7 L 4, 411 Woodland; 2-story, end gable with hipped roof additions
- (75) Cottage, B 7 L 5, 204 Grove; 1½-story, cross gable, intersecting gables, two-tiered porch, type 2
- (76) Cottage, B 7 L 6, 202 Grove; 1½-story, bell-cast hip roof, Colonial Revival details
- (77) Cottage, B 8 L 1, 203 Grove, E. H. Mead, architect; 1½-story, gable and hipped roof, Colonial Revival details
- (78) Cottage, B 8 L 2, 205 Grove; 2-story, intersecting gables
- (79) Cottage, B 8 L 3, 503 Woodland; 2-story, intersecting gables
- (80) Cottage, B 8 L 5, 507 Woodland; 2-story, flank gable
- (81) Cottage, B 10 L 1, 517 Woodland; 2½-story, steeply pitched intersecting gables
- (82) Cottage, B 10 L 2, 523 Woodland; 1½-story, cross gable, vertical board-and-batten, first floor porch, type 3 variation
- (83) Cottage, B 11 L 1, 601 Woodland; 2-story, hip roof, cube
- (84) Cottage, B 11 L 2, 603 Woodland; 2-story, end gable, two-tiered porch
- (85) Cottage, B 11 L 3, 605 Woodland, 1-story, intersecting, first floor porch, type 3 variation
- (86) Cottage, B 12 L 1, 600 Woodland; 2-story, intersecting gables, two-tiered porch, type 3
- (87) Cottage, B 12 L 2, 602 Woodland; 2-story, end gable, two-tiered porch, type 1
- (88) Cottage, B 12 L 3, 303 Pine; 2-story, steeply pitched cross gable roof, first floor porch
- (89) Cottage, B 12 L 4, 305 Pine; 1½-story, flank gable, first floor porch, type 1 variation
- (90) Cottage, B 12 L 5, 307 Pine; 2-story, end gable, two-tiered porch, type 1 enlarged
- (91) Cottage, B 12 L 6, 306 Reed; 2-story, end gable, two-tiered porch, type 1
- (92) Cottage, B 12 L 7, 304 Reed; 2-story, flank gable, first floor porch, type 2 variation
- (93) Cottage, B 12 L 8, 302 Reed; 2-story, intersecting gables, L plan, two-tiered porch, type 1 modified
- (94) Cottage, B 12 L 9, 604 Woodland; 2-story L plan, intersecting gables, first floor porch
- (95) Cottage, B 12 L 10, 606 Woodland, 2½-story, flank gable, type 2
- (96) Cottage, B 13 L 1, 518 Woodland, 1½-story, flank gable, two-tiered porch, type 2
- (97) Cottage, B 13 L 2, 520 Woodland; 2-story, L plan, intersecting gable, first floor porch
- (98) Cottage, B 13 L 3, 303 Spruce; 2-story, two-tiered porch, type 1 modified

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- (99) Cottage, B 13 L 4, 305 Spruce; 2-story, L plan, intersecting gables
- (100) Cottage, B 13 L 7, 522 Woodland; 2-story, intersecting gable, two-tiered porch, type 2
- (101) Cottage, B 13 L 8, 524 Woodland; 2-story, modified salt box roof, rectangular plan
- (102) Cottage, B 14 L 1, 508 Woodland; 1½-story, bell-cast gable roof, Colonial Revival detailing
- (103) Cottage, B 14 L 2, 510 Woodland; 2-story, intersecting, two-tiered porch, type 2
- (104) Cottage, B 14 L 3, 512 Woodland; 2-story, end gable, two-tiered porch (enclosed), type 1
- (105) Cottage, B 14 L 4, 514 Woodland; 2-story, L plan, intersecting gables
- (106) Cottage, B 14 L 5, 302 Spruce; 2-story, T plan intersecting gables
- (107) Cottage, B 15 L 1, 504 Woodland; 2-story, steeply pitched, intersecting gables
- (108) Cottage, B 16 L 1, 426 Encampment; 2-story, intersecting gables, two-tiered porch, type 3 variation
- (109) Cottage, B 16 L 2, 402 Beech; 2-story, intersecting gables, first floor porch, type 3
- (110) Cottage, B 16 L 3 and 4, 404 Beech; 2-story, intersecting gables, two-tiered porch, type 2
- (111) Cottage, B 16 L 5, 408 Beech; 2-story, hip roof, two-tiered porch, type 1 variation
- (112) Cottage, B 16 L 6, 410 Beech; 1½-story, gambrel roof, Colonial Revival details, first floor recessed porch
- (113) Cottage, B 16 L 17, 412 Beech; 1½-story, bell-cast gable roof, open porch at first and second story levels
- (114) Cottage, B 16 L 19, 504 Springside; 2½-story, intersecting gable
- (115) Cottage, B 16 L 10, 508 Springside; 1½-story, steeply pitched gabled roof, roof sweeps down to open porch on first floor
- (116) Cottage, B 16 L 11, 517 Maple; 2-story, cross-gable roof, first floor porch
- (117) Cottage, B 16 L 12, 515 Maple; 1½-story, gable roof, with large gable dormer
- (118) Cottage, B 16 L 13, 513 Maple; 2-story, hip and gable roof sections, recessed first floor porch
- (119) Cottage, B 16 L 14, 511 Maple; 2-story, hip roofed, two-tiered porch
- (120) Cottage, B 16 L 15, 509 Maple; 2-story, jerkinhead steeply pitched gable roof
- (121) Cottage, B 16 L 16, 507 Maple; 2-story, gabled roof, two-tiered porch, type 1
- (122) Cottage, B 16 L 17, 505 Maple; 1½-story, cross gable roof, two-tiered porch
- (123) Cottage, B 16 L 18, 503 Maple; 1½-story, cross gable, two-tiered porch
- (124) Cottage, B 16 L 19, 403 Terrace; 2-story, intersecting gables, two-tiered porch, type 3
- (125) Cottage, B 17 L 1 and 2, 506 Maple; 2½-story, gable roof, two-tiered porch
- (126) Cottage, B 17 L 3, 510 Maple; 1½-story, gabled roof with large central shed dormer, open first story porch, bungalow style
- (127) Cottage, B 17 L 4, 512 Maple; 2-story, hip roof with gable extension over two-tiered porch
- (128) Cottage, B 17 L 5, 514 Maple; 2-story, cross gable, two-tiered porch, type 1 variation
- (129) Cottage, B 17 L 6, 516 maple; 1½-story, gable roof, two hipped dormers, flanking a large octagonal dormer, first story open porch
- (130) Cottage, B 17 L 7, 518 Maple; 2½-story, intersecting gables, two-tiered porch, type 3
- (131) Cottage, B 17 L 8, 520 Maple; 2-story, intersecting gables, two-tiered porch, type 3
- (132) Cottage, B 17 L 10, 596 Springside; 2-story, hip roofed, four square, type 1, first floor porch
- (133) Cottage, B 17 L 11, 598 Springside; 2-story, intersecting gables, first story wrap-around porch
- (134) Cottage, B 17 L 12, 515 Hemlock; 2-story, flank gable, first story hip roof porch
- (135) Cottage, B 17 L 13, 513 Hemlock; 2-story, intersecting gable, first floor porch
- (136) Cottage, B 17 L 14, 511 Hemlock; 2-story, end gable, two-tiered porch, type 1
- (137) Cottage, B 17 L 15, 509 Hemlock; 2-story, flank gable
- (138) Cottage, B 18 L 1, 513 Terrace; 1-story, flank gable, gable roof over open side porch
- (139) Cottage, B 18 L 2, 514 Hemlock; 2-story, intersecting gable, two-tiered porch, type 2
- (140) Cottage, B 18 L 3, 4 and 26, 516 Hemlock; 1½-story, bell cast gable roof, first story porch
- (141) Cottage, B 18 L 5 and 6, 600 Springside; 2-story, intersecting gable, two-tiered porch, type 3

