

United States Department of the Interior
National Park Service

1007

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: Cartier, Warren A. and Catherine (Dempsey), House

Other names/site number: Cartier Mansion Bed & Breakfast and Conference Center

Name of related multiple property listing:

N/A

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

2. Location

Street & number: 409 East Ludington Avenue

City or town: Ludington State: Michigan County: Mason

Not For Publication: Vicinity: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 x B x C ___ D

	<u>10/21/14</u>
Signature of certifying official/Title:	Date
<u>MI SHPO</u>	
State or Federal agency/bureau or Tribal Government	

Cartier House
Name of Property

Mason County, Michigan
County and State

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:)

John E. Beall
Signature of the Keeper

12.10.14
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

- Building(s)
- District
- Site

Cartier House
Name of Property _____

Mason County, Michigan
County and State _____

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>0</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic/Single Dwelling
Domestic/Secondary Structure

Current Functions

(Enter categories from instructions.)

Domestic/Multiple Dwelling

Cartier House
Name of Property

Mason County, Michigan
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Cartier House is a large two-story hip-roof Georgian Revival building with yellow-buff Roman brick walls trimmed in Bedford limestone and a four-column galleried Ionic portico across the center of the symmetrical front. The south-facing house has an Ionic-column-trimmed porte cochere on its west side and porch of matching size and finish on the east side. The house's mostly square-head windows have quoin-like smooth limestone facings on either side and limestone slab or brick flat-arch heads with limestone keystones. A large gable-roof wing projects at the back. A side drive leads to a broad-fronted hip-roof carriage house of matching materials and style, with a gable-topped central arched portal containing the double-door entry capped by a round-arch window.

Narrative Description

The Cartier (pronounced "car-TEER") House faces south on East Ludington Avenue, Ludington's main street, and is located just east of the business district of this county seat city and at the west edge of a stretch of East Ludington Avenue that contains many of the city's largest and most distinguished late nineteenth and early twentieth-century homes. Ludington Avenue forms part of highway US-10, which enters the city from the east and runs west to a ferry dock on Ludington's harbor near Lake Michigan from which the National Historic Landmark car ferry *Badger* provides a seasonal connection to Manitowoc, Wisconsin. The rectangular grounds measure 120 feet in width along

Cartier House

Mason County, Michigan
County and State

Name of Property

the street frontage and 140 feet in depth back to a rear alley. A shallow lawn fronts the house, which stands near the sidewalk line and not far back from the wide street.

The house stands on a limestone water table-topped brick base except across the front, where a limestone base with smooth courses outlining rock-face courses between extends from side to side, supporting the central portico and an open terrace on either side outlined by a wooden balustrade. Broad steps, seven plus two more near the sidewalk, lead to the wood decked porch between the portico. The portico is formed of paired Ionic columns on each side supporting a front-facing gable. The columns support an entablature with very low architrave, tall frieze, and pediment with modillioned and dentiled cornices. The shingled gable contains an oval window decorated with keystone-like wood trim at the four outer points. The portico's massive two-story columns support a second-story gallery whose edges, including a bow-front central portion between the column pairs, are finished as an entablature, with cornice, matching the main one capping the columns. The gallery front's cornice projects slightly beyond the columns. The gallery's colonial turned-baluster railings are more delicately scaled than the first-floor front's balustrade.

The walls are of yellow-buff Roman brick. The corners display raised brick piers that rise to Ionic capitals made of limestone on each face. These support the broad entablature and cornice (of the same design as the portico's), which extend entirely around the house, including its rear extension. The main hip roof contains two gabled dormers each in the side-facing (east and west) faces of the roof.

The house displays a symmetrical front except for an extension of the raised terrace at the east end that projects eastward far enough to form an open side terrace connecting with the more broadly projecting east side porch. The front contains a broad square-head center doorway, with sidelights and transom. A doorway out onto the second-story front porch also has sidelights and a fanlight above. A small square-head double-hung window is recessed into the wall to either side of this second-story door. Most of the house's windows are large square-head ones, with limestone slab sills and quoin-like smooth limestone facings on either side. The downstairs windows have broad limestone slab heads, the upstairs one brick flat-arch ones with raised limestone keystones.

The house's east side façade displays a rounded bow-front section between the front corner and front edge of the porch. The bow-front contains three side-by-side windows in each story. The porch itself has a smooth and rock-face limestone base, and three Ionic columns at each outer corner support a classical entablature matching the house's main one, though at smaller scale. The porch has a balustrade matching those across the front. The east façade also has a broad slightly projecting brick chimney stack rising along its middle portion and, cutting through the cornice, rising well above the eaves.

On the house's west side is the porte cochere, of size and finish matching the east porch. The outer side, across the drive from the house's west façade, has a smooth and rock-face limestone base supporting three Ionic columns at each end and a flat roof with entablature identical to the east porch. Beneath the porte cochere a short staircase at each end rises to a platform by a side entrance to the house. The center part of the railing was originally open and the step down at that location would have brought the traveler to the level of the carriage. Directly above the porte cochere, facing out over its roof, is a broad four-part window with low arch head beneath a brick arch with limestone keystone. The window contains four double-hung windows, separated by narrow pilasters, with transoms above, plus the arched part above in which the muntins form narrow side and a broad central arch. The double-hung window sash each displays a "Union Jack" form, with central vertical and horizontal and corner-to-corner muntins. The windows' lights are of ornamental leaded glass. The other west-side elevation windows are square-head ones that, like the front and east side's windows, have quoin-like limestone facings and limestone slab sills and caps or flat-arch heads with limestone keystones.

The gable-roof rear wing, slightly lower than the main front section, has a slightly lower entablature and cornice, with dentils but no modillion band. The shingled rear gable contains a single lunette or fanlight window. Each roof slope contains a single gable-roof dormer. There is a small rear door porch with square-plan columns and classical entablature/cornice like the rear ell's main one.

