



# 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. Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).

### 1. Name of Property

Historic name Mount Pleasant Downtown Historic District

Other names/site number \_\_\_\_\_

### 2. Location

street & number Roughly bounded by Mosher, Franklin, Illinois, and Washington Streets  not for publication

city or town Mount Pleasant  vicinity

State Michigan code MI county Isabella code 073 zip code 48858

### 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

Brian D. Lemley  
Signature of certifying official  
MI SHPO  
Title

10/27/14  
Date  
State or Federal agency and bureau

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

Signature of commenting official  
Title

Date  
State or Federal agency and bureau

### 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:)

Signature of the Keeper

Date of Action

Patrick Andrews  
12/15/2014

**5. Classification**

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

- Private
- public - Local
- public - State
- public - Federal
- Private

**Category of Property**  
 (Check only one box)

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

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

Contributing	Noncontributing	
45	25	buildings
1		sites
		structures
		Objects
46	25	<b>Total</b>

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

N/A

**Number of contributing resources previously listed in the National Register**

None

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

- DOMESTIC – Multiple Dwelling
- COMMERCE/TRADE - Business
- COMMERCE/TRADE - Professional
- COMMERCE/TRADE - Organizational
- COMMERCE/TRADE – Financial Institution
- COMMERCE/TRADE – Specialty Store
- COMMERCE/TRADE – Department Store
- COMMERCE/TRADE – Restaurant
- SOCIAL – Meeting Hall
- SOCIAL – Civic
- GOVERNMENT – City Hall
- GOVERNMENT – Post Office
- GOVERNMENT - Firehouse
- RECREATION AND CULTURE - Theater
- RECREATION AND CULTURE – Music Facility

**Current Functions**

(Enter categories from instructions)

- DOMESTIC – Multiple Dwelling
- COMMERCE/TRADE - Business
- COMMERCE/TRADE - Professional
- COMMERCE/TRADE - Organizational
- COMMERCE/TRADE – Financial Institution
- COMMERCE/TRADE – Specialty Store
- COMMERCE/TRADE – Restaurant
- RECREATION AND CULTURE - Theater

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN - Italianate  
LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
REVIVALS – Classical Revival

MODERN MOVEMENT – Art Deco  
International Style

**Materials**

(Enter categories from instructions)

foundation: STONE  
CONCRETE

walls: BRICK  
OTHER - Exterior Insulation Finishing System (EIFS)  
WOOD – Weatherboard  
STONE - Sandstone  
OTHER - Porcelain Enamel  
WOOD – Shake

Roof: ASPHALT

other: GLASS; METAL - Aluminum

**Narrative Description**

**Summary Paragraph**

The Mount Pleasant Downtown Historic District encompasses eight blocks of the city's historic commercial district, centered at the intersection of Broadway and Main Streets. Located in the valley of the Chippewa River, which borders the district on the west, the downtown follows a standard ordinal grid system. Close-set brick buildings line the streets on either side, flanked by wide sidewalks which contain a variety of street trees, planting beds, and other furnishings. The district contains 70 buildings dating from the 1870s to the 1950s that range from one to three stories in height, but one and two story buildings predominate. The predominant styles are late nineteenth century Italianate and early twentieth century Commercial Brick, with a few other styles, including Art Deco and early mid-century Modern, included.

**Narrative Description**

Downtown Mt. Pleasant is a compact district centered on the intersection of Main and Broadway streets. Situated on relatively level ground, the downtown is located close to the Chippewa River, which winds its way roughly north to south at the western edge of the district and is bordered by the city's four parks: Island Park, Nelson Park, Mill Pond Park, and Chipp-a-Waters Park. The Great Lakes Central Railroad also runs north to south to the west of downtown, roughly paralleling the route of the river. West Broadway Street crosses the railroad and Chippewa River approximately 1500 feet west of the Main Street/Broadway Street intersection. Approximately one half mile to the east is Mission Road, Business Route 127, which runs north and south and serves as the city's newer commercial thoroughfare; it provides connections at the north and south ends of the city to the main north-south expressway in this part of Michigan, US 127, another mile to the east. The campus of Central Michigan University is located about a mile south of the downtown district.

The downtown is formed on a standard city grid, with intersecting north/south and east/west streets forming city blocks approximately 200-250 feet square. The historic district encompasses about three and a half blocks east to west and three blocks north to south. The district is primarily commercial in nature. It is bordered by historic residential neighborhoods to the north, south, and east, and the city's recreational parks to the west. Commercial businesses continue east along Broadway to Mission Road, while the county's governmental offices are located on Main Street just north of the district. An old industrial area northwest of the Main/Broadway intersection along the north side of Broadway contains the block-long former Borden Creamery, now sensitively refurbished to serve as Mt. Pleasant's City Hall, and the former railroad station, now expanded and made into a restaurant/brew pub. Other uses on the perimeter of the district as it transitions to residential include educational (schools, library), religious, commercial/retail and light industrial.

Circulation into/out of and within the district is primarily vehicular and focused on the street grid. Traffic feeds from multiple points to and from the north, south, east, and west, with the primary connectors being Main and Broadway streets. Main



Street feeds one way north into the downtown while Washington, one block to the west, carries traffic one way south. Broadway, a two-way street, is the main connector to BR 127/Mission Street to the east. One block north of Broadway, a roundabout has been installed on Main Street at Mosher, with Mosher Street extended diagonally to provide a connection to South Washington. The triangular space thus created has a semi-circular parking lot; another semi-circular parking lot to the northwest of the Mosher bypass is private parking for the residential high-rise just beyond. Vehicular parking is permitted along the downtown streets and is a mixture of parallel and angled slots with a number of surface parking lots located around the perimeter of the district. Alleys behind the principal buildings provide secondary access for deliveries and limited parking for tenants and residents. The streets, alleys, and parking lots are all paved with asphalt or concrete.

The streets are lined with sidewalks for pedestrian circulation. These are typical modern concrete sidewalks with brick accents. In some areas along Broadway and Main Streets, semi-circular extensions and bump-outs have been installed to provide seating and planting areas and slow down vehicular traffic through the streets. Bicyclists are provided with secure racks, either via circular metal fasteners attached to street signs, or with bike "trees" located in parking areas. There is a bus shelter located on the south side of Broadway just west of Main Street.

Vegetation within the district is confined to street trees and scattered planters. Deciduous street trees are mostly located along Broadway and Main Streets and are generally clustered at the ends of the blocks in the bump-out planting areas. Other street trees are located along the sidewalks but not always at regular intervals. The irregularity and different stages of growth result in a lack of uniformity of canopy cover, although in general even the largest trees are of an appropriate size for the streetscape. A mixture of decorative annuals and perennials are planted in planting beds and individual planters set along the streets. The larger planting beds are lined with low concrete curbs and are clustered in the bump-out areas, while smaller square and circular concrete planters randomly dot the streets. A community garden has been installed at the southeast corner of Main and Michigan streets, on the footprint of a building demolished by fire.

Small scale furnishings provide character throughout the district. Lighting is uniformly provided by blue-painted reproduction metal light poles with curved tops, downward facing shades, and decorative metal scrollwork. Iron benches with wood slats provide seating in selected locations. Several restaurants have iron-fenced areas for outdoor seating, while others are open to the sidewalk. A wooden platform outdoor seating area has been installed in the parking area in front of 105 East Broadway. As part of a community art project, small bronze artifacts commemorating local people, businesses, and events in the city's history have been scattered throughout the downtown, attached to buildings or objects; these include hotel keys to the former Bamber House Hotel, now the site of the Town Center plaza; a Vernors ginger ale bottle on the ground next to 201 East Broadway; a movie handbill attached to the Broadway Theatre, a money bag on the ground next to the Isabella Bank and Trust building at 200 East Broadway; and many more.

The district's building stock contains an architecturally diverse mix of one, two, and three story buildings ranging from the 1870s to the mid-twentieth century. They are chiefly of brick construction and the majority are two stories tall. The most intact rows line Broadway between Main and Franklin and Main between Broadway and Illinois. Stylistically, Italianate dominates the late nineteenth and early twentieth-century buildings, while a more restrained Commercial Brick style is characteristic of the 1920s to 1950s period. The three-story Harkins Block, with its arched third story windows, brick multi-story piers, and classical cornice detailing, dominates the east end of the district on Broadway street. The most intact Italianate buildings on Broadway include the Chatterton Block at 118 East Broadway, the Thompson Block at 111 East Broadway, and the adjoining 113-119 East Broadway. Although not as visually prominent, the two-story Fancher Block at the northeast corner of Broadway and Main (101-103 East Broadway) is one of the oldest remaining and most significant downtown buildings. Along South Main Street, a number of relatively intact Italianate buildings remain, including 110, 117, 120, and 213-217 South Main. The Commercial Brick buildings of the early to mid-twentieth century are almost uniformly vernacular, with no cornices and only restrained decorative brickwork. They are chiefly constructed of yellow or red-brown brick.

Mt. Pleasant has two notable Art Deco buildings, both theaters. The Broadway Theater has a plain brick upper façade but features a porcelain enamel-clad marquee and lower front. The later Ward Theater's façade features porcelain enamel-clad concrete blocks and a projecting marquee. Other notable buildings in the district include the Renaissance Revival former post office at the southeast corner of University and Michigan, the mid-century Basin Building, formerly city hall, on the opposite corner, and the mid-century Isabella Bank and Trust drive-through branch across the street.

In recent decades, a number of the commercial buildings within the district have succumbed to the fashion for synthetic wall cladding (Exterior Insulation Finishing System (EIFS), commercially known as Dryvit). These buildings join earlier (ca. 1970s) examples of applied exterior finishes, like the metal screening at 100 East Broadway or the granite and aluminum façade at 200 East Broadway. In many cases, the original exteriors of these buildings are still present under their later cladding.



In general, however, the downtown Mt. Pleasant Downtown Historic District presents the appearance and feel of a classic historic downtown, with close-set nineteenth and early twentieth century brick commercial buildings lining the intimate downtown streets, facilitating a mixture of vehicular and pedestrian traffic and providing constrained vistas along tree-lined downtown streets. With its high occupancy rate, the downtown is a thriving district that reflects the continuity of its historic character and economic sustainability.

## **RESOURCE INVENTORY**

### **Site**

#### **1 Contributing Site**

The landscape of the Mt. Pleasant Downtown Historic District qualifies as one contributing site.

#### *Integrity Analysis*

The Mt. Pleasant Downtown Historic District retains integrity related to a number of significant landscape characteristics present during the period of significance. Spatially, the district's organization along the north-south/east-west city grid, with buildings built out to the lot lines and with their principal façades facing the sidewalks and streets, fostered its development as a commercial center. The character of the buildings (siting, height, massing, shape, materials) is in keeping with the historic nature of the district's built environment. With the exception of some missing buildings, this character remains in place. Patterns of circulation are similarly intact, particularly the main streets and their associated sidewalks, which served to drive pedestrian and vehicular traffic into the district and functioned as an extension of the business owners' retail space. Continuity of use is also seen in places like "Jockey Alley," the area south of Mosher Street between Main and Court which historically served as a gathering place for horses and carriages, and remains a parking lot today. Surface finishes and materials are less important than patterns, as these showed continual evolution both during and after the period of significance, e.g. the change in street materials from dirt to brick to asphalt, and the replacement of board sidewalks with concrete and the more recent incorporation of brick accents.

The visual character of the district also reflects its historic integrity. Views into and out of the district are generally defined as they were historically by the two to three story buildings lining the streets. At the edges of the district, particularly to the east and south, the neighboring residential districts are still visible along tree-lined streets. Views to the west give glimpses of the industrial character that remains on that side of town. The major alteration to views out of the district is at the corner of Broadway and Main. Historically, the view to the northwest would have been constrained by the presence of traditional downtown buildings such as the hotel on that corner. This has been altered by the demolition of the buildings on that corner, the installation of the Mosher Street bypass, and the construction of a tall residential tower to the northwest.

The most significant impacts to the district's integrity are in the more ephemeral characteristics of vegetation and small scale features, which is typical of most historic landscapes. Features typically seen during the period of significance, such as lighting, signage, etc. do not survive or have been replaced, and other elements necessary to the modern functioning of the downtown, such as bike racks, planters, and benches, have been added. In general, historic views of the downtown show very little vegetation: few to no street trees and very little ornamental vegetation with the exception of some plantings at individual buildings. In more recent years, street trees and annual/perennial planters have been installed along the sidewalks. Changes in both small scale features and vegetation are an acceptable evolution within the district and do not significantly detract from its historic integrity.

## **Buildings**

### **East Broadway Street**

#### **South Side:**

**100-102 East Broadway Street. Exchange State Savings Bank, ca. 1909; Doughty Block, 1876; and Carr and Granger Block, 1877.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

Two-story brick retail/mixed use building at the corner of East Broadway Street and South Main Street. The upper façade is a projecting yellow aluminum screening framed by black aluminum strips at the top and bottom and channeled black aluminum strips separating each bay. The three easternmost bays of the second floor have recessed replacement double-hung windows. The first floor is faced with granite panels with a darker granite water table. The storefront has fixed aluminum windows with an aluminum and glass entry door and surround.

The west (side) upper elevation is faced with projecting yellow aluminum screening framed by black aluminum strips at the top and bottom with channeled black aluminum strips separating each bay. The lower elevation is faced with granite panels with a darker granite water table. There is one double-hung aluminum replacement window on the second floor. A recessed side entry at the south end of the elevation leads to the second floor apartments and an aluminum and glass recessed door with surround leads to the first floor. A night depository box is between the second floor entry and the first floor entry.

The south (rear) elevation is common red brick with second floor arched brick windows and stone sills paneled over and first floor arched brick windows bricked in. Some of the window openings have replacement double-hung aluminum windows. Stone quoins are visible at the southwest corner. The west (side) elevation is not visible due to adjoining buildings.

#### *History*

The 1970s façade on this building covers three separate buildings. Following the downtown fire of 1875, the Doughty brothers built a seven bay, two-story brick Italianate store on the southeast corner of Main and Broadway. To the east of that, Carr and Granger built a two and a half story brick Italianate store in 1877. In 1909, the west four bays of the Doughty building were demolished and a two-story stone bank building constructed.

The Doughty store's address was originally 129/130, later 100-104, East Broadway. In 1877, it housed Doughty's hardware store in the west half and a dry goods store in the east half. In 1883, Doughty moved his hardware business to 110 East Broadway and leased, then in 1895 sold, the west half to Marsh and Lewis. The building also housed the offices of the *Enterprise* newspaper in the 1870s, while the second floor, according to Sanborn maps, housed variously offices, a carpet store, and a photo studio.

In 1908/9, Marsh and Lewis sold the building to the Exchange State Savings Bank. They demolished the west four bays of the building, leaving the east half intact, and constructed a two-story stone Neo-classical style bank building. The Exchange State Savings Bank had been established as a private bank in 1881 and incorporated as a state bank in 1894; they had previously been located on the north side of Broadway and then at 110 South Main Street. The Exchange State Savings Bank remained in business at this location until 1971. The east half of the old Doughty/Marsh and Lewis building remained a store into the 1950s, most notably Bickert's Ladies Apparel from approximately 1939 to the mid to late 1950s. The second floor spaces continued use as office space for doctors, attorneys, and other professionals. A postcard dated 1937 shows that the façade had been remodeled with the cornice removed, new brick installed, and a different window configuration by this time.

The Carr and Granger block was originally 131, later 106/108, East Broadway. Carr and Granger, who founded a grocery and drug store in 1871, had also been located on the north side of Broadway until the 1875 fire. They temporarily rebuilt a

two-story wooden building on the same location until their brick building was completed on the south side of Broadway in 1877. This building had a meeting hall on the second story which served as an entertainment venue until the Opera House was later built in the next block. This building remained a drug store under a variety of names (Carr and Granger, Central Drug Store, Rexall Drug Store, City Drug Store) until the mid-1940s. Sanborn maps appear to show this building connected to the grocery store at 749/111 S. Main until about 1910. Other long term tenants in the building included Thompson and Son Jewelry Store (later Thompson's Jewelers and Optometrists and Foley-Thompson's) from the 1930s to 1971, and the Crapo Realty/Insurance Agency, 1945 to 1971. The building façade was remodeled sometime between 1937, when a postcard image shows it still in place, and 1952, when another photo shows it altered, including the removal of the decorative cornice, window hoods, and other trim and the remodeling of the windows.

#### *Integrity Analysis*

Around 1971-72, the bank at 100-102 East Broadway changed from the Exchange State Savings Bank to the American Security Bank. At the same time, the 106/108 East Broadway (Carr and Granger Block) address disappeared from the city directories. This suggests that the three buildings were combined and the present granite/aluminum façade installed around this time, likely tied to the change in bank name/ownership. City building permits confirm that in 1972 there was a change in occupancy from a jewelry store to a bank. The bank went through several names, including the New Century Bank, First of America, and National City Bank. It currently houses the Isabella Community Credit Union. There has been extensive remodeling of the interior over the years.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

#### **110 East Broadway Street. 1883.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

A two-story brick commercial building covered in white painted Exterior Insulation Finishing System (EIFS). Bowed windows on the second story are replacements with fabric awnings. The storefront is glass and aluminum replacement with three separate fabric awnings.

The south (rear) elevation is covered in vertical wood siding. No other exterior elevation is visible due to adjoining buildings.

The interior has been remodeled, but the entry hall has a tile floor that may be original and there is a skylight above the central stairs which also may be original.

#### *History*

Jared Doughty constructed a three-story Italianate brick building on this lot in 1883, moving his hardware store from its previous location at 100/102 East Broadway. According to Sanborn maps, it remained a hardware store and tin shop until at least 1910. In the 1930s and 40s, it held a knitwear store, D&C Stores, and a beauty school. By 1945 it had become the City Drug store, later Clabuesch Drug and Downtown Drugs, and stayed in that use until the early 1980s, after which it changed use frequently. There were offices and at one point residences upstairs.

#### *Integrity Analysis*

Between 1937 and 1952, the original building was either demolished and replaced or cut down to two stories. The exterior in 1952 was brick with three double-hung windows on the second floor. The building was damaged by a fire in 1984. Sometime after 1988, the exterior was covered with EIFS, the central window covered, the two oriel windows installed.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.



**112 East Broadway Street. 1910.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

A two-story brick masonry commercial building covered in red painted EIFS. Beige decorative EIFS trim surrounds the two second-story windows and the storefront transom sign. The storefront has a recessed glass and aluminum center entry flanked by EIFS covered half walls with glass and aluminum display windows in the top half. There is a second floor entry door at the east end of the storefront.

The south (rear) elevation is EIFS covered with replacement windows and entry. No other exterior elevation is visible due to adjoining buildings.

*History*

This building was constructed around 1910 to replace a one-story frame clothing store. In 1910, it is shown on the Sanborn maps (address 133 East Broadway) as a grocery store. It is notable for its continuity of use; it housed a jewelry store for at least 70 years, first as Voisin's (at least 1926-1983) and then as Reusch Jewelers (1984-at least 1992). It also housed Carrie McDonald's Hat Shop for many years (1928 to 1948). Other businesses included the Ray Cline Advertising Agency and Radio Station WCEN. It has been the Basketree since 1998.

*Integrity Analysis*

The late Italianate brick two-story building remained relatively intact for much of its history. Some alterations to the first floor storefront had occurred as early as the 1930s. A building permit for storefront alterations was probably for the wood plank storefront seen in ca. 1980s photographs. The current EIFS veneer was installed sometime between 1988 and 1993. The windows were replaced in 1993.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**114 East Broadway Street. J. C. Penney Company Store, ca. 1910.**

**Contributing**

*Description*

Neoclassical two-and-a-half-story professional building. The 44 foot frontage on East Broadway Street has a brick upper façade with a second-story string course and a pier with capitol on the west end capped by a painted decorative cornice with brackets, modillions, and denticulation. Decorative brickwork surrounds the oval windows on the half story. Keystones cap the second story aluminum replacement windows with their transoms and continuous sill. The storefront is a newer red brick with a random ashlar stone block frieze above the first floor. A recessed entry in the center bay has a wood door with a wood surround. The entry is flanked by two fixed windows to each side with flower boxes below and topped with a fabric awning hung flush to the exterior façade.

The south (rear) elevation is covered in EIFS panels and has replacement windows and entry. The west elevation is also covered in EIFS panels. No other exterior elevation is visible due to adjoining buildings.

*History*

Constructed between 1906 and 1910, this double lot brick building served downtown for over 40 years as the J. C. Penney Company store (ca. 1932-1975). The 1910 Sanborn map lists it as a dry goods store with iron columns and a metal ceiling in the interior. In the 1970s and 1980s, it held the Youth Fountain shop and a toy store, and in the early 1990s there was a Benetton store and Mountain Town Ski and Bike shop. The Mt. Pleasant Chamber of Commerce and Convention and Visitors Bureau were tenants in the 1990s. The current tenant, Northwestern Mutual Life, has had a presence in the building since the 1980s.

### *Integrity Analysis*

The building appears to have remained relatively intact throughout the 1950s, aside from alterations to the storefront (the original configuration has not been determined). The storefront was infilled with brick between 1988 and 1993, and a stone veneer was added to the frieze band above the storefront in recent years. The original second-floor windows were large plate glass units with three-light transoms above; these were replaced between 1988 and 1993 with triple unit double-hung windows with transoms within the original openings. The original cornice is intact but the projecting brick parapet with date plate above is now missing. The rear elevation is covered with EIFS.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

## **118 East Broadway Street. Chatterton Block, 1902.**

### **Contributing**

#### *Description*

Commercial Late Victorian two-and-a-half-story retail/mixed use building (1902). The East Broadway Street frontage of 22 feet has a red brick upper façade with classical inspired piers, including bases, that frame the window bays. Two rows of denticulated corbelling between the piers rest beneath the ornamental metal cornice. The cornice has large brackets, denticulation, and a decorative frieze board with the year of construction in the center and Adamesque swag reliefs. The brackets flanking the year of construction rise above the cornice to enclose the name block inscribed with Chatterton Block. Original double-hung wood windows with stone sills are below the cornice on the half story. On the second floor are the original double-hung wood windows with rectangular transoms. The ca. 1960s storefront has a large, angled glass and aluminum display window with a smaller rectangular projecting display window to the west side of the glass and aluminum entry door. Stone veneer outlines the storefront to either side of and below the display windows. The storefront transom panel is covered with wood paneling with a simple cornice above and a shallow metal canopy below. A recessed entry leads into the first floor with a stepped entry to a wood and glass side door, with transom, leading to the upper floors.

The south (rear) elevation is of painted brick with segmental arch-head windows and original arched transom over a replacement door and sidelights. No other exterior elevation is visible due to adjoining buildings.

#### *History*

One of the most historically intact buildings in the downtown district, the Chatterton Block was constructed in 1902. One of the earliest tenants was the Breidenstein and Kane hardware store, which remained in the building until around 1912. After that, it housed a restaurant on the first floor; for about 30 years (late 1920s to late 1950s), this was the Olympia Café and Candy Works, and for those years the building was listed as the "Olympia Building" in city directories. The 1931 Sanborn map indicates there was a dance hall on the second floor, and city directories list a number of professional and business tenants in the upper stories from the 1930s to 1960s. Other long term tenants include Ken's Men's Shop (1960-1978), Mt. Pleasant Memorial Gardens (1960s), The Treadmark shoe store (1970s-80s) and Lee's Bridal and Tuxedo Shop (1980s-90s). The current tenant is Simply Engraving.

#### *Integrity Analysis*

The Chatterton Block is remarkably intact. Above the first floor, it retains its original façade, including decorative brickwork, original wood double-hung windows with transoms, and the decorative metal cornice with the name and date blocks. The only significant alterations have been to the storefront. Historic photographs show a recessed metal and plate glass storefront, possibly carried on metal columns. By the 1950s, this had been covered with sheeting, possibly aluminum. In the 1960s or 70s, this was replaced with a glass and aluminum storefront with stone veneer trim around the openings and a wood panel frieze board above. This remains the current configuration.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**120-128 East Broadway Street. Commercial Block, ca. 1885.**

**Contributing**

*Description*

Late Victorian two-story retail/mixed use brick building on the corner of East Broadway Street and South University Street. The upper façade is of painted brick with stone string courses and separated by brick piers with rusticated stone caps and bases into three bays. A paired double-hung replacement window with rectangular transoms under a flattened arched opening flanked by engaged Romanesque colonettes is in the west bay of the second floor. An original paired wood double-hung window with rectangular transoms under a flattened arched opening is centered in the center bay with an original wood double-hung window with rectangular transom to the east and a replacement double-hung window with rectangular transom to the west. The east bay contains three wood double-hung windows with rectangular transoms on the second floor. The storefront of 120 East Broadway Street is painted brick with fixed display windows, decorative stone piers flanking the windows and rusticated stones at the east corner and flanking the recessed walk-up entry to the west. The walk-up entry is a wood door with two arched panel lights and a rectangular transom. Above the transom is a small cornice with dentils and around the door are paterae corner blocks and plinth blocks at the bottom. In front of the 120 East Broadway Street storefront is a walk-out basement shop with iron decorative fencing. The storefront of the walk-out basement is painted brick. Capping the storefront of 120 East Broadway Street and the walk-up recessed entry is the original projecting denticulated cornice. The storefront of 122 East Broadway Street is painted brick with recessed wood and glass fixed windows and wood and glass entry door with transoms. The storefront of 128 East Broadway Street is also painted brick but with aluminum and glass fixed windows and aluminum and glass entry door with rusticated stone at the northeast corner. Capping the storefronts of both 122 and 128 East Broadway Street is a newer painted denticulated cornice.

A continuation of the primary façade storefront is on the northeast corner of the east (side) elevation with an aluminum and glass fixed window flanked by rusticated stone piers. The east elevation is covered with EIFS but retains stone accents, stone string courses on the second floor, EIFS piers with stone accents on the south side of the first floor, and two projecting fabric canopies on the south side of the first floor designating side entry into the building. Double-hung wood windows with transoms, both single and paired, make up the fenestration of the second floor; the paired windows are separated by decorative metal columns.

The south (rear) elevation is of brick covered in EIFS with double-hung wood windows and transoms on the second floor. The west (side) elevation is not visible due to adjoining buildings.