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- (142) Cottage, B 18 L 7, 307 Preston; 1½-story, intersecting gable, two-tiered porch, type 3, modified
- (143) Cottage, B 18 L 8, 604 Springside; 1½-story, end gable, Moorish-influenced design of front porch, type 1 variation
- (144) Cottage, B 18 L 9, 606 Springside; 2-story, intersecting hipped roof, first floor porch
- (145) Cottage, B 18 L 10, 608 Springside; 2-story, intersecting gable with bell-cast gable over first story porch
- (146) Cottage, B 18 L 11, 610 Springside; 2-story, steeply pitched, intersecting gables, first floor open porch, type 3 variation
- (147) Cottage, B 18 L 12, 612 Springside; 2-story, intersecting gable, first story open porch, type 2 variation, enlarged
- (148) Cottage, B 18 L 13, 614 Springside; 2-story, end gable, two-tiered front porch
- (149) Cottage, B 18 L 14, 616 Springside; 2-story, end gable, two-tiered porch, type 1
- (150) Cottage, B 18 L 15, 618 Springside; 2-story, intersecting gable, two-tiered porch, type 2
- (151) Cottage, B 18 L 16 and 16A, 621 Terrace; 1½-story, bell-cast gable roof, two large dormers, first floor porch
- (152) Cottage, B 18 L 17, 610 Terrace; 2-story, flank gable, first floor porch
- (153) Cottage, B 18 L 18, 617 Terrace; 2-story, flank gable, two-tiered porch, type 2 variation
- (154) Cottage, B 18 L 19, 615 Terrace; 2-story, hipped roof topped by cupola, first story porch
- (155) Cottage, B 18 L 20, 613 Terrace; 2-story, flank gable, two-tiered porch, type 2
- (156) Cottage, B 18 L 21, 611 Terrace; 2-story, end-gable, two-tiered porch, type 1, two-tiered open porch
- (157) Cottage, B 18 L 22, 609 Terrace; 2-story, L plan, intersecting gables, first story porch
- (158) Cottage, B 18 L 23, 607 Terrace; 2-story, hip roof, foursquare style, first story hip roof porch
- (159) Cottage, B 18 L 24, 605 Terrace; 1-story, hip roof, recessed first floor porch
- (160) Cottage, B 19 L 1, 400 Terrace; 2-story, intersecting gables, two-tiered porch, type 3
- (161) Cottage, B 19 L 2, 402 Terrace; 2-story, hip roof, square plan, recessed first floor
- (162) Cottage, B 19 L 3, 404 Terrace; 2-story, intersection gables, two-tiered porch
- (163) Cottage, B 19 L 4, 406 Terrace; 2-story, flank gable, first floor porch, type 2 variation
- (164) Cottage, B 19 L 7, 537 Moss; 2-story, end gable, first floor porch
- (165) Cottage, B 19 L 8, 535 Moss; 2-story, hip roof, square plan, two-tiered porch
- (166) Cottage, B 19 L 10, 431 Moss; 2-story, octagonal plan, topped by cupola, first story porch
- (167) Cottage, B 19 L 11, 429 Moss; 2-story, flank gable, two-tier porch, type 2
- (168) Cottage, B 19 L 12, 427 Moss; 1½-story, bell-cast gable with dormer, recessed first floor porch
- (169) Cottage, B 19 L 13, 425 Moss; 2-story, flank gable, decorative enclosed first floor porch, type 2 variation
- (170) Cottage, B 19 L 14, 423 Moss; 2-story, end gable, first floor porch, type 3 variation
- (171) Cottage, B 19 L 15, 421 Moss; 2-story, L plan, cross gable, first floor porch
- (172) cottage, B 19 L 16, 419 Moss; 2-story, end gable
- (173) Cottage, B 19 L 17, 417 Moss; 2-story, intersecting, two-tiered porch, type 3
- (174) Cottage, B 19 L 18, 415 Moss; 2-story, asymmetrical massing, two-tiered porch, octagonal corner tower
- (175) Cottage, B 19 L 19, 413 Moss; 2-story, intersecting gable, first floor porch
- (176) Cottage, B 19 L 20, 411 Moss; 2-story, end gable, L plan, two-tiered porch
- (177) Cottage, B 19 L 21, 409 Moss; 2-story, double hipped roof, topping two-tiered porch
- (178) Cottage, B 19 L 23, 405 Fern; 2-story, cross gable, two-tiered porch, type 1 enlarged
- (179) Cottage, B 20 L 1, 200 Fairview; 2½-story, four square hip roof with dormers, recessed first floor porch
- (180) Cottage, B 20 L 2, 202 Fairview; 2-story, intersecting gables, two-tier porch, type 3

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- (181) Cottage, B 20 L 3 and 4, 204 Fairview; 1½-story, intersecting gables, two-tiered porch, type 3
- (182) Cottage, B 20 L 5 and 6, 208 Fairview; 2½-story, multi-gable, first floor porch, Colonial Revival
- (183) Cottage, B 20 L 7 and 8, 214 Fairview; 2-story, hip roof, four square, recessed front porch
- (184) Cottage, B 20 L 10, 218 Fairview; 1½-story, bell-cast gable, hipped dormer, Colonial Revival details, recessed front porch
- (185) Cottage, B 20 L 11, 220 Fairview; 2-story, intersecting gables, two-tier porch, type 3
- (186) Cottage, B 20 L 12, 300 Fairview; 2½-story, steeply gabled roof, two-tiered porch
- (187) Cottage, B 20 L 13, 302 Fairview; 2-story, steeply gabled roof, octagonal-shaped dormers, recessed first floor porch
- (188) Cottage, B 20 L 14, 304 Fairview; 2-story, intersecting gables, two-tiered porch
- (189) Cottage, B 20 L 15, 306 Fairview; 2-story, intersecting gables, two-tier porch
- (190) Cottage, B 20 L 16, 309 Glendale; 1½-story, steeply gabled roof, first floor wraparound front porch
- (191) Cottage, B 26 L 16A, 307 Glendale; 2-story, hip roofed, foursquare, recessed first floor porch
- (192) Cottage, B 20 L 16B, 305 Glendale; 2-story, hip roof, square plan, first floor porch
- (193) cottage, B 20 L 16C, 303 Glendale; 2½-story, multi-gabled roof, porch with deck
- (194) Cottage, B 20 L 17, 301 Glendale; 2-story, end gable, two-tier porch, type 1 enlarged
- (195) Terrace Inn (hotel), B 20 L 9, 18, 19, 20, 21, 216 Fairview: large 3-story, rectangular plan, first floor porch
- (196) Cottage, B 20 L 22, 223 Fairview; 2-story, T plan, intersecting gables, two-tier porch
- (197) Cottage, B 20 L 23, 221 Glendale; 1½-story, intersecting gables
- (198) Cottage, B 20 L 25, 217 Glendale; 1½-story, flank gable, type 2 modified
- (199) Cottage, B 20 L 26, 215 Glendale; 2-story, intersecting, two-tier porch, type 1 enlarged
- (200) Cottage, B 20 L 27, 213 Glendale; 2-story, end gable, first floor porch
- (201) Cottage, B 20 L 28, 211 Glendale; 1½-story, flank gable, type 2
- (202) Cottage, B 20 L 29, 209 Glendale; 2-story, flank gable, type 2
- (203) Cottage, B 20 L 30, 207 Glendale; 2-story, flank gable, two tiered porch, type 2
- (204) cottage, B 20 L 31, 309 Lakeview; 2-story, intersecting gables, two-tiered porch, type 3 enlarged
- (205) Cottage, B 20 L 32, 305 Lakeview; 2-story, intersecting gables, type 3
- (206) Cottage, B 21 L 1 and 2, 302 Lakeview; 1½-story, multi-gable, corner turret, two-tier porch
- (207) Cottage, B 21 L 3 and 4, 304 Lakeview; 2-story, intersecting gables corner turret, type 3 enlarged
- (208) Cottage, B 21 L 5, 316 Lakeview; 2½-story, hip roof, foursquare
- (209) Cottage, B 21 L 6, 308 Lakeview; 2-story, intersecting gable two-tier porch, type 3
- (210) Cottage, B 21 L 7, 310 Lakeview; 2½-story, steep end gable, recessed porch on all three levels
- (211) Cottage, B 21 L 8, 312 Lakeview; 2-story, steep intersecting gables, first floor porch
- (212) Cottage, B 21 L 9, 314 Lakeview; 2-story, first floor porch, type 3 enlarged
- (213) Cottage, B 21 L 10, 100 Lakeview; 2-story, multi-gabled rooflines, first story porch
- (214) Cottage, B 22 L 1A, 20 Glendale; 2-story, intersecting gable, two-tier porch
- (215) Cottage, B 22 L 1, 318 Glendale; 2-story, flank gable, two-tier porch, type 2
- (216) Cottage, B 22 L 2, 316 Glendale; 2-story, assymetrical plan, hip roof, two-tier porch
- (217) Cottage, B 22 L 3, 314 Glendale; 2-story, intersecting gables, two-tier porch, type 3
- (218) Cottage, B 22 L 4, 312 Glendale, 2-story, intersecting gables, porch with deck
- (219) Cottage, B 22 L 5, 310 Glendale; 2-story, gable, two-tier porch, type 2
- (220) Cottage, B 22 L 6, 308 Glendale; 2-story, intersecting gables, first story porch
- (221) Cottage, B 22 L 7, 306 Glendale; 2-story, multi-gable and hipped roof sections, first story porch
- (222) Cottage, B 22 L 8, 304 Glendale; 2-story, intersecting gable, first floor porch
- (223) Cottage, B 22 L 9, 302 Glendale; 2-story, end gable
- (224) Cottage, B 22 L 10, 300 Glendale; 2-story, intersecting gable, two-tier porch, type 3