Cartier House

Mason County, Michigan
County and State

Name of Property

The front door beneath the portico leads into a tile-floored anteroom and then into the front hall, finished in red oak. Like all the main first-floor rooms, it is finished in very high quality natural wood-finish rather than painted Colonial Revival woodwork. Its floor is of white oak with oak and hickory parquetry around the margins. A broad opening – framed by an Ionic column on either side and with an architrave trim surround and classical entablature and cornice above – on either side leads into the living room on the right/east and much smaller music room on the left/west. Beyond the two front rooms, at the hallway's north end facing the front entry is a fireplace with wood paneled front outlining the mottled forest green tile-fronted firebox and paneled breastwork above containing large mirror. A projecting mantelpiece is supported by elaborately carved brackets at the ends and in the center, and there is a built-in seat facing the hearth to the fireplace's left below the main staircase. All the fireplaces contain small fireboxes with elaborately detailed metal grates that used coal.

A deep alcove to the left near the fireplace and behind the music room contains the main second-floor staircase. It rises in three flights, three steps running north at the bottom to a first landing next to the fireplace, then a longer flight west along the room's north wall up to a broad landing inside the house's west façade, presided over by the broad arched central west window, and finally a third east-running flight along the alcove's south wall up to the second-floor hall. The staircase has paneled square-plan newel posts and turned spindlework balusters. The hall and staircase have paneled dados and the hall cased ceiling beams.

The music room features mahogany door and window trim. Its broad single-light front window is topped by a leaded glass transom. The room contains a grand piano.

The living room is trimmed in cherry. Its oak floor displays mahogany and white maple parquetry around its margins. The broad single-light south (front) window and triple window in the east-side bow have leaded glass transoms. The bow's windows are set into a shallow alcove framed by architrave trim topped by a classical entablature and fronted by a built-in window seat. A large fireplace angles across the northeast corner of the room, back-to-back with another fireplace in the dining room behind. An elaborate mantelpiece displays paired paneled Ionic pilasters flanking the green and blue tile-faced firebox and supporting a dentil-trimmed entablature and narrow shelf. Raised areas of the entablature above the pilasters' Ionic capitals are carved with slightly recessed oval sunbursts in strong relief. Above the shelf a large square mirror is framed by paired freestanding Ionic columns on each side that support their own festoon-detailed entablature. Like all the prime main-floor rooms, the living room can be separated from other rooms by pocket doors.

Another broad square-head opening connects the living room with the dining room, located directly behind it on the house's east side. There is also an entrance from the front hall located to the right of the hall fireplace. This room is finished in sycamore wood. The dining room fireplace, angled across the room's southeast corner back-to-back with the living room one, and a large built-in sideboard/china cabinet across the northeast corner give this side of the dining room a semi-octagonal form. The room's fireplace, china cabinet, the central transomed triple window, and the doors are all framed in paneled pilasters with carved Ionic capitals that, again, support a unified classical entablature surrounding the entire room. The dark tile-faced firebox is capped by a bracket-supported shelf and large mirror above. The combination sideboard/china cabinet has wood-door cabinets and drawers below and lower and upper glass-fronted cabinets with shelving above. This room also has cased beams in its ceiling.

Behind or north of the front hall is the den. Entered from the front hall to the right or east of its fireplace, it contains a fireplace that, back-to-back with the hall fireplace, displays a broad surface of turquoise-hue brick-pattern glazed tile below a simple bracketed wood shelf. The wall to either side is finished in paneled lower and upper cabinet doors up to the ceiling above built-in bench seats.

The library, finished in black walnut, is located west of the den and behind (north of) the main staircase on the house's west side, off a hall that, connecting with the first/lowest landing of the main staircase off the front hall, separates it from the library. It is entered from the hall through a broad opening that, spanning its entire side of the room, is flanked by Ionic columns on low pedestal bases. The library contains wood-door cabinets across the bottom and glass-fronted bookshelves above up nearly to the ceiling on two sides and, on the third, original wall covering painted on canvas in Art Nouveau style. The walls below the ceiling are capped by a dentil-trimmed entablature.

Cartier House

Mason County, Michigan
County and State

Name of Property

The back part of the house contained the kitchen; former "regular pantry," as described in the May 11, 1905, newspaper story celebrating the house's completion, now used as the office; butler's pantry, now the kitchen; and regular or baker's pantry.

The second story contains five bedrooms reached from a central hall plus two bedrooms in the rear section, one originally a sewing room, the other a maid's quarters, with its own bathroom. The rooms in the rear section are now used to house exhibits on the Cartier family. The original master bath retains its ceramic tile floor, glazed tile dado, and white sink, tub, sitz bath, and shower basin with its brass shower and curtain ring equipment. One of the five bedrooms also had its own bathroom. Bathrooms with bathing facilities and toilets were installed in former closet spaces in three of the bedrooms in 1992 when the bed-and-breakfast operation began.

The May 1905 newspaper story makes note of the attic with its gymnasium, dark room, and general play room. The gymnasium space with its hardwood floor, eleven-foot high ceiling, and plastered finishes remains in place and retains the original trapeze bar, rings, and boxing equipment, as does the photographic dark room with its red safe-light window, sink, and separate dry-printing area.

The house's basement has eight-foot plastered ceilings and a floor plan matching the first floor plan. The owners have a three-bedroom apartment in the basement.

Heating/Ventilating/Lighting

The house has always been heated by steam heat, now provided by three natural gas boilers. Rooms could be isolated by closing the pocket doors that exist between all the first-floor rooms. To help isolate the cooler rooms from those that were maintained warmer, heavy drapes were hung on rods mounted in the doorways – the fixtures remain in place. This allowed drafts to be controlled and provided some insulation. Each room of the house has an ornate thermostat that controlled the temperature in that room based on an adjustable set point. A pneumatically operated control system opened and closed a valve on the steam line leading to that room's radiator making it possible to tune the system to provide warmer and cooler rooms. Coal was used as a secondary source of heat in four of the five first-floor fireplaces. The fifth fireplace utilized gas as its heating fuel.