*History*

This block is one of the older occupied sites in downtown Mt. Pleasant. In 1869, William Harris built a dry goods/grocery store on this corner. In 1875, Major J. W. Long converted that building and one next door into the St. James Hotel, removing the roofs of the stores, creating a common roof, and putting rooms in the second and third stories. A photograph taken from the top of the courthouse in the late 1870s clearly shows this large, three-story frame building. The St. James Hotel burned in 1882, and was temporarily replaced by a one-story frame skating rink and another small frame building, seen on the 1884 Sanborn map. In the mid to late 1880s, a three-story brick and stone commercial building was constructed at what was then 136/137 East Broadway. Known originally as the Brown Block, its chief tenant was the Brown, Harris and Company Bank. In 1885, the Commercial Bank took over Brown, Harris, and the building became known as the Commercial Block (although Sanborns would continue to identify it as the Brown Block until 1900). In 1888, the People's Savings Bank was established in the basement of the building. The two banks consolidated in 1895 and then closed in 1897. The bank signage painted on the west elevation of the building would remain visible for many years after. Given its size, the Commercial Block housed numerous businesses over the years, including retail establishments on the first floor and basement, offices on the second floor, and civic organizations on the third floor. Both the IOOF and the Maccabees held meetings in the Commercial Block in the early 1900s and 1910s. Retail tenants included dry goods and clothing stores, groceries, barbers, and banks, while a number of city departments, professional and business offices, and residential tenants came and went in the upper stories. Notable tenants were the Marsh and Graham Company in the 1910s, the Palace Barber Shop (1930s-50s), E. L. Conrick Inc. (1930s), McKnight and Duhamel (clothing, later the Duhamel Style Shop, 1930s-early 1970s), Cartwright's Shoes (1960s), Ken's Men's Shop (1980s), the French Collection (1980s-90s) and Headliners (1980s-90s). The city of Mt. Pleasant housed some of its offices in the building until the construction of the new city hall in the 1950s. One of the early histories of Mt. Pleasant notes that the Mt. Pleasant Indian School originally opened in the Commercial Block in the 1880s or early 1890s.



### *Integrity Analysis*

As originally constructed, the Commercial Block was a three-story structure with decorative facades on both East Broadway and South University (previously College Street). The first floor storefronts were flanked by stone block columns and topped by a projecting cornice, while the upper stories were of a dark red brick with decorative stone accents. The second and third floors had wood double-hung windows with transoms, and there were arched windows on the end and corner bays of the third floor. The building was crowned with a decorative cornice and a projecting gabled parapet on the northeast corner of the building. Access to the basement was via stairs in front of the west storefront bay, while a stair to the east of the west storefront bay gave access to the upper floor tenants.

The parapet gable was removed sometime in the 1940s or 1950s. The building remained otherwise intact through the 1950s. After that, perhaps in the 1960s, when building permits reference the installation of a new roof, the third floor of the building was removed. Building permits also list the removal of the storefront cornice in 1965; this was for the east two bays of the storefront as the west bay is still intact. The east two storefronts were remodeled, probably around the same time. Those storefronts were again remodeled with brick in the 1980s and, more recently, a dentilled cornice was added above the new brick (but not in the same position as or a replica of the original cornice). The second floor windows are replacements but replicate the original wood double-hung units. The building has also been painted.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**200 East Broadway Street. Upton Opera House/Isabella County State Bank Headquarters, 1880; 208 East Broadway, ca. 1900; 210 East Broadway, ca. 1910.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

### *Description*

200 East Broadway consists of three separate brick buildings covered with a unifying ca. 1973 applied façade. The north and west facades are similar, and the northwest corner is angled. The first floor is faced with two types of stone: a granite watertable with beige sandstone panels above. The windows are generally aluminum with three vertical glass panes and an aluminum spandrel panel beneath. A glass and aluminum recessed entry is located on the center of the north elevation. To the east of the entry are two aluminum and glass storefronts corresponding to the two separate buildings beneath. The west storefront has a low brick wall at the bottom. The second floor is covered with a continuous glass band across the north and west elevations, separated by applied aluminum vertical mullions that extend into the aluminum panels that border the glass band on the top and bottom. A plain painted brick parapet extends above the aluminum and glass façade.

The secondary facades are brick and EIFS-clad, with the east side and lower floor on the south side covered by adjacent buildings. The interior has been remodeled, although portions of the Opera House on the upper floor may remain.

### *History*

The current glass and aluminum façade covers three originally separate buildings. The oldest of these is the corner building, originally known as the Upton Opera House. Constructed in 1880, it extended eight bays along University and five bays on E. Broadway. The elaborate two-story brick building with stone accents and elaborate cornice was considered the "finest block in the village and the opera house is conceded to be the finest this side of Detroit...in this block is located the bank of Hicks, Bennett, & Co., real estate, and other offices."<sup>1</sup> Hicks, Bennett and Co had organized as a private bank in 1876. Later known as the First National Bank of Mt. Pleasant, it closed in the panic of 1895. Around 1898-99, Webber and Ruel, a private banking house, organized and opened in the "old National Bank Building"; in 1903 they sold the bank to John S. Weidman who incorporated it as the Isabella County State Bank. At around this time, the bank building expanded, demolishing the frame building immediately to the east and adding another four-bay section to match the original. With the early 1900s address changes in Mt. Pleasant, this building encompassed addresses 200, 202, 204, and 206 East Broadway. The Sanborn maps show the opera house still in place in 1910, but by 1924 the second floor was now serving as a lodge hall, probably for the Benevolent and Protective Order of Elks, who had rooms in the adjoining buildings to the east. The second floor continued to be used as a lodge hall into the second half of the twentieth century, in the latter years

<sup>1</sup> *Portrait and Biographical Album: Isabella County, Michigan* (Chicago, IL: Chapman Brothers, 1884), 567.

for the Masonic Temple (which was listed in city directories as late as 1976). The building remained the headquarters of the Isabella County State Bank (which changed its name to Isabella Bank and Trust in 1973) until it moved into new offices across the street at 139 East Broadway. For much of the first half of the twentieth century, Consumers Power and Western Union also had offices in the building. Another long-term tenant was Dr. Mary Maxwell (ca. 1960-1970); Mt. Pleasant resident Auburna "Burnie" Bonnell remembered that "dear gentle Dr. Mary Maxwell could give a heavenly back rub, head adjustment, and hear your troubles for \$4."<sup>2</sup> Other tenants through the years included the Selective Service, American Cancer Society, the YMCA state office, and the Mt. Pleasant Chamber of Commerce and Convention and Visitors Bureau.

The other two buildings contained under the current façade were originally designated as 208 and 210 East Broadway (formerly 141 and 142 under the old numbering system). At some point after these two buildings were incorporated into the 200 East Broadway parcel (ca. late 1970s), the building next door to the east, originally 212 (143) East Broadway, became 210 East Broadway.

There was a two-story building on the 208 lot as early as 1884, but it is unclear if that was the present building. More likely, it was rebuilt in the late 1890s/early 1900s, when the bank next door expanded, as a building with a slightly different footprint appears in the 1900 Sanborn map. This was a grocery in 1900, but by 1910 it was an "electrical theatre" – i.e. movie theatre; one local history noted in 1911 that "there is another moving picture establishment just east of the Isabella State Bank owned by Westlake and Trevegno."<sup>3</sup> The building had been remodeled for that purpose, and indeed the 1910 Sanborn map notes the stage and scenery at the south end of the building. It appears to have been short-lived, probably eclipsed by its competitor farther down the block, the Broadway Theatre. Some sources believe this was the Vaudette Theater which closed when the Broadway Theater opened in 1920. From 1930 to ca. 1953, the first floor housed the Metropole Restaurant; it was the Fleming Studio and Gift Shop in the 1960s and by the 1970s had apparently been subsumed into the Isabella Bank and Trust operation next door.

The lot at 210 East Broadway had also had a building on it as early as 1884, but it showed as an empty lot in 1900. Between 1900 and 1910 a two-story brick building, with metal cornice, was constructed on the site. It held a confectionery shop in 1910, but throughout the twentieth century it had a faster turnover rate than its neighbors. There was a grocery store there in 1925-26, the Mark's/Peoples store was a tenant in the 1930s, and it was a liquor store in the 1940s. Scott Stevens Clothing store, Gittleman's and the Variety House occupied the building in the 1960s. By the 1970s it was the offices of a variety of banking related services, including Mt. Pleasant Fidelity Credit Corporation and Capital Financial Services. At this time, the 210 address was subsumed into the 200 East Broadway parcel.

#### *Integrity Analysis*

200 East Broadway, the Opera House/Isabella Bank building, was constructed in 1880 and enlarged one lot to the east in the early 1900s. The addition appears to have exactly matched the original building. Sometime later in the early 1900s (probably the 1910s or 20s), the original brick entry at the angled corner of the building was altered with a more elaborate stone surround. A clock hung from the north elevation of the building for many years in the twentieth century, as well as signs for Western Union and Consumers Power. Aside from these and some storefront alterations, the building remained generally intact until the 1950s. The building appears to have been painted white during this period, and the corner entry was removed and infilled with a window. Photographs from the 1960s show that the cornice was removed by this time. A building permit pulled in 1969 referenced the replacement of the sign clock and interior renovations, while another dated October 3<sup>rd</sup>, 1973, documented the installation of the new exterior façade of granite on the first floor and aluminum and glass screening on the upper façade on the north and west elevations.

208 and 210 East Broadway were two-story brick commercial buildings with metal cornices. The exterior of 208 was relatively plain, with a flat brick face and square second-story windows, while 210 had brick piers outlining the arched second-floor windows. In the 1930s or 40s, larger storefronts were installed, including large plate glass windows on 208 extending the height of the storefront. By the 1950s, the cornice on 208 was gone but 210's was still in place. These two buildings were covered by the new granite, glass and aluminum façade of the rest of 200 East Broadway in the early 1970s.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

<sup>2</sup> Jack Westbrook, *The Big Picture Book of Mt. Pleasant Michigan, Yesteryears to 2010* (Mt. Pleasant, MI: ORSB Publishing, 2010), 283.

<sup>3</sup> Isaac Fancher, *Past and Present of Isabella County, Michigan* (Indianapolis, IN: B. F. Bowen, 1911), 366

**210-214 East Broadway Street, ca. 1900-1910.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

Two-story brick retail/mixed use building with a 44-foot frontage. The upper façade is painted two different colors: the east half is light blue while the west half is yellow. The east side is framed by EIFS-clad piers with an EIFS frieze board running the length of the building. The second-story windows are double-hung aluminum replacements with arched transoms except for the easternmost triple light window. The storefronts are EIFS covered and painted. The east side is painted light blue like the upper façade while the west side is painted white. Both storefronts have recessed entries with replacement aluminum and glass display windows and fabric awnings. 210 East Broadway Street's recessed entry is deeper than that at 214 East Broadway Street. The second floor entry lies between the two storefronts.

The south (rear) elevation of 210 East Broadway Street is covered in EIFS with EIFS paneled in windows and exposed sills. A one-story painted CMU block addition connects to the back of the southern painted brick elevation, with its replacement windows, of 214 East Broadway Street. The addition has a painted mural with an aquatic theme completed around 1999-2000 by art students from Central Michigan University. No other exterior elevation is visible due to adjoining buildings.

*History*

These two buildings were constructed between 1900 and 1910, according to Sanborn maps. Prior to this there were a number of one and two-story frame commercial buildings that came and went. Sanborn maps show that a large one-story frame agricultural implement store was located on this block from the 1880s until after 1895. This may have been the business mentioned in the 1911 local history that states that in 1881 "C. M. Brooks opens one of earliest agricultural implement businesses with J. W. Hance and A. B. Upton."<sup>4</sup> The business went through a number of owners who eventually closed the business, and by 1900 that building was gone. The same history states that Alfred B. Warwick built a harness shop west of the Harkins Block (222/224 East Broadway) in 1901. As the 1910 Sanborn Map lists a harness shop in 214 East Broadway, this may be the same building/business.

As stated above, what is now 210 East Broadway was previously 212 East Broadway. In 1910, it housed a drug store on the first floor and rooms for the Elks club on the second. Race's Rexall Drug Store was located at 212 East Broadway from the 1920s through the mid 1960s. In the late 1960s and early 1970s, it housed the Michigan State Division of Vocational Services and Social Services. After 1973, the number 212 East Broadway disappears. Depending on when the address change was made, Capital Financial Services, listed at 210 East Broadway in the early 1970s, may have been in this building.

214 East Broadway, constructed around the same time, was likely the site of Warwick's harness shop as indicated in the 1910 Sanborn map. In 1919, Gennaro Fabiano and his sons Frank and Joseph moved to Mt. Pleasant and opened the Fabiano Fruit Market at 214. The Fabiano brothers would go on to found a wholesale beverage distribution business which still serves businesses across the Midwest. They moved their operations from 214 East Broadway to a warehouse on Franklin Street in the 1930s. In the 1930s and 40s, a number of bars/cafes occupied this space, including the Broadway Café, Oil Derrick Café, Sweeney's Tavern, Brownie's Bar and the Broadway Bar. In the early 1950s, Klein's Mt. Pleasant Wallpaper and Paint Store moved in, remaining until the early 1980s. After a few short-lived tenants, the building was remodeled as the Headliners salon in the late 1980s; they remain the current tenant.

*Integrity Analysis*

212 and 214 East Broadway were two-story, 28 feet high dark brick buildings with metal cornices and brick piers to either side at the second floor. 210 had three arched, double-hung wood windows, while 214 had one arched double-hung wood window in the west bay, and a projecting oriel window in the east two bays. In the early 1900s, both buildings had large projecting decorative pediment-capped name/date plaques above the cornices, but by 1935 these were gone. By the 1960s, the oriel window at the second floor had been removed, replaced with a smaller rectangular window, and the storefronts had been remodeled; 212 had a large square recessed opening at the first floor. A 1982 photograph shows the

<sup>4</sup> Fancher, *Past and Present of Isabella County*, 367-8.



storefront at 214 had been remodeled with wood over the transom and stone veneer outlining the windows. The exteriors of both buildings were more recently covered with EIFS, probably in the 1990s.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **216 East Broadway Street. Broadway Theater, ca. 1920.**

#### **Contributing**

##### *Description*

Art Deco/Moderne three-story red brick theater with a 44 foot frontage on East Broadway Street. There are no window openings on the third floor except for a square vent with horizontal slats and stone sill. The third floor has a slightly raised pattern of soldier and stretcher course bricks outlining brick panels; historic photos from the 1920s and 30s suggest that this was meant to be a decorative pattern rather than infilled windows. The second floor is covered in three rows of green enameled panels. The top row of paneling shows two square ghosting on each panel below a string course. Three replacement windows are centered on the second floor behind the marquee. The marquee separates the first and second floor and projects out over the sidewalk with decorative shapes, lighting, and space to announce the coming attractions. The name of the theater, "Broadway," caps both sides of the marquee in neon lettering. The storefront is covered in four rows of green porcelain enamel panels with the base row being a darker shade of green. Three sets of glass and metal double doors are centered in a recessed entry under the marquee with white corbelling above. Smaller square ghosting above the doors in the recessed entry continues above and below the ticket box to the west of the entry and above the display case to the east of the entry. Original poster display cases flank both sides of the recessed entry also with square ghosting above. To the western edge of the façade is a green door with small square ghosting above.

The south (rear) elevation is red painted stucco over brick on the lower elevation with red painted rusticated concrete block on the upper elevation. The stage entrance with projecting fabric awning is on the west end with an infilled arched doorway to the east end. A fourth story to the rear allows space for the fly loft equipment.

The east and west (side) elevations are red painted brick on the lower elevations with red painted rusticated concrete block on the upper elevations.

The interior retains most of its historic features.

##### *History*

The Broadway Theater sits on a double lot at 216 East Broadway. From the 1880s to the late 1890s, an agricultural implements store was located on the west half of the lot, with the east half remaining empty. The entire lot was empty in 1900, but in 1910 there is a two-story brick building, with a metal cornice, occupied by an "electric theatre" on the east half of the lot. Photographs from the period appear to show a standard early twentieth-century two-story commercial building, although according to Sanborn maps it had a carport at the rear. There is some confusion as to which movie theater this was. Some sources suggest it was the Vaudette, while others believe that was the theater at 208 East Broadway, adjacent to the Isabella Bank building, and this was a different theater. In 1920, this building was either removed or rebuilt to accommodate the double-wide Broadway Theater, which opened in December of 1920. It remains the Broadway Theater to today.

##### *Integrity Analysis*

The early Broadway Theater was more restrained in style than its current appearance, with a square projecting canopy, wood and glass entry doors with transoms, a classically decorated interior, and a blade sign on the upper half of the façade. In the early 1940s,<sup>5</sup> the building was remodeled with an Art Deco/Moderne theme, featuring an enameled metal storefront and triangular marquee, a set of entry doors with curved glass panels, and a redecorated interior with Egyptian motifs. The building has changed very little since that time.

##### *Sources*

<sup>5</sup> A photo of the previous marquee advertises "Gone With the Wind" which was released in 1939.

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**220 East Broadway Street. Snow White Bakery, ca. 1910s.**

**Contributing**

*Description*

Two-story Commercial Brick retail/mixed used building. Stan's Restaurant occupies the first floor with an apartment on the second floor. The 22 foot frontage on East Broadway Street is painted brick on the second floor with three vinyl replacement windows and a projecting porch with a half hipped asphalt shingle roof and metal posts and balustrade. The storefront is brick covered in aluminum vertical siding. An aluminum and glass display window is between the aluminum and glass restaurant entry door to the west and the metal door into the apartment on the east. Shutters flank both sides of the fixed window with a rectangular white strip underneath. A wall lantern is fixed to the west of the fixed window along with two other lanterns on the second story in between the replacement windows.

The south (rear) elevation is covered in stucco. It has four shallow-arched windows with double-hung replacement vinyl sash. There is a one-story brick rear extension with a back entry into the restaurant through the kitchen. No other exterior elevation is visible due to adjoining buildings.

*History*

Although there had been a one story frame building on this lot in the 1880s, it was empty in the late 1890s and early 1900s. In 1910, there was a small one story shed sandwiched between the buildings to either side. Between 1910 and 1924, a two-story, 24 foot brick building was constructed on this lot. The Snow White Bakery was located here from the 1920s to early 1940s, and Sanborn maps from the period show an iron oven in the building; the 1931 map also notes there was a lodge hall in the second story. From 1943 to 1948 it was the Coral Grill restaurant, and from 1940 to the mid 1960s it was Paul's Famous Restaurant. It has been Stanley's Famous Restaurant since the mid 1960s.

*Integrity Analysis*

The building's plain appearance is typical of the early twentieth-century commercial buildings in Mt. Pleasant. It is a simple, two-story brick building. It does not appear that it ever had a decorative cornice. The windows were also simple, rectangular wood double-hungs, which have now been replaced. The storefront appears to be a similar configuration to the original, although the materials have changed to glass and aluminum. A projecting porch has been added to the second floor, probably in the 1970s.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**222 East Broadway Street. Harkins Block, 1903.**

**Contributing**

*Description*

Late Victorian red and white three-story brick building on the corner of East Broadway Street and South Franklin Street (1903). The upper façade is divided into three bays with two-story red brick decorative piers and zones of white brick containing the windows in between. A decorative cornice with paired brackets, denticulation, and white brick corbelling underneath caps the 44 foot frontage on East Broadway and continues around the corner on South Franklin Street. The frieze board is decorated with Adamesque swags in the outer bays and a name placed in the center bay embossed with Harkins Block and the year of construction. Decorative white brickwork separates the second and third-story windows. The third-story windows are the original steel double-hung paired windows with divided light arched transoms, brick arches, and rusticated stone sills with denticulation underneath. The second-story windows are replacement aluminum sliding windows with decorative rectangular panel transoms and stepped brickwork at the base to either side above the rusticated stone string course. The storefront has aluminum and glass display windows, a wood and glass door with side lights, painted

brick extensions of the upper façade decorative piers at the east and west edge of the façade, and a projecting fabric awning.

The east (side) upper elevation is white brick between two-story red brick decorative piers that separate the elevation into four larger bays than the north façade, with an irregular southern bay. The same decorative cornice from the north façade continues with paired brackets, denticulation, Adamesque swag relief in the frieze board of the north bay and then rectangular panels for the other bays, and corbelling underneath. On the northeast corner is a vertical ghost of a painted RCA Whirlpool sign on the wall. Decorative brickwork spandrel panels separate the second and third-story windows of three of the bays. The fourth bay is split by a canted-two story oriel window with original steel double-hung windows, multi-light transoms on the third floor, and replacement aluminum double-hung windows with decorative panel transoms on the second floor. Original steel double-hung paired windows with divided light arched transoms, brick arches, and rusticated stone sills with denticulations underneath continues on the third floor along with the continuation of replacement aluminum sliding windows with decorative panel transoms on the second floor. A rusticated stone string course splits the second and first floor with stepped brickwork above to either side of the window openings. The first floor is painted brick with a continuation of the storefront with one aluminum and glass display window on the northeast corner and a separate projecting fabric awning similar to the one on the north façade. Two arched double-hung windows, with brick pointed arch hoods, are between the storefront continuation and the side entrance.

The south (rear) elevation is painted brick with a two-story painted brick addition and back entrance. The west (side) elevation is painted brick with third-story arched window openings infilled with brick.

The interior has most of the historic finishes on the second and third floor. The first floor also retains many of the historic finishes with some remodeling of the layout with open partition walls.

#### *History*

The Harkins Block was constructed by Howard Harkins in 1903, on a corner lot that had previously held a series of frame buildings in the 1880s and 1890s. The three-story, 45 foot high brick building had a metal cornice, giant arched windows on the third floor, and a storefront outlined with stone block columns. Around 1911, it was occupied by the Mt. Pleasant Post Office on the east side, Harkins' bakery and grocery on the west side, the Pythians on the second floor and the Masons on the third floor. In the 1920s and 30s, the upper floors continued to be occupied by lodge rooms, while the lower floors housed an auto sales and repair shop and an accessory store. In 1930 the Harris Sample Furniture Company moved in, and the building continued in this use until the present day, first as Harris, then later the Household Appliance Company (ca. 1960 to mid 1970s), then Gray's Household Appliance and currently Gray's Furniture and Appliances.

#### *Integrity Analysis*

The building has only seen minor alterations. The storefront was changed to aluminum and glass in 1965, although the stone columns at either end remain in place and the doors have been changed to wood. The second floor windows were replaced in 1983 but the original third floor windows remain intact. The interior also retains many historic features and finishes.

#### *Sources*

*Isabella County Enterprise*, January 23, 1903. Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **North Side**

**101-103 East Broadway Street. Fancher Block, 1877.**

#### **Contributing**

#### *Description*

Commercial Italianate painted brick two-story retail/mixed use building on the corner of East Broadway Street and North Main Street. The upper façade is of painted brick outlined with raised piers at each end and in the center framing the two sets of three replacement double-hung windows, with transoms. The raised piers transition with rounded corners into a



raised frieze. The second-story windows are capped by brick arched hoods with decorative keystones. The storefront has aluminum and glass display windows with recessed entries and some painted brick at the east and west edges. The projecting fabric awning stretches the length of the building and continues around the corner over the first bay on the west elevation.

The west (side) elevation is of painted brick. Each of the five bays is framed by two-story brick piers transitioning with rounded corners into a raised frieze. The second-story windows, one to each bay, are double-hung aluminum replacements with transoms and brick arched hoods with decorative keystones. Two entrances to the north end have glass and aluminum doors with smaller projecting fabric awnings.

The north (rear) elevation is of painted brick. Double-hung replacement windows with transoms and stone sills are on the second floor. The two first-floor windows are square with one paneled over. The east (side) elevation is not visible due to adjoining buildings.

### *History*

This building is one of the oldest and most historically intact in Mt. Pleasant. Constructed as the Fancher Block in 1877, it sits on the site of the Joseph Miser house, one of only three buildings present in Mt. Pleasant in 1863. In 1866, the Doughty Brothers opened the first hardware store in the county on this block, and it was also the home of the law office of Isaac A. Fancher, and the local newspaper, the *Isabella Enterprise*. In 1875, a fire started in Doughty's store, wiping out nearly the entire north side of Broadway, around a dozen stores which comprised nearly the entire business district at the time. Doughty rebuilt his store on the opposite side of Broadway in 1876, but the following year Isaac Fancher erected this double, two-story brick building. On the first floor was the hardware store of L. N. Smith on the east side and Angel and Wood's dry goods store on the west side. The dry goods store continued under several different owners, ending with Seitner and Co., who moved out in 1901. In 1894, L. N. Smith moved to a new store on South Main; the west half was later occupied by the Waterman's Company, who in 1903 bought out the existing tenant in the west half (F. D. Graves' Racket Store) and occupied the entire first floor of the building. In the 1920s it was occupied by a dry goods store. The west half held a drug store from the 1930s to the mid-1940s (Normal Drug and Book Store, MacCarthy's Drug Store, and Mayflower Drug), while the east half during the same period housed the Savings Store and Kane's shoe and clothing store. From the mid-1940s to early 1950s, it was a D&C store, then Lloyds Footwear from the late 1950s to 1990. It is currently the Downtown Drug and Party Store.

### *Integrity Analysis*

The Fancher Block is relatively intact. Original features still in place include its original fenestration pattern and decorative brickwork on the second floor, and although these windows are replacement units, they mimic the original double-hung, one-over-one units with fixed transoms in the arches. The building has been painted since the early twentieth century, sometimes different colors for each side. The cornice has been missing since at least the 1940s. The storefronts generally retain their historic configuration but have been replaced with aluminum and glass. Historic photographs show a rectangular projecting canopy in the 1970s and 80s, although the current canopy is fabric. The Fancher Block is listed on the Michigan State Register of Historic Sites.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

## **105 East Broadway Street, ca. 1880.**

### **Contributing**

#### *Description*

Commercial Brick two-story retail/mixed use building. The upper façade is of yellow brick with decorative brickwork under the modern metal replacement cornice with its dentils. Double-hung aluminum replacement windows with stone sills make up the second-floor fenestration. The storefront has a green painted metal and glass door with a rectangular transom, three ten light windows, a green painted metal cornice, and frieze board.

The north (rear) elevation is brick covered in white vinyl siding. The window on the second floor is a double-hung aluminum replacement. A wood deck with a metal awning and stairs is attached at the west side of the north elevation. No other elevation is visible due to adjoining buildings.

#### *History*

The original building on this site was one of those burned in the Broadway fire of 1875. The current building was probably constructed between 1877 and 1882; a photograph of Main Street taken between 1877 and 1882 shows a one-story frame structure in this location, but by the 1884 Sanborn map, the present building (2 story, 32 feet high, with a metal cornice) is in place. Sanborn maps from 1884, 1890, 1895 and 1900 list it as a grocery. In 1910, it was a bakery/confectionery, with a bake oven in the basement. It had several tenants through the 1920s and early 1930s, but in 1934 it became the Downtown Restaurant. It continued operating under that name until 1997, when owners Bill and Eva Mourtzouhos, who had owned it since 1978, retired, making it one of, if not the, longest-running restaurant in the city. It has remained a restaurant, later becoming the Broadway Grille, and, since 2009, Midori Sushi and Martini Lounge.

#### *Integrity Analysis*

The original exterior was a typical late nineteenth-century highly decorated façade. It had arched windows on the second floor with distinctive keystones, a circular window above, and decorative brickwork. An elaborate, high cornice topped the building. By the 1930s/40s, the cornice had been removed, and by the late 1940s the second-floor façade had been remodeled, with the windows changed to simple rectangular units and the brickwork above converted to a simple basketweave panel. A simple dentiled cornice has been added in recent years. The storefront has been remodeled several times, including the installation of a new aluminum front door and glass and stone front facing in 1967, and the current storefront of multiple French doors stretching across the front, with a simple frieze and cornice above.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

#### **107-109 East Broadway Street, ca. 1900s.**

#### **Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

Two-story brick retail/mixed use building faced with white painted EIFS. Framed horizontal panels with evenly spaced circular buttons on square plates edge the top and bottom of the second floor's groups of vinyl double-hung replacement windows with transoms. Two story piers frame the east and west edge of the building. Fixed windows with transoms are to the west of the storefront on the first floor. The storefront is white painted EIFS with a framed address above the recessed entry. Metal windows with matching button design above and below are to the east of the double door with diamond light transom in the recessed entry.