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- (225) Cottage, B 22 L 11, 230 Glendale; 2-story, flank gables, two-tier porch, type 2
- (226) Cottage, B 22 L 12, 228 Glendale; 2-story, intersecting gables, two-tier porch, type 3
- (227) Cottage, B 22 L 13, 226 Glendale; 2-story, intersecting gables, two-tier porch, type 3
- (228) Cottage, B 22 L 14, 224 Glendale; 2-story, flank gable, two-tier porch, type 2
- (229) Cottage, B 22 L 15, 222 Glendale; 2-story, intersecting gables, two-tier porch, type 3 variation
- (230) Cottage, B 22 L 16, 220 Glendale; 2-story, end gable, two-tier porch, type 1
- (231) Cottage, B 22 L 17, 221 Knapp; 2-story, flank-gable, first floor porch with deck
- (232) Cottage, B 22 L 18, 223 Knapp; 1½-story, intersecting gable, two-tier porch
- (233) Cottage, B 22 L 19, 225 Knapp; 2-story, intersecting gables, two-tier porch, type 3 modified
- (234) Cottage, B 22 L 20, 227 Knapp; 2-story, intersecting gables, type 3 modified
- (235) Cottage, B 22 L 21, 229 Knapp; 1½-story, intersecting gables,
- (236) Cottage, B 22 L 22, 231 Knapp; 2-story, flank gable, two-tier porch, type 2
- (237) Cottage, B 22 L 23, 301 Knapp; 2-story, end gable
- (238) Cottage, B 22 L 24, 303 Knapp; 1-story, low gable and shed roof
- (239) Cottage, B 22 L 25, 305 Knapp; 2-story, intersecting gables, two-tier porch
- (240) Cottage, B 22 L 26, 307 Knapp; 2-story, intersecting gables, first floor porch
- (241) Cottage, B 22 L 27, 309 Knapp; 2-story, multi-gable, two-tier porch, type 1 modified
- (242) Cottage, B 22 L 28, 412 Knapp; 2-story, intersecting gables, first floor porches
- (243) Cottage, B 22 L 29, 410 Fern; 2-story, intersecting, first floor porch
- (244) Cottage, B 22 L 30, 408 Fern; 2-story, intersecting gables, two-tier porch
- (245) Cottage, B 22 L 31, 406 Fern; 2-story, intersecting gables, L plan, Colonial Revival detailing
- (246) Cottage, B 22 L 32, 404 Fern; 2-story, intersecting gables, L plan, first floor porch with deck
- (247) Cottage, B 22 L 33, 402 Fern; 2-story, intersecting gables, L plan
- (248) Cottage, B 23 L 1, 627 Forest; 1-story, end gable, partially enclosed front porch
- (249) Cottage, B 23 L 3, 4 and 5, 630 Terrace; 2-story, intersecting gables, two-tier porch, type 3
- (250) Cottage, B 23 L 6, 624 Terrace; 2-story, flank gable, recessed first floor plan
- (251) Cottage, B 23 L 7, 622 Terrace; 2-story, intersecting, two-tier porch, type 3
- (252) Cottage, B 23 L 8, 620 Terrace; 1½-story, end gable, first floor porch with deck
- (253) Cottage, B 23 L 9, 618 Terrace; 2-story, intersecting gables, two-tier porch, type 3
- (254) Cottage, B 23 L 10, 616 Terrace; 2-story, intersecting gables, first floor porch
- (255) Cottage, B 23 L 11, 614 Terrace; 2-story, end gable, two-tier porch, type 1
- (256) Cottage, B 23 L 12, 612 Terrace; 2-story, hip roof with intersecting gable, first floor porch
- (257) Cottage, B 23 L 13, 610 Terrace; 2-story, end gable, two-tier porch, upper porch enclosed, type 1 modified
- (258) Cottage, B 23 L 14, 608 Terrace; 2-story, flank gable, two-tier porch, type 2
- (259) Cottage, B 23 L 15, 606 Terrace; 2-story, intersecting gables, two-tier porch, type 3
- (260) Cottage, B 23 L 16, 604 Terrace; 2-story, intersecting gables, two-tier porch, type 3
- (261) Cottage, B 23 L 17 and 18, 602 Terrace; 2-story, foursquare type, hip roof, first floor porch
- (262) Cottage, B 23 L 19, 512 Terrace; 2-story, intersecting gables, L plan, first floor porch
- (263) Cottage, B 23 L 19A, 510 Terrace; 2-story, intersecting gables, first floor porch, type 3 variation
- (264) Cottage, B 23 L 19B, 508 Terrace; 2-story, intersecting gables, L plan
- (265) Cottage, B 23 L 19C, 506 Terrace; 2-story, end gable, two-tier porch with second floor porch enclosed, type 1 modified
- (266) Cottage, B 23 L 19D and L 19E, 504 Terrace; 2-story, flank gable, two-tier porch, type 2 enlarged
- (267) Cottage, B 23 L 19F, 507 Forest; 2-story, flank gable, type 2 modified
- (268) Cottage, B 23 L 19G, 509 Forest; 2-story, end gable, shed roofed first story porch
- (269) Cottage, B 23 L 19H, 511 Forest; 1½-story, end gable, hipped roof over first story porch
- (270) Cottage, B 23 L 19I, 513 Forest; 2-story, flank gable, two-tier porch, type 2