From the first the house was provided with a system for providing air circulation during the sometimes hot and humid summer evenings. Knowing that the house design would act like an oven because of the solid masonry exterior walls, getting hot air out and cool nighttime air in was critical to the residents' comfort. A ventilation system was devised that used steam as the source of power to move the air in each of selected rooms. Many of the rooms were ducted to a roof-mounted ventilator which in and of itself would provide some level of circulation, but to assist the air exchange a radiator was mounted in the rooftop ventilator to add to the natural effect of rising warm air. During the hot summer months a boiler in the basement was operated to provide steam to this radiator. The hot air created a draft that had the effect of drawing air from the occupied rooms. The removed air was replaced with cool air from open windows, thus creating this novel air-conditioning system.

The house retains its original chandeliers and ceiling light fixtures, mostly of brass with glass shades. Most were originally combination fixtures, designed for use both with gas and electricity. The house retains its Matthews Gas Company gas generator (not in use). A counterweight-operated air pump pushed gasoline vapor from a buried side yard tank to a carburetor located in the basement. The same air pump provided the pressure to deliver the gas to the light fixtures located throughout the house. The size of the flame was regulated by the gas pressure which would be changed by adding or removing weights on a diaphragm in the carburetor. The owners comment that, given the safety concerns with this kind of operation, "It is no wonder that Warren Cartier decided to start a gas utility company in Ludington."

Carriage House

A partly brick and partly concrete drive, all built within the last thirty years, through the porte cochere along the house's west/left side leads to a broad-fronted carriage house that stands at the back of the property behind a paved forecourt as wide as the building's front that provides spaces for a few cars. The one-and-one-half-story tall hip-roof building is built with walls of the same yellow-buff brick, trimmed in Bedford limestone, as the house itself. The south-facing front contains a central gable that spans a double-door vehicle entry, with a triple window, beneath a

Cartier House

Mason County, Michigan
County and State

Name of Property

round-arch head, above. The gabled entry section is framed by raised brick Ionic piers, with limestone bases and capitals. These support wide dentilled classical entablatures and cornices that extend outward in both directions to the building corners and around the sides and back as well to another gable-topped projection of the central part of the rear façade. Raised brick quoins mark the building's four corners. The front is not quite symmetrical: two low square-head double-hung windows to the left or west of the central gable complement a square-head window and door to the east/right. The hip roof is topped by a centrally positioned octagonal cupola, with bell-shaped roof, resting on a low square clapboarded base. The hip roof contains four small gable-roof dormers, one at each end and one on the front roof slope on either side. The building's rear façade has two double-door vehicle entrances at grade and a third double door, with projecting wooden boom above, to what was originally the second-story hayloft in the central gable. The building's rear façade directly adjoins an east-west alley that runs through the center of the city block in which the house stands. The carriage house retains three horse stalls plus a separate area for a cow. A watering trough, tie-off bar, wash station, and tack room are still present. The second story contained a bedroom for stable hands and drivers located directly above a first-floor bathroom. The second-floor hayloft space was later used as a dance studio.

Cartier House
Name of Property

Mason County, Michigan
County and State

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.)

Architecture
Industry

Cartier House
Name of Property

Mason County, Michigan
County and State

Period of Significance
1903-1934

Significant Dates
1903
1905
1934

Significant Person
(Complete only if Criterion B is marked above.)
Warren A. Cartier

Cultural Affiliation
N/A

Architect/Builder
Haug & Scheurmann, Saginaw, architects
Freuchtet & Sons, Saginaw, contractor
H. B. Caswell & Son, Ludington, stonework contractor

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 Cartier House was the home of leading Ludington lumber manufacturer and businessman Warren A. Cartier, who settled here with his parents in 1877. Cartier entered into his father Antoine E. Cartier's Cartier Lumber Company business in 1888 and subsequently acquired additional lumber and other business interests including manufacturing, banking, and a general or department store that made him a leading business figure in the city until his death in 1934. Designed by Saginaw, Michigan, architects Haug & Scheurmann, the Cartier House is the outstanding example of the early Georgian or Colonial Revival in Ludington and an important example in the statewide context.

Cartier House
Name of Property

Mason County, Michigan
County and State

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

Ludington

Burr Caswell, a fisherman, became the first settler at the future Ludington location in 1845 and brought his family to join him in 1847. The site was known as Pere Marquette because of its location at the mouth of the Pere Marquette River. In 1849 Baird & Bean established the first sawmill, the beginnings of what became the city's leading industry during the later nineteenth century. George W. Ford purchased the mill in the mid-1850s. James Ludington of Milwaukee, Wisconsin, who loaned Ford start-up money, took over the sawmill operation in 1859 when Ford defaulted and expanded operations. Construction of a Flint & Pere Marquette Railroad, which would connect Flint via Saginaw to Pere Marquette, began in 1859. The line was developed with the idea that its construction would open the virgin timberlands through which it passed to lumbering and bring profits through the shipping of lumber products to market. The F. & P. M. was completed to Pere Marquette late in 1874.

In 1864 a Ludington post office, named for prime mover James Ludington, was established. Ludington platted the first part of the village in 1867. Two years later he sold off his lumber interests to a newly formed Pere Marquette Lumber Company. In the next few years a number of companies built large saw, shingle, and planing mills (in an 1870 letter, lumberman Delos Filer estimated that the Pere Marquette River passed through timberlands containing three billion board feet of pine). The growth of business, fueled by the impending completion of the railroad, raised the population to over 1000 in 1873, when the city of Ludington, named for James Ludington, was chartered. Ludington also became the Mason county seat in 1873. Further rapid growth was assured when, in 1875, the Pere Marquette established steamer service to connect its line with lines west from Manitowoc, Wisconsin, directly across Lake Michigan (summarized from H. R. Page & Co., 9-24, 54). Ludington's location at the mouth of the Pere Marquette River, used for floating each winter's cut of logs from the interior timberlands to the mills at the river mouth, and the railroad and steamship connections quickly made Ludington, like its neighbor Manistee at the mouth of the Manistee River twenty miles to the north, an important sawmilling and lumber center. Ludington's sawmills would continue to be key features of the city's economy, cutting first the pine and then hardwoods, into the twentieth century.