The north (rear) elevation is brick covered in horizontal vinyl siding with aluminum and glass back entry and replacement windows. The east (side) elevation is white painted brick. The west (side) exterior elevation is not visible due to adjoining buildings.

#### *History*

The earliest buildings on this double lot were also destroyed in the Mt. Pleasant fire of 1875. Following that, 2 separate two-story frame buildings were constructed on the site. In the first few years of the 1900s, they were replaced by this brick double lot-width building, two stories (30 feet) high. In 1910, the west half housed a boots and shoes store while the east side was a clothing store. For a few years in the late 1920s, the firm of Kane and Kane occupied both storefronts. From 1930 to 1962, the Miller-Jones Company occupied the west half (107). A variety of tenants followed in the 1960s, with another long term tenant, the Jean House, occupying the building from 1972 to 1983. The 107 address disappeared in the later 1980s and early 1990s. 109 East Broadway experienced more frequent turnover. Tenants included The Mode Shop (1932-33), Surplus Auto Parts (1934), Mark's Stores (1936-42), Ken's Men's Shop (late 1940s-mid 1950s), Daniel's Jewelry (1958-63), Zales Jewelry (1966), Evert's Jewelry (1968-ca. 1990s), and King Food Inc. (late 1990s).

#### *Integrity Analysis*

The building's original upper façade had two large arches with three rectangular windows within each arch. Above that was a large cornice with a projecting gabled projection above the parapet. The storefront appeared to have two recessed entries flanked by wood and glass windows, topped by a frieze and cornice. By the 1940s, the cornice had been removed and the parapet cut down, removing the tops of the arches. The windows appeared to remain in their original configuration/units, but the storefronts had been altered. The upper façade was painted white in images from the 1950s and 60s. A 1982 photograph of the Evert's Jewelers storefront shows that it had been altered to create one storefront rather than two separate ones; the west (107) openings were altered to three windows, while a recessed entry was created at 109. The brick piers and columns separating the windows at the second floor remained exposed, but the recessed areas were covered with EIFS. A new frieze and cornice was installed above the storefront. The current exterior, installed after 1993, retains the fenestration and entry pattern, but removed the frieze and cornice and covered the entire building with EIFS. The parapet was raised back to match those of the adjoining buildings.

#### Sources

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### 111 East Broadway Street. C. H. Thompson Block, ca. 1906.

#### Contributing

##### Description

Commercial Late Victorian two-and-a-half-story retail/mixed use building with retail on the first floor and apartments on the second. The upper façade is of red brick with two rows of dentil molding under the decorative metal cornice and a rusticated stone string course below the second-story windows. The cornice is decorated with dentils, brackets with rosettes, and a name block framed by two extending brackets above the cornice. The name block contains the name C. H. Thompson. A rusticated stone sill with brick corbelling is under the half story square window and a brick arch above. The second-story windows are aluminum replacement double-hung windows with transoms and projecting metal lintels. The storefront is wood and glass with a projecting fabric awning and metal cornice. A side door on the east end leads into the second-floor apartments and has a projecting fabric awning.

The north (rear) elevation is faced in painted wood siding and has replacement windows. A one-story addition with painted wood siding and aluminum and glass back entry is on the rear elevation. No other exterior elevations are visible due to adjoining buildings.

The interior retains a tin ceiling and metal cornice crown molding.

##### History

The C. H. Thompson block was probably constructed in the summer of 1906. It replaced a two-story frame building that post-dated the 1875 fire and was itself consumed in a fire in February 1906. In an article describing the fire, the *Isabella County Enterprise* noted that the previous building was "occupied by one of the most despicable dives in the city... how a fire caught in a saloon at three o'clock on Sunday afternoon has not been explained." It went on to note that "C. H. Thompson, the owner of the property, is sick in bed, but F. H. Dusenbury says that undoubtedly a new brick building will enclose the space this summer."<sup>6</sup> In 1910 it was a bakery/confectionery shop, with a portable oven at the rear. From 1925 to 1944, it was the Larsen's Style Shop, then Gittleman's Style Shop from 1945 to the 1950s. Acme Quality Paint, Inc. was in the building from 1958 to 1985; after several vacant years, it became Data Erase and then later Computer Consignments in the early 1990s. It currently houses Art Reach on Broadway.

##### Integrity Analysis

This building appears much the same as it did when it was constructed, including the decorative cornice with name block in the center, brickwork and stone trim. The windows are replacement, but mimic the original configuration of one-over-one double-hungs with transoms. The storefront has undergone some changes but is currently in a wood and glass configuration that is similar to the historic storefront.

#### Sources

<sup>6</sup> "Two Fires," *Isabella County Enterprise*, February 23, 1906, p. 1.



Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**113-119 East Broadway Street. Dusenbury Block, 1902.**

**Contributing**

*Description*

Commercial Late Victorian two-and-a-half-story retail/mixed use building with 44 foot frontage on East Broadway Street. The upper story is of red brick with three decorative brick and rusticated stone corbels in the half story. A projecting cornice has modillions, decorative frieze board, and three large decorative brackets with finials that align with the half-story decorative corbels. Brick corbelling under the cornice and quarter circles connecting the decorative piers frame the half story into two bays each containing one double-hung window with brick jack arched hoods and rusticated stone sills. A denticulated string course stretches the length of the façade under the half-story jack arch hoods. The second-story windows are aluminum double-hung replacements with stone surrounds and rusticated stone string course underneath. The storefront is brick covered in EIFS replacement with aluminum and glass display windows and three points of entry. Each entry is capped by a separate projecting fabric awning.

The north (rear) elevation is of brick covered in vinyl siding with a one-story red brick false wall addition, corbelling at the top, and three decorative piers. The points of entry are located on the north addition each with a projecting fabric awning. The west (side) elevation of the one-story addition is of brick covered in vinyl siding. No other elevation is visible due to adjoining buildings.

*History*

The Dusenbury Block was constructed in 1902. The building site had twice been devastated by fire – first in the 1875 fire, and then in 1901, when the existing wooden building burned. Named after owner Frank Dusenbury, the building was divided into two storefronts. The west side was fitted up for the drug store partnership of E. E. Palmer and James Taggart. Taggart eventually left the partnership, but E. E. Palmer continued the business in this location into the 1940s. Frank Bringard's Hub Saloon and restaurant occupied the east block, with professional and business offices in the second floor. In 1908, Lewis' clothing store replaced the Hub Saloon in the east half after Lewis' previous firm, Marsh and Lewis, dissolved its partnership. Lewis Clothing (later Lewis and Fleming) remained in business until the 1950s. The street addresses in this block shifted regularly, making it difficult to determine who occupied which side, but later occupants of the building include the Boy's Shop/Boys Town (ca. 1939-53), the Sport and Toy Shop (ca. 1960s), Beatty and White's Men's Shop (ca. 1958-1978), Cleveland's Men's Shop (ca. 1980s), State Discount (1970 to late 1980s), and Ecclestone (1990s). In the offices upstairs, a notable tenant was J. Walter Leonard, one of the city's early "oil men" who had discovered a very profitable oil well in Montcalm County in 1935 and later operated a number of very successful refineries in Michigan, including one in Mt. Pleasant, and a chain of gas stations. Leonard's gas stations were the predecessor to the Total gas station chain. Leonard's businesses, under a number of titles (Leonard Drilling, Leonard Pipe Line Company, Leonard Oil, and Leonard Realty), were listed in the Dusenbury block from 1936 into the 1980s.

*Integrity Analysis*

Like its neighbor at 111 East Broadway, the Dusenbury Block is also relatively intact. It retains its historic cornice, although the two elaborate gabled projections above the parapet were gone by the 1930s. The finials on the cornice appear to be slightly different from the originals. The windows at the second floor have been altered, with the replacements different in appearance from the double hung, one-over-one originals. However, the wood trim surrounding the windows is still in place (or has been replaced to match). The most significant changes are to the storefronts, which have been altered in configuration and covered with EIFS.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**121 East Broadway Street. McCarthy Building, 1911.**

**Contributing**

*Description*

Commercial Brick two-and-a-half-story retail/mixed use building with a frontage of 27 feet on East Broadway Street (1911). The upper façade has blue painted brick corbelling under the frieze, end piers, and a brick trimmed concrete name block engraved with McCarthy Building and the year of construction below the parapet cap. The windows on the half story are original frieze windows with diamond and triangle-head lights, brick lintels, and stone sills. The second-floor windows are aluminum casement replacement windows with transoms, white keystones, and stone sills. The storefront has wood and glass display windows with clapboard siding below and a sign on the frieze above. A recessed entry with clapboard siding is at the west end.

The north (rear) elevation is of painted brick with a small one-story clapboard sided addition with recessed back entry. The second-floor windows are replacement double-hungs with transoms and projecting fabric awnings. An aluminum and glass door is between the second-story windows leading onto the top of the one-story addition, with a projecting fabric awning above. The west (side) elevation is of blue painted brick and the east exterior elevation is not visible due to adjoining buildings.

The interior retains two patterns of painted stamped sheet metal ceiling and cornice crown molding. A decorative wrought iron partition separates the front from the back and the side walls of the front half are of exposed brick.

*History*

The McCarthy Building was constructed in 1911 for the hardware company of Breidenstein and Kane, who were previously located across the street in the Chatterton block. It suffered a fire in October of 1922 but was repaired.<sup>7</sup> The firm occupied the building until the 1950s, first as Breidenstein and Kane (to 1946) and then as Kane Hardware. It was Fashion City in the 1960s, then Evenknit Hosiery in the 1970s and 80s. Since 1992, it has been McCarthy's Downtown Drugs and Soda Shoppe.

*Integrity Analysis*

Like its neighbors to the west, this building once had a large overhanging cornice with an elevated parapet beyond it. The cornice survived intact into the 1990s but has since been removed. The exterior brickwork is intact but has been painted. The windows are replacement vinyl units that do not match the historic configuration. Building permits show the storefront was changed in 1976, but it is unclear if that is the current storefront or how it compares to the original.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**123 East Broadway Street, ca. 1939.**

**Contributing**

*Description*

Commercial Brick two-story retail/mixed use building with a frontage of 22 feet on East Broadway Street. The second floor is of yellow brick with an aluminum Chicago style window and concrete sill. The storefront has wood and glass display windows with an aluminum and glass side door. A projecting fabric awning stretches the length of the storefront. The north (rear) elevation is of painted concrete block with a boarded up window on the second story. The east (side) elevation is painted concrete block. No other exterior elevation is visible due to the adjoining buildings.

*History*

This building was constructed in the late 1930s or early 1940s. The lot had previously been occupied by a small, one-story frame building that served as a grocery store and meat market from the 1880s into the 1930s. Foland Optical was at this location from 1939 to 1948 (given the time frame for construction, the building may have been built for Foland Optical in

<sup>7</sup> "Heavy Fire Loss Early Yesterday," *Isabella County Enterprise*, October 22, 1920, p. 1.

1939). The site was once again occupied by a market in the 1950s (first McBride and Johnson, later Philo's), then Marianne Fashion Center and Mr. Charlie's Ladies Apparel from 1963 to 1983. It has been Trillium Fine Clothing since 1985.

#### *Integrity Analysis*

The building has always been simple in appearance, with a plain yellow brick exterior and no cornice. The second-story window appears to be either original or a replacement that matches the original configuration of a large center pane flanked by two smaller double-hung units. A very thin belt course of projecting brick above the window is the only decorative touch. It is unclear if any changes have been made to the storefront, but the current configuration, a recessed entry flanked by glass display windows with a side door to the upper floor, is characteristic of the period.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **125 East Broadway Street. Devereaux Block, ca. 1895.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

Two-story brick retail/mixed use building with a frontage of 22 feet on East Broadway Street. The upper façade is brick with an EIFS facing, corner piers, simple cornice, and string course under the second-floor windows. The three aluminum double-hung replacement windows on the second floor are framed in EIFS paneling with arched window surrounds reminiscent of the "Commercial Italianate" style. The storefront is of replacement brick with aluminum double-hung windows trimmed in wood and a recessed entry. A fabric awning stretches the length of the building atop the storefront.

The north (rear) elevation has a one-story painted concrete block addition with glass and aluminum east side door and fixed window trimmed in wood.

The east and west (side) elevations are not visible due to adjoining buildings.

#### *History*

The Devereaux Block was a six-storefront long block that originally encompassed what is now 125, 129-131, and 133-137 as well as the west 22 feet of the site of the present building at 139 East Broadway. The Devereaux Block was constructed in 1895 to replace several buildings in this portion of the block that were destroyed by a fire in March of 1895. That fire had apparently started in Dittman's Shoe Store at 117 (now 133) and spread east, destroying two more buildings and damaging the Bennett House hotel, and west, destroying the three-bay brick Hance and Devereaux Block (1883). Hance and Devereaux immediately commenced rebuilding a larger structure encompassing the entire area that had burned. Michael Devereaux, for whom the block is named, was at the time one of the leading businessmen and politicians in the city. A former educator, he came to Mt. Pleasant to practice law in 1876. With his later partner, J. W. Hance, Devereaux opened a real estate and loan business in 1882, later branching out into lumbering. Devereaux was elected prosecuting attorney of Isabella County in 1878, and served as mayor from 1890 to 1892, 1896 to 1898, and 1907 to 1908.

As originally constructed, the Devereaux Block was a two-story, Late Victorian brick building with six center-entry storefronts. The storefronts appeared to be standard, center-entry ones with glass and wood display windows to either side and transoms above. Second-story open entry stairs were located between the second and third bay storefronts and the fourth and fifth bay storefronts. Above each storefront on the second story were a group of three double-hung wood windows; each grouping had a square-headed window in the center flanked by two segmental-arch head windows, all with transoms and capped by matching hoodmolds. Above each second-story entry was a blank opening with corbelled brickwork and a flat hoodmold above. Very early photographs show a relatively simple projecting cornice divided in three sections along the building with a parapet wall above. This had been removed by the 1930s.

This section of the Devereaux Block contains the original westernmost storefront. In the early 1900s a drug and jewelry store occupied the space. Foland's Optical was located here from 1925 to 1938, when they moved next door to 123 East Broadway. It was then a series of jewelry stores until 1976, first Young's, then Shephard's, then Scully's. From 1978 until



the 1990s, it was Tuma's Market and Downtown Party and Deli. Max and Emily's restaurant has been here since the 1990s.

#### *Integrity Analysis*

Christmas-time photographs from the 1940s show that the transoms above the three second-floor windows at 125 East Broadway had been infilled. A storefront remodel was referenced in 1976 city building permits. After 1991 the upper façade was covered with EIFS.

#### *Sources*

*Isabella County Enterprise* March 22, 1895, p. 1; Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911, pp447-449; City of Mt. Pleasant Building Permits; historic photographs.

### **129-131 East Broadway Street. Devereaux Block, ca. 1900.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

Two-story brick professional office building with a 44 foot frontage on East Broadway Street. The façade is split down the middle by a projecting three sided clock structure with cross-gabled roof and brackets underneath. Brick paneled piers extend below the projecting clock to ground level. The upper façade is covered in EIFS with a denticulated frieze and a string course under the second-story windows. Double-hung aluminum replacement windows with green metal box awnings above each window make up the fenestration on the second floor. The storefront has aluminum and glass fixed windows with decorative wood panels underneath, brick paneled piers, and a green metal box awning over each half separated by the brick paneled piers under the projecting clock. Between the two-story brick paneled piers are two aluminum and glass fixed windows, one atop the other.

The north (rear) elevation is a one-story addition covered in EIFS. The east and west (side) elevations are not visible due to adjoining buildings.

#### *History*

This two-storefront long building constituted the second and third storefronts from the west of the six-storefront long Devereaux Block which extends from 125 to 137 East Broadway (see History under 125 East Broadway, above). The addresses in this part of the Devereaux Block were variously listed as 127, 129, and 131. In the early 1900s, the west half (127) was a grocery operated under several names (C. F. Marsh, Huber's, Simond's) while the east half had a drug and stationery store. The Economy 5 and 10 Cent Store occupied the east half (131) starting in 1934; it eventually would take over the west half as well. In 1963 it changed names to Gay's 5 and 10 Cent Store and then became the D&C Stores in 1982, which it remained into the 1990s. Upstairs, there were a number of long term tenants, including the firm of Meyers, Cooper and Watson and the General Agency, both of which kept offices there from the 1920s into the 1950s. The building is currently occupied by the professional offices of Isabella Bank and Trust.

#### *Integrity Analysis*

Unlike the next door section at 125 East Broadway, the original window openings at the second floor appear to have remained intact into the 1990s. A storefront remodel was referenced in 1971 city building permits. After 1991 the upper façade was covered with EIFS and the transom windows removed or covered and new windows installed. The storefronts were remodeled with brick and the doorway at 127 and the stair entry to the second story was replaced with windows.

#### *Sources*

*Isabella County Enterprise* March 22, 1895, p. 1; Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**133-137 East Broadway Street. Devereaux Block, ca. 1900.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

Two-story brick (covered in EIFS) professional office building with a frontage of 44 feet on East Broadway Street. The upper façade is clad in EIFS with Late Victorian/Neoclassical-inspired detailing of pedimented second-floor window hoods, string courses, end piers, boxed modillions under the cornice and a small decorative pediment centered above the cornice. Double-hung aluminum replacement windows are on the second floor. The storefront has glass and aluminum fixed windows with detailing of Classical/Colonial inspiration and lights in the frieze between the first and second floor.

The north (rear) elevation is a one story EIFS covered addition. The east and west (side) elevations are not visible due to adjoining buildings.

*History*

This two-storefront long building constituted the fourth and fifth storefronts from the west of the six-storefront long Devereaux Block which extends from 125 to 137 East Broadway (see History under 125 East Broadway, above). The addresses in this part of the Devereaux Block were variously listed as 133, 135, and 137. 133 East Broadway was the long-time location of Dittman's Shoes (later Dittman's Shoes and Antiques), which occupied an earlier building on this site (burned in the 1895 fire described above) and then moved into the new Devereaux Block in a storefront it occupied until the 1990s.<sup>8</sup> 137 East Broadway was Tribolet's 5 and 10 Cent Store in the 1920s and 1930s, then changed its name to the Morris 5 and 10 Cent Store from 1929 to 1950. After that, it became a Sears Roebuck store (1953 to 1970), the Carousel, 1971-1976, Someplace Special Hallmark and Gift Store (1978 to 1990s) and then Art Reach. The upper story tenants included a number of professional and business offices, the most notable being Burch and Stirling, Dr. Sheridan Gardiner from 1925 to 1944, and the Chamber of Commerce from 1945 to 1953. The building is currently occupied by the professional offices of Isabella Bank and Trust.

*Integrity Analysis*

The easternmost section (three window bays) of the Devereaux Block, originally 139 East Broadway, was demolished around the same time as the Bennett Hotel next door. The original window openings at the second floor appear to have remained intact into the 1990s. A storefront remodel was referenced in 1989 city building permits. After 1991 the upper façade was covered with EIFS and the transom windows have been removed or covered and new windows installed. The storefronts were remodeled with EIFS, glass and aluminum with a single central entry for both storefronts

*Sources*

*Isabella County Enterprise* March 22, 1895, p. 1; Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**139 East Broadway Street. W. T. Grant Company, ca. 1950s.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

One-story brick commercial bank building on the corner of East Broadway Street and Court Street. The primary façade is covered in EIFS with a small projecting cornice. The storefront is covered in EIFS with a veneered brick covered pier with a stone plinth to the west and an elongated hexagonal column covered in veneered brick with a stone plinth under the east corner. The entry is aluminum and glass recessed in with an angled northeast corner. Above the recessed entry is a Postmodern classical frieze with a denticulated cornice.

The east (side) elevation mirrors the primary façade. The storefront continues onto the east elevation with a slight change from the primary façade by the aluminum and glass recessed entry curving to become flush with the east elevation. A

<sup>8</sup> Henry Dittman had opened a boot and shoe store in 1882 somewhere on the south side of Broadway. Fancher, *Past and Present of Isabella County*, 357.

lower one-story rear section is also covered in EIFS. The north (rear) elevation is one-story to the east and two stories to the west and is also clad in EIFS. A recessed entry leads into the one story portion to the east and the two doors to the west have a projecting fabric awning and lead into the two-story portion. The west (side) elevation is covered in EIFS.

#### *History*

This site was formerly the location of the easternmost storefront of the Devereaux Block (139 East Broadway) and also of the Bennett Hotel (140 East Broadway). An 1875 article on the fire that consumed the original businesses on the north side of Broadway notes that the fire ended around here, having burned the Bennett barn but not the house. In 1883, Cornelius Bennett built a three-story hotel, a "fine brick structure," on the corner of Broadway and Court Streets. It would become one of the longest running and most consequential hotels in the city. Over the years it was operated by a number of different owners, but it remained known as the Bennett House. In addition to rooms on the second and third floors, the hotel had at various times a dining room, saloon, and barber shop. After the construction of the Devereaux Block to the west in the late 1890s, the easternmost bay adjoining the hotel (139 East Broadway) accommodated some of the hotel's rooms on its second floor. The storefront at 139 housed a number of businesses in the early twentieth century, including Kate Feeney's millinery shop. From 1928 to 1940 it was a beauty/barber shop, and then became the Bennett Cocktail Lounge in the 1940s. Both 139 East Broadway and the Bennett Hotel were demolished in the early 1950s. In their place was constructed a one-story building for the W. T. Grant Company, a chain merchandise store, in the late 1950s. After the Grant company went bankrupt in 1976, the store became a Ben Franklin Variety Store. Isabella Bank and Trust has occupied the building since the 1980s.

#### *Integrity Analysis*

The W. T. Grant Store, constructed in the 1950s, was a long, one-story building with a yellow brick façade. Every sixth row of brick was recessed and laid in a soldier course to create horizontal striping on the building. The original storefront is not clear, but in the early 1980s it was finished in glass and metal with wood trim. When Isabella Bank took over the building in the mid 1980s, it was refaced with EIFS.

#### *Sources*

*Isabella County Enterprise* March 22, 1895, p. 1; Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **201-203 East Broadway Street. H. Breidenstein Block, ca. 1920.**

#### **Contributing**

##### *Description*

Commercial Brick two-story retail/mixed use building at the corner of East Broadway Street and Court Street. The façade on East Broadway is red brick with corbelling at the cornice and two story piers at the outer edges. Four boarded-up double-hung aluminum windows with concrete sills and lintel line the second floor. A concrete name block is centered below the corbelling and gives the name H. Breidenstein Block. An angled corner faces the intersection of East Broadway Street and Court Street with red brick, corbelling at the cornice, and a second-story double-hung replacement window with concrete sill and lintel. The storefront is the original wood and glass with the transoms now paneled over, a recessed entry into 203 East Broadway Street, and two projecting fabric awnings. A pier with concrete cap is between the storefronts of 201 East Broadway Street and 203 East Broadway Street. The storefront of 201 East Broadway continues onto the angled corner with a wood and oval glass entry door with transom and projecting fabric awning.

The west elevation on Court Street is of red brick with corbelling at the cornice and piers. The windows on the second story are double-hung aluminum replacements with concrete sills and lintels while the first floor windows are original hopper style frieze windows with concrete sills and lintels. Two sets of doors are located at the north side of the elevation. The storefront also continues onto the west elevation with original wood and glass display window and paneled transom, one story concrete capped pier, and a projecting fabric awning. The north (rear) elevation is of painted brick with replacement double-hung windows. The east (side) elevation is not visible due to adjoining buildings.

The interior is remodeled with modern finishes but still retains the original stamped sheet metal ceiling and metal cornice.

##### *History*

The Breidenstein Block dates to the late 1910s or early 1920s. It replaced an earlier two-story frame commercial building that was present on the site as early as 1884, according to Sanborn maps. The earlier building had housed a grocery store



from the 1880s, and this use continued in the new building, most notably as the Breidenstein Grocery from the early 1930s to around 1968. After several vacant years in the early 1970s, the building acquired its current tenant, Norm's Flower Petal, which opened around 1975.

#### *Integrity Analysis*

The current building first appears on the Sanborn map of 1924 as a 28-foot high, two-story building with a row of wood posts on the first floor and lodge rooms on the second. The 1950 Sanborn map notes that the north and east walls of the interior were brick faced. Aside from the installation of replacement windows, the exterior retains a great deal of its historic character and integrity, in particular the rare survival of the original storefront.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **205-209 East Broadway Street, ca. 1930s.**

#### **Contributing**

#### *Description*

Commercial Brick one-story retail/mixed use building with a bar on the west side and a professional office on the east side. The storefront on 205 East Broadway Street is of yellow painted brick with an aluminum and glass fixed window with wood trim. The recessed entry is wood trimmed with stone veneer on the inner walls of the entry. A half hipped wood shake roof extends across the front of 205 East Broadway Street. The storefront of 209 East Broadway Street has red brick with aluminum and glass fixed windows, aluminum and glass door with sidelights, and three blue fabric awnings.

The north (rear) elevation is covered in brown sheet aluminum siding with two metal doors. A one-story addition on the north side of 205 East Broadway Street is covered in painted wood siding. No other exterior elevation is visible due to the adjoining buildings.

#### *History*

Prior to the construction of this building in the 1930s, the lot between 201-3 and 215 East Broadway housed a number of short-lived frame structures with a similar variety of tenants, including a barber shop, meat market, feed store, and cobbler. Photographs from the 1910s show gravestones piled outside a marble works. The current building was probably constructed in the early to mid 1930s. It was not present on the 1931 Sanborn map, city directories showed no returns from 1932-34, and photographs from the 1930s appear to show the site as empty. In 1936, tenants appear at 205, 207, and 209 East Broadway (the 1950 Sanborn map shows the building divided into three commercial spaces), suggesting the building was constructed shortly before that time. Generally, there was high turnover of building tenants in the 1930s and 40s. Tenants during those years included Warner's and Ken's Men's shops, Firestone Auto Supply, and the Fleming Studio, as well as the short-lived but interesting introduction of the "Chippewa Teepee Youth Center" which offered dancing, musical entertainment, and non-alcoholic beverages for the young people, while its exterior featured themed items like a totem pole and a mock teepee at the entrance. Longer term tenants were Belle's Hat Shop at 205 (ca. 1953-1972); O'Connor's Cleaners at 207 (ca. 1947-1972), Isabella County Abstract Company at 209 (ca. 1960-late 1990s), and the McPhail, later Grinzinger, Insurance Agency at 207 (ca. 1973-1990).

#### *Integrity Analysis*

This relatively simple building is generally intact. The storefront windows and doors are in their original configuration, although the units themselves have been replaced. The brick has been painted yellow at the 205 storefront, a wood shingle awning installed, and wood trim put around the windows.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**215 East Broadway Street, ca. 1920.**

**Contributing**

*Description*

Commercial Brick two-story professional building at the corner of East Broadway Street and North Franklin Street. The upper façade is of dark brown brick with corbelling at the cornice and piers at the east and west edge of the building that extend down to street level. Two aluminum fixed replacement windows with stone sills are above the red wood shake pent roof over the storefront. The storefront has glass and aluminum display windows with red brick below and a recessed entry.