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- (271) Cottage, B 23 L 20, 601 Forest; 2-story, end-gable, two-tier porch
- (272) Cottage, B 23 L 21, 603 Forest; 2-story, end gable, L plan, two-tier porch, type 1 modified
- (273) Cottage, B 23 L 22, 605 Forest; 2-story, end gable, first floor porch
- (274) Cottage, B 23 L 23, 607 Forest; 2-story, end gable, two-tier porch, type 1
- (275) Cottage, B 23 L 24, 609 Forest; 1½-story, flank gable, two-tier porch, type 2
- (276) Cottage, B 23 L 25, 611 Forest; 1½-story, flank gable, two-tier porch, type 2
- (277) Cottage, B 23 L 26, 613 Forest; 2-story, intersecting gables, two-tier porch type 3
- (278) Cottage, B 23 L 27, 615 Forest; 2-story, end gable, one story side shed roofed porch
- (279) Cottage, B 23 L 2 and 32, 625 Forest; 1½-story, end gable, first floor porch
- (280) Cottage, B 24 L 1, 2 and 6, 102 Glendale; 2½-story, multi gable, Queen Anne style with corner turret
- (281) Cottage, B 24 L 3, 4 and 5, 408 Lakeview; 2-story, hip roof, foursquare type with recessed first floor front porch
- (282) Cottage, B 24 L 9, 410 Lakeview; 1½-story, end gable, first floor porch with deck
- (283) Cottage, B 25 L 1, 401 Lakeview; 2-story, flank gable, Queen Anne style with turret, at each front corner, two-tier porch
- (284) Cottage, B 25 L 2, 204 Glendale; 2-story, end gable, two-tier porch, type 1
- (285) Cottage, B 25 L 3, 206 Glendale; 2-story, flank gable, two-tier porch, type 2
- (286) Cottage, B 25 L 4, 208 Glendale; 2-story, intersecting gables, two-tier porch, type 3
- (287) Cottage, B 25 L 5, 210 Glendale; 2-story, L plan intersecting gables
- (288) Cottage, B 25 L 6, 212 Glendale; 2-story, flank gable; two-tier porch, type 2
- (289) Cottage, B 25 L 7, 214 Knapp; 2-story, T plan, intersecting gables, first floor porch with deck
- (290) Cottage, B 25 L 8, 216 Knapp; 2-story, L plan, intersecting gables, first floor porch with deck
- (291) Cottage, B 25 L 9, 218 Knapp; 2-story, hip roof, square plan
- (292) Cottage, B 25 L 12, 207 Water; 2-story, flank gable
- (293) Cottage, B 25 L 13 and 14, 209 Water; 2-story, flank gable, first floor porch
- (294) Cottage, B 25 L 15, 201 Water; 2-story, L plan, intersecting gables, first floor porch
- (295) Cottage, B 25 L 16 and 17, 409 Lakeview; 1-story, flank gable
- (296) Cottage, B 25 L 19, 430 Lakeview; 1-story, flank gable, type 2 variation
- (297) Cottage, B 26 L 1, 222 Knapp; 2-story intersecting gables, two-tier porch, type 3
- (298) Cottage, B 26 L 2, 224 Knapp; 2-story, double end gable, two-tier porch, type 1 enlarged
- (299) Cottage, B 26 L 3, 226 Knapp; 2-story, flank gable, two-tier porch, type 2
- (300) Cottage, B 26 L 4, 228 Knapp; 2-story, flank gable, two-tier porch, type 2
- (301) Cottage, B 26 L 6, 232 Knapp; 2-story, flank gable, two-tier porch, type 2
- (302) Cottage, B 26 L 7, 234 Knapp; 2-story, flank gable, two-tier porch, type 2
- (303) Howard or Woodland Avenue House (Stafford's Bay View Inn) (1886), B 27, 613 Woodland; 3 story asymmetrical, hip and mansard roof, corner octagonal tower, enclosed first story porch
- (304) Cottage, B 28 L 1, 201 Preston; 1 story flank gable
- (305) Cottage, B 28 L 2, 203 Preston; 2-story, L plan, intersecting gables, flat roofed first story porch
- (306) Cottage, B 28 L 3, 205 Preston, 1 story, hip roof
- (307) Cottage, B 28 L 4, 207 Preston; 1½-story, flank gable, first story porch
- (308) Cottage, B 28 L 5, 703 Woodland; 2-story, flank gable
- (309) Cottage, B 28 L 6, 705 Woodland; 2-story, flank gable, two-tier porch, type 2
- (310) Cottage, B 28 L 7, 707 Woodland; 2-story, flank gable, two-tier porch, type 2
- (311) Cottage, B 28 L 9, 204 Brockway; 2-story, end gable, two-tier porch, type 2
- (312) Cottage, B 28 L 10, 706 Barnes; 1-story, end gable, one story flat roof porch, type 1 enlarged
- (313) Cottage, B 30 L 1, 712 Shier, 2-story, L plan shaped, two-tier porch, type 2 modified

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- (314) Cottage, B 30 L 2, 710 Shier; 2-story, flank gable, two-tier porch, upper porch enclosed, type 2
- (315) Cottage, B 30 L 3, 103 Brockway; 2-story, flank gable, two-tier porch
- (316) Cottage, B 30 L 4, 105 Brockway; 1-story, end gable
- (317) Cottage, B 30 L 9, 714 Shier; 2-story, end gable
- (318) Cottage, B 30 L 10, 716 Shier; 2-story, end gable, two-tier porch, type 1 enlarged
- (319) Cottage, B 31 L 4, 711 Woodland; flank gable, two-tier porch, type 2
- (320) Cottage, B 31 L 5, 713 Woodland; 2-story, intersecting gables, first floor porch
- (321) Cottage, B 31 L 7, 717 Woodland; 2-story, end gable
- (322) Cottage, B 31 L 9, 714 Barnes; 2-story, flank gable, type 2
- (323) Cottage, B 32 L 1, 710 Woodland; 2-story, end gable
- (324) Cottage, B 32 L 3, 303 Brockway; 2-story, L plan, intersecting gables
- (325) Cottage, B 32 L 4, 305 Brockway; 1-story, flank gable
- (326) Cottage, B 32 L 5, 307 Brockway; 1-story, flank gable
- (327) Cottage, B 32 L 8, 1175 Division; 1-story, end gable
- (328) Cottage, B 32 L 9, 714 Woodland; 2-story, flank gable, two-tier porch, type 2
- (329) Cottage, B 33 L 1, 700 Woodland; 1-story, flank gable
- (330) Cottage, B 33 L 2, 702 Woodland; 2-story, flank gable, type 2 variation
- (331) Cottage, B 33 L 3, 303 Preston; 2-story L plan, intersecting gables
- (332) Cottage, B 33 L 5, 307 Preston; 2-story, end gable, type 1 modified
- (333) Cottage, B 33 L 6, 306 Brockway; 2-story, flank gable, type 2
- (334) Cottage, B 33 L 7, 304 Brockway; 2-story, end gable
- (335) Cottage, B 33 L 8, 302 Brockway; 1½-story, end gable
- (336) Cottage; B 33 L 9, 704 Woodland; 2-story, end gable, type 1 enlarged
- (337) Cottage; B 33 L 10, 706 Woodland; 2-story, end gable, first floor hipped roof porch
- (338) Cottage, B 34 L 1, 610 Woodland; 2-story, L plan intersecting gables, two-tier porch
- (339) Cottage, B 34 L 2, 612 Woodland; 2-story, end gable, two-tier porch, type 1
- (340) Cottage, B 34 L 3, 303 Reed; 2-story, flank gable, two-tier porch, type 2
- (341) Cottage, B 34 L 4, 305 Reed; 2-story, end gable, two-tier porch, type 1
- (342) Cottage, B 34 L 5, 307 Reed; 2-story, end gable, two-tier porch, type 1
- (343) Cottage, B 34 L 6, 306 Preston; 2-story, end gable, first floor porch
- (344) Cottage, B 34 L 7, 304 Preston; 2-story, gable roof which slopes down to cover porch
- (345) Cottage, B 34 L 8, 302 Preston; 1½-story, bell-cast gable roof, two-tier porch
- (346) Cottage, B 34 L 9, 614 Woodland; 1½-story, gable roof which slopes down to cover porch
- (347) Cottage, B 34 L 10, 616 Woodland; 2½-story, L plan, intersecting gables