Warren A. Cartier and the Cartiers

Warren Antoine Cartier (1866-1934) was born in Manistee. His family was from Quebec, descended from Julian Cartier, who emigrated from France in 1649 and settled near the city of Quebec. W. A. Cartier's father, Antoine E. Cartier (1836-1910), was born in Maskinonge, Quebec, on the north side of the St. Lawrence River between Montreal and Trois Rivieres. He migrated to Chicago in 1854 and was soon living in Manistee. He went to work in the woods for the lumber firm, Filer, Tyson & Robinson, and was so well regarded he was made the firm's woods foreman within two years. From there he entered into a successful career in the lumber industry that made him a wealthy man – in early booming companies on the Manistee and Pere Marquette rivers that contracted with mill operators to drive their logs from the upstream river bank storage sites and deliver them to the mills and then in a series of lumber firms involved in logging and sawmilling. In 1882 he organized the Cartier Lumber Co. Antoine and Eliza Ann Ayres, a schoolteacher who, born in Vermont, was a grand niece of Gen. Ethan Allen of Green Mountain Boys fame, were married in 1859 and settled in Ludington, where Antoine's lumber interests were by then centered, in 1877. He served as mayor of Ludington in 1881 and 1882 and was president of Ludington's Commercial & Savings Bank. When the bank failed in 1894, Antoine Cartier personally paid off every depositor in full, costing him his fortune (Morgan A. Cartier, 30-33, 47-52; Perry, III, 1188-89; Western Publishing and Engraving Co., 246).

Warren Cartier was born in Manistee and moved to Ludington with his parents in 1877. He attended high school in Ludington and then attended Varennes College, described in the family genealogy as "one of the finest commercial schools," in Varennes, across the St. Lawrence from Montreal, graduating in 1883. The genealogy describes him as

Cartier House

Mason County, Michigan
County and State

Name of Property

an excellent student and "head of his class." Warren Cartier then attended Notre Dame University, graduating in 1887 with a B. S. in Civil Engineering. He was married to Catherine Dempsey in 1888. Cartier first entered into his father's Cartier Lumber Company, eventually becoming secretary and treasurer as well as general manager of this major Ludington lumber manufacturer, reorganized after Antoine Cartier's death in 1910 as A. E. Cartier Sons Co. He also soon branched out with partner William Rath in the Rath & Cartier lumber business. The firm owned vast timber lands but contracted with others' mills for manufacturing the lumber. By 1910 he was also secretary and treasurer of the Cartier Manufacturing Company, another lumber manufacturer located, like Cartier Lumber, at the foot of S. James Street, and of the Cartier-Magmer Co. general or department store, 902-20 S. Washington. The store offered everything from groceries, clothing, and dry goods to feed, coal, lumber, lime, and cement. All of these enterprises except Rath & Cartier were family owned affairs – in each brother Desire E. Cartier was president or chairman and in Cartier Lumber another brother, Charles E. Cartier, was vice-president (Morgan A. Cartier, 56; Perry, III, 1186; Polk, 1910 Ludington city directory).

Warren A. Cartier's other non-lumber-related business interests included: the Ludington Gas Company, United Home Telephone Co. (which he founded because of dissatisfaction with Bell Telephone), the Ludington State Bank and other banks in nearby communities including the Bank of Fountain (in nearby Fountain), the Mason County Real Estate Company, the Electric Tamper & Equipment Co., and, with William Rath, the Star Watch Case Co. The Star Watch Case Co. was established in Illinois in 1895 and moved to Ludington in 1905, opening its plant in 1906. It remained in business until 1982 (Anderson, 161). Cartier was clearly a leading businessman and industrialist in Ludington.

An October 13, 1904, story in the *Ludington Record-Appeal* points to another enterprise in which Cartier was involved, the Cartier-Brillhart Company. Under the headline "Another Factory Secured," the story reported that Cartier, with E. L. Brillhart of Pentwater, planned to establish Cartier-Brillhart and build a 60 X 100-foot factory to manufacture wagons and other vehicles and farm and garden machines. Brillhart bought Cartier's former residence and planned to move in when the Cartiers occupied their new home (*Record-Appeal*, 10/27/1904). It is not clear whether the planned factory ever went into operation; the 1905-10 state business gazetteers and the 1910 city directory, the first available, list neither the company nor Brillhart.

Like his father, who was mayor of Ludington in 1881 and 1882, Warren Cartier also served in public office, as alderman and then as mayor, elected in 1899 and 1903. Warren Cartier donated to the state of Michigan much of the land included in Ludington State Park and in 1899 donated to his Alma Mater, Notre Dame, Cartier Field, a ten-acre enclosed field with track, football and baseball fields, and grandstand. Cartier, a devout Catholic, served for nine years as president of the state Catholic Mutual Benefit Association.

In addition, son Morgan E. Cartier in the biography of his father in the Cartier genealogy states that in August 1906 Warren was instrumental in the founding of the national Catholic Church Extension Society of the United States, which aided poor parishes in building and equipping churches, rectories, and schools and supporting clergy – the meeting with a friend of his, then Fr. Francis C. Kelley of Lapeer (later Bishop of Oklahoma), at which the society was founded reportedly taking place in the den in Cartier's then new house. Morgan may have had the date a year off – the society listed its founding date as October 18, 1905, when a group of clergy met at Archbishop Quigley's residence in Chicago and formally organized the society. This formal organizational meeting would likely have followed the earlier informal meeting Morgan notes between Cartier and Fr. Kelley at Cartier's house in which Kelley set forth his idea and Cartier offered his encouragement. The society's *Extension Magazine, Silver Jubilee Number 1905-1930*, makes clear that Fr. Kelley was the organization's founder and lists Warren Cartier first in the list of lay members of the society's board of governors and as the board's recording secretary (6, 11, 102, 133), certainly a mark of Cartier's importance within the organization. Morgan's biography states that Warren Cartier himself donated funds to build a church in Austwell, Texas, and one for a Black parish in Tulsa, Oklahoma (Morgan A. Cartier, 56-61). Warren A. Cartier died in 1934.