The north (rear) elevation has a slightly lower two-story addition with brown sheet aluminum siding. The east elevation is dark brown brick with corbelling and two-story piers. Windows on the second floor are fixed aluminum replacements with stone sills while the first-floor windows are boarded up with stone sills. The west elevation is of brick covered in brown sheet aluminum siding.

*History*

Like the Breidenstein Block at 201-3, this building was also constructed in the late 1910s to early 1920s, according to the Sanborn maps. It similarly replaced a series of earlier one and two-story frame buildings containing a variety of uses from a laundry to a pool parlor. From 1930 until ca. 1950, the present building was the site of the Bishop's Ready to Wear store. It then continued into the 1950s and early 1960s as the College Town Shop, briefly housed the One Minute Lunch eatery in the mid 1960s, and became the College Inn from 1968 to 1972. In 1972-1980 it housed an H&R Block office, and then after a short vacant period in the early 1980s, it housed William J. Wood Associates through the late 1980s and 1990s. The current tenant is the American Red Cross.

*Integrity Analysis*

The exterior remains mostly intact, except that the storefront has been altered with infilled brick of a slightly different shade of red and a wood shingled pent roof. Photos show the original windows to have been double-hung, six-over-one units, but these have been replaced.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**West Broadway Street**

**South Side:**

**113 W. Broadway, ca. 1895-1910**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

This building is now one address encompassing what was historically four buildings: three one-story (109, 111, and 117 West Broadway) and one two-story (113-115 West Broadway). The buildings are mostly constructed of brick, with several concrete block additions to the rear. The north and west elevations (facing Broadway and Washington Streets) are now covered with gray brick on the lower half and gray EIFS on the upper half and on the second story of the two-story building. On the north elevation, there is a glass and aluminum entry door with a set of three display windows to the side on the former 111 West Broadway building; a glass and aluminum double entry door at 113 West Broadway; and a recessed glass and aluminum entry door at 117 West Broadway. The north elevation also has one window at the west end of the first floor and three in the second floor, all square-head replacement fixed-pane aluminum units. A thin band of cornice molding extends just below the parapets on this elevation. The west elevation has a recessed glass and aluminum entry door towards the south end, and a series of aluminum windows along the rest of the elevation.

The east elevation is brick at the front and concrete block at the rear addition, all painted. There are a number of infilled window openings that retain their segmental-arch heads. There is a steel entry door at the south end. The south elevation is concrete block and varies from one to two stories. It has steel entry doors and fixed pane aluminum windows. There is a steel exterior stair leading to the second floor of 113-115.

### *History*

Prior to 1895, the west half of the 100 West Broadway block housed a number of one and two story frame buildings, including a livery stable on the northwest corner and a tin shop on the northeast corner. By 1895 those buildings had been cleared and a one story brick building was listed on the Sanborn map as under construction at 109 (then 127) West Broadway on the northeast corner. By 1910, the remainder of that side of the block had been completed with an additional one-story brick building at 111, a two story-brick building at 113-115, and a one-story brick building at 117. Two one-story additions spanned the rears of 111-115. At that time, 109 was a lunch restaurant, 111-115 housed an agricultural implements store, and 117 was a photo studio. 109 West Broadway was occupied at various times by a restaurant and lunch room (Star Lunch Room, 1932-42), the Franklin Supply Company (1943-48), a showroom for the Mt. Pleasant Hardware Store (1949-58), and the Mt. Pleasant Supply Company (1963-1975); 109 then disappears from the directory listings. 111-115 remained an agricultural and implement store through 1933 (McCall and Dexter's), then became Harford's Tire, Battery and Electrical Service until 1945. In 1949, the Loyal Order of Moose Lodge 195 occupied all three addresses, remaining there into the late 1990s. 117 West Broadway housed the Collins Studio and Art Store from its construction until 1940; following that, the address was occupied by the Bailes Beauty School, which later became the Mt. Pleasant Beauty School (1949). In the late 1960s, the Beauty School moved across Washington Street to 201 West Broadway (see below) and was later renamed the Murphy Beauty College. 117 West Broadway then disappeared from the directories, leaving only the Loyal Order of Moose listed on this part of the block into the late 1990s. The buildings were later occupied by Faith Community Church and are now the headquarters of the Mt. Pleasant Area Chamber of Commerce and Visitor and Convention Bureau.

### *Integrity Analysis*

There is little historical information available about these buildings beyond what can be derived from the Sanborn maps and one historic photograph from ca. 1910. 109 and 111 were both one-story brick buildings that appeared to have very similar upper walls with a high parapet. The first floor storefront at 111 shared similar columns or piers with 113-115 next door, which makes sense as they were one store during that period. Window openings on 109-111 cannot be determined but they likely had some kind of decorative frieze above the storefronts. 113-115 was a two-story light-colored brick building with three (possibly) arched windows on the second floor and a small cornice. 117 was also a one-story darker colored brick building; little can be made out of the storefront details, but it did have several windows on the west elevation. Both 113-115 and 117 had "photo skylights" on their west walls. Sections of the wall were cut down and angled glass skylights were installed. All the buildings on this half block had a series of one-story additions as documented on the Sanborn maps; by 1950 these consisted of a one-story concrete block addition behind 109 and another narrow concrete block one-story addition stretching along 111 to 115. This roughly reflects the current configuration. It is unclear what alterations occurred to these buildings, but currently the north and west elevations have been covered with a new façade of non-historic brick and EIFS.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

## **201 West Broadway, Smithers Building, 1911.**

### **Contributing**

#### *Description*

Two-story brick commercial building with a flat roof. The building faces both West Broadway and South Washington and has an angled corner at the intersection. The south and west elevations are painted brick with raised brick piers outlining the bays, a belt course between the first and second floors, and keystones above the windows. The angled corner has a band of brick corbelling at the cornice. The storefront at the north elevation, angled corner, and first bay on the east elevation has been faced with painted wood paneling and has a low projecting wall of random ashlar stone blocks at the base. A sloped metal awning with filigree metal brackets hangs over the door in the angled corner and the doors and



windows on the storefront are flanked by wood shutters with cut-out panels. The storefront windows are rectangular fixed pane units. The first floor windows on the east elevation have been infilled with wood paneling. The windows on the second floor of the east and north elevations are aluminum replacement units with a fixed pane above and a small awning window on the bottom; some are single windows and some are paired with a mullion between. The doors – one on the north elevation, one at the angled corner, and two on the east elevation – are steel replacement doors. Both doors on the east elevation have infilled transoms – one with wood, one with glass block. The south and west elevations are both covered with metal siding.

#### *History*

As Mt. Pleasant expanded, the area around the 200 West Broadway block became something of a transitional zone, both in topography and in use. The 1884 Sanborn map notes that a bluff edge ran through this block and then to the southwest, which may explain why the north/south alley in the center of the block was not extended to Broadway until the early 1900s. The areas to the north and west of the block were primarily industrial, and in the late 1880s and 1890s, there were a few scattered residential dwellings on the block. Between 1900 and 1910, a small one-story wood framed photo shop was constructed at the northeast corner of West Broadway and South Washington. In 1911, the present two-story building was constructed for the Smithers Agricultural Implement Store (later Murray and Smithers). The name "Smithers" and the date "1911" are visible in a 1950s image of the building, which spanned two lots at 201 and 203 West Broadway (203 now refers to the building next door). In 1915, Pat Carroll purchased the Murray and Smithers inventory, and presumably occupied the building as he is listed on the 1925-26 city directory at that address. City directories carry listings for both 201 and 203 West Broadway. 201 Broadway housed the Blossomette Shop in the 1930s, a flower shop under several different names in the early 1940s, the Broadway Bar (1953-62) and LaPointe's Bar (1963-66) before the Mt. Pleasant Beauty Shop moved from across the street in 1968. Renamed the Murphy Beauty College in 1976, it still occupies the building. Listed at 203 was the Jarecki Manufacturing Company (1930-1940), Prior's Montgomery Ward (1947-48), and the Tic Tac Inn (1960-62). After a period of no listings, the Grinzinger Insurance Agency appeared from 1978 to 1984, then, briefly, Fast Foto (1986), Albert C. Dowell (1991), the Den of Antiquity (1992), and a firm of land surveying consultants (1998).

#### *Integrity Analysis*

Aside from the typical changes to windows and storefront, this building is relatively intact. The earliest photograph found of the building is circa 1950s; by this time, the storefront had already been altered with the vertical wood siding, and the low random ashlar wall appeared to be under construction. An angled storefront window at the west end of the north elevation hints at the earlier configuration, but the other storefront windows and first floor windows at the east elevation had already been altered/infilled. The second floor windows were double-hung, one-over-one windows. Otherwise, aside from the paint, the building does not appear to have changed significantly since the 1950s.

#### *Sources*

*Isabella County Enterprise*, November 26, 1915. Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **203-205 West Broadway, Francisco Studio, 1925.**

#### **Contributing**

##### *Description*

One-story brick retail building. The north façade facing West Broadway street is white-painted brick with a soldier course of brick in the frieze above the storefront. The storefront is replacement buff brick. It has a double center entry opening into two separate retail spaces. The doors and display windows have wood trim, and the transoms over the door have been infilled. The transom panel is drywalled over and covered with a fabric canopy. There is a small vent panel in the brick above the canopy.

The rear (south) elevation is covered in wood paneling and has a steel replacement entry door. The east and west elevations are not visible due to adjoining buildings.

##### *History*

As Mt. Pleasant expanded, the area around the 200 West Broadway block became something of a transitional zone, both in topography and in use. The 1884 Sanborn map notes that a bluff edge ran through this block and then to the southwest, which may explain why the north/south alley in the center of the block was not extended to Broadway until the early 1900s.

The areas to the north and west of the block were primarily industrial, and in the late 1880s and 1890s, there were a few scattered residential dwellings on the block. Between 1900 and 1910, a small one-story wood framed photo shop was constructed at the northeast corner of West Broadway and South Washington. The was likely the first home of the Francisco Studio, which was operated by father and son Harry H. and Harrison Francisco for approximately 70 years (dates vary, but the business was founded between 1905 and 1910; Harrison Francisco retired in 1973 and 1976 is the last date the Francisco studio appears in the city directories).<sup>9</sup> In 1911, the Smithers building was constructed at the southwest corner of Broadway and Washington. At the time, it encompassed addresses 201 and 203, and the space currently occupied by what is now 203-205 West Broadway was historically numbered 205 West Broadway. From 1910 to the early 1920s, a smaller one story building sat on 205 West Broadway, housing the Francisco photo studio. The building was replaced by a larger one-story building in 1925.<sup>10</sup> The Francisco Photo Studio closed in 1976. Following that, it was the office of Roethlisberger Realty from 1978 into the late 1990s. That business had been founded in the 1940s by Henry Roethlisberger and was later carried on by his son Dale.

#### *Integrity Analysis*

This building appears to have changed little since its original construction, with the exception of a replacement storefront. The circa 1950s image of the Smithers Building next door shows a corner of this building; the original storefront appears to be a center entry with wood trim, paneling and transom. A portion of the "Francisco Studio" signage is also visible above the transom panel. It is not clear when the storefront was altered, but the materials and design are consistent with the 1970s and may have occurred when Roethlisberger Realty took over the store.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **South Washington Street**

#### **West Side:**

**110 South Washington, Sweeney Seed Company, ca. early 1920s**

#### **Contributing**

##### *Description*

The Sweeney Seed Company consists of three attached buildings. The easternmost building is a two-story rectangular red brick building. The east elevation (facing Washington Street) is painted yellow on top and has been covered with grooved metal sheets with rectangular inset windows on the first floor. The three second floor window openings are original but have replacement double-hung vinyl window sash. There are two older light fixtures hanging on the second floor wall. The south elevation has three double-hung vinyl replacement windows on the second floor and a steel entry door at the west end. The north elevation is brick painted white; there is ghosting of old Sweeney Seed Company signage on the east part of the wall. There is one paired set of double-hung vinyl replacement windows on the second floor at the west end.

The middle building is a one-story brick building. There are two infilled windows and an infilled door on the south side; the north side has a shed-roofed addition with metal siding and a shed-roofed overhang in the ell of the building. There is a metal replacement door and rectangular windows on the north wall under the overhang.

The westernmost building is a concrete block structure built in two sections. The older portion of the building, at the south side, is two stories, rectangular in shape and has rusticated concrete block quoining at the corners. It has double-hung, six-over-six wood windows with brick sills on the north and west elevations as well as a replacement double-hung vinyl window on the second floor of the east elevation. The north half is newer concrete block with no quoining and is only one story high. It has a door opening on the west elevation and two four-paned steel windows with interior storms on the north

<sup>9</sup> Marian Matyn, "Finding Aid for Francisco Photography Studio Photographic Collection," Clarke Historical Library, Central Michigan University, Mt. Pleasant, Michigan. Downloaded from <http://quod.lib.umich.edu/c/clarke/ehll-francisco?view=text>.

<sup>10</sup> "City Experiences Best Building Boom since 1923," *Isabella County Enterprise*, July 10, 1925, p. 1.

elevation. Another Sweeney Seed Company sign is painted on the west elevation. Sheet-metal sided grain elevators rise from the roofs of both sections of the building.

### *History*

As Mt. Pleasant expanded, the area around the 200 West Broadway block became something of a transitional zone, both in topography and in use. The 1884 Sanborn map notes that a bluff edge ran through this block and then to the southwest, which may explain why the north/south alley in the center of the block was not extended to Broadway until the early 1900s. The areas to the north and west of the block were primarily industrial, and in the late 1880s and 1890s, there were a few scattered residential dwellings on the block. One of those dwellings was located on the north half of the block that would eventually hold the Sweeney Seed Company; no historic photographs are available but Sanborn maps show a one story square dwelling with a two story section in the middle and one-story porches at the east and west ends. Later maps show a number of ancillary structures at the south and west sides of the lot. The present Seed Company building appeared in the 1924 Sanborn map, adjacent to the original dwelling on the south side of the lot. The dwelling remained in place until sometime between 1931 and 1950, when it was removed. The Seed Company building appears on the Sanborn maps in today's configuration, with the exception of the additions on the north side of the center and west building. The easternmost building served as the storefront while the two buildings to the rear were the feed/seed warehouse. The 1950 map notes there were paints in the store building.

Frank Sweeney came to Mt. Pleasant in 1881 and operated a number of businesses in the city under the name of Sweeney and Company. His original store on Main Street, built in 1881, was a grocery store, but he later operated a crockery and then the seed store. The seed store was for a time located across the street at 109 S. Washington, as a 1923 advertisement for the G. C. Shouey Company noted they were moving into the "former Sweeney Seed Co. Bldg" at that address.<sup>11</sup> This seems to indicate that the present building at 110 South Washington was constructed shortly before that, which accords with the evidence of the Sanborn maps. It has remained the Sweeney Seed Company since its construction.

### *Integrity Analysis*

The Sweeney Seed Company appears to have undergone only minor alterations since its original 1920s construction. The most significant changes are the covering of the original storefront (likely a center entry wood and glass given its era of construction), some window replacement, and the additions on the north sides of the center and western sections. Only one historic photograph was found, and that image, from the 1950s, shows a corner of the building but no specific details can be determined beyond its general configuration.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

## **Court Street**

### **East Side:**

#### **106 Court Street, ca. 1910s.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

### *Description*

Two story brick retail/mixed use building with a frontage of 24 feet on Court Street. The second story is of red brick with edge piers, an applied shingled gable front, with iron balcony, on the north end and applied stone chimney, and a vinyl double-hung replacement window flanked by thin blue shutters. The storefront has a recessed entry outlined in EIFS with a stone pass through window and wood columns. A shed roof awning extends over the recessed entry and connects with the

<sup>11</sup> *Isabella County Enterprise*, December 14, 1923, p. 8.



applied gable front. A projecting awning is also centered over the entry door to the north. No other elevation is visible due to adjoining buildings.

*History*

This building was constructed between 1910 and 1924, according to Sanborn maps, and was a laundry under the names of Mt. Pleasant Laundry, Central Michigan Linen Supply, and Nu-Way Cleaners until 1953. It then became a bar under several names, including the Bennet Bar in 1958-71 and Sir Richard's Pub in 1972-1992. It is currently the Blue Gator.

*Integrity Analysis*

The original appearance of the building is undetermined, although one photograph from the early 1950s shows a small slice of the building with the Nu-Way Cleaners sign. It appeared to be a dark brick building with a raised rectangular brick outline in the upper part of the façade and a center entry with two windows to either side. This has been obscured by the newer applied façade.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**108 Court Street, ca. 1920s.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

Commercial one-story brick building with a frontage of 42 feet on Court Street. The storefront is of brick faced in square metal panels. The roofline has raised, flat-top sections at either end and a recessed gable faced in glass composite material is centered between them. Swinging aluminum and glass double doors are to the north and south side of the façade. A covered projecting entry with poured concrete support columns and glass composite material roof covers the north entry. Centered between the two entry doors is a square 7x7 glass block window.

The south (side) elevation is of painted brick covered in painted tiles. The east (rear) elevation is of painted brick with decorative Commercial Brick paneled brick work in the frieze. To the north is a rear entry with square metal panel surround. No other elevation is visible due to adjoining buildings.

*History*

This site was the location of a livery business for much of the nineteenth and early twentieth centuries. The livery was replaced in the 1920s with an automotive repair business. Nu-Way Cleaners occupied the building in the 1930s, and the Landon Beauty and Barber Shop in 1939-49. This address disappears from the city directories until 1978; it may have been part of the automotive dealership to the north. In the 1980s it housed the Little Red Shoe House, and then Glory Christian Fellowship. It is currently the Sha-Boom Pub Club.

*Integrity Analysis*

Little is known of the building's appearance historically. The current façade was installed in the 1990s.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**112 Court Street, ca. 1920s.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

One-story Commercial Brick professional office building with a 24 foot frontage on Court Street. The façade is of yellow brick with corbelling under the cornice line. Yellow brick with vertical window slits with brick sills, a south side glass and metal recessed entry door, and shallow corbelling below the slightly projecting signage makes up the storefront. The east (rear) elevation is of painted brick with painted brick piers, denticulated corbelling below the cornice line, vinyl siding between the brick piers, a fixed aluminum replacement window in the south bay, and an aluminum and glass rear entry in the north bay. No other elevation is visible due to adjoining buildings.

*History*

Constructed in the 1920s, this one-story building originally housed Shepp's Tire and Battery Service until 1940. In the 1940s and 50s it changed occupancy frequently before eventually becoming attached to Krapohl Ford (the business to the north) in the late 1950s. It housed the Fish Head Aquarium from 1973 to 1981 and Ruddell Engineering from 1983 to 1992. Its currently serves as a professional office building.

*Integrity Analysis*

The current exterior brickwork of the upper part of the façade, with its mixed brown and yellow brick, corbelling, and small parapet, is typical of the 1920s period, although historic photographs of the building have not been located. However, the original storefront has been infilled with matching brick featuring narrow slit windows and a replacement entry door to the side.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**114 Court Street  
Non-contributing**

*Description*

This is a one-story office building. It has clapboard siding and a mansard roof inset with gabled dormers. The windows are double-hung aluminum units with wood shutters and planter boxes below.

*History*

This building appears to have been constructed in the 1980s as a professional office building.

**North Main Street**

**East Side:**

**110-112 North Main Street, ca. 1900.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

A one story brick retail/mixed use building. Modern painted vertical board siding covers the storefront on the west façade. A parapet also covered in modern painted vertical board siding with painted corner boards and cap trim extends above the west and north elevation. Under the parapet on the west façade is a pent roof awning with asphalt shingles and modern vertical board siding. The storefront has two recessed entries flanked by fixed display windows and painted trim. A different colored trim separates the two storefronts.

The north (side) elevation is covered in modern painted vertical board siding with brackets under the parapet. The storefront wraps around the northwest corner with a fixed window and painted trim. A door with a small pent roof awning is in the middle of the north elevation. Another door next to a fixed window is covered by a fabric awning towards the northeast corner. The east (back) elevation is covered in modern painted vertical board siding with a pent roof awning at the southeast corner. The south (side) elevation is covered with modern painted vertical board siding.

### *History*

Early plat and Sanborn maps show several small buildings located on this site as early as 1879; any earlier buildings on this site would have likely been consumed in the fire of 1875. The current one-story building was constructed right around 1900; an 1899 plat map shows two different buildings on this location while the 1900 Sanborn Map depicts the current building. It contained two commercial spaces for much of its history, with a grocery and a variety store being the first occupants in 1900. The 1910 Sanborn map shows it as a single interior space designated as "Rackets," but by 1924 it was again two separate spaces. Throughout the 1930s the Oil Well Supply Company was located at the south storefront (110) while National Supply Company occupied 112. In the early 1940s, National Supply Company expanded into 110; it occupied both spaces to the end of the decade. In the 1950s, the Dumon and Wardrop Insurance Agency occupied 110 and the Bike and Lock Shop was in 112. Lent and Son Shoe Repair replaced the Bike and Lock Shop at 112 around 1960 and remained there until the late 1970s. Pisanello's Pizza opened in 110 around 1964, and remains in that location today. In the 1980s and 1990s tenants at 112 included Tom's Shoe Repair (1978-1987), Millie's Tailor Shop (1978-late 1990s), and the Reava Sewing Center (1988-early 1990s).

### *Integrity Analysis*

There are few historic photographs of this building extant. A photograph taken between the building's construction in 1900 and 1904 shows a brick structure with a gabled roof and a parapet (false front) on the west elevation. Two storefronts are visible but details of the materials cannot be discerned. The back (east half) of the building is visible on a ca. 1906 aerial that confirms the gabled roof but little else. A 1952 photograph shows the north side of the building; the current parapet on that side is not in place, and the gabled roof with asphalt shingles is visible. The building is painted white; an obstruction in the photo prevents observation of the storefront conditions. The building is currently covered with non-historic vertical board siding.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; historic photographs.

## **South Main Street**

### **West Side:**

**102-106 South Main Street. Foster Furniture Company Building, 1906.**

### **Contributing**

#### *Description*

The Foster Furniture Company is a Neoclassical three-story brick retail/mixed use building that occupies a prominent corner at the intersection of West Broadway and South Main Streets. The decorative main (east) façade wraps around to the first bay on the north (side) elevation and features raised end piers, with those on the third floor finished like quoins with alternating bands of raised and recessed bricks (three courses high). These piers rise to a broad brick entablature with dentil band below the frieze and a massive projecting Classical cornice with oversized dentils below. Each floor is separated from the others horizontally by a narrower projecting cornice with a smaller band of dentils below. The third floor is the most intact portion of the original façade and retains its fenestration pattern of six windows across the east elevation and two on the north, although the original double-hung window units have been replaced with three-pane fixed windows. The second story originally had similar quoined piers and featured large display windows with three-paned transoms above, three on the east elevation, separated by decorative cast-iron columns, and one on the north elevation. The cast-iron columns and interstitial cornices are the only original features that remain; currently the second floor consists of replacement brick with wider non-quoined raised piers, and the fenestration pattern and window units now match the third floor. Similarly, the original first floor storefront featured the quoined brick end piers and had a center entry flanked by glass display windows with three-paned transoms on the east elevation, and on the north elevation a large plate-glass display window with three-paned transom. Currently, the storefront is also replacement brick. It has a recessed center entry with wood and glass arched windows and an arched transom over the door. Sets of triple-arched replacement windows flank the center entry and wrap around to the first bay of the north elevation.

The north (side) elevation continues the front's form in the bay nearest the corner of West Broadway Street and South Main Street. Past this bay the second and third floor is red brick with rock-face brick string courses above and below the third-story double-hung windows with their transoms and rectangular stone lintels and sills. The second floor, with double-



hung windows with transoms and rectangular stone lintels and sills, is separated from the first floor by a thick strip of painted brick. The first floor is a newer and lighter red brick with a concrete brick water table that switches from one to three courses along the length of the north elevation. Fenestration on the first floor includes three square casement windows, with stone lintels and sills, and a replacement double-hung window in a doorway infill. A thick strip of painted brick is also below the square windows on the first floor but stops at the doorway infill. Capping the north elevation is a projecting cornice with dentils similar to the primary façade. At the northwest corner is a three story decorative pier similar to the primary façade's third-floor piers.

The west (rear) elevation is of painted brick with fixed three-pane replacement windows on the second and third floors with an exterior fire escape and two entry doors on the first floor, one with a boarded up arched transom. The south (side) elevation is only partially visible due to adjoining buildings. The area visible is faced in yellow brick.

#### *History*

The lot at the southwest corner of Main and Broadway was occupied in 1866 by one of Mt. Pleasant's earliest businesses, the firm of Babbitt and Nelson, who moved their dry goods store from Isabella City to Mt. Pleasant. In the late 1800s, the site where the present building stands was two lots, with Babbitt and Nelson's dry goods store in a two-story frame building at the corner. The other lot had a one-story frame meat market in 1884, but by 1890 a two-story building housing a boot and shoe store had been built to the south of Babbitt and Nelson's. In 1897, Foster Furniture and Hardware purchased the corner building from Babbitt and Nelson. They "improved and beautified" the property and expanded into the building to the south. In June of 1905, the building burned, and the Foster company constructed a new three-story brick building on the double lot, "one of the best corners for business in the city,"<sup>12</sup> completing it in December of 1906. The new building had a metal cornice on the exterior, metal ceilings at the first and second floors, iron posts, and an elevator at the southwest corner. Around 1920, the business was purchased by Ed Bonnell and Ed Bixby and renamed Mt. Pleasant Hardware and Furniture. It remained a hardware store, first by that name and later as Scott's Ace Hardware, until 1970. From 1971 to 1980, it housed Oren's Department Store. In the 1980s and 90s, Downtown Drugs and Downtown Discount occupied the building, expanding into the storefront at 110 South Main next door. Upstairs was the Smith Energy Company and a number of other professional and business tenants. FirstBank has occupied the building since the early 1990s, eventually expanding to hold the entire building plus 110 South Main.

#### *Integrity Analysis*

The building has had a large presence on this corner since its construction in 1906. It retains much of its original brickwork on the north elevation and the third floor, as well as the historic cornice. Photographs from the early 1910s show a balustrade above the cornice, which was gone by the 1940s. The first and second-floor storefronts have been altered the most. The second floor on the Main Street façade and wrapping around to the first bay on the Broadway Street side had large plate glass windows with tripartite transom windows above, designed to display the store's goods. The first-floor storefront was a traditional center entry one with iron columns and glass display windows with multi-paned transoms above. Both the first and second-floor storefronts remained in place until at least the 1950s, but by the early 1980s had been altered to the current configuration. New brick was installed over the original at the first and second floors on the Main Street façade and the first bay of the Broadway Street elevation. The plate glass windows on the second floor were replaced with smaller individual windows to match the third-floor fenestration pattern. At the first floor, the center entry was retained but the storefront was infilled with newer brick and the display windows replaced with sets of triple arched windows. The third-floor windows, which were originally double-hung wood units, were replaced with double-hung units with transoms.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**110 South Main Street. Dusenbury Bank, 1888.**

#### **Contributing**

#### *Description*

<sup>12</sup> Fancher, *Past and Present of Isabella County*, 351.