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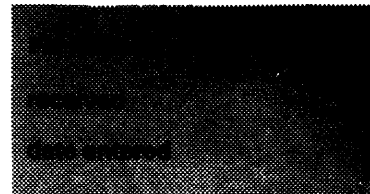
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- (348) Cottage, B 36 L 1, 401 Preston; 2-story, L plan, intersecting gables
- (349) Cottage, B 36 L 2, 403 Preston; 2-story, L plan, intersecting gables, two-tier porch, type 1 enlarged
- (350) Cottage, B 36 L 3, 405 Preston; 2-story, L plan, intersecting gables
- (351) Cottage, B 36 L 4, 712 Springside; 2-story, end gable, first floor wraparound porch
- (352) Cottage, B 36 L 5, 6, 400 Brockway; 2-story, end gable, two-tier porch, type 1
- (353) Cottage, B 37 L 1, 401 Brockway; 1-story, end gable bungalow
- (354) Cottage, B 37 L 3, 405 Brockway; 2-story, flank gable, type 2
- (355) Cottage, B 37 L 4, 407 Brockway; 1½-story, sweeping gable roof
- (356) Cottage, B 37 L 8, 100 Moors; 2-story, flank gable, two-tier porch, type 2
- (357) Cottage, B 38 L 1, 700 Springside; 2-story, flank gable, two-tier porch, type 2
- (358) Cottage, B 38 L 2, 702 Springside; 2-story, intersecting gables
- (359) Cottage, B 38 L 3, 704 Springside; 2-story, intersecting gables
- (360) Cottage, B 38 L 4, 706 Springside; 2-story, intersecting gables
- (361) Cottage, B 38 L 5, 708 Springside; 2-story, intersecting gables, first floor porch
- (362) Cottage, B 38 L 6, 710 Springside; 2-story, intersecting gables, first floor porch
- (363) Cottage, B 38 L 7, 712 Springside; 2-story, end gable, two-tier porch, upper porch enclosed
- (364) Cottage, B 38 L 8, 714 Springside; 2-story, flank gable
- (365) Cottage, B 38 L 9, 716 Springside; 2-story, intersecting gable, two-tier porch, type 3
- (366) Cottage, B 38 L 10, 718 Springside; 2-story, intersecting gable, two-tier porch
- (367) Cottage, B 38 L 11, 12, 721 Terrace; 2-story, jerkinhead gable roof
- (368) Cottage, B 38 L 13, 219 Terrace; 1½-story, gable roof bungalow
- (369) Cottage, B 38 L 16, 713 Terrace; 1-story, end gable with porch
- (370) Cottage, B 38 L 18, 711 Terrace; 1½-story, flank gable bungalow
- (371) Cottage, B 38 L 19, 709 Terrace; 2-story, intersecting gable, first floor porch
- (372) Cottage, B 38 L 20, 707 Terrace; 1-story, hip roof
- (373) Cottage, B 38 L 21, 705 Terrace; 1½-story, end gable with recessed porch
- (374) Cottage, B 38 L 22, 703 Terrace; 2-story, flank gable
- (375) Cottage, B 39 L 1 A, 742 Bayside; 2-story, intersecting gables, L plan, two-tier porch
- (376) Cottage, B 39 L 1 B, 740 Terrace; 2-story, flank gable, two-tier porch, type 2
- (377) Cottage, B 39 L 1, 738 Bayside; 1-story, intersecting gables
- (378) Cottage, B 39 L 3, 734 Bayside; 2-story, end gable, two-tier porch
- (379) Cottage, B 39 L 4, 732 Bayside; 2-story, end gable plus gable wings, type 1 enlarged
- (380) Cottage, B 39 L 5, 730 Bayside; 2½-story, end gable, recessed first floor porch
- (381) Cottage, B 39 L 6, 728 Bayside; 2-story, intersecting gables, type 3
- (382) Cottage, B 39 L 7, 726 Bayside; 2-story, flank gable, two-tier porch, upper porch enclosed
- (383) Cottage, B 39 L 8, 724 Bayside; 2-story, hip roof, first floor wrap around porch, two angled second floor porches
- (384) Cottage, B 39 L 9, 722 Bayside; 2-story, end gable plus gable wing, type 1 enlarged
- (385) Cottage, B 39 L 10, 720 Bayside; 1½-story, gable roof, bungalow style
- (386) Cottage, B 39 L 11, 718 Bayside; 1½-story, end gable
- (387) Cottage, B 39 L 12, 716 Bayside; 1½-story, end gable, type 1 modified
- (388) Cottage, B 39 L 13, 714 Bayside; 2-story, flank gable, two-tier porch, type 2
- (389) Cottage, B 39 L 15, 710 Bayside; 2-story, intersecting gables, two-tier porch, type 3 modified
- (390) Cottage, B 39 L 16, 708 Bayside; 2-story, L plan, intersecting gables, two-tier porch
- (391) Cottage, B 39 L 17, 706 Bayside; 2-story, two-tier porch, second level porch enclosed
- (392) Cottage, B 39 L 18, 704 Bayside; 1½-story, gable roof, first floor porch

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- (393) Cottage, B 39 L 19, 702 Bayside; 2½-story, end gable, two-tier porch
- (394) Cottage, B 40 L 3, 306 Knapp; 2-story, flank gable, two-tier porch, type 2
- (395) Cottage, B 40 L 4, 308 Knapp; 1-story, end gable
- (396) Cottage, B 40 L 5, 310 Knapp; 1-story, end gable
- (397) Cottage, B 40 L 6, 312 Knapp; 2-story, end gable, two-tier porch, type 1
- (398) Cottage, B 40 L 7, 314 Knapp; 2-story, end gable, two-tier porch, type 1
- (399) Cottage, B 40 L 8, 316 Knapp, 2-story, flank gable, two-tier porch, type 2
- (400) Cottage, B 40 L 9, 318 Knapp; 2-story, end gable, two-tier porch, upper porch enclosed, type 1
- (401) Cottage, B 40 L 10, 320 Knapp, 2-story, flank gable, first floor porch with deck, type 2
- (402) Cottage, B 40 L 11, 322 Knapp; 1-story, hip roof
- (403) Cottage, B 41 L 1, 400 Cedar; 2-story, square plan, hip roof, first floor porch
- (404) Cottage, B 41 L 2, 402 Cedar; 2-story, L plan, jerkinhead, gable roof
- (405) Cottage, B 41 L 3, 404 Cedar; 2-story, end gable with gable wing, type 1 enlarged
- (406) Cottage, B 41 L 4, 406 Cedar; 1½-story, end gable, hip roofed porch
- (407) Cottage, B 42 L 2, 502 Highland; 1½-story, flank gable bungalow
- (408) Cottage, B 42 L 13-16, 604 Highland; 1-story end gable bungalow
- (409) Cottage, B 42 L 17, 18, 19, 616 Highland; 1-story intersecting gables
- (410) Cottage, B 43 L 3, 606 Richard; 1-story, end gable
- (411) Cottage, B 43 L 5, 604 Richard; 2-story, end gable, two-tier porch, type 1
- (412) Cottage, B 43 L 6, 7, 8, 514 Forest; 1½-story, bell-cast flank gable with hip domer
- (413) Cottage, B 43 L 9, 510 Forest; 2-story, end gable, wraparound porch
- (414) Cottage, B 43 L 10, 501 Highland; 2½-story, broad flank gable, corner tower
- (415) Cottage, B 43 L 12, 505 Highland; 2-story, square plan, hip roof, wraparound porch
- (416) Cottage, B 43 L 13, 509 Highland; 1½-story, bell-cast flank gable, recessed front porch
- (417) Cottage, B 43 L 14, 511 Highland; 1-story, flank gable
- (418) Cottage, B 43 L 15, 513 Highland; 1-story, gable end
- (419) Cottage, B 43 L 17, 515 Highland; 2-story, square plan, two-tier porch
- (420) Cottage, B 44 L 1, 400 Knapp; 1½-story, flank gable
- (421) Cottage, B 44 L 2, 402 Knapp; 1½-story, end gable
- (422) Cottage, B 44 L 3, 404 Knapp; 2-story, end gable, two-tier porch, type 1 modified
- (423) Cottage, B 44 L 4, 406 Knapp; 2-story, end gable
- (424) Cottage, B 44 L 5, 408 Knapp; 2-story, foursquare type with recessed first floor porch
- (425) Cottage, B 44 L 6, 410 Knapp; 2-story gable end
- (426) Cottage, B 44 L 7, 412 Knapp; 1½-story, gable end
- (427) Cottage, B 44 L 9, 416 Knapp; 1-story, gable end bungalow
- (428) Cottage, B 44 L 10, 418 Knapp; 2-story, intersecting gables, first floor porch
- (429) Cottage, B 44 L 12, 422 Knapp; 1-story, end gable bungalow
- (430) Cottage, B 44 L 14, 15, 426 Knapp; 2-story, square plan, hip roof
- (431) Cottage, B 44 L 16, 17, 430 Knapp; 1-story, flank gable
- (432) Cottage, B 44 L 18, 19, 20, 506 Knapp; 1-story, flank gable
- (433) Cottage, B 44 L 21, 510 Knapp; 1-story, flank gable
- (434) Inn (now dormitory building owned by Bay View Association), B 45 L 1, 2, 3, 4, 700 Terrace; 2½-story, hip roof with domers
- (435) Cottage, B 45 L 5, 6, 710 Terrace; 2-story, flank gable, first floor porch
- (436) Cottage, B 45 L 11, 12, 722 Terrace; 1-story, jerkinhead, flank gable