The House

The Cartiers began construction of the nominated house in the fall of 1903. Under the headline, "To Be the Finest in Ludington. Hon. Warren A. Cartier Starts Palatial Residence on East Ludington Avenue," the October 28, 1903, *The*

Cartier House

Mason County, Michigan
County and State

Name of Property

Ludington Chronicle reported that ground was broken the previous week for the house on recently purchased property located opposite father A. E. Cartier's residence. The paper listed the architect as F. T. Scheurman of Saginaw and stated that the basement was to be completed "this fall" and allowed to settle over the winter. The walls were to be faced in cream glazed brick trimmed with Berea stone. In mid-January 1904 the *Ludington Record-Appeal* reported that "Last week W. A. Cartier let the contract for building his new residence on Ludington avenue to Freuchtet & Sons, a Saginaw contracting firm. No work will be done until spring, however, the foundations having already been laid. The contract for the stone work was given to H. B. Caswell & Son of this city, while that for the plumbing and heating still remains unsettled" (Jan. 14, 1904). The June 3, 1904, *Chronicle* noted in its news briefs that "Hon. W. A. Cartier is progressing finely with the erection of his mansion on the Avenue." A few months later, on October 27, 1904, the *Record-Appeal* reported that E. L. Brillhart purchased the Cartiers' present house and would occupy it as soon as the Cartiers moved into the new house. The new home was completed in May 1905. The May 11 *Record-Appeal* in a story entitled "Another Handsome Ludington Residence," noted that the Cartiers would be moving in during the week. Along with noting that the exterior stone trim was of Bedford limestone rather than the Berea sandstone originally listed, the story defined the house's rooms, including an attic gymnasium, dark room, and general play room - "for the boys."

The new home the Cartiers occupied in May 1905 is one of Ludington's landmark houses and buildings from an architectural standpoint, distinguished from the many other fine late nineteenth and early twentieth-century homes along East Ludington Avenue east of the downtown by its large size, masonry exterior (most of the avenue's large homes are wooden), elaborate and costly Colonial/Georgian Revival finishes, and its adjacent large matching carriage house.

Plans for the house in the possession of the previous owners list the architects as Haug & Scheurmann of Saginaw. Knowledge of the work and career of this short-lived but obviously talented firm is very limited at present. Haug & Scheurmann consisted of Charles H. Haug and Fred T. Scheurmann (spelling of Scheurmann's name seems to have varied, with one and two n's seen). The firm is listed for the first time in the 1897 state gazetteer and business directory. The 1905-06 gazetteer and directory no longer includes Haug but lists Scheurmann & Merriam, architects, with Roy J. Merriam. In the 1907 directory Scheurmann is listed as an architect on his own. The 1905-06 and subsequent directories also list Fred T. Scheurmann as treasurer of the Scheurman Lumber Company, manufacturers and wholesalers of hardwood lumber, and beginning with the 1911 directory he is listed only as part of the lumber firm. The list of thus far identified Haug & Scheurmann building designs includes only these three additional buildings:

- Pollasky Block, 101-09 W. Superior St., Alma. 1897-1902. Source: Alma Downtown Historic District national register nomination, 53-55 (from Mildred L. Smith, *Pioneer Family Promotes Progress: the Building of the Pollasky Block*. Alma, 1984).
- Schlieder Building, 212-14 W. Main St., Owosso. 1899. The April 21, 1899, *The Owosso Times* contains a brief notice that "Haug & Scheurmann, Saginaw architects, are drawing plans for the three story building to be built on West Main street by John Schlieder for Sunnyside Greenhouse...." What was built in 1899 was the two-story east half of the present 212-14 building, expanded in matching style later. It displays piers and a swag-decorated entablature similar to the Pollasky Block's. (Source: Owosso Downtown Historic District national register nomination, 36.)
- Alma Village Hall, 225 E. Superior St., Alma. 1902-03. Source: Alma Downtown Historic District national register nomination, 41-45 (from *Alma Record*, 5/23/1902; 9/26/1902; 5/1/1903).

All of these buildings display Georgian and Colonial Revival features modelled after the architecture of the later eighteenth and very early nineteenth centuries.

William B. Rhoads in his "The Discovery of America's Architectural Past, 1874-1914," shows that sporadic interest in America's early architecture of the colonial era to the early 1800s on the part of American architects began to crystallize in the 1870s. Architects then began to look more seriously at these buildings, studying the architecture and making drawings of buildings and architectural details that were published in architectural periodicals such as the *Architectural Sketch Book* and the *American Architect and Building News* and in the first books such as Arthur Little's *Early New England Interiors*, published in 1878. Frank E. Wallis' *Old Colonial Architecture and Furniture*

Cartier House

Mason County, Michigan
County and State

Name of Property

(1887), containing sixty plates of Wallis' drawings, including exterior and interior details as well as perspective sketches resulting from several years of study from Massachusetts to Virginia, became an early and important source of inspiration for architects designing in the Colonial Revival. The 1890s saw the first publications containing collections of photographs of colonial architecture. Rhoads makes note of James M. Corner and Eric Ellis Soderholtz's *Examples of Domestic Colonial Architecture in New England* (1891) as an early and influential example, citing the comment made by Charles McKim of the New York architectural firm McKim, Mead & White, key figures in the architectural profession, that the book "is in constant daily use in our office, and ... we consider no Architectural Library complete without it" (Rhoads, 28, quoting an 1891 letter to the book's authors). By the time Haug & Scheurmann were designing the Cartier House and their other buildings that made use of Colonial Revival elements, additional sources, pre-eminent among them being William Rotch Ware's *The Georgian Period*, containing 450 plates in twelve parts, published in the 1898-1902 period, were available. The Cartier House is a highly successful example of the type of Colonial Revival patterned in general after the larger American Georgian houses of the mid-eighteenth century that its architects would likely have known through the available books such as Ware's *The Georgian Period*.