Commercial Late Victorian two-story brick retail/mixed use building. The upper façade is of brick covered in stucco and capped by a decorative metal cornice with arched denticulation beneath and corner blocks, one capped by a dome-like finial. Two decorative slant-sided, metal-trimmed oriel windows topped by finials flank two center wood windows with arched hoods and starburst transoms. A stone string course runs the length of the façade level with the spring lines of the starburst transoms on the second-floor center windows. A metal cornice with decorative corner blocks separates the first and second floor. The storefront is of a newer red brick with wood and glass arched window replacements to the north and aluminum and glass display window and recessed entry to the south. The entry and display window to the south are covered by a projecting fabric awning.

The west (rear) elevation is of painted brick. Vinyl replacement windows on the second floor with boarded up arched windows and transom are over the back entrance. No other elevation is visible due to adjoining buildings.

#### *History*

This building was constructed in 1888 for the Dusenbury (Exchange) Bank, predecessor of the Exchange State Savings Bank. Founded as a private bank in 1881, the Dusenbury changed its name to the Exchange State Savings Bank in 1888 and moved into the south storefront of this building. The north side was occupied at that time by P. Corey Taylor's drug and jewelry shop, and in the 1890s the express office, and later telephone exchange, was also located in the north half. The Exchange Bank incorporated in 1894 and then moved to the newly constructed bank building at the southeast corner of Broadway and Main around 1909. P. Corey Taylor moved out of the building in 1903, replaced by the Minto-Woodruff clothing, shoe, and furniture store. That firm, later known as Minto-Boulton and Boulton's Clothing store, remained in business until the 1950s; the Woodruff name also remained associated with the building, with the Woodruff, later United, Insurance Agency occupying the building in the 1950s and 60s. The Butts Drug Store occupied one of the storefronts until the 1950s, succeeded for a time by Palmer Drug. They were replaced by Western Auto Associates (late 1950s-early 1960s), Hall House of Gifts (early 1970s) and the Black Box (ca. 1976-1983). The north half of the building housed the Christian Book Store in the late 1970s, and then in the 1980s and 90s, Downtown Discount and Drugs expanded into this storefront. FirstBank now occupies this building as well as the building to the north.

#### *Integrity Analysis*

The building has retained a certain degree of integrity throughout its existence. The building's decorative features, including its oriel windows, second-story trim, and cornice, remain in place. The storefronts, originally the traditional center entry with cast iron columns, large glass windows, and multi-paned transoms, have been altered several times over the twentieth century. Mid-century aluminum and glass storefronts were replaced in 1969, and have been succeeded by infilled brick that matches the newer storefronts at the adjoining storefront at 100-104 East Broadway. The brick on the second floor has been recently covered with stucco. At the interior, there was reference to a fire in July of 1986 that "gutted" the "mostly vacant" building, although it is unclear the extent of the damage. The interior was connected to 102 S. Main in 2001.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

#### **112 South Main Street, ca. 1880s.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

Two story brick (covered in EIFS) retail/mixed use building with a 20 foot frontage on South Main Street. The second-story fenestration includes two recessed aluminum sliding replacement windows. The storefront is EIFS with a broad round-corner window flanked by two points of entry.

The west (rear) elevation is of painted brick with two aluminum recessed double-hung replacement windows on the second floor and a back entrance on the first floor. No other elevation is visible due to buildings to either side.

#### *History*

Portions of this building may date to the early 1880s. In 1881, Frank Sweeney opened a mercantile business in Mt. Pleasant. A circa 1884 photograph of this side of the street shows a two-story brick-front building with a cornice in this approximate location. It was of a similar height and had two windows in the second story. Sanborn maps show a two-story, 20 foot high grocery building on this lot beginning in 1884. Sweeney remodeled and enlarged his business in 1897. City directories show Sweeney and Company in this location into the early 1930s.<sup>13</sup> After that, it became the Blackstone Restaurant/Café, later the Blackstone Bar, which occupied the building until 1984, with a dance hall upstairs. A wilderness outfitter shop was here in the late 1980s, and the Zoo Pet Shop in the 1990s. The building housed Allied Hearing in 2010, but it currently displays no tenant signage.

#### *Integrity Analysis*

The ca. 1884 photograph of the building on this lot shows a two-story brick structure with two arched windows in the second floor, a center entry storefront with cornice above, a projecting cornice at the roof, and signage on the building advertising teas, coffee, glassware, and fancy goods. A building of this size and window configuration with a projecting cornice is visible into the 1930s. By the 1940s, the cornice is gone, and the windows appear to have transoms. A Blackstone Restaurant sign projects from the second floor. By the early 1980s, the original storefront had been replaced with a faux stone front. Building permits note the installation of new windows and a new storefront in 1985. A fire occurred in the upstairs apartment in May of 1996, damaging twenty percent of the building. The current EIFS façade was installed in August of 2003.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **114-118 South Main Street. Johnson Brothers Shoe Store, 1893.**

#### **Contributing**

#### *Description*

Commercial Late Victorian two-story brick retail/mixed use building with a 44 foot frontage on South Main Street. The upper façade is brick painted different colors in the separate halves. The building is capped by a brick parapet with a raised center section containing a plaque displaying the number 89 (it appears this once read "1893" but the 1 and 3 are now missing). Pedestals top the ends of the center step and the building. Below the parapet is a cornice with modillions and below that brick corbelling. The second-floor windows on 114 South Main Street are replacement double-hung aluminum windows with stone trim above the bricked in original arched upper part of the window openings. The windows on 118 South Main Street are sliding aluminum windows with panels under the sill, rectangular panels above, and arched panel transoms with stone trim at the top. A rusticated stone string course separates the second floor from the first floor storefront. The storefront on 114 South Main Street has an aluminum and glass recessed entry with a wood panel transom. 118 South Main Street has an aluminum and glass storefront with a glass panel transom and rosettes above. A metal door with transom separates the two storefronts and leads to the second floor.

The west (rear) elevation is of red replacement brick. 114 South Main Street's second-floor windows are wood double-hung windows while the second-floor windows of 118 South Main Street are double-hung aluminum replacements. Two glass block windows are centered on the west elevation first floor between the two points of entry from the back. No other elevation is visible due to adjoining buildings.

#### *History*

This building was constructed in 1893 on the site of two previous one-story frame buildings. It originally housed the Johnson Brothers Shoe and Clothing Store, founded in Mt. Pleasant in 1885. The Johnson Brothers store remained in the north side of the building until the mid-1950s. That side was then occupied by Mutual Savings and Loan (1960-1972), and the Book Mark (1973-1987); it remains a used book store. The south side was occupied by a furniture store in the 1890s and then H. H. Hunter's bazaar shop from 1897 to 1908, when R. C. Damman purchased and continued the business. Other tenants of the building, either in the storefront or the upstairs offices, included Crapo Realty (ca. 1925-34), Leonard Donohue (ca. 1925-1936), the Michigan Hospital and Medical Society (1945-50), Scott and Son's Hardware, 1941-1958, the Gambles Store (with the adjoining 120 South Main building), and Ace Hardware (1970s to present).

<sup>13</sup> Sweeney later moved to 110 S. Washington, the present Sweeney Seed Company building.



### *Integrity Analysis*

The building retained its original appearance into the 1940s, including the cornice, the original arched double-hung wood windows on both sides (with transoms), and the storefronts. A 1940s image shows the 118 side with a center recessed entry that extends all the way to the top of the transom. A "Johnson Shoes" sign is visible at 114 and a "Cut Rate Hardware" sign at 118. A large transom is still visible over the 118 storefront into the 1950s. Building department records note the replacement of the second-floor windows at 114 occurred in 1967, and a new storefront was installed in 1973. The upstairs was converted to apartments in 1967. The south side of the building (118) was heavily damaged by a fire in 1997 that began in the 122-126 South Main building to the south, spread to 120 (which housed half of the hardware store), and into 118. Repairs were carried out in 1998.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

## **120 South Main Street, ca. 1890s.**

### **Contributing**

#### *Description*

Commercial Late Victorian two-story retail/mixed use building with a frontage of 21 feet on South Main Street. The upper façade is brick covered in stucco with decorative rock-face stone blocks in brick end piers and a projecting denticulated cornice with modillions and brick corbelling underneath. Above the cornice is a brick parapet with decorative stone end caps. The second-story windows are replacement aluminum double-hungs with two fixed windows in between. Surrounding the second-story windows is painted wood paneling with decorative woodwork in the arched transom and stone arched trim above. String courses line the bottom of the wood paneled window surround and the bottom of the arched stone trim above the second story windows. The storefront has aluminum and glass fixed windows and side door to the south in a recessed entry with a tile apron. A small aluminum projecting canopy with recessed lighting caps the recessed entry, with a decorative transom board signage for "The Market on Main."

The west (rear) elevation is of brick with areas of concrete block repair. The second-floor windows are aluminum replacements that extend below the stone sills. The north and south (side) elevations are not visible due to adjoining buildings.

The interior is remodeled with modern finishes but retains a silhouette of an arched doorway and window, now blocked in, from the original basement walk-out.

#### *History*

120 South Main Street was built in the late 1890s and first housed a hardware store. In the 1910s it was a meat store, and the Strand Pool Room and then the A&P store in the 1920s. From 1932 to 1978 the Gambles Hardware store occupied the building. During the occupancy of Gambles, the store encompassed the first floors of both 120 and 118 South Main. This merged storefront remained in the 1980s and 90s as Ace Hardware. The dividing wall was re-established and the Mole Hole gift shop moved here from across the street in the late 1990s and remained into the 2000s. It is currently the Market on Main.

#### *Integrity Analysis*

The building remains much as it appeared originally. It retains its original cornice and exterior materials and trim, although portions of the upper façade brick have been covered with a thin layer of stucco. The second-floor windows have been altered from their original configuration, and the storefront is also a later configuration.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**122-124 South Main Street. Neff and Keenan Building, 1903.**

**Contributing**

*Description*

One of the more unique buildings in downtown Mt. Pleasant, this two-story retail/mixed use building has a 44 foot frontage on South Main Street. The east façade is a highly inventive design that freely uses large-scale elements of Classical derivation. The red brick upper façade is divided into three bays with a single arched window in the center flanked by tripartite, almost Palladian windows. The brick piers that outline each window have rock-faced stone trim blocks at the base and smooth-faced stone trim blocks at the top. The center window is flanked by Ionic metal columns that are carried on oversized rock-faced stone blocks and support the outer corners of the smooth-faced stone blocks at the top. The piers and columns support a Classical entablature consisting of a plain frieze and a slightly projecting cornice with a dentil course below. The entablature spans the flanking openings of the tripartite windows and serves as the impost for the oversized brick arches above each arched window. Each brick arch features an oversized stone keystone with decorative cap and is outlined with a double line of molded brick. The curves of the stone arches are echoed in panels of decorative sawtooth brickwork in the upper portion of the façade, and the façade is capped by a series of stone blocks and metal sunburst square medallions at the cornice line. The second-story windows are aluminum double-hung replacements. The center arched opening has been infilled with wood paneling, as have the transoms above the double-hung windows. The arched transoms of the two tripartite windows have been replaced with two-paned aluminum replacement windows.

The storefront is painted brick, covered on the transom and north side with vertical board wood panels. The center entry features limestone Ionic columns resting on rock-faced stone blocks and supporting a stone entablature and oversized brick arch with stone keystone (similar to the arches on the second floor) spanning the recessed entry. The retail storefronts to either side are aluminum and glass and there is a recessed side entry at the north end of the storefront.

The west (rear) elevation is of red brick that is painted on the first floor. Arched second-floor window openings with stone sills are filled in. Four out of the six arched openings have rectangular vinyl double-hung replacement windows inset. The first-floor arched door openings are infilled and have replacement doors. The arched window openings on the first floor are infilled as well. No other elevation is visible due to adjoining buildings.

*History*

This block was built in 1903 and was a joint project of Jacob Neff and the grocers Keenan and Sons. Keenan and Sons had opened their meat and canned goods business in 1893 and built a brick block at this location during that year. Jacob Neff, a native of Lorain County, Ohio, made his fortune in the lumber business before moving to Mt. Pleasant in 1891 to deal in real estate. In early 1903, Neff and the Keenans demolished the market and Wood's restaurant to commence building the new structure, which was completed in late 1903, with Keenan and Son's occupying the south half and P. Corey Taylor in the north half, where it had moved from 110 South Main). A 1904 photograph shows the installation of Mt. Pleasant's first concrete sidewalk in front of this building. By 1910 the grocery remained in the south half but a dry goods store was located in the north storefront. City directories list at 122 (the north storefront) the following businesses: Mead's Barber Shop, 1934-36, Gamble Stores, 1939-1962, no listings to 1986, and the Hobby Shop from 1986 to the 1990s. 124 South Main apparently was used up to the early 1930s for the upper tenants, but disappears after that. Tenants in the south half (126) included Keenan and Sons to 1940, Maxim Dry Cleaners in the 1940s, Water Shoe Store, ca. 1950s to 1976, the Hobby Shop, 1976-1984), and the Little Dickens Book Shoppe, 1986-early 1990s. By 1997 the Hobby Shop had taken over most of the storefront. It currently houses Edward Jones Investments and the Upper Cut Salon.

*Integrity Analysis*

Early photographs show this building with a large projecting cornice that was divided in the center. The cornice remained in place into the 1950s. In 1997 the building was severely damaged by a fire that also affected the Brass Café and Saloon next door at 128 South Main and Ace Hardware at 120 and 118 South Main. The city issued a permit for demolition of the building, but instead the owners decided to salvage the exterior and reconstruct the interior. Although the original brick façade with decorative brickwork and stone trim remains today, the cornice is gone and the windows and storefronts have been altered.

*Sources*

*Isabella County Enterprise*, January 23, 1903; February 27, 1903; August 7, 1903; and November 6, 1903. Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**128-128 ½ South Main Street, ca. 1900.**

**Contributing**

*Description*

Two-story Commercial Late Victorian retail/mixed use building with a frontage of 22 feet on South Main Street. The second story is of painted brick with brick end piers and stacked stretcher corbelling under the cornice line. Two replacement aluminum paired single-hung windows with brick segmental arch heads are on the second floor with a bricked in arched opening centered in between. The storefront is remodeled with newer brick, a recessed side entry to the north, and wood shake projecting pent roof that continues onto 130 South Main Street.

The west (rear) elevation is of painted brick with second-story brick arch windows paneled over and a back entry with projecting fabric awning on the first floor. The north and south (side) elevations are not visible due to adjoining buildings. The interior is remodeled with modern finishes but retains the original tin ceilings. The interior of 128 South Main Street is connected to the interior of 130 South Main Street.

*History*

128 South Main Street was constructed between 1895 and 1900 as a grocery store. Frank Spagnuola ran his grocery and meat store at this address from the 1930s to 1953. It was then Bill's Takeout from the 1950s to 1968 and Fortino's Party Store in 1970-72. The building then housed Dick and Dede's Bar in the late 1970s and early 1980s. It has been the home of the Brass Café and Saloon since 1985.

*Integrity Analysis*

The building was constructed as a typical late nineteenth-century commercial building with a brick front, arched windows on the second floor, and a projecting cornice. The cornice remained in place into the 1950s, but has since been removed from the building, although the brick corbelling beneath remains. There were originally three arched window openings across the second floor, with a single double-hung unit in the center and paired double-hungs to either side. The center window has been bricked over and replacement windows installed at the other windows. The storefront has been remodeled several times; the current brick storefront and shingled pent roof (now extending across to 130 South Main) has been in place since the late 1980s.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**130 South Main Street. Tunis W. Swart Building/McNamara Building, 1879.**

**Contributing**

*Description*

Commercial Late Victorian two-story brick building at the corner of West Michigan Street and South Main Street. The upper façade on the east elevation is painted brick. It formerly had three window openings capped with segmental-arch raised brick hoods. The central opening is now bricked in and the flanking windows are square headed and reduced in height. The window units are aluminum replacement double-hung eight-over-twelve sash with exterior storms. Above the window hoods, the raised brick end piers transition with rounded corners into a raised frieze with dentil molding beneath. On the roof is a third-story gable addition with a roof deck. The storefront is finished in replacement brick with aluminum and glass fixed windows and no entry. The entry into 130 South Main Street is in 128 South Main Street. A wood shake projecting pent roof continues from 128 South Main, across the front of the primary façade and then wraps around the corner onto the east bay of the south elevation.

The south (side) elevation is of painted brick with corbelling along the stepped parapet with piers separating the elevation into five bays. The brick of the storefront continues on the first floor of the east bay under the wood shake projecting pent roof. Three points of entry are in the center and two west bays of the south elevation. The west (rear) elevation is painted brick with a back door and paneled in arched transom. The north (side) elevation is not visible due to adjoining buildings.



The interior is remodeled with modern finishes but retains the original tin ceiling.

### *History*

This is one of the oldest brick buildings in the city. It was constructed in 1879 by Tunis W. Swart and in 1880, C. A. and W. E. Ward started a business here. In 1882 Thomas McNamara moved to this building after the St. James Hotel on Broadway burned down. The building was later known as the McNamara Building. The Sanborn maps record a dry goods and shoe store here from 1884 to 1900. In the early 1900s, the Patterson Brothers opened a candy shop and soda fountain here, taken over by Pappas and Terkos in 1908. Stephen Dondero purchased the building in 1911 for his fruit store, and it remained in that use and name until the early 1950s. Wakefield's Grocery occupied the building from the late 1950s to ca. 1975, when it changed use, first to the Burns Trading Post in the late 70s, and then the Sisters Three Clothing Store in the early 1980s. After a brief period as the Off Broadway ladies clothing store in the late 1980s, the Brass Café and Saloon expanded into this space, where it remains in business.

### *Integrity Analysis*

A circa 1884 photograph of the west side of South Main shows this building in the distance. A balcony is visible on the second floor, a feature that also appeared on the Sanborn maps, although it was gone by the early 1900s. Another photograph from the 1910s shows signage from the Dondero's Confectionery on the south side of the building. The cornice remained in place through the 1930s, but was gone by a 1947 photograph. The storefront also appeared to be unchanged in 1947, but it was considerably altered by the 1980s when the southeast corner of the building had been sliced off on an angle with a brick post holding up the corner. At that time, there was no pent roof, just a wood panel sign in the transom. This storefront was again altered after the Brass Café expanded into the space, with the corner filled back in and a brick storefront with shingled canopy installed to match the existing Brass Café entrance. A 1975 building permit references fire damage to the building. The third-floor addition was constructed in 1976.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

## **206 South Main Street. City Beauty and Barber Shop, 1939.**

### **Contributing**

#### *Description*

Commercial Brick one-story building with a 22 foot frontage on South Main Street. Above the storefront in the frieze is a decorative panel of buff and dark red basketweave brickwork. The storefront is of buff brick with glass and aluminum display window, diagonal wood paneled transom, buff brick sill, and side doors with transoms.

The north (side) elevation is also of buff brick. The west (rear) elevation is of painted concrete block with two points of entry and a six-light steel window. No other elevation is visible due to adjoining buildings

#### *History*

The 200 block on the west side of Main Street developed as a commercial block much later than the blocks to the north and east. It was originally a residential block, with two dwellings present in the late 1800s at the north and south ends of the block. From the late 1890s to the early 1910s, there was a small doctor's office on this lot. By 1924, it had been removed and this lot remained empty until 1939, when the present building was constructed as the City Beauty and Barber Shop. That business remained until 1975, when it was replaced by an Allstate Insurance office. The Riviera Gold and Silver store was here in the late 1980s, and then it became a professional office space in the 1990s. It is currently the Campus Barber Shop.

#### *Integrity Analysis*

Aside from minor changes to the storefront, this building remains much as it appeared when it was constructed in 1939. The storefront arrangement, with a large central window flanked by two entries, is similar. The original central window was a single large plate glass window with a divided light transom above. This has been replaced with an aluminum window with applied muntin in the center, and diagonal wood infill at the transom. The two entry doors are also replacement aluminum units, but the transoms have been retained; there is a through-window air conditioning unit in the north entry transom.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **208 South Main Street. Thayer Brothers Dairy, 1939.**

#### **Contributing**

##### *Description*

Commercial Brick two story retail/mixed use building with a 22 foot frontage on South Main Street. The upper façade is of yellow brick with decorative brickwork panel in the frieze, a very shallow brick gable parapet, and three bays of vinyl double-hung replacement windows. The storefront has wood paneling with an aluminum and glass display window in the center flanked by two doors. The north end door is recessed.

The north (side) elevation is of yellow brick with a three stepped parapet sloping down from east to west. The north (rear) elevation is of brick covered in wood siding on the second floor. A one-story painted concrete block addition with a twelve-light steel window is attached to the north elevation and has an asphalt shed roof. No other elevation is visible due to adjoining buildings.

##### *History*

The 200 block on the west side of Main Street developed as a commercial block much later than the blocks to the north and east. It was originally a residential block, with two dwellings present in the late 1800s at the north and south ends of the block. From the 1890s to the early 1900s, there was a one story frame agricultural implements store in this location, set back from the street. By 1910 this building had been removed and the lot was empty until 1939, when this building, initially the Thayer Brothers Dairy, was constructed. Thayer Bros. occupied the space until 1948, when it was briefly Super Hamburgers and then Jack's Snack Bar in the 1950s and early 1960s. It continued as a restaurant into the 1970s, including the Country Kitchen (ca. mid 1960s-1976), and the Lighthouse in the late 1970s. In the 1980s it changed use, first to Ron's Photography and then later as Resicom Computers in the late 1980s. It was then Good Vibrations clothing shop in the 1990s and is currently Central Tees, a screen printing and sign shop.

##### *Integrity Analysis*

Like its contemporary at 206 South Main, this building also retains its general characteristics, including the brick exterior with decorative brick frieze panel and the general storefront arrangement. The three second-floor windows were originally paired six-light steel casements with four-light transoms above; these have been replaced with non-matching vinyl windows. The storefront arrangement, with a large central window flanked by two entries, is similar to the original. The original central window was a divided plate glass window with a divided light transom above. This has been replaced with an aluminum window with applied muntins. The original frieze panel above the storefront is wider and covers the original transom. The two flanking entry doors are replacements.

##### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **218 South Main Street. Ward Theater, 1937.**

#### **Contributing**

##### *Description*

The Art Deco Ward Theater is one of downtown's visual delights, meriting restoration of its missing and deteriorated features. The two-story building's 66-foot frontage on South Main Street is constructed of decorative porcelain-enamel panels fastened to concrete block backing. The panels are salmon-colored with bright red vertical accents anchored by horizontal black and red banding at the base. The second floor has narrow vertical steel double-hung windows; the four

windows above the center marquee are replacement units. The blue and white triangular marquee projects above the sidewalk and is topped with bright red neon letters spelling out "WARD" on either side. The building is crowned with a stepped parapet in front of a flat roof. The storefront below the marquee is of replacement red brick with an aluminum and glass entry and ticket box. A poster display box is to the north of the entry doors. Flanking the storefront are side doors and four poster display boxes.

The west (rear) elevation is painted brick with a section of concrete block at the south end. The windows in the west elevation are replacement windows with wood framing trim boards and the first floor has two side doors. The south (side) elevation is of painted concrete block while the north (side) elevation is of painted brick.

#### *History*

This double lot remained empty until the construction of the Ward Theater in 1937. Boxoffice Magazine reported the groundbreaking for the theater in its May 29, 1937, issue. Built for G. A. and Lee Ward, who also owned the Broadway Theatre, it had 900 seats, with 700 on the main floor and 200 in the mezzanine. The architects were Bennett and Straight, a Dearborn, Michigan, firm that specialized in movie theaters. Its gala opening was in August of 1937. It operated as an independent movie theater until the late 1980s, when it was sold to the Loek's Theater chain. In the late 1990s the theater closed and then was sold to Grace Church, who remains the owner.

#### *Integrity Analysis*

The Art Deco Ward Theater utilized a popular façade material for the 1930s: porcelain enamel metal panels. Although available before the 1930s, this material became widely popular in the 1930s and coincided with the rise of the Art Deco and Moderne styles. Porcelain enamel was a relatively inexpensive material that could be easily decorated with the bright colors and geometric shapes characteristic of the style. At the Ward, the enamel panels were fastened to concrete block backings. Although the material has deteriorated over the years, in general it remains intact, although three small protrusions at the center of the roofline have been lost. The only other major alteration was the remodeling of the theater entrance and concession area. The original theater entrance had two sets of double doors; the glass panels in each set of doors formed a hexagonal shape when closed together. There was a ticket booth between the doors. This arrangement was replaced in 1971 with a new brick entry and replacement doors.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **226 South Main Street, ca. 1940.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

Commercial one-story masonry service station with an angled corner facing the intersection of West Illinois Street and South Main Street. The primary façade is covered in aluminum vertical siding and has two garage doors to the north and a fixed aluminum window to the south. At the angled southeast corner, a square tower projects upward covered in aluminum vertical siding. The angled corner under the tower is also covered in aluminum vertical siding with the entrance door of glass and aluminum and an aluminum siding covered pent roof awning.

The south (side) elevation is also covered in aluminum vertical siding with one fixed aluminum window at the east end. The west (rear) elevation is covered in aluminum vertical siding with a garage door and a one-story aluminum siding-covered addition to the north. The north (side) elevation is not visible due to adjoining buildings.

#### *History*

A residential dwelling was located on this corner into the 1920s. Around 1930, a gas station was built here. It was the C. M. Hall Gas Station during the 1930s. City directories have no listings for this address in the 1940s and early 1950s. In the late 1950s it was listed as the Pure Oil Company. It has been Sandel's Service Center since 1960.

#### *Integrity Analysis*



The original (ca. 1930) station was a ten foot by eight foot one-story building with a canopy extending out on the Main Street side. By 1950 Sanborn maps show the building had been altered or a new building constructed with a rectangular footprint and an angled corner and two-story tower on the southeast corner. The Sanborn notes this building was concrete block with a concrete floor. The addition to the west was added after 1950. The original exterior has been covered with vertical aluminum siding (typical gas stations of this design were sided with white glazed brick over concrete block).

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

#### **East Side:**

#### **115 South Main Street. Granger Building, ca. 1939.**

#### **Contributing**

##### *Description*

Two story retail/mixed use building with a 44 foot frontage on South Main Street. The upper façade is of yellow brick with dentil molding at the cornice line below a plain concrete parapet cap and the stone name block carved with "Granger" at the center. The second-floor fenestration is six vinyl double-hung replacement windows with smooth concrete sills. The storefront has a decorative wood transom area and wood and glass display windows. The two points of entry are aluminum and glass with glass block sidelights on the side entry into the apartments on the second floor.

The south (side) elevation is of painted brick. The east (rear) elevation is of brick covered in a black membrane on the second story with a one-story painted concrete block addition. The one-story addition has double-hung multi-light steel windows. No other elevation is visible due to adjoining buildings.