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Non-Contributing Buildings, all are frame construction unless otherwise noted:

- (1) Campus Club, Campus #15; 1-story flank gable, constructed in 1954
- (2) Campus Utility Building, Campus #16; 1-story, flank gable, constructed c. 1954
- (3) Voorhies Auditorium, brick, 1-story, low pitched gable, constructed in 1963
- (4) Boys & Girls Club House, Swift Field; 1-story, flank gable, built 1955
- (5) Cottage, B 6 L 5 & 6, 202 Greenwood; 2-story, hip roof, aluminum siding, porch and window alterations
- (6) Cottage, B 7 L 1, 201 Bluff; 1½-story, multi gable, aluminum siding, additions, porch and window alterations
- (7) Cottage, B 8 L 4, 505 Woodland; 2-story, flank gable, constructed in 1975
- (8) Cottage, B 9 L 1 & 2, 509 Woodland; 2-story, intersecting gables, constructed in 1969
- (9) Cottage, B 13 L 5, 304 Pine; 2-story end gable, aluminum siding, wrought iron porch details
- (10) Cottage, B 19 L 22, 407 Moss Ave.; 2-story, intersecting gables; aluminum siding, additions, window and porch alterations
- (11) Cottage, B 23 L 28, 617 Forest; 2-story, end gable, aluminum siding, front addition
- (12) Cottage, B 23 L 29, 621 Forest; 2-story, end gable, aluminum siding, additions
- (13) Cottage, B 26 L 5, 230 Knapp; 1-story, end gable, constructed in 1971
- (14) Cottage, B 26 L 13 & 14, 209 Water; 1-story, end gable, window and detail alteration
- (15) Cottage, B 31 L 1, 2, 710 Barnes; 1-story, flank gable with dormers, constructed in 1973
- (16) Cottage, B 33 L 4, 305 Preston; 1-story, end gable, constructed 1953
- (17) Cottage, B 39 L 2, 736 Bayside; 2-story, flank gable, asbestos siding, window alteration, loss of porch
- (18) Cottage, B 39 L 14, 712 Bayside, 1½-story, end gable, aluminum siding, constructed 1973
- (19) Cottage, B 39 L 20, 700 Bayside; 1½-story, end gable, aluminum siding, window alterations
- (20) Cottage, B 40 L 1 & 2, 304 Knapp; 1-story, end gable, constructed in 1971
- (21) Cottage, B 40 L 22, 400 Water; 1-story, log construction, built 1955-56
- (22) Cottage, B 44 L 11, 420 Knapp; 1-story, new construction or remodeling

Contributing structures:

- (1) Water Tower, B 25 L 10 & 11; remnant of stone base of water reservoir

Non Contributing structures:

- (1) Wade Memorial Bell Tower; Campus; vertical log bell tower; built in 1973

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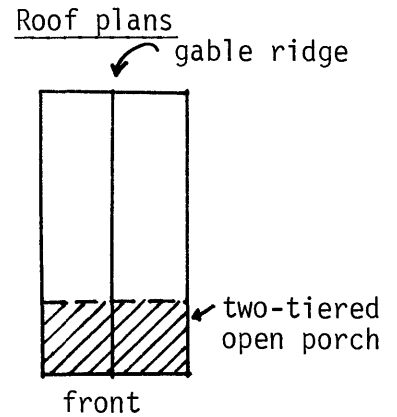
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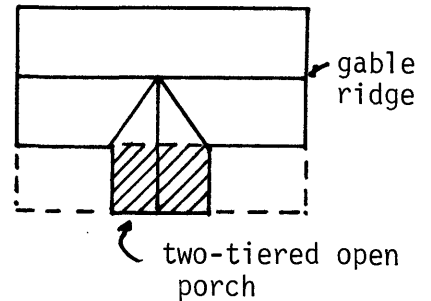
Cottage type 1: Two story, end-gable entrance,
gable roof extends over two-tiered porch.

Total 46*



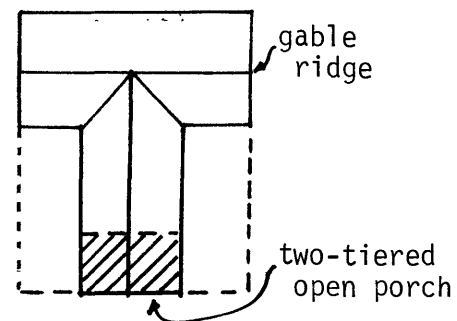
Cottage type 2: Two story, flank-gable entry,
two-tiered porch with perpendicular
gable on center of flank side,
symmetrical facade, first level
of porch often is full length of
front, gabled wall dormer occasionally
takes place of second level porch.

Total 57*



Cottage type 3: Two story, "T" plan with perpendicular
gables, two-tiered porch on gable-end
of foot of the "T", symmetrical design
first level of porch often wraps around
both sides of the legs of the "T".

Total 50*



*Note: Totals include slight variations or those which were later modified.

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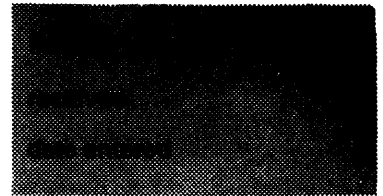
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Bay View, Michigan, is one of the finest remaining examples of two uniquely American community forms, the Methodist camp meeting and the independent Chautauqua. Designed for the first purpose in 1876 as the country's only romantically planned campground, and adapted for the second from 1885 to 1915, Bay View constitutes an extraordinarily well executed ideal Victorian community which, because of its continuing corporate existence and, most important, the ongoing collective values of its membership, remains in an excellent state of preservation of both form and spirit. Bay View is a major monument of American religious, cultural, social, and educational ideals embodied in an artistically shaped community plan with 437 contributing buildings.¹

Travelers to America in the early nineteenth century sought out Methodist camp meeting revivals because, as an invention of the new democracy, these woodland gatherings were thought to indicate the national character of the new country. De Toqueville, for example, thought the extremes of spiritual excitement found at revivals were a necessary antidote to a materialistic culture, which in turn was a reaction to the extreme deprivations of the frontier. Modern studies of camp meetings have emphasized the isolated frontier settler's craving for an intense communal experience, with a similar impulse found among town dwellers by the time of the Civil War. Many who benefited from industrial and commercial prosperity seemed to suffer from a sense of dislocation, from too much change in the growing cities or in their lives -- from childhood on farm or in village to the booming Victorian business world.

The first Bay View camp meeting replicated the woody drama of the earliest primitive revivals, the kind that amazed travelers. A committee of ministers and laymen from the two Michigan conferences had gone into the wilderness in the summer of 1876 and cleared an area of underbrush, building a simple preaching stand and audience area under the trees, with tents behind to sleep in. These were early nineteenth century frontier arrangements and the religion and emotions followed. The scene at night was especially awesome: "Torches lighted up the earnest faces of the crowd around the speakers' stand; beyond stood a circle of Indians like bronze statues against a background of gleaming white tents. The sighing of the wind through the giant trees of the impenetrable forest about us, the sound of the waves on the shore, the fervent response, the weeping of penitents, made a thrilling accompaniment to the solemn words of the preacher."² Such was the power of the primitive meetings, in which the sounds of nature and religion mingled with eerie lighting effects from pine knot firestands for religious experience in a "sylvan cathedral."