The city of Ludington contains its fair share of significant historic architecture, including fine late nineteenth and early twentieth-century homes for several blocks along East Ludington Avenue and adjoining streets in the area near and east from the Cartier House. This residential area as a whole is likely eligible for listing in the National Register of Historic Places. The houses are mainly wooden and range in style from Italianate to Arts-and-Crafts-inspired, but among the large homes Eastlake and Queen Anne homes from the 1880s and 1890s predominate. The Warren A. and Catherine (Dempsey) Cartier House stands out among the street's and the city's large homes for both its lavish Colonial/Georgian Revival styling and its masonry construction. There were and are other large early twentieth-century Michigan houses that exemplify this Georgian side of the Colonial Revival, some – as is common in the architecture of the time in general – combining Colonial/Georgian features with Neoclassical features modelled on American houses from a later time period from about 1825 to 1860. Michigan examples that come to mind include:

- Carroll L. Post House, 238 Capital, NE, Battle Creek (1907-08), designed by George F. Barber, Knoxville, TN (Maple Street Historic District national register nomination form, MI SHPO.)
- Alfred and Carrie Bousfield House, 1200 Center Avenue, Bay City (1892). (Wolicki, 165-67.)
- Virgil and Mary Tupper House, 1001 Center Avenue, Bay City (1906), designed by Clark & Munger of Bay City. (Wolicki, 169.)
- Millard D. Olds House, Cheboygan (c. 1910; burned and demolished 1960s), designed by E. S. Childs, NY. (Millard Papers, Clarke Historical Library, Central Michigan University.)
- Morris G. and Margaret Clarke House, 215 E. Chicago St., Coldwater (1902), designed by Asbury Buckley of Chicago. (Chicago Pike Inn, quoting *Courier* newspaper, 1/24 and 5/2/1902.)
- Mr. and Mrs. C. W. Johnson (Ranney) House, 109 E. Washington, Greenville (1905). (Greenville national register nomination, inventory entry for 109 E. Washington.)
- R. J. Tower House, SE corner of N. Franklin and W. Grove, Greenville (1905; demolished 1952). (Greenville Downtown Historic District national register nomination, inventory entry for 114 W. Grove.)

None of them appear any more highly polished in design – or intact – than the Cartier House.

Subsequent History of the House

Cartier family members continued to own the property until 1950, when it was sold to Abraham and Genevieve Schoenberger. The Schoenbergers owned the property for the next fifty-six years, preserving it remarkably intact. Mr. Schoenberger was a butcher and owned a grocery store in Scottville, east of Ludington. Mrs. Schoenberger was a dancer and gave lessons in the loft of the carriage house for more than forty-five years. Daughter Marlene carried on the dance studio after her mother passed away and began the bed-and-breakfast operation as Schoenberger House Bed & Breakfast in 1992. Son Morris Schoenberger is an attorney, judge, and at the present time a mediator in the Lansing area. The youngest daughter is Lana Pollock, who served two terms in the Michigan Senate and at the present time, effective June 26, 2010, is the Chair of the U. S. Section of the International Joint Commission

Cartier House

Mason County, Michigan
County and State

Name of Property

established by the United States and Canada under the Boundary Waters Treaty of 1909 to prevent and resolve disputes and advise on issues relating to water resources affecting the two nations.

The present owners, Gary and Sue Ann Schnitker, took ownership in October 2005 and operate the house as the Cartier Mansion Bed & Breakfast and Conference Center.

9. Major Bibliographical References

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

Anderson, William M., ed. *Mason County Pictorial History*. Ludington: Mason County Historical Society, 1987.

Cabot, James L. *Ludington 1830-1930*. Images of America series. Charleston, SC: Arcadia Publishing, 2005.

Cartier, Morgan E. *Cartier Geneology: Medieval France, Early and Modern Canada, United States*. 1957.

Catholic Church Extension Society of the United States. *Extension Magazine*. Silver Jubilee Number 1905-1930. Vol. XXV, no. 5. Oct., 1930.

Haug & Scheurmann, Architects. Plans for Cartier House. In possession of Schoenberger family.

The Ludington Chronicle.

- "To Be the Finest in Ludington. Hon. Warren A. Cartier Starts Palatial Residence on East Ludington Avenue." 10/28/1903.
- "Hon. W. A. Cartier is progressing finely with the erection of his mansion on the Avenue." 6/3/1904.

Ludington Record-Appeal.

- "Last week W. A. Cartier let the contract...." 1/14/1904.
- "Another Factory Secured" [Cartier-Brillhart Co.]. 10/13/1904.
- E. L. Brillhart bought old Cartier house. 10/27/1904.
- "Another Handsome Ludington Residence." 5/11/1905.

National Register of Historic Places nomination forms, MI SHPO

- Greenville Downtown Historic District, Greenville
- East Maple Street Historic District, Battle Creek

Page, H. R., & Co. *History of Manistee, Mason and Oceana Counties, Michigan, with Illustrations and Biographical Sketches of Some of Its Prominent Men and Pioneers*. Chicago, 1882.

Polk, R. L., & Co. *R. L. Polk & Co.'s Ludington City and Mason County Directory 1910-1911*. Detroit, MI, 1910.

Polk, R. L., & Co. *Michigan State Gazetteer and Business Directory*. Detroit, MI. 1905, 1907-09 editions.