##### *History*

The double lot where this building sits previously had two 1870s/80s-era brick commercial buildings; the northern building was two stories tall while the southern building was three stories. This three-story building was owned for a time by George Granger (the name "Granger" appears on the current building). City histories note that J. L. Anspaugh started a moving picture show in the three-story building in 1910, and the 1910 Sanborn map notes an "electric theatre hall" on the third floor. Those buildings were torn down and the current double-lot two-story brick building constructed in the late 1930s. A Kroger grocery store was in the first floor in the 1930s and 40s; later long-term tenants were the Morris 5¢ to \$1 store in the 1950s, the Murphy Variety Store in the late 1950s to 1966, and Gittleman's Clothing Store from 1968 to 1989. The second floor had a bowling alley that operated from 1939 into the 1950s. The Giant Supermarket Chain had offices on the second floor from 1960 into the early 1970s. The current occupants are a hair salon and a yoga studio.

##### *Integrity Analysis*

Like other Mt. Pleasant commercial buildings from the 1930s and 40s, the Granger building has a restrained style consisting of a plain yellow brick upper façade without ornamentation. The current windows are replacement units, but are similar to the original one-over-one double-hung wood windows. The original glass and aluminum storefront had a double-door center entry with display windows to either side. There was a flat frieze above the storefront carrying the tenant's sign. A 1980 photograph shows the second-floor entry door at the south end of the façade with an enameled metal panel-covered decorative surround. The general storefront arrangement remains intact but the transom area and decorative south entry were remodeled in 1982 and again in 2012. The bowling alley area upstairs has been converted to apartments.

##### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

#### **117 South Main Street. New Yorker Clothing Store, ca. 1900s.**

#### **Contributing**

### *Description*

Three-story commercial building with a frontage of 23 feet on South Main Street. The upper façade is of dark red brick with denticulated brick string courses between the second and third-floor window openings and above the third floor window openings and brick piers with flared brick bases. Window openings on the second floor are paneled over with the original windows behind and a continuous stone sill course and brick denticulation underneath while the third-floor window openings are paneled over with the original windows behind and stone sills underneath. The storefront is one of the downtown's most historically intact and is characteristic of the mid-20<sup>th</sup> century. The deeply recessed entry is flanked by wood and glass display windows whose angled outer corners and zig-zagged sides were designed to draw patrons into the displays and thus into the store. It also retains characteristic details such as ceiling coves and a retractable red-stripped fabric awning. Above the storefront the transom has been covered with ribbed aluminum panels.

The east (rear) elevation is of painted brick with a one-story concrete block addition. The south (side) elevation is of painted brick. The north (side) elevation is not visible due to adjoining buildings.

The interior retains the original painted tin ceiling and crown molding on the first floor along with the original linoleum flooring and wood cabinetry that lines the north and south interior walls of the first floor. The front stairwell retains the original wainscoting and the second and third floor still have the original hardwood floors underneath the rubber flooring. The original Moose Club mahogany door with the original liquor license is still on the premises but is not in its original location at this time.

### *History*

This building was constructed in the early 1900s to replace a 2-story frame building previously on this lot. It is unclear who the original tenants were, although it was listed as a clothing store in the 1910 Sanborn map and a 1910s postcard shows a sign reading "Marsh" hanging from the building. The New Yorker Clothing Store opened here in 1937, and remained in business until 2013. The Moose Club had rooms in the second floor in the 1950s.

### *Integrity Analysis*

The New Yorker building was constructed as a typical early twentieth-century brick commercial building, with decorative brickwork, a center entry glass and wood storefront, and a projecting cornice. The alterations to the exterior are standard for a building of this era. The cornice had been removed by the late 1930s. The decorative brickwork of the upper story remains intact, but the windows were covered with wood in 1982 for "energy efficiency." The storefront remains in its original configuration but the transom and second-floor entry door bay have been covered with aluminum panels.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

## **121 South Main Street, ca. 1880s.**

### **Contributing**

#### *Description*

Commercial Italianate two-story brick retail/mixed use building with a 22 foot frontage on South Main Street. The upper façade is of painted brick with a brick corbelled detail below the frieze and parapet. The building front presents a keystone in the center of the parapet and fluted pilasters at the ends. The second-floor windows are double-hung vinyl replacements with arched panel transoms and ornate raised brick arched hoods with keystones. The center window has been infilled. The storefront has glass and wood arched display windows and fluted pilasters with a recessed entry and arched transom. A side entry, with an arched panel transom, to the second floor is to the south of the recessed entry. In the recessed entry is a half exterior, half interior giant bicycle gear replication attached to the ceiling. Fluted piers between the storefront windows rise to a decorative sign board transom panel, and the storefront is capped by a narrow cornice with a center keystone.

The east (rear) elevation is of brick covered in vertical vinyl siding with a one-story painted concrete block addition and second-story wood deck. No other elevation is visible due to adjoining buildings.

The interior is remodeled with modern finishes but retains some of the original tin ceiling.

#### *History*

121 South Main is one of the oldest remaining buildings on this street, having been constructed in the mid to late 1880s. Through the 1890s and 1910s it had a variety of businesses in it, including a furniture store, grocery, dry goods store, jewelry and millinery, with a cigar factory on the 2<sup>nd</sup> floor in the 1910s. From 1930 to the mid-1950s, it was Richmond and Shangle Hardware, and then Van Dyne Hardware to 1963. 121 is not listed in the city directories in the late 1960s and 1970s. Motorless Motion has occupied the storefront since 1980.

#### *Integrity Analysis*

This building appears on the 1890 Sanborn map as a double building connected to 123 South Main. Early photographs from the 1880s show both sides sharing a cornice and with similar arched windows with stone hoods. 121 retained its cornice into the 1950s, but it was removed sometime after that, although the brick corbelling remains in place. The arched window openings and decorative hoods remain in place, although the windows themselves have been replaced with units that do not match the historic configuration of double-hung one-over-one sash. The center entry storefront also appears to have remained into the 1950s, although details are not discernible in the available historic photographs. The current storefront and windows date to 2005.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **123-125 South Main Street, ca. 1880s.**

#### **Contributing**

#### *Description*

Two-story retail/mixed use building built in the 1880s, but now with a 1930s Commercial Brick front, containing a bar on the first floor and apartments on the second floor. The upper façade is of painted brick with a raised brick outlined horizontal panel in the frieze and raised brick bands outlining the three second-story windows. The second-floor windows are double-hung vinyl replacements. The storefront is faced in random ashlar stone blocks on one side, with a wood panel recessed side entry. Entry to the second floor is connected with 121 South Main Street. Crown molding spans the recessed entry with a commercial tile apron at the bottom. South of the recessed entry is a small metal plaque stating "Transport Truck Co. Mt. Pleasant Mich. 1921." A projecting sign is centered above the storefront.

The east (rear) elevation is of vertical vinyl siding with a stone veneered back entry porch.

#### *History*

Like 121 South Main, this building is one of the oldest remaining buildings on this street, having been constructed in the mid to late 1880s. There was a hardware store and tin shop here in the 1890s, as well as a separate oil house in the rear. A grocery occupied the building in the 1900s and in the 1910s and 1920s it housed the Transport Bar and Billiards Hall, in honor of the Transport Trucks manufactured in Mt. Pleasant in the early 1900s.<sup>14</sup> The Cascarelli Brothers took over the bar in the 1930s, and it remained a bar under the Cascarelli name until the late 1980s. It has been Marty's Bar since 1990.

#### *Integrity Analysis*

This building appears on the 1890 Sanborn map as a double building connected to 121 South Main. Early photographs from the 1880s show both sides sharing a cornice and with similar arched windows with stone hoods. In the mid to late 1930s, the cornice was removed and the exterior remodeled, with the windows changed to rectangular units. The storefront was remodeled with stone veneer sometime in the late 1950s or 1960s. City building permits note that the first floor was remodeled in 1966 and the upstairs apartments were remodeled in 1976.

#### *Sources*

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<sup>14</sup> The bronze plaque on the building is part of the Bronze Legends art project which placed bronze objects in locations around town to commemorate the city's history.



Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**127-131 South Main Street, ca. 1930.**

**Contributing**

*Description*

Commercial Brick one-story professional building at the corner of East Michigan Street and South Main Street. Brick piers divide the façade into three sections. The upper façade in each displays a horizontal panel outlined by raised soldier and stretcher bricks and another panel outlined by header and rowlock brick inside it. The storefront has wood, aluminum, and glass fixed windows with transoms and multiple points of entry in the three large bays. Wrapping around the corner onto East Michigan Street, the storefront continues with wood, aluminum, and glass fixed windows with transoms for one large bay. The south (side) elevation has more raised brick panels on the east and west ends of the elevation. On the east side of the elevation is a wood, aluminum, and glass bay with fixed windows and point of entry similar to the storefront. The windows on the south elevation are rectangular fixed windows with decorative muntins.

The east (rear) elevation is of plain brick with two points of entry. The north elevation is not visible due to adjoining buildings.

*History*

This one-story building, extending from 127 to 131 South Main, replaced a series of one-story frame buildings that had existed on the site from the 1880s into the 1920s. It was likely built around 1930; the city directories separately list 127, 129, and 131 under the name N. D. Gover in 1930 rather than listing business names, and the building as it is today is shown in the 1931 Sanborn map. From 1934 to 1943, 2 separate businesses are listed here: the A&P at 127, and the Pure Food Shop and Oren's Down Stairs Store at 131. Oren's Department Store occupied the building from 1943 to 1970. After no listings for the early 1970s, the building housed Sam's Brothers clothing store from 1978 to 1992. Goudreau Wakely and Associates Architects moved here from the 200 block of Main Street in 1992 and remain in the building.

*Integrity Analysis*

The one-story brick commercial building features the decorative brickwork characteristic of the 1930s era of commercial architecture, but is otherwise relatively simple in character. When constructed the building had a large projecting canopy tied back to the brick on both the South Main and East Michigan elevations. The storefronts were of glass and aluminum with rows of transom windows above. The double-door entry was centered on South Main with display windows to either side and rounding the corner onto East Michigan. By the 1980s, the projecting canopy had been removed and replaced with aluminum awnings placed over the transom windows. In 1993, Goudreau Wakely and Associates converted the building from retail to office space. They installed three new storefronts on South Main, each with multiple-paned windows, side entries, and transom windows above.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**205-211 South Main Street, ca. 1880s.**

**Contributing**

*Description*

Commercial Italianate two-story retail/mixed use brick building at the corner of East Michigan Street and South Main Street. The upper façade is two colors of painted brick with brick piers and rows of stacked stretcher corbelling underneath the cornice line. The cornice is split into three sections: the north section on 205 South Main Street is a projecting metal cornice painted white with brackets and dentils. The cornice section on 209 South Main Street is missing and replaced with slightly projecting aluminum siding. To the south on 211 South Main Street, the cornice is similar to the north cornice but painted green. The segmental-arch-head window openings in the second story, three in each of the building's three

sections, remain evident, but window units in the second floor vary between three double-hung vinyl replacements with small arched transoms on 205 South Main Street, to two double-hung vinyl replacements with arched wood panel transoms with the center arched window opening paneled over, to three casement windows with arched wood panel surrounds. A unifying element to the second-story windows are the brick segmental arches above with decorative keystones. The storefront on 205 South Main Street is of replacement brick with fixed vinyl replacement windows and a south side entry has concrete keystones above. The storefront on 209 South Main Street is of a different replacement brick with a recessed south side entry and fixed vinyl replacement windows. The storefront on 211 South Main Street is of replacement brick similar to 209 South Main Street with fixed vinyl replacement windows and a north side recessed entry. Stretching across the entire façade above the storefronts is a red wood shake projecting pent roof.

The north (side) elevation is covered in aluminum siding with a parapet that steps down from west to east. The east (rear) elevation is covered with horizontal vinyl siding with a two-story painted concrete block addition on 205 South Main Street. Steel multi-light fixed windows are on the first and second floor of the concrete addition. Two doors with projecting fabric awnings lead into 209 and 211 South Main Street from the rear. The south (side) elevation is not visible due to adjoining buildings.

### *History*

This building spans three lots and encompasses four addresses: 203, 205, 209, and 211 South Main. Constructed in the late 1880s, it had as its earliest business the Martin Welsh grocery store; Welsh had clerked for another grocer, Dennis Ryan, before opening his own store in 1887. He apparently moved into the 209 store in 1905, and remained there until the mid-1940s. Later tenants in 209 included Household Appliance (ca. 1940s), Singer Sewing Machine (ca. 1950s), Consumers Power (1960-1973), The Wear Haus (1978-83), and Ecclestone (1986-1990). 203/205 South Main housed a dry goods store in the 1890s, then a grocery and music store in the 1900s and 1910s. The Union Telephone Company (exchange) was located here from the 1920s to 1963. The Graphic Documents Company was listed at 203 South Main from 1976 into the early 1990s. Wakely-Kushner-Wakely (later Wakely Associates) Architects was upstairs from 1970 to 1992, when they moved to 127-131 South Main. At 211, a number of tenants cycled through the building in the early decades of the twentieth century, including a dry goods store, bicycle shop, and shoe store. It was a bakery under various names (Mills Bakery, Walton's Pastry Shop, and Van's Model Bakery) from the early 1930s to 1987. A 1980s photograph also shows Mr. Tony's Pizza in the 211 storefront. Since the 1990s, 203-211 South Main has been occupied by a number of professional offices.

### *Integrity Analysis*

Photographs from the 1940s show the building with its original cornice in place across the entire roofline; the windows were double-hung one-over-one units without transoms. At that time, the original storefronts had been replaced with glass and aluminum entries and a long horizontal aluminum transom covering and projecting canopy that extended from 201 South Main (now gone) all the way across to 213/215 South Main (but not 217). The word "Household" appears on the transom, apparently referring to Household Appliance. A metal screen was installed over the front of 209 South Main in 1969, with the cornice for that portion of the building probably removed around the same time. A 1981 building permit references a "new front" installed at 209, probably a new storefront as the metal screen was still in place into the late 1980s. The second-floor windows at 211 were boarded up in the early 1980s and then later in the decade altered to the current smaller windows with wood infilling the rest of the opening. The current cedar shake pent roof was installed in 2002.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

## **213-217 South Main Street, 1884.**

### **Contributing**

#### *Description*

Commercial Italianate two-story retail/mixed use building with the primary façade stretching across 66 feet of South Main Street (1884). The upper façade is of brick with piers, stacked stretcher corbelling under a bracketed metal cornice, and two date stones stating "Erected A.D. 1884." The second story has five segmental-arch-head window openings, including a center one between the two piers flanking the central upstairs entry. The window openings have raised brick hoods with

stone keystones. The window sash are replacement double-hung units; the two windows of 213 South Main have been reduced in size with the remainder of the opening infilled with wood paneling. The storefront of 213 South Main Street is faced in barn wood vertical siding, including the front of a projecting canopy. 217's storefront is faced in blue-painted wood siding and has fixed windows and a recessed entry. The original Fire Hall No. 1 bracketed cornice caps the storefront. The entrance to the second floor apartments, 215 South Main Street, is located between the two storefronts and has a wood and glass decorative door with boarded arched transom.

The east (rear) elevation is of brick covered in stucco and is fronted by a complex shed-roof balcony structure. The south (side) elevation is of brick with aluminum siding. No other elevation is visible due to adjoining buildings.

#### *History*

The date plate on 213-217 states the building was constructed in 1884, and the Sanborn map for that year notes the building was "not finished." Both storefronts were listed as grocery stores in the 1890 Sanborn map; the north half remained a grocery through 1900 but the south side was vacant in 1895 and a bicycle store in 1900. Both sides were vacant in 1910. The Mount Pleasant Fire Department occupied 215/217 South Main until 1950, having moved there from the 1887 fire house at the corner of Michigan and Church (University). The department subsequently moved back to that corner when the new Municipal Building was completed, but the fire hall sign remains in the cornice above the storefront. The south half of the building remained vacant after that until the Mole Hole occupied it in 1971-1991. The Credit Bureau of Mt. Pleasant was listed at 215 from 1972 to 1998. A retail store named "Blue in the Face" now occupies 217. Long-term tenants at 213 included F. L. Klunzinger's jewelry store (1930 to 1942), Bourland Radio Sales and Service (1947-66); armed forces recruiting offices in the mid 1970s, Pier 1 Imports (1978-84), and the Main Frame Gallery, 1987 to the present.

#### *Integrity Analysis*

Photographs from the early 1910s show a cornice across the entire roofline as well as one above the storefronts; by the late 1940s the upper cornice and the storefront cornice at 217 remained in place, but the storefront at 213/5 had been altered to match the aluminum covered transom and projecting canopy at 201-211 South Main. Building permits record that the aluminum storefront was removed in 1976 as the building changed in use from offices to retail. The new storefront had a setback center entry with slanted brick walls, wood and glass windows, and a wood siding sign frieze above. The brick on that storefront was removed in 2001 and replaced with cedar siding to match the frieze. The storefront at 217 retains its original cornice, including the "Fire Hall No. 1" lettering. The transom windows and storefront have been covered with wood siding. The two windows above the 213 storefront were altered to multi-paned casements with wood shutters sometime before the 1980s; these have been replaced with aluminum windows with wood infill around them. The remaining three windows are wood double-hung units that are similar to, if not, the original windows.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **219 South Main Street. Lammeren & Son, 1915.**

#### **Contributing**

#### *Description*

Commercial Brick three-story retail/mixed use building (1915). The upper façade is of red brick with corbelling below the frieze, edge piers, a stepped parapet, and hipped asphalt roof. The frieze displays a name plate inscribed with Lammeren & Son and the year of construction. Double-hung aluminum replacement windows with original wood jambs are on the second and third floors. The storefront is brick with the original north bay arch over a recessed side entry while the south bay is remodeled with glass and aluminum display windows and a side door. A wood shake mansard roof caps the south bay.

The east (rear) elevation is of painted brick. No other elevation is visible due to adjoining buildings.

#### *History*

The Lammeren Building was constructed in 1915 by John Lammeren to replace a previous one-story frame building on the lot. Its original tenant was American Dry Cleaning, which remained until 1953. The building then had a series of



professional offices, including Central Accounting and Tax Service (ca. 1960s to 1972) before reverting to retail in 1973 as the Fashion Corner (to the 1990s). The current tenant is Jo Jo's Junk Shop.

*Integrity Analysis*

The building appears to be generally intact, although the second and third-story windows are replacements, with some wood infill around them. The shingled mansard roof awning replaced a fabric one in 1977.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**221 South Main Street. Kirkey Building, 1949.**

**Contributing**

*Description*

Two-story building with a frontage of 22 feet on South Main Street (1949). The upper façade is clad in random ashlar cut stone and has a stone name block centered in the stepped parapet roof. The stone block is inscribed "Kirkey 1949." Second-floor fenestration consists of two double-hung vinyl replacement windows with infill at the top. The storefront is recessed with replacement brick, fixed aluminum and glass windows, and a north side entry. An aluminum transom and projecting aluminum pent roof stretch the length of the façade above the storefront. Below the pent roof is a seating area to the south of the north entrance.

The east (rear) elevation is of red brick with a one-story vertical wood sided rear addition.

*History*

This building was constructed in 1949 for the Kirkey Electric Store, replacing a previous one-story frame commercial building. Kirkey remained in the store from its construction until the 1990s. In 1996 building permits record a change in use from retail to restaurant; it was Steiner's Pizza Planet in the late 1990s, and now is an extension of the Bird Bar and Grill in 223 South Main.

*Integrity Analysis*

The building remained in its original configuration throughout the tenure of the Kirkey company. Current alterations include the replacement of the original multi-paned second-story casement windows with double-hung one-over-one units; the installation of a metal transom and canopy over the storefront; and the alteration of the original glass and aluminum storefront to a brick and glass one.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**223 South Main Street, ca. 1940s.**

**Contributing**

*Description*

Brick two-story retail/mixed use building with a frontage of 22 feet on South Main Street. The second floor is of red brick with a side-gable roof covered in asphalt shingles and with end parapets capped in stone. Two double-hung aluminum replacement windows with wood panels underneath make up the fenestration of the second floor. Ghosting of shutters remains visible. Above the windows is a simple painted wood cornice. The storefront is of red brick with a centered fixed aluminum replacement window with wood transom. Flanking the center window are two entries. The north entry is slightly recessed with an octagonal window above leading into the second floor. The south entry is recessed more than the north entry with an octagonal window above that has been infilled. A projecting aluminum pent roof similar to 221 South Main Street stretches across the façade above the storefront.

The north (side) elevation is of red brick with painted wood siding under the shed roof covering a back stairwell. The east (rear) elevation is of brick with a one-story painted concrete block addition. The addition has a shed roof with two different pitches, one over an interior staircase leading to the second floor and the other covering the rest of the addition. Two doors lead into the building from the rear, the north door leading to the second-floor staircase and the south door leading into the first floor. The south (side) elevation is of yellow brick on the first floor and red brick on the second floor.

#### *History*

The exact date of construction of this building is unclear; it was built sometime between 1931 and 1950 according to Sanborn maps. City directories show a series of shortlived tenants until 1943, when it became Flamingo's Bar, so the building may have been constructed around 1943 for Flamingo's. It remained Flamingo's until 1972, and then became the Bird Bar and Grill to the present. The Moose Club was also listed in the building from 1943 to 1948, again supporting the mid-1940s construction date.

#### *Integrity Analysis*

There are few historic photographs available of the building before the 1980s. One distant image in the late 1940s shows the existing roofline, a slightly different cornice line, what appear to be shutters on either side of the upper-floor windows, and a glass storefront with doors to either side and a simple transom line above. Building permits note a tavern addition in 1967 and the addition of a reception hall on the second floor in 1971. A photograph from the 1980s shows a shingled mansard roof awning had been added above the storefront and the original glass of the storefront had been infilled with brick. The second-story windows were likely the original double-hungs; it appears they were four-over-four units, and one shutter remains on the south window. Currently the second-story windows have been replaced with one-over-one double-hung aluminum units and the shingled awning has been replaced with a standing-seam metal canopy. A Chicago-style window has been added to the center of the storefront as well as round windows above each door. The direct access between 221 and 223 was constructed in 2007.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **225 South Main Street. Lynch Brothers, ca. 1910.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

Two story retail/mixed use building with a 22 foot frontage on South Main Street. The upper façade is a gable front covered in horizontal vinyl siding. Double-hung vinyl replacement windows flanked by shutters make up the fenestration of the second floor. The red brick storefront has a recessed center entry with an aluminum and glass entry door flanked by double-hung vinyl windows. At the north side of the storefront is a recessed entry leading to the second floor. A projecting flat aluminum canopy stretches the length of the façade.

The east (rear) elevation is of molded rusticated concrete block with a one-story gable addition covered in horizontal vinyl siding. A small deck with a staircase spans the one-story addition and leads to a back access to the apartment on the second floor. No other elevation is visible due to adjoining buildings.

#### *History*

225 South Main was built between 1900 and 1910 as a two-story grocery with a two-story concrete block section at the rear. The Lynch Brothers store occupied the building until 1962, succeeded by the National Cash Register Company until 1975 and the Cobblery from the late 1970s to the 1990s. The storefront is currently empty, but the upper floors have been student housing from the late 1970s to the present.

#### *Integrity Analysis*

Like the other buildings at this end of the block, there are few historic images available. A late 1940s image shows the present building with its gabled roof. The second-floor windows are much taller than the existing windows and may have been arched with hoods or trim above them. A windowed storefront with a flat transom and perhaps a retractable awning is

also present. Currently, the original façade has been replaced, including the vinyl siding on the second floor, altered windows, brick storefront with vinyl windows, and the horizontal metal canopy.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **227 South Main Street. Seger's Garage and Motor Sales, ca. 1920s-40s.**

#### **Contributing**

##### *Description*

Commercial Brick one-story professional office building at the corner of East Illinois Street and South Main Street. The primary façade has an angled corner that faces the intersection of East Illinois Street and South Main Street. The primary façade is textured brown brick with decorative brickwork and brick quoining at the ends. The storefront is aluminum and glass fixed windows with a side entry and projecting fabric awnings that wraps around to the south elevation. The south (side) elevation is textured brown brick with aluminum and glass replacement windows and two points of entry capped by projecting fabric awnings. Concrete lintels cap the windows on the east side of the south elevation. Three large openings have been infilled with plywood and remodeled at the west, center, and east bays. The west (side) elevation is textured brown brick with decorative brickwork, brick quoining at the end and a fixed aluminum and glass window. The east (rear) elevation is brick covered in horizontal vinyl siding with wood wainscoting. The north (side) elevation is brick covered in horizontal vinyl siding.

##### *History*

In 1887, John Morrison moved his agricultural implements store here from its original location on West Broadway; it only remained there until 1897. By 1910 it had been replaced with a skating rink, and then by the early 1920s with Seger's Garage and Motor Sales. Seger's remained in the building until 1946, when it was occupied by Leo Beard Inc. from 1947 to 1962. The Hi-Speed Gas Station was also listed in the building from 1941 to 1950. It was apparently converted from a garage to offices in the 1960s, as the MacLean Agency occupied the building from 1968 to 1985. The city directories do not list any business here from 1985 into the 1990s, but it has been Listening Ear since at least the 1990s.

##### *Integrity Analysis*

It is not clear if this building is the original garage constructed in the 1920s or a replacement. It appears on the 1924 and 1931 Sanborn maps as a 12 foot high garage with a rectangular footprint and wood floors. By 1950 the height had risen to 15 feet and it was listed as a concrete block, brick-faced building with concrete floors, columns and beams; the west elevation of the building along Main Street had been cut at a forty-five degree angle. This change likely took place around 1941 when the gas station was added to the garage/motor sales. No historic photographs were found of this building (other than a late 1940s image which barely shows a corner of it); however, the decorative brickwork is typical of the 1920s-40s era of the building. The large window openings on the angled corner are consistent with a vehicle showroom but the windows themselves are modern replacements. Three large garage door openings remain on the south elevation but have been infilled with windows and/or doors; the other window/door openings on the south elevation may be later additions as well.

##### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.



### East Michigan Street

**201 East Michigan Street**  
See 127 South University.

**211 East Michigan Street. Bob's Barber Shop, 1992.**

#### **Non-contributing**

##### *Description*

One-story gable-front brick building with an asphalt shingle roof and a four-post front porch, with closed pediment, under the main roof. The lower half of the building is of brick with a brick capping, while the upper half is covered in vinyl siding. The glass and aluminum entry is centered on the primary façade. The north (rear) elevation along with the east and west (side) elevations are of brick on the lower half with vinyl siding on the upper half. The windows are aluminum double-hungs with interior muntins flanked by shutters.

##### *History*

211 East Michigan was constructed around 1992 as the new location for Bob's Barber Shop, which had been located at 203 East Michigan since 1961.

##### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; Hoffman, Jerry. "Life in a barber shop," *Central Michigan Life*, March 21, 2001. <http://www.cm-life.com/2001/03/21/lifeinabarbershop/>

### West Michigan Street

#### **North Side:**

**112 West Michigan, ca. 1930.**

#### **Contributing**

##### *Description*

112 West Michigan now encompasses two formerly separate buildings, 112 and 114 West Michigan. The buildings are listed as separate entries as 112 remains a contributing building while 114 is non-contributing.