But right from the beginning Bay View had been intended as a camp meeting resort. Like Ocean Grove, New Jersey, or Fair Point camp meeting at Lake Chautauqua, New York, it was formed on the model of the pioneer permanent camp meeting Wesleyan Grove on Martha's Vineyard, Massachusetts. Bay View's founding secretary, the Reverend Seth Reed, had been a trustee of the Vineyard meeting and would have known how the Massachusetts campground successfully united religion and recreation in a forested hideaway. Methodists had long taken lessons from the "ancient Hebrews" on this matter, for going "from Egypt" into the wilderness and having joyous festivals, such as the late-summer Sukkot, bound a dispersed people and gave them strength for tougher times. Recreation, health, and spiritual growth belonged together, along with scientific and intellectual development in the Bay View version. The Vineyard camp meeting, with its hundreds of tiny cottages on little tent lots surrounding communal parks, was often seen as a Utopian social critique. Families in the "charmed circle" banished feelings of isolation and greed, the causes of anxiety and selfishness in city life. Nature and experiential religion were the catalysts for a better, kinder society. All of this was uniquely American. Only in this big new land could a prosperous middle class create and maintain new communities based on a non-establishment religion and a wilderness experience of nature.

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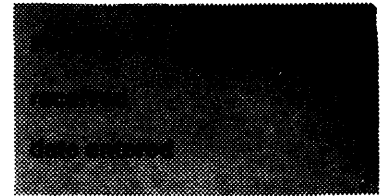
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Bay View's foundation shows that many aspects of the Vineyard meeting were carefully imitated. It was placed on a forested site with healthful springs and a refreshing western breeze from the lake. Bay View was located on the western side of the peninsula to attract members from a broad region — Chicago and Milwaukee as well as Michigan. It depended from the beginning on both cottage construction and popular revivals, for \$10,000 worthy of improvements and fifteen years of camp meetings were part of the lease from the Grand Rapids and Indiana Railway which would give the camp meeting association eventual land ownership. Bay View had three hundred acres, rather than Wesleyan Grove's thirty, to protect its wilderness from intrusion but Bay View's founders may also have studied the promotional arrangements of the Vineyard meeting's unwanted neighbor, the speculative resort Oak Bluffs, which planted itself next to the famous revival in the late 1860s. Bay View's romantic plan seems to imitate the professionally designed Oak Bluffs subdivision. The Michigan meeting's substantial cottages in a variety of Victorian styles on lots which were large by any camp meeting standards suggest that it was carefully designed as an improvement on its Massachusetts model.

The plan of Bay View is an early example of the principles of romantic landscape design applied to subdivisions. The style of artistically curved streets and blocks of lots articulating a hilly terrain was worked out earlier in the century for rural cemeteries. Curving paths through the trees exaggerated the rugged natural topography chosen for these special places, and gave them a different feeling from the grids of straight streets organizing the rest of the world. Romantic design created a sense of otherworldliness and intensified religious feeling.

Samuel O. Knapp of Jackson, the Methodist layman who found the terraced site during a camping trip, may have designed the Bay View plan. Born and raised in New England, Knapp was apprenticed at age ten in a woolen factory and rose within the trade. He later made his "competence" in mining in northern Michigan. His interests included not only civic responsibilities but also serious archaeological study of prehistoric mining sites and, at other times, horticulture, which would have put him in contact with landscape design. Knapp was on the committee which enlarged a Jackson cemetery in the romantic style. A contemporary description of that place could apply to Bay View if one changed the trees: "...the cypress and willow, the parterre and terrace, the hill and dale, — all arranged by the hand of nature, and that of the child of art, with a peculiar harmony."³ The source of ideas, of course, would be the romantically planned subdivision Oak Bluffs, next to the Martha's Vineyard camp meeting.⁴ When the Reverend William Perrine of Albion College, near Jackson, was on the Vineyard in 1869 collecting information about the camp meeting, copies of the new Oak Bluffs plan were given to anyone who wanted them. This plan, based on Boston area cemetery design, was meant to extend the "mazy" feel of the camp meeting into the new development. Both Oak Bluffs and Bay View were later humorously compared to Boston with its "calf-path" layout and attendant confusions. Bay View highbrows, it was said, found the hand of man the better designer than the foot of the cow, but not, it was implied, by much. The history of the American romantic subdivision is not yet written, but it is possible that Bay View will emerge as important. Frederick Law Olmsted's great Riverside, near Chicago, has always been admired by design professionals. But it could be that Bay View popularized romantic community design in the early twentieth century. The Michigan camp meeting had become a summer assembly and was visited by preachers, assembly speakers, listeners, Sunday School teachers, musicians, and college students from all over the country. Riverside never had such crowds.

The Bay View camp meeting association's original statement of purpose included scientific and intellectual development with religion and rest and in 1885 the association acted to complete these intentions. It started a summer educational assembly under the supervision of John M. Hall, a lawyer from Flint with a passion for prose. The burgeoning New York Chautauqua had already paved the way for Methodists to move into wider intellectual arenas. Methodism had a long tradition of social action and the generally liberal denomination took to the new learning — biblical scholarship and criticism, literature, history, biology,

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astronomy, and geology — because John Wesley said faith had many sources. Science and history, properly understood, revealed God's immanence in the world. Assemblies with speakers from all disciplines were a natural outgrowth of summer schools for Sunday School teachers, means for getting the new learning, with its stimulating religious implications, to all. Chautauqua's John Heyl Vincent created a college-level correspondence school with a four-year curriculum for adults who had no access to universities. His Chautauqua Literary and Scientific Circle, with its magazine and textbooks, ennobled the idea of the college-in-a-home and life-long intellectual work as a part of spiritual growth. Moreover, the CLSC students, he believed, needed institutional identification, the college spirit. Reading circle participants were encouraged to come to Chautauqua for round table discussions, socializing, and ceremonies, especially the elaborate graduation rituals with their diplomas, class colors, and marches, all the panoply of "real" college life.

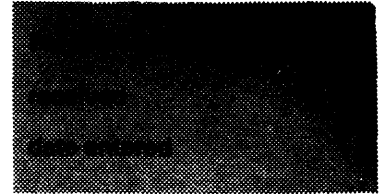
The Chautauqua correspondence school was especially popular in Michigan. There were 130 local reading circles with 2,000 members in the state at the time that John M. Hall started at Bay View. Hall proposed that Bay View be the Michigan Department of the mother Chautauqua so that readers could find their Campus, with its collegial atmosphere, round tables, and graduation ceremonies close at hand. John Heyl Vincent came to Bay View for the Chautauqua Cottage dedication and CLSC programs were directed from Bay View for two decades, even after 1893, when Hall started a competing scheme. The Bay View Reading Circle, Hall's four-year program with its examinations and graduations, was in part a critique of the CLSC. Hall-commissioned textbooks were written for closer integration with the curriculum and his courses seem to have been less expensive. The Bay View circles lasted twenty-five years. Their influence, like that of the plan of the community, is yet to be measured.

With the coming of the summer assembly and reading circles, Bay View's growth was insured. Other institutions followed, the Woman's Christian Temperance Union, the Epworth League, a Sunday School and Bible study department, and a liberal arts summer school, all sheltered in their monumental Queen Anne houses on the Campus, the former Tabernacle Park. Camp meetings continued until 1908, well past the 1891 date required by arrangement with the railway. More cottages were built, reaching a near peak of 420 by 1900, and residents came for the summer from a wider geographical range. As early as 1888, Bay View members wintered not only in the upper mid-west, but also in Syracuse, Brooklyn, New York City, Newark, N.J., Washington, D.C., Atlanta, Des Moines, Kansas City, Colorado Springs, Dallas, Seattle, and Los Angeles. Thirty eight states are represented now. Visitors and residents traveled to a spot which was a wilderness just a few years before to hear speakers and musicians who were stars of the Chautauqua firmament plus, often, special visitors to Bay View alone. Some well known performers at Bay View were William Jennings Bryan, Helen Keller, Carl Sandburg, Drew Pearson, Richard Crook, Madame Ernestine Schumann-Heink, Frances Willard, Jacob Riis, Jane Addams, Booker T. Washington, Lillian Hellman, and Bruce Catton.