Cartier House

Mason County, Michigan
County and State

Name of Property

Powers, Perry E., assisted by H. G. Cutler. *A History of Northern Michigan and Its People*. Vol. 3 of 3. Biographies of Warren A. Cartier, 1186-87, and Antoine E. Cartier, 1187-90.

Rhoads, William B. "The Discovery of America's Architectural Past, 1874-1914." In MacDougall, Elisabeth Blair, ed. *The Architectural Historian in America: A Symposium in Celebration of the Fiftieth Anniversary of the Founding of the Society of Architectural Historians*. Washington, DC: National Gallery of Art/Hanover, NH: University Press of New England, 1990. Pages 23-39.

Schnitzler, Gary and Sue Ann. Draft national register nomination for Cartier Mansion. 2014.

Western Publishing and Engraving Co. *Cyclopedia of Michigan: Historical and Biographical, Comprising a Synopsis of General History of the State, and Biographical Sketches of Men Who Have, in Their Various Spheres, Contributed Toward Its Development*. NY/Detroit, 1890. Biography of Antoine Cartier, 246.

Wolicki, Dale Patrick. *The Historic Architecture of Bay City, Michigan*. Bay City: Bay County Historical Society, 1998.

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property Less than one

Cartier House
Name of Property

Mason County, Michigan
County and State

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: 43.955819 | Longitude: -86.442535 |
| 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.)

Lots 4 and 5, Block 2, C. E. Resseguie's Second Addition, City of Ludington.

Cartier House
Name of Property

Mason County, Michigan
County and State

Boundary Justification (Explain why the boundaries were selected.)

Entire property historically and currently associated with the house.

11. Form Prepared By

name/title: R. O. Christensen, national register coordinator
organization: MI SHPO
street & number: 702 W. Kalamazoo St.
city or town: Lansing state: MI zip code: 48909
e-mail christensenr@michigan.gov
telephone: 517/335-2719
date: August 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

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.

Cartier House

Name of Property

Mason County, Michigan

County and State

Photo Log

Name of Property: Warren A. and Catherine (Dempsey) Cartier House

City or Vicinity: Ludington

County: Mason

State: Michigan

Photographer: Sue Brown (Photography of Sue Brown, Ludington)

Date Photographed: Exteriors, Oct. 2014; interiors, fall 2013

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

No photo 1

2 of 19: South and east facades.

3 of 19: South (front) facade.

4 of 19: East and north facades.

5 of 19: West and north facades.

6 of 19: West and south facades (carriage house south facade at left).

7 of 19: Carriage house south facade.

8 of 19: Carriage house north (alley) facade.

9 of 19: Front hall looking north.

10 of 19: Staircase off front hall, facing west-northwest.

11 of 19: Front all looking west into Music Room.

12 of 19: Music Room facing west

13 of 19: Living Room facing east

14 of 19: Dining Room facing northeast

15 of 19: Den facing south

16 of 19: Library facing west

17 of 19: Bedroom

18 of 19: Southeast bedroom

19 of 19: Original bathroom

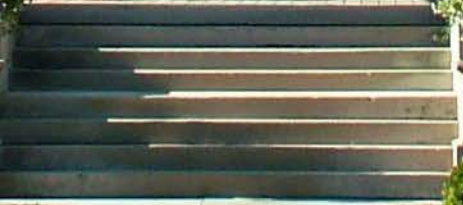
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.