The one-story building at 112 West Michigan is constructed of rusticated concrete block with a smooth concrete block addition to the north and a flat roof. The south elevation (main façade) is faced with brick with raised brick piers to either side. The storefront has been faced with clapboard siding and has a wood shake pent roof overhead. The storefront has three fixed pane windows but no door. The east elevation is constructed of rusticated concrete block and the roof parapets step back gradually to the north. There are four window openings infilled with wood and a steel door. The west elevation is not visible due to the adjoining building at 114 West Michigan. The one-story addition is constructed of smooth concrete block. It has a door on the east side.

##### *History*

The site of 112 West Michigan was for a very long time the home of a blacksmith shop, being noted on the Sanborn maps as such from 1884 to 1924. The December 16, 1898, edition of the *Isabella County Enterprise* noted that "Lew Maxwell has put up a large sign on west Michigan street calling attention to the fact that he is engaged in blacksmithing again." C. Louis Maxwell is listed at 112 West Michigan in the 1925-26 and 1928-29 city directories. A historic image in William Cron's *Mount Pleasant: 1854 to 1954* shows the Maxwell Blacksmith shop and identifies it as being on Washington Street. However, the same image shows B. R. Gillett's Upholstery Shop at 114 West Michigan next door; this is confirmed by a listing for the Gillett Trim Shop at 114 in the city directories from 1924 to 1934, as well as the 1931 Sanborn map listing 114 as "auto repair and upholstery" suggesting that the image has been misidentified. The original blacksmith shop was a wood-framed, gable-roofed and clapboard-sided building with a false-front. This building appears to have been replaced

around 1930 by the present concrete block building, as shown in the Sanborn maps, and likely coincided with the closing of the blacksmith shop and its replacement by Harford's Tire, Battery and Electrical. By 1936 it had become a restaurant. From 1936 to 1970, it was Mike's Café, sometimes listed alternately as Mike's Tavern or with the addition of the M&M Bar. In the 1970s it went through a number of name changes, before settling on "Tom's Foolery" in 1978. In 1991 it became Rubble's, which remains the current business.

#### *Integrity Analysis*

112 West Michigan retains much of its 1930s fabric, including the rusticated concrete block walls and the brick of the upper portion of the south façade. It has been somewhat compromised by the alteration of the storefront, but in general remains representative of its period of construction.

#### *Sources*

*Isabella County Enterprise*, December 16, 1898; Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **114 West Michigan, ca. early 1890s**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

112 West Michigan now encompasses two formerly separate buildings, 112 and 114 West Michigan. The buildings are listed as separate entries as 112 remains a contributing building while 114 is non-contributing.

The former 114 West Michigan is a two-story gable-roofed wood framed structure. The south elevation (main façade) has a two-story "false front." It is faced with brick and clapboard siding at the first floor and with asphalt shingles laid to look like brick at the second floor. The first floor has a recessed entry with steel double doors and a second-floor exterior entry door at the west end. The second floor has three square-head windows with double-hung aluminum replacement units. The false front is capped by a slightly projecting metal cornice. The first floor is not visible on the east, north and west elevations due to adjoining buildings. The second floor on those elevations is clad with asbestos siding. On the east elevation there are two wood double-hung windows. On the north elevation there are two wood double-hung windows and one fixed-pane window. The west elevation is not visible due to the adjoining building. The roof is clad in asphalt shingles. There is a small one-story addition at the north end; it is clad in asphalt shingles and the north elevation (the only visible one) has a steel entry door, another door opening that has been boarded up, and a 12-paned wood window.

#### *History*

The previous building on this site as shown on Sanborn maps was a one-story frame building with a two-story frame addition to the north labeled as a warehouse. This appears to have been removed and replaced by the present building, a two-story wood framed building, in the early 1890s. It is listed in 1895 as an office and warehouse, in 1900 as a tin shop, in 1910 as a plumbing shop, and in 1924 as an auto repair shop. A historic image in William Cron's *Mount Pleasant: 1854 to 1954* shows the Maxwell Blacksmith shop and identifies it as being on Washington Street. However, the same image shows B. R. Gillett's Upholstery Shop at 114 West Michigan; this is confirmed by a listing for the Gillett Trim Shop at 114 in the city directories from 1924 to 1934, as well as the 1931 Sanborn map listing 114 as "auto repair and upholstery" suggesting that the image has been misidentified. Tenants after the Gillett Trim Shop included Vanderbrock Bros. (1936), Central State Dry Cleaners (1939-40), Al's Barber Shop (1941-1946), D. P. Young Jeweler (1947-48), and the McGregor News Agency (1949-1960). The linking of 112 and 114 appears to have occurred in the 1960s, as the M&M Bar (sometimes listed at 112) is occasionally listed here and then the address disappears.

#### *Integrity Analysis*

The image in *Mount Pleasant: 1854-1954* is not clearly dated; it is implied that it is around 1876 but since the two-story building at 114 was not constructed until the 1890s, it likely dates from the late 1890s or early 1900s. At 114, it shows a two-story, gable-roofed, wood-framed building with a clapboard-sided false front. It had two large barn doors in the center of the first floor, flanked by a small door to the east and two double-hung windows to the west. Upstairs were two double-hung two-over-two wood windows flanking a central door opening. There was simple wood trim around the windows and doors and a projecting cornice. While the general outlines of the original building are still visible (double door opening on

first floor storefront, fenestration pattern on the second story), little original material is still present on the exterior, having been replaced with asphalt shingles and asbestos siding.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

#### **116 West Michigan, ca. 1940**

#### **Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

One-story commercial building with a flat roof. The south (main) façade is clad in light grey EIFS. The upper wall has a projecting EIFS panel decorated with three downward-pointing triangle cut-outs. The storefront consists of a recessed center entry with an aluminum and glass door and side panel with a triangular transom window above. Flanking the entry door are tripartite aluminum and glass windows with a triangular transom window above.

The east and west elevations are concealed by the adjoining buildings, but a small portion of brick wall is exposed on the east elevation. There are two additions; one is a small rectangular concrete block addition; the other is also constructed of concrete block and extends along the back of this building and 118 West Broadway next door. This addition retains two 12-paned steel windows, one on the east side and one on the north, but two other window openings have been partially infilled and replaced with sliding aluminum replacement windows. Small two-paned transom windows above each of the historic window openings remain in place but have been painted over. Three former door openings on the addition (one on the east and two on the north) have been infilled and a smaller steel replacement door installed in one.

#### *History*

This building is at least the third on this site. The 1884, 1890 and 1895 Sanborn maps show a small two-story frame building on this site, serving first as a tin shop and then as storage. In 1900 the lot is empty, and by 1910 a one story harness shop had been constructed. By 1924 it was listed on the Sanborns as a store. It had a number of short-term occupants in the 1920s, including Albar's Electrical Service, the Mt. Pleasant Body Shop, and the Samaritan Army. Between the 1931 and 1950 Sanborn maps, it appears that building was replaced with a slightly wider one-story building with the two concrete block additions currently visible in place. This building may have been built for Kirkey Electric, which occupied the address from 1939 until they moved to South Main Street in 1950. It was then a dry cleaning business, first as Maxim Cleaners (1950s-1968) and then City Cleaners (1970-1980). In the mid-1980s, it was briefly occupied by Trost Heating and Air Condition and the *Detroit News*. After that, the address disappeared from the city directories. It is currently occupied by Level 7 Hair Studio.

#### *Integrity Analysis*

No historic photographs were found of this building. The exposed brick wall at the east elevation suggests that it was likely a brick building but no details of its original appearance remain. The EIFS covering on the south elevation obscures any historic fabric.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.



**118 West Michigan, ca. 1920**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

Two-story brick mixed-use/retail building. The south and west elevations (facing the corner of West Michigan and South Washington) are clad in beige EIFS. The storefront on the south elevation has a recessed center entry with a wood and glass entry door and sunburst transom above. It is flanked by fixed single-pane windows topped by sunburst transom windows. The two upper floor windows are square-headed double-hung aluminum replacement units. Both first and second floor windows have arched window molds with keystones, all rendered in EIFS.

The west elevation is also clad in EIFS. It has four windows on the first floor and five on the second; all are double-hung aluminum replacement windows and have EIFS arched window molds with keystones. There are also two small square window openings with two-paned sash in between windows on the second floor. A steel entry door is located in a partially infilled opening at the north end of the west elevation; next to that is a recessed entry door for the second floor which retains a glass transom window above.

The first floor of the east and north elevations are concealed; the second floor is painted brick. A concrete block addition extends along the back of this building and 116 West Broadway next door. This addition retains two 12-paned steel windows, one on the east side and one on the north, but two other window openings have been partially infilled and replaced with sliding aluminum replacement windows. Small two-paned transom windows above each of the historic window openings remain in place but have been painted over. Three former door openings on the addition (one on the east and two on the north) have been infilled and a smaller steel replacement door installed in one.

*History*

This lot had a one-story frame blacksmith shop from the 1880s to approximately 1910. Sometime between 1910 and 1924, this was replaced by the present two-story brick building; the 1924 Sanborn map shows it as an auto repair shop with a concrete floor and a tile wall on the north elevation. The 1925-26 city directory lists "Swain's Auto Repair" at 120 West Michigan, but as this was the last building on the block, it likely is just a variation in the numbering (120 West Michigan never appears on the Sanborn maps). In the 1930's it was Pete's Auto Shop, then the Donohue Grocery from 1939 to 1944. The Central Michigan Potato Chip Company had its factory here from 1945 to 1950. After a number of years as Cole's Wash-o-Mat (1958-1963), the building was frequently listed as vacant or absent from the city directories, with only a few scattered entries (e.g. Hospitality Corner, 1975 and Ad America, 1980). LDM Rental Gowns occupied the building briefly in the 1990s. The current tenant is Total Investment Planners PLLC.

*Integrity Analysis*

As with 116 West Michigan, no historic photographs have been found to determine the original appearance of the building. The brick wall on the east elevation suggests that the south and west elevations must have also been brick and the current fenestration pattern on those elevations is not inconsistent with the era. However, the current EIFS façade has diminished the building's integrity.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**South University Street**

**120 South University Street. City Hall/The Basin Building, 1950.**

**Contributing**

*Description*

Facing east on South University and south on East Michigan streets, the former Mt. Pleasant City Hall is a mid-century modern, roughly L-shaped building with a flat roof. Characteristic of some buildings of this era, the form and materials

attempt to express the interior building functions. On the west end of the building is a rectangular two-story section which originally housed the fire hall. It is clad with beige brick on the south and east elevations and concrete block on the north and west elevations, and has a brick hose-drying tower rising above the second floor level at the northeast corner. It is set back from East Michigan Street to create a small parking area in front of what were originally the fire engine garage doors. At the east half, a one-story section extending to the lot lines on South University and East Michigan Streets wraps in an L-shape around a two-story rectangular block in the center of the lot. This half formerly housed the City Hall functions. The building's east half is faced with beige brick with the exception of two partial second-floor elevations which are faced with limestone panels. The second-story elevations on the south side of the fire hall and the brick faced walls on the north and east elevations of the city hall are accented with limestone stringcourses at the lintels and sills.

The main (city hall) entry is centered on South University Street and consists of double glass and aluminum entry doors with glass sidelights and transom. To either side of the entry are carved limestone panels representing the oil industry (south side) and university (north side) which were instrumental to the city's identity during the building's period of construction (the artist has not been identified). The former garage doors on the south elevation of the fire hall have been infilled with glass and aluminum storefront units. The windows in general are replacement units with aluminum infill panels and are in a variety of configurations—double-hung, sliding, casement, and fixed with awning windows below.

### *History*

This block was the site of Mt. Pleasant's first firehouse, a large Greek Revival frame building, from the 1880s to the mid-1920s, when it moved to the 200 block of South Main Street. Following the removal of the fire department, the site held an automotive parking lot, although the 1931 Sanborn map notes there was a fire siren on a steel tower at the west end of the lot. In 1949-50 the city's new Municipal Building, including City Hall and the Fire Department, was constructed here. The city occupied the building until 1987, when it was turned over to private tenants. These included the Basin Oil and Gas Company, who gave the building its present name, Emerald Physical Therapy, Data Service Corporation, Franklin Exploration, the American Heart Association, and Catholic Family Services, among others. It is currently a mixed use building with retail on the first floor and apartments on the second.

### *Integrity Analysis*

Constructed in 1950, this mid-century modern building is generally intact. The only significant changes have been to the windows, where the original side-by-side aluminum units have been replaced. A number of original features remain in the building, including the firing range in the basement, jail cells, hose-drying tower, and finishes in some of the public areas, like the front entry hall.

### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

## **200 South University Street. Isabella County State Bank, 1966.**

### **Contributing**

#### *Description*

This one-story, rectangular building has an enclosed banking room in its north half and two drive-in teller stations in its south half. The building is constructed around a series of massive hexagonal brick columns with quoined edges. The spaces between the columns are infilled at the east and west elevations with glass and aluminum panels to enclose the interior. The north elevation has a projecting glass and aluminum section that contains the main entry. At the south side, the brick columns support the canopy roof over the drive through stations. The roof is the characteristic mid-century folded-plate roof with aluminum soffits.

#### *History*

This corner was the site of Floyd Johnson's Garage and Auto Sales from around 1915 to the mid 1960s. That building was then torn down and the present building was constructed in 1966 as a drive-through bank for Isabella County State Bank (now Isabella Bank and Trust), the use it remains in today.

#### *Integrity Analysis*

The mid-century modern building has not been significantly modified since its construction. Despite its modest scale, it is a rare example of this type of building in Mt. Pleasant's downtown.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**111 South University Street, *Enterprise* Print Shop, ca. 1910.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

*Description*

Commercial two-story concrete block building with a 30 foot frontage on South University Street. The storefront is of pink painted tongue and groove wood paneling with replacement aluminum and glass fixed windows and a glass and aluminum side entry with transom. Three separate fabric awnings cover the side entry and the windows, and there is a projecting hanging sign above the fabric awnings.

The south (side) elevation is of pink painted rusticated concrete block with concrete block infilled second-story windows, infilled first-floor arched windows, and an entry door towards the center of the elevation. The east (rear) and north (side) elevations are not visible due to adjoining buildings.

*History*

Mt. Pleasant's Exchange Hotel was located on this site in the 1800s until its removal in the late 1890s. The present two-story building was constructed between 1900 and 1910. It housed the print shop of the *Enterprise* newspaper until 1948. The 1950 Sanborn map notes a telegraph office in the north side of the building. Marianne Fashion Center was a tenant from 1949 to 1960, then the General Agency/General Realty office from 1962 to 1976. After a period of no listings from 1981 to 1986, Middle Michigan Development Corporation occupied the building in the late 1980s and 1990s. Emma's Boutique is the current tenant.

*Integrity Analysis*

The original appearance of the building is unclear; Sanborn maps record it as a two-story, 26 foot high concrete building. A 1950s photograph appears to show five window openings in the second floor, although the two outer and the center windows were covered. City building permits record the installation of a new storefront in 1970, likely the shingled awning and upper floor seen in 1980s photographs. Sometime after the 1980s, the present wood siding was installed.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**115-117 South University Street, ca. 1900-1910.**

**Contributing**

*Description*

Commercial Brick two-story professional building with a 34 foot frontage on South University Street. The upper façade is of red brick with two story brick piers separating the two storefronts and corbelling under the frieze line. Four double-hung vinyl replacement windows are on the second floor with the south two windows flanked by thin white shutters. The storefront of 115 South University Street is of brick and white-painted wood with a recessed northwest corner entry, with a wood column at the corner. A slant-sided bay window is to the south of the recessed corner entry. This storefront is capped by a white frieze board and cornice. 117 South University Street has a newer red infill brick storefront with wood cornice, north side entry and fixed vinyl window with flanking thin white shutters.



The north (side) elevation is of red brick with paired double-hung vinyl replacement windows. The east (rear) elevation is rustic red brick with a first floor entry, replacement double-hung windows, newer red brick under the replacement windows, and a newer red brick infilled window opening to the north on 117 South University. Above the rear entrance is a second-story deck with lattice balustrade and gabled roof cover. A door to the north leads out to the deck, with a vinyl replacement window flanked by thin white shutters to the south. No other elevation is visible due to adjoining buildings.

#### *History*

The earliest Sanborn map of 1884 shows a dwelling on this block. In the late 1800s and early 1900s, portions of the block remained empty while a number of smaller commercial buildings came and went. It appears from Sanborn maps that 117 South University was constructed between 1895 and 1900, while 115 was added between 1900 and 1910. 117 was a printing shop in the early 1900s, and then Ray Austin's Electric Shop was here until around 1940. For the most part, both 115 and 117 have housed professional business offices since then. These have included in 115: George Stinson (1925-40), attorney Gerald Cotter (who owned the building and for whom it was named in directories for a number of years, 1943-81), attorney Ray Markel (1943-48) and attorney J. Paul Janes, who established his practice in 1958; his son Eric Janes continues the practice in this location along with partner Robert Backus. Summit Petroleum also had an office here in the mid-1980s. Tenants in 117 included: Attorneys Allen Lampman (1943-53), Mandel Decker (1943-75), Lynn and Paul Chamberlain (1975-87) and Thomas Plachta (1988-92); James Stein practiced law here from 1975 and his firm, Stein and Higgs, remains in the building today. The building housed the offices of doctors R. H. and A. F. Strange (1945-58), and S. L. Chamachian (1958-83), and the Farm Security/Home Administration (1943-50).

#### *Integrity Analysis*

The earliest photographs available from the 1940s show a brick exterior at the second floor similar to the existing condition. The windows at that time were double-hung one-over-one units. The visible storefront at 117 was recessed with a door to the left side; the storefront windows appear to rest on short brick piers. Building permits show the current storefronts were installed in the early 1980s, confirmed by photographs from that era, one of which includes the construction company's sign.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **119 South University Street, ca. 1920s.**

**Non-contributing (built within the period of significance but subsequent alterations have sufficiently impacted integrity to render it non-contributing)**

#### *Description*

One story Commercial Brick building, undergoing remodeling at the time of survey. The storefront is of brown brick with windows and entry paneled over with particle board. A replacement aluminum fixed window is centered over the original entry.

The west (rear) elevation is a one story detached shed covered in particle board with a three pane fixed aluminum replacement window and two side entries to the south. No other elevation is visible due to adjoining buildings. The interior is being remodeled but plaster is visible under the new drywall installation.

#### *History*

This building appeared on the 1924 Sanborn map as a one-story masonry office building, replacing a one-story frame tailor shop that had stood here from the 1880s. It was listed as the office of Joseph Schnitzler, attorney, from 1925 until 1950; Schnitzler, who was instrumental in founding the Mt. Pleasant Rotary Club, died in 1951. It also housed the Durfee Realty Company from 1936 to 1950, the Stinson Agency, 1947-62, and Hunter, Whittier, and Solber, 1968-1971. Valley Travel occupied the storefront from 1971 to 1987. Other tenants included Lyon Real Estate, 1972-81, Central Insurance Agency, 1976-ca. 1990s, and Modern Management Association, 1983-ca. 1990s, as well as a number of short-term doctors and attorneys.

#### *Integrity Analysis*

No historic photographs of the building were found, but the original front appeared to be a plain brown brick with a center entry and windows to either side. A 1980s image shows the brick storefront, window, and two aluminum and glass doors; the storefront is surmounted with a projecting shingled awning and the wall above that is also covered with shingles. At the time of survey, the exterior brick had been re-exposed, with furring strips from the awning still visible and the front entry and windows boarded up.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

### **121-127 South University Street, ca. 1910s.**

#### **Contributing**

#### *Description*

Commercial Brick two-and-a-half story retail/mixed use building on the corner of East Michigan Street and South University Street. The upper façade is of brown-red brick with piers and corbelling under the cornice line. The second-floor windows of 121 South University are wood double-hung with stone sills. Original wood three pane awning windows are in the half-story of 123 South University Street and 127 South University Street. The second floor windows of 123 South University Street and 127 South University Street are aluminum double-hung. The storefront of 121 South University Street is faced in EIFS and contains a stone-veneered recessed entry with an aluminum fixed window. Brick with a white painted wood cornice, replacement side entry doors and replacement double-hung windows with stone sills, and three fabric awnings make up the storefront of 123 South University Street. 127 South University Street has a brick storefront with a north side door and replacement windows with stone sills and a projecting fabric awning that stretches the length of the storefront. The south (side) elevation is of brown-red brick with three replacement double-hung windows on the second floor and a paneled infill window opening with stone sill, and an infilled door to the east end.

No other elevation is visible due to adjoining buildings.

#### *History*

This building, encompassing four addresses, was constructed between 1910 and 1924 to replace three separate frame commercial buildings that had been here since the 1880s. The 1924 Sanborn map shows a furniture store attached to the rear of 121. Tenants at that address included Harold Thick Plumbing, later HH Thick's office and residence, 1925-36, the Isabella County Department of Social Welfare, 1941-46, the Western Auto Associate Store, 1947 to 1953, and Pickwick Office Supply from the late 1950s until the late 2000s. The current storefront occupant is Salon Blue. The addresses at 123, 125, and 127 tended to shift during the years, but tenants included Dr. C. M. Baskerville, 1925-50, Dr. W. F. McDonald, 1932-46, dentists J. A. Sweeney, 1947-66, and Roger Walker, 1968-87, the Isabella Government Employees Credit Union, 1968-72, William Cain, CPA, 1984-1990, and Centennial Financial Services, 1988-91. The Knights of Columbus met upstairs in the early 1960s and the city had a public restroom at the first floor of 123/125 from 1930 to 1948. Ross Accountancy and Taxation has been in the building since the 1990s; Scrubs n Such occupies the storefront at 123.

#### *Integrity Analysis*

Early historic photographs are not available and an image from the late 1980s/early 1990s shows the building much as it is today. The windows and doors are replacements but it is unclear what the original units were, although the windows at 121 South University may be original. The most significant alteration is to the storefront at 121, which has been covered with EIFS.

#### *Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.

**201 South University Street, U. S. Post Office, 1920.**

**Contributing**

*Description*

Federal style former U. S. Post Office building at the corner of East Michigan Street and South University Street. The building is primarily one story, but has a two-story center section. The building is constructed of red brick in Flemish bond with a stone water table and stone accents over the windows. Above the wood and copper-trimmed cornice line is a brick parapet wall with balustraded inserts over the windows and entries. On the west (primary) elevation, there is a centered entry portico with a front gabled roof supported on four Doric columns. The portico and decorative wall surround are constructed of wood painted white. The original door has been replaced with an aluminum double entry door. The north and south elevations each have one decorative window bay featuring a Palladian window, wood pilasters, and wood trim, all painted white. The windows are otherwise nine over six double-hung units. There is a one story brick shed-roofed addition on the east (rear) side.

*History*

Although construction of a new post office was approved in 1913, World War I delayed the start of the building until 1919. It opened in 1920 and served as the post office until 1962. During that period, the building also housed other government agencies, like the Isabella County Agricultural Agent and Conservation Association and the Army Recruiting Office during World War II. Following the relocation of the post office to East Illinois Street, the Mt. Pleasant Public Schools had their administrative offices here until the late 1990s. It is now private offices.

*Integrity Analysis*

The building appears little changed from its original appearance.

*Sources*

Sanborn Fire Insurance Maps (Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950); Mt. Pleasant City Directories, 1925-1998; *Past and Present of Isabella County*, 1911; City of Mt. Pleasant Building Permits; historic photographs.



**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)

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

- ARCHITECTURE
- COMMERCE
- ENTERTAINMENT/RECREATION
- SOCIAL HISTORY

**Period of Significance**

For Commerce, Recreation/Entertainment, Social History: 1875-1961

Architecture: 1875-1966

**Significant Dates**

**Significant Person**

(Complete only if Criterion B is marked above)

Isaac Fancher

**Cultural Affiliation**

N/A

**Architect/Builder**

Bennett and Straight, Dearborn MI, architects

**Period of Significance (justification)**

The period of significance for all contexts begins in 1875; this represented the beginning of the modern downtown after the fire of 1875 had destroyed most of the original commercial district. The earliest remaining buildings in the district were under construction in 1875. The period of significance for contexts other than architecture ends in 1961. A key turning point in the district's development was the completion of the US 27 (now 127) freeway and the designation of Mission Road as Business Route 27 in 1961. Although Mission Road had been developing prior to this date, the decision to place the state business route here signified the turning point in the movement of the primary commercial focus from the downtown to Mission Road. The period of significance for architecture has been slightly extended to 1966 to include the

Isabella County State Bank Branch at 200 South University, which stands out as architecturally unique in the district and represents an architectural style and period that is now becoming widely accepted as significant.

**Criteria Considerations (explanation, if necessary)**

None.

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

The Mt. Pleasant Downtown Historic District meets National Register Criterion A for its association with the commercial, business, and social history of the city's historic core since its establishment in 1860. The district contains historic resources dating to 1875, with the bulk of its physical development taking place in the late nineteenth and early twentieth centuries. Collectively, the district's resources housed the bulk of the city's commercial activities during that period, as well as the community's prominent business and professional offices and activities. The city was a center for Mt. Pleasant's social and entertainment activities, including fraternal organizations, visual and performing arts, vaudeville and films, and other recreational pursuits. The Downtown Historic District is also significant under Criterion B for its association with Isaac Fancher, one of the early founders of Mt. Pleasant and one of its most prominent citizens. He built the Fancher Block, one of the oldest and most intact buildings in the downtown district. Mt. Pleasant's downtown district also meets National Register Criterion C as a collection of late nineteenth to mid-twentieth-century commercial buildings representing the prevailing styles in commercial architecture during that period, including Italianate, Late Victorian, vernacular brick, Art Deco, and International style. Several buildings represent outstanding and well preserved examples of those styles within the local historic context.

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

**Early Settlement and Development**

The county of Isabella was created in 1831, although at the time it was merely a geographical designation, since no Euro-Americans lived there. The county was surveyed in the 1830s, with the individual townships designated and elevations taken; the chief natural feature in the county was the Chippewa River, winding roughly southwest to northeast, and its various tributaries. The future site of Mt. Pleasant, centered in section 15 of Union Township, showed a gentle oxbow in the river and a large marshy area to the west. In 1853, Isabella County was attached to Saginaw County "for judicial and legislative purposes" and the first private claims were recorded, with David Ward purchasing land in section 15. In 1854, the first settlers arrived in the area, including John Hursh, who settled a farm on the current location of Central Michigan University, after George Hursh and Lewis Jenner had cut a road through to Section 22.<sup>15</sup>

Although Mt. Pleasant and Isabella County have a strong Native American presence today, there appeared to be minimal Indian settlement and activity in the area in the centuries immediately prior to Euro-American arrival. The present three Ojibway bands comprising the Saginaw Chippewa Tribe (Saginaw, Black River, Swan Creek) lived primarily on the eastern side of present-day Michigan in the period prior to and during initial European contact. Although Native Americans had undoubtedly been present in the region, hunting and migrating through, the original Euro-American settlers found there had been no permanent Indian settlements. Two treaties, in 1855 and 1864, resulted in the relocation of the Saginaw, Black River, and Swan Creek bands to Isabella County, where the Isabella Indian Reservation was established in six townships, including Union Township, the site of Mt. Pleasant. Rather than being held in common, tribal lands were allotted to families (eighty acres each) and individuals (forty acres each). The intent, as with so many subsequent Indian policies, was to integrate tribes into "American" society. In practice, many tribal members were forced to sell their land, often for far less than its value, in order to survive. Certain whites, like Mt. Pleasant's "founding father," David Ward, used political connections to secure land that was supposed to be reserved for the tribes, clearing the timber and then reselling the land at a profit.<sup>16</sup>

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<sup>15</sup> Isaac Fancher, *Past and Present of Isabella County, Michigan* (Indianapolis, IN: B. F. Bowen, 1911), 107.