The Chautauqua movement, with the CLSC reading programs and assemblies, the independent Chautauquas (such as Bay View), and the commercial tent Chautauquas were a major phenomenon of American intellectual and cultural life, bringing entertainment and fresh ideas to small town America. In 1886, when John Heyl Vincent counted, there were 38 independent Chautauquas using the name and idea of the New York assembly without permission or other formal connection. David T. Glick, who is studying the independents, estimates that 292 were formed, if only for a short time, before 1912. Of these, preliminary investigations suggest that perhaps a half dozen remain in a good state of preservation. Of these, Bay View would seem to be a star for its retention of the complete historic fabric. This along with the community's remarkable plan, its importance as a camp meeting, and its astonishing array of four hundred or so late Victorian cottages make Michigan's Bay View an historic area of national significance.

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Endnotes to "Significance"

¹Many observations in this statement are from the author's forthcoming City in the Woods, the Life and Design of an American Camp Meeting, Oxford University Press, 1987.

²Quoted in Margaret B. Macmillan, The Methodist Church in Michigan: the Nineteenth Century, Grand Rapids: Michigan Area Methodist Historical Society, 1967, p. 311.

³History of Jackson County, Michigan, Vol. I. Chicago, 1886, p. 550.

⁴Ellen Weiss, "Robert Morris Copeland's Plans for Oak Bluffs," Journal of the Society of Architectural Historians, March 1975, pp. 60-66.

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Glick, David T. "The Independent Chautauquas Then and Now." Henry Ford Museum and Greenfield Village Herald, Vol. 13, Number 2, 1984, pp. 42-51.

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Verbal Boundary Description:

Bounded by Little Traverse Bay on the north, Division Road on the east, Petoskey city limits on the west, and on the south by the south line of Township 35 North.

This includes all the area within the boundaries of the Bay View Association.

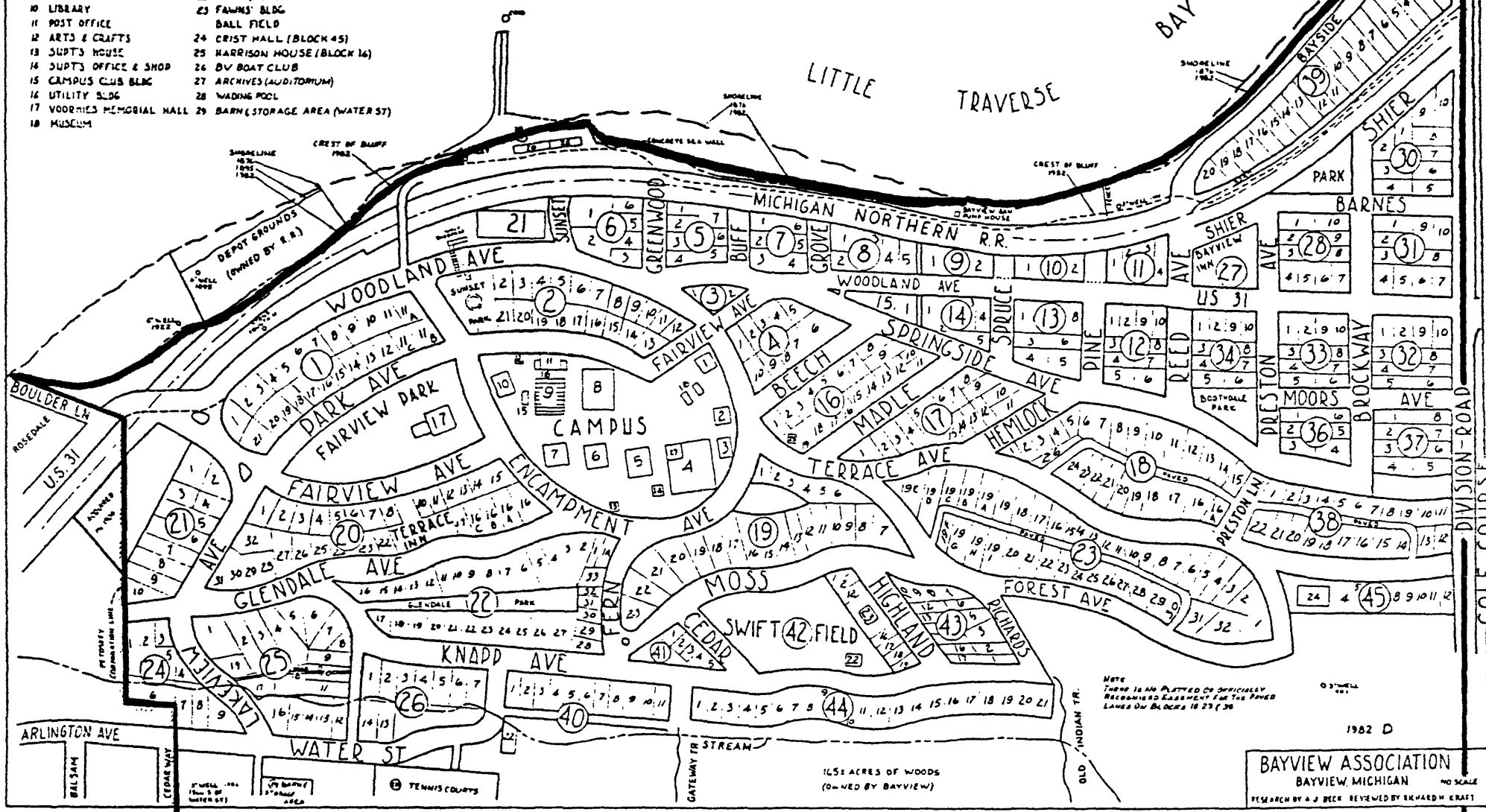
ON THE CAMPS

- 1 WOMAN'S COUNCIL
- 2 EPWORTH HALL
- 3 HITCHCOCK HALL
- 4 AUDITORIUM & OFFICES
- 5 EVELYN HALL
- 6 MUSIC HALL (LIVING ROOM)
- 7 LOUD HALL
- 8 BOWLING COURTS
- 9 SHUFFLEBOARD COURTS
- 10 LIBRARY
- 11 POST OFFICE
- 12 ARTS & CRAFTS
- 13 SUPT'S HOUSE
- 14 SUPT'S OFFICE & SHOP
- 15 CAMPUS CLUB BLDG
- 16 UTILITY BLDG
- 17 VOORHIES MEMORIAL HALL
- 18 MUSEUM

ON THE WATERFRONT

- 19 DOCK
 - 20 RECREATION BLDG
 - 21 TENNIS COURTS
 - 24 TENNIS COURTS-WATER ST
- ON BLOCK 42 - SWIFT FIELD
- 22 BOYS & GIRLS CLUB
 - 23 FAWNS' BLDG
 - BALL FIELD
 - 24 CRIST HALL (BLOCK 45)
 - 25 HARRISON HOUSE (BLOCK 16)
 - 26 BV BOAT CLUB
 - 27 ARCHIVES (AUDITORIUM)
 - 28 WADING POOL
 - 29 BARN (STORAGE AREA (WATER ST))

MAP OF BAY VIEW



NOTE
 THERE IS AN UNPLETTED OR OFFICIALLY
 RECOGNIZED EASEMENT FOR THE PAVED
 LANES ON BLOCKS 18 23 & 38

1982 D

BAYVIEW ASSOCIATION
 BAYVIEW, MICHIGAN NO SCALE
 RESEARCH BY A. J. BECK. REVIEWED BY EDWARD H. KRAFT

DISTRICT BOUNDARY

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