Cartier, Warren A. and Catherine (Dempsey), House, Mason County, Michigan

Lat.: 43.955819; Long.: -86.442535





409
**CARTIER
MANSION**
BED & BREAKFAST
NO VACANCY



CANTER
MANSON







CARTER
MANSION
BED & BREAKFAST













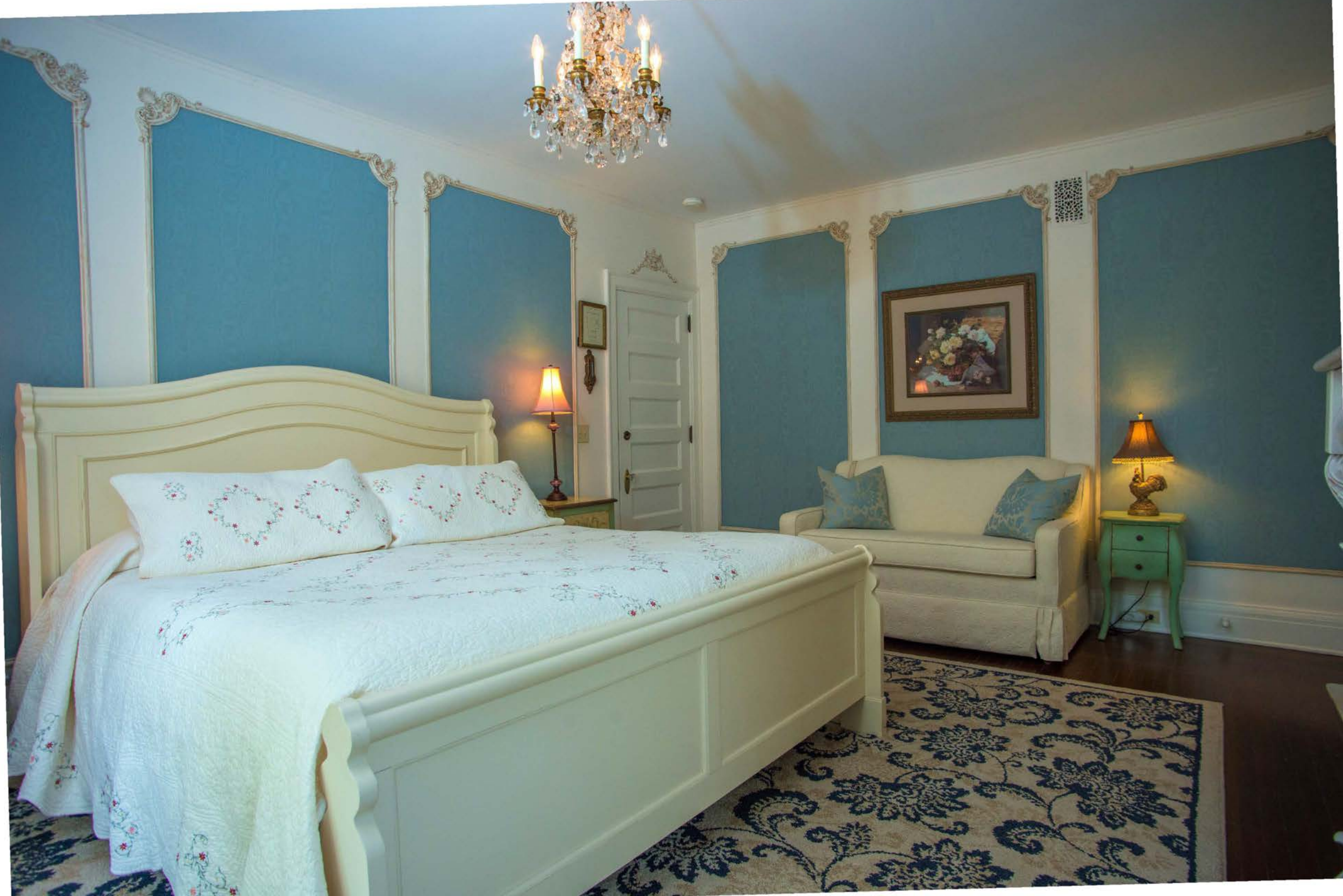


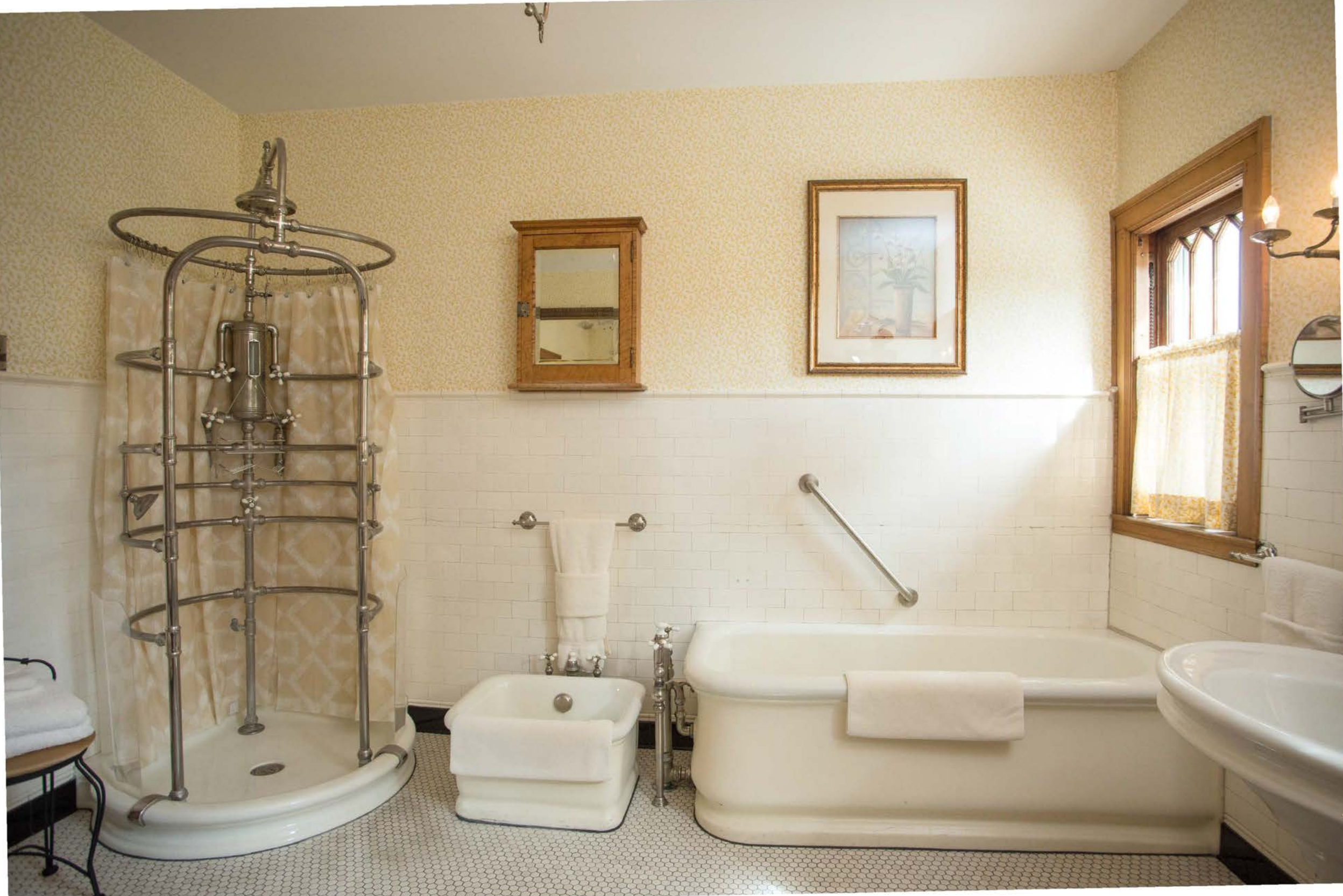












UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Cartier, William A. and Catherine, House

MULTIPLE NAME:

STATE & COUNTY: MICHIGAN, Mason

DATE RECEIVED: 10/24/14 DATE OF PENDING LIST: 11/14/14
DATE OF 16TH DAY: 12/01/14 DATE OF 45TH DAY: 12/10/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001007

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-10-14 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



October 20, 2014

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 Warren A. and Catherine (Dempsey) House in Mason 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