<sup>16</sup> William Cron, *Mount Pleasant, 1854-1954* (Mount Pleasant, SC: Arcadia Publishing, 2004), 10; Ward would later donate 17 ½ acres of land, now the south half of Island Park, to the tribe in 1860.

Mt. Pleasant was not the first commercial center in the county. In the late 1850s, two small settlements were established. The first was at Isabella City, just north of present-day Mt. Pleasant. In 1857, the government erected a saw and grist mill for use by the tribes near Isabella City, and, along with some stores and dwellings, it was "at the time the only place in the county where business was done."<sup>17</sup> In 1859, the Isabella County seat was established at the geographic center of the county, north and west of present-day Mt. Pleasant. A log house was constructed that served as a courthouse, county clerk's office, hotel, store and residence.<sup>18</sup> The following year, however, the seat was moved to the center of Section 15 in Union Township. David Ward, who owned the 200 acres on which Mt. Pleasant now sits, donated five acres of land for a courthouse just east of the river. The exact reason for the change is not clear; Isaac Fancher, who came to Mt. Pleasant shortly after, claimed that it was a better location than the geographic center because of its proximity to the river, its level land, and the light, sandy quality of the soil.<sup>19</sup> The significance of David Ward's influence, and donation, in the decision is not known. Ward made the first plat of the village, although it was never officially recorded, and gave the town its name, supposedly in homage to the high banks of the Chippewa River and the name of his native town, Pleasant Valley.<sup>20</sup>

Although now officially a town, and the county seat, Mt. Pleasant at its founding consisted only of a handful of buildings. Early settler I. E. Arnold remembered that he erected the first courthouse, a one-story log building, for the "munificent sum" of one hundred and fifty dollars; the first dwelling in the town was built by Dr. E. Burt near the courthouse.<sup>21</sup> Wilderness still surrounded the tiny settlement, with access only via "tote roads," lumber roads built to bring in supplies for the timber trade, which was the region's first industry.<sup>22</sup>

In the spring of 1863, David Ward, who had never permanently settled in Mt. Pleasant, sold his land in the city to H. A. Dunton, Joseph Miser, and Harvey and George Morton. The Mortons replatted the village and built the town's first tavern and hotel, a twenty-two room frame building two blocks south and west of the courthouse, at what would become the northwest corner of Broadway and Main streets.<sup>23</sup> In the same year, Isaac Alger Fancher, who would become influential in the development of the city, arrived in Mt. Pleasant, after an unsuccessful career as a silver prospector in Nevada and California. Fancher would later survey and lay out hundreds of miles of road in the county, assist in bringing the railroad into town, and build what is now one of the oldest remaining intact commercial buildings in the city.<sup>24</sup> Fancher later remembered that at the time of his arrival in the newly established village, the only buildings were the courthouse and the houses of Dr. Burt on lot 10, block 7, and Joseph Miser on the block where Fancher would later erect his store.<sup>25</sup>

The following year, H. A. Dunton opened the village's first merchandise store, while Alexander Stevenson also built one of the earliest stores along with a dwelling on North Main Street.<sup>26</sup> Despite the village's tiny size, it was advanced enough that the first newspaper, the *Northern Pioneer*, went into production; it would later change its name to the *Isabella Enterprise*. The Methodist Episcopal congregation constructed the first church in the village in 1865 on land donated by the Mortons just north of the county courthouse.<sup>27</sup> The first log schoolhouse was built in the same year, on the northwest corner of Church (now University) and Illinois.<sup>28</sup>

With the village rapidly developing, better access was needed, and the state soon built two "state roads," one from St. Johns to the south, another from Midland to the east.<sup>29</sup> Within the next several years, businesses that opened in the village included Babbitt and Nelson's, who moved from Isabella City to the corner opposite the Morton House hotel (southwest corner of Main and Broadway), William Harris' dry goods and grocery store, Worden and Gavitt's drug store on the north side of Broadway, the blacksmith shops of Milton Bradley, east of the courthouse square, Peter Gardner, on the south side

<sup>17</sup> Fancher, *Past and Present*, 113, *Portrait and Biographical Album: Isabella County, Michigan* (Chicago, IL: Chapman Brothers, 1884), 566.

<sup>18</sup> Cron, *Mount Pleasant, 1854-1954*, 11; Fancher, *Past and Present*, 101; *Portrait and Biographical Album*, 565.

<sup>19</sup> Fancher, *Past and Present*,

<sup>20</sup> Jack Westbrook, *The Big Picture Book of Mt. Pleasant Michigan, Yesteryears to 2010* (Mt. Pleasant, MI: ORSB Publishing, 2010), 28. Westbrook does not specify what state, but there is a Pleasant Valley in New York.

<sup>21</sup> Fancher, *Past and Present*, 103.

<sup>22</sup> *Portrait and Biographical Album*, 565.

<sup>23</sup> Fancher, *Past and Present*, 111, 373; this building would later be known as the Bamber House (ca. 1870-1883), and then the Donovan House (1883-1891), before being replaced with a new building in 1891. Fancher, *Past and Present*, 343.

<sup>24</sup> Cron, *Mount Pleasant, 1854-1954*, 16.

<sup>25</sup> Fancher, *Past and Present*, 343.

<sup>26</sup> Fancher, *Past and Present*, 344; *Portrait and Biographical Album*, 566.

<sup>27</sup> Cron, *Mount Pleasant, 1854-1954*, 26.

<sup>28</sup> Fancher, *Past and Present*, 145-6; E. L. Hayes, *Atlas of Isabella County, Michigan* (Philadelphia, PA: C. O. Titus, 1879).

<sup>29</sup> Fancher, *Past and Present*, 108-9.



of Broadway (moved to South Main in 1869) and Thomas Turnbull, and the village's first sawmill, built by the Hapner Brothers, who dammed the Chippewa River where it crossed West Broadway to create a millpond.<sup>30</sup>

In 1869, another well-known name in Mt. Pleasant history was introduced; the Doughty Brothers, Jared and Wilkinson, opened the first hardware store in the county on the future site of the Fancher Block, and occupied a house (built around 1865) at the corner of Chippewa and Franklin, now the oldest remaining house in the city.<sup>31</sup> In the same year, Broadway was shaping up as the city's principal thoroughfare, with William Harris building a store on the southwest corner of Broadway and Church (now University), and Cicero Kimball opening a two-story meat market also on the street.<sup>32</sup>

Mt. Pleasant was further cemented as the county's industrial center when the "Indian Mill" near Isabella City burned; rather than being rebuilt it was abandoned in favor of the nearby mill in Mt. Pleasant. In 1872, the Harris Brothers built a grist mill in the village near the Hapner Brothers saw mill. The Harris Brothers later dismantled the old saw mill and a new steam saw mill was built by Owens and Clinton farther upstream, in what is now Millpond Park on a line with the end of present-day Wisconsin Street. An 1879 map shows a mill race had been constructed leading from the dam at the Owens and Clinton mill north past the Harris Brothers Mill and emptying back into the Chippewa River just before it turned east towards the courthouse. In addition to supplying power for the mills, excess power from the mills was later also made available to the early electricity providers in the city.<sup>33</sup> However, although the state had built another road to connect Mt. Pleasant to the village of Clare to the north, the village still lacked one major element in its progress: a railroad line. Until 1879, Clare would be the closest station to Mt. Pleasant, with the Flint and Pere Marquette line running across the northern edge of the county.<sup>34</sup>

### Downtown Mount Pleasant

The year 1875 would be eventful for Mt. Pleasant, the most significant in its first few decades of existence. In that year, the settlement incorporated into a village. Although it had grown considerably since the county seat was moved there fifteen years earlier, it was still very much a frontier town, with few public amenities: no public water or sewers, dirt (sandy) streets and only a few board sidewalks and hitching posts. The few photos from this period document a collection of wood framed and sided buildings, mostly one to two stories, sometimes dressed up with "false fronts" but also allowing weeds and grass to grow between the storefront and the sidewalks. The largest building downtown was probably Major J. W. Long's on the southwest corner of Broadway and Church streets. Long had recently moved his dry goods store from Isabella City to this corner and, with a man named Westlake, also opened a drugstore. Long removed the roof from the two stores, elevated them to three stories, and created a common roof for the buildings, then opened the St. James Hotel in the second and third-story rooms.<sup>35</sup>

Isaac Fancher, in his 1911 history of the county, noted that the village at this time also had an "inferior fire department."<sup>36</sup> He spoke from experience. On August 5 of 1875, a fire started in the Doughty Brothers hardware store at the corner of Broadway and Main. It quickly consumed that building, which also housed Fancher's own law office and the offices of the *Isabella Enterprise*. It then spread east, consuming most of that block on the north side of Broadway, including the Kimball and Lewin Meat Market, Robinson and Graves' new clothing store, Willard Graves' two story grocery and residence, the Carr and Granger drug store (recently purchased from Worden and Gavitt), a vacant storefront, the Stilwell millinery, and at the far end of the block, Cornelius Bennett's barn and outbuildings, although his house was saved. The fire also apparently spread to the south side of Broadway, although Long's hotel and another business on the block were saved, as well as to the north, where a barber shop, meat market, and restaurant were also damaged. Over a dozen buildings were destroyed, nearly every business in the small town.<sup>37</sup>

Following the 1875 fire, brick storefronts began replacing the original frame buildings in the downtown district. Tunis Swart built a brick store on the southeast corner of Main and Michigan in 1879 (later called the McNamara Building, now 130

<sup>30</sup> Fancher, *Past and Present*, 114, 344, 353, 372.

<sup>31</sup> Cron, *Mount Pleasant, 1854-1954*, 14; Fancher, *Past and Present*, 344, 352; Westbrook, *Big Picture Book*, 95-6.

<sup>32</sup> Fancher, *Past and Present*, 344, 353, 371.

<sup>33</sup> Cron, *Mount Pleasant, 1854-1954*; Fancher, *Past and Present*, 113-4; *Luedders' Historical and Pictorial City Directory of Mt. Pleasant, Michigan* (Coldwater, MI: Otto E. Luedders, 1930), 10.

<sup>34</sup> Cron, *Mount Pleasant, 1854-1954*, 17; Fancher, *Past and Present*, 112.

<sup>35</sup> Fancher, *Past and Present*, 349.

<sup>36</sup> Fancher, *Past and Present*, 374.

<sup>37</sup> James W. Long, "Devastation! Mt. Pleasant in Ashes," *Isabella Enterprise*, August 11, 1875. H. A. Miller and Charles Seely, compilers, *Faces and Places Familiar: Mt. Pleasant, MI* (Mt. Pleasant, MI: Courier Press, 1906). *Luedders' Historical and Pictorial City Directory*, 10.

South Main).<sup>38</sup> In 1883, Jared Doughty moved his hardware store from the corner of Main and Broadway to a new three-story brick building he constructed next to the Carr and Granger building.<sup>39</sup> The following year, Daniel Anderson built a brick block on South Main Street to house his grocery and shoe business.<sup>40</sup>

Another devastating fire in 1882 destroyed nearly the entire block on the south side of Broadway, including the St. James Hotel, then the largest hotel in the town, sparing only the Doughty Block and Carr and Granger's.<sup>41</sup> Together, the two fires prompted the construction of the city's first fire station on the northwest corner of Michigan and Church streets. Fire would remain a periodic menace to the downtown over the years; a significant fire destroyed several buildings west of the Bennett Hotel, including the original Devereaux Block, in March of 1895 and other fires periodically damaged individual buildings. Another significant addition to the village in the wake of the fire was a new courthouse. Although the original building had been untouched by the fire, it was no longer adequate to house the business of the fast growing county. The new brick courthouse's cornerstone was laid in July of 1876 and erection was completed by late 1877, although it was not officially dedicated until February of 1878.<sup>42</sup>

By the late 1870s, two additional churches had been added to the village: the Presbyterian church, just east of the courthouse, and a Catholic church on land donated by Isaac Fancher near Wisconsin and Oak.<sup>43</sup>

As Mt. Pleasant moved out of the 1870s, it had grown considerably from the village laid out in 1860. A map of the village in the 1879 atlas of the county shows its limits extending from Mission Street on the east to High Street on the south, past the Chippewa River on the west and as far north as present-day Pickard Street. The original plat had been joined by the eighty-one lots of Bentleys Addition in 1867, Smith's and Hopkins' additions in 1875, all three on the south side, and Kinney's Addition on the east in 1877, which added an area three and a half blocks wide by eight blocks long, nearly half the size of the original village.<sup>44</sup> The 1879 map also shows the outlines of buildings, with businesses and other important buildings noted. With the exception of the Kinney Addition and portions of the Smith Addition, nearly every block in the village had a dwelling on it, frequently multiple buildings. The nucleus of the downtown commercial district was along the north and south sides of Broadway between Main and Court, and on Main Street between Michigan in the south and the courthouse square in the north. Named businesses included the Bamber House (formerly the Morton House) and the St. James Hotel; a bank, the post office, carpentry shop, and a livery shop were also noted in the central district. To the west, an industrial district was taking shape, with the Mt. Pleasant Foundry located on Pine between Broadway and Michigan, and the Harris Brothers' mill, Mt. Pleasant Novelty Works, and Owens-Clinton Steam Mill farther west and south along the river. The school, the village's three churches, and another hotel north of the courthouse were also listed.

Another important feature on this 1879 map was the railroad into town, which had only just been completed. The Saginaw and Mt. Pleasant Railroad, a subsidiary of the Flint and Pere Marquette, had installed a narrow gauge spur line to connect at Coleman with the main line in the northern part of the county. The line would be widened in 1884 to a standard gauge, and then in 1889 the Saginaw and Mt. Pleasant would be merged into the Flint and Pere Marquette. At this time, the rail line entered the village from the north, paralleling North Main Street and then curving west and south to pass the Harris Brothers grist mill and end at the Owens-Clinton steam saw mill. The railroad grounds were located on the west side of North Main Street at approximately present-day Bennett Street and included both freight and passenger depots and an engine house.<sup>45</sup> A few years later, the Toledo and Ann Arbor Railroad reached Mt. Pleasant, with the line running north from Owosso through Ithaca, St. Louis, and Alma. In Mt. Pleasant, the line paralleled the western border of the city, skirted the east side of the millpond, crossed the Chippewa River just outside of Riverside Cemetery, and then continued north on the west side of the river and north out of the city. It was later extended to Clare and then Frankfort on Lake Michigan, where the railroad company operated (train) car ferry lines to Kewaunee and Manitowoc in Wisconsin and Menominee and Manistique in Michigan's Upper Peninsula. There were also connections to the Flint and Pere Marquette line in Mt. Pleasant, and a number of the industries clustered along the river had their own spur lines.<sup>46</sup>

<sup>38</sup> Fancher, *Past and Present*, 349.

<sup>39</sup> Fancher, *Past and Present*, 352.

<sup>40</sup> Fancher, *Past and Present*, 362.

<sup>41</sup> "Blazes," *Isabella County Examiner*, August 30, 1882, p. 1.

<sup>42</sup> Cron, *Mount Pleasant, 1854-1954*, 13; Fancher, *Past and Present*, 125.

<sup>43</sup> Cron, *Mount Pleasant, 1854-1954*, 27; Fancher, *Past and Present*, 221, 237.

<sup>44</sup> Fancher, *Past and Present*, 345

<sup>45</sup> Graydon M. Meints, *Michigan Railroad Lines* (East Lansing: Michigan State University Press, 2005); Hayes, *Atlas of Isabella County*; Fancher, *Past and Present*, 139.

<sup>46</sup> Fancher, *Past and Present*, 140-41; C. M. Foote and E. C. Hood, *Plat Book of Isabella County, Michigan* (Minneapolis, MN: C. M. Foote Publishing Co., 1899).

The early 1880s saw the institution of another public service in the city: water. In 1882, the city dug two wells on the east side of the Chippewa River, north of West Broadway near the Harris Mill, built a pumping station and public well, and installed water mains leading south to Michigan Street and into various portions of the city. The project was paid for by a \$10,000 bond.<sup>47</sup> Two years later, another bond funded a sanitary sewer project; the first line began at the corner of Broadway and Court Street and ran west to Washington Street before turning north to empty into the river. Although intended as sanitary sewers, afterwards catch basins for drainage were installed, overtaxing a system that had been, reportedly, poorly built from the first.<sup>48</sup> Rounding out a decade which saw the institution of a number of public services, in 1889 the Mt. Pleasant Electric Company began installing electric lights under a franchise agreement with the city. A power plant was built (supplied by excess power from the city's mills) and the company installed forty-two arc lights and four all-night Tungsten lamps.<sup>49</sup>

In addition to infrastructure, the village was implementing some beautification projects: trees were planted on the courthouse lawn in 1880, Nelson Park was established on the west side of the Chippewa River adjoining Riverside Cemetery in the 1880s, and a county history written in 1884 noted that "shade trees are being planted along the principal streets...."<sup>50</sup>

A number of churches were added to Mt. Pleasant in the same decades. The Unitarian church completed its building in 1883, an Episcopal chapel was constructed in the southwest part of the city in 1884, and the Baptists built a church at the corner of Broadway and Fancher in 1886.<sup>51</sup> Two established churches also constructed new facilities. The Methodist Episcopal church built its second building, one of the city's "most important and beautiful buildings," in 1882.<sup>52</sup> In 1887, perhaps feeling that their present location was too close to Mt. Pleasant's industrial businesses, the Catholic church deeded the old site to the Gorham Brothers and purchased block 22, on Michigan Street between Franklin and Lansing. After moving their old church building to the block to serve as a temporary building, they began construction of a new building the following year. Construction was completed in 1889, with the original church structure converted to Sacred Heart School. The church added a priest's residence in 1899.<sup>53</sup>

The 1884 history of Mt. Pleasant noted there were about 2000 inhabitants at that time, and the increased number of families meant the original school was no longer sufficient for the growing population. In 1885 a two-story brick high school, known as the Union School, opened on block 26 of Kinney's Addition at 302 South Fancher. Grade schools would be constructed in other locations of the city as the population expanded.

In another important step, Mt. Pleasant incorporated as a city in 1889. Additions to the city had continued throughout the 1880s, including to the south, Hall's and Partridge's (1880), Young and Vedder's (1887), and Nelson's (1888), to the west, Leaton and Upton's and Hopkins and Lyons (1886), and to the north, Bennett's (1882), Fordyce's and the second Kinney Addition (1884).<sup>54</sup> By 1899, with a few more additions, the city limits had been pushed beyond Pickard Street to the north, beyond Mission Road in the east, to Preston Street on the south, and to Bradley Street on the west.<sup>55</sup> The city was beginning to look very different from its early decades. While the streets remained dirt, board sidewalks were more extensive, electric poles and wiring were visible, and streetlights appeared hanging over the major intersections (Main and Broadway, Broadway and Church). Although vegetation remained rare, some building owners were adding street trees and landscaping near their buildings to emphasize their importance, like at the Bennett Hotel and the Upton Opera House. Brick buildings were more prevalent, beginning to edge out frame buildings as the dominant building material. Signage was everywhere, painted on the sides of buildings, projecting horizontally from second floor elevations, and set out on the sidewalks. Some business owners stacked their goods on the sidewalks in front of their store, to better advertise their wares.

The industrial sector on the city's north and west sides continued to grow. In 1887, the Gorham brothers opened a fruit basket manufacturing plant on the old Catholic church site on Oak Street at the west end of Wisconsin. Taking advantage of the city's still active lumber business, they would purchase the Mt. Pleasant Lumber and Manufacturing Company's steam saw mill when that company went bankrupt in 1895, later rebuilding the mill and utilizing it for the manufacture of

<sup>47</sup> Fancher, *Past and Present*, 374-5, *Luedders' Historical and Pictorial City Directory*, 1930, 10.

<sup>48</sup> Fancher, *Past and Present*, 377-78.

<sup>49</sup> *Luedders' Historical and Pictorial City Directory*, 10.

<sup>50</sup> *Luedders' Historical and Pictorial City Directory*, 10; Fancher, *Past and Present*, 378, *Portrait and Biographical Album*, 567.

<sup>51</sup> Fancher, *Past and Present*, 346.

<sup>52</sup> Cron, *Mount Pleasant, 1854-1954*, 26.

<sup>53</sup> Fancher, *Past and Present*, 171, 238-9.

<sup>54</sup> Fancher, *Past and Present*, 374, 345-6.

<sup>55</sup> Foote and Hood, *Plat Book of Isabella County, Michigan*, 1899.



vener panels. By the early 1900s, the Gorhams' saw mill would be "the only saw mill of considerable importance in the county."<sup>56</sup>

In addition to the Upton Opera House, constructed in 1880, Mt. Pleasant acquired two more prominent downtown buildings in the 1880s and 90s. In 1883, Cornelius Bennett built a "fine brick" hotel on the northwest corner of Broadway and Court Streets; the three-story building would anchor this end of the block for the next seventy years. In 1891, Patrick Donovan, who had purchased the old Bamber House around 1882, replaced the original building with a forty-five room brick hotel and annex constructed in two stages. Together, these two hotels would remain the only hotels "of consequence" in the city well into the twentieth century.<sup>57</sup>

Other major buildings constructed in the early 1900s include the Chatterton Block at 118 West Broadway (1902) and the three-story Harkins Block at 222/224 East Broadway (1903).

The 1890s saw the opening of two important educational institutions in Mt. Pleasant. In 1892, a group of Mt. Pleasant citizens formed a school of higher education called the Central Michigan Normal School and Business Institute. While the institution acquired land south of the city and began construction of its permanent buildings, students began gathering for classes on the second floor of a three-story brick building on the southeast corner of Main and Michigan streets. Three years later, it would become a state school, renamed Central Michigan Normal School. Church Street would be renamed Normal Street in honor of the institution. When Central Michigan became a college in the 1920s, Normal was renamed to College Street, and again renamed in 1967-8 to reflect the school's current identity as Central Michigan University.<sup>58</sup>

The year 1893 saw the opening of another school – the Mt. Pleasant Indian Industrial School – on high ground northwest of the city. The school was the result of 1891 federal legislation intended to provide schooling and vocational training to Native Americans, many of whom lived on reservations in substandard conditions. As with the earlier allotment of land to the Saginaw Chippewa tribe, the underlying assumption was that off-reservation boarding schools would "assimilate" young tribal peoples through an immersive experience. The results were mixed. While some students did learn practical trades (nursing and "domestic science for the girls, engineering, farming, and carpentry for the boys"), many were traumatized by the school's program of systematically working to strip the students of their culture by banning native attire and hair styles, requiring the use of "English" names, and forbidding the use of native languages – all enforced through harsh discipline. Although students from all over Michigan attended the Mt. Pleasant school, the presence of the reservation so close by meant that local students predominated. This school, too, had briefly held classes downtown, in the Commercial Block on the southwest corner of Broadway and Church (Normal).<sup>59</sup>

By the early 1900s, the city's industries were diversifying. Industries that operated in Mt. Pleasant during this period included a chicory factory north of the city, Mt. Pleasant Body Works, which made buggy bodies, a woolen mill, and a number of cigar factories.<sup>60</sup> In 1908, the Borden Creamery (now City Hall) opened on the north side of West Broadway, just west of the Donovan House Hotel.<sup>61</sup> Ten years later the Transport Truck Company would construct a factory on Pickard Street; one year later, they donated Mt. Pleasant's first motor powered fire engine.<sup>62</sup> The Harris Milling Company also added a grain elevator to their operations in the early twentieth century.

The city continued to make improvements to services. In 1900, they began mandating the replacement of board sidewalks with concrete. Twenty miles of sidewalk had been installed by 1911.<sup>63</sup> The Mt. Pleasant Light and Fuel Company organized in 1904, and began installing gas mains throughout the city. Electricity had been extended to the Gorham Brothers factory and the Indian Industrial School.<sup>64</sup>

The city continued to struggle to provide an efficient water and sewer supply for the growing city's needs throughout the late nineteenth and early twentieth century. Another bond issue in 1901 paid for a main sewer trunk line from the outlet at the Chippewa River east and south to Michigan Avenue, where it then branched into laterals. By 1911, the city had seven and a half miles of sewers ranging from six to sixteen inches in diameter. The water supply situation was eased after the

<sup>56</sup> Fancher, *Past and Present*, 114, 117.

<sup>57</sup> Miller and Seely, *Faces and Places Familiar*; Fancher, *Past and Present*, 368.

<sup>58</sup> Cron, *Mount Pleasant, 1854-1954*; Fancher, *Past and Present*, 197; City Directories, 1928-29, 1968.

<sup>59</sup> Fancher, *Past and Present*, 77.

<sup>60</sup> Cron, *Mount Pleasant, 1854-1954*, 35; Fancher, *Past and Present*, 118.

<sup>61</sup> Cron, *Mount Pleasant, 1854-1954*, 39.

<sup>62</sup> Cron, *Mount Pleasant, 1854-1954*, 45.

<sup>63</sup> Fancher, *Past and Present*, 378.

<sup>64</sup> Fancher, *Past and Present*, 119.

passage of a bond in 1907 to fund a reservoir, wells, and pipes, as well as a new well and pump on the east side of the river. The city was even considering installing an elevated water tank.<sup>65</sup>

Mt. Pleasant's religious institutions added new facilities in the early twentieth century. In 1908-9, Sacred Heart Academy replaced the original Catholic church building, which had served as the school since the new church was built, with a new brick and stone school. The Presbyterian church built a new church around the same time at Main and Wisconsin Streets, while the Christian Scientists remodeled a residence on Normal Avenue to serve as their place of worship.<sup>66</sup>

In 1909, Mt. Pleasant got its second public park (the first being Nelson Park). Isaac Fancher donated over thirty acres of land in the oxbow of the Chippewa River. The city constructed a canal to connect to the river, creating "Island Park." In later years this would be the site of the Isabella County Fairgrounds.

Changes to the city's appearance as seen in historic photographs were more subtle than in previous decades. Brick buildings continued to predominate; many buildings downtown had additions or detached buildings at the rear of their lots. The largest change was the installation of concrete sidewalks and brick streets beginning in the early 1900s; parking along Broadway was angled in those early years of the automobile, and gas stations began to appear on Main and Broadway streets. Traffic signs also are sometimes glimpsed on the streets, testifying to the conflicts inherent in the chaotic early years of automobile travel. Standard light poles began appearing, first at street corners and then at regular intervals along the sidewalks. At least two street clocks are visible in this period, one at the Isabella State Bank and another along the north side of Broadway.

With the rise of the automobile, everyone needed more and better roads. Prior to 1905, there were fewer than twelve miles of gravel road in the county. The state passed a road act in 1905, prompting the laying of a number of new roads in the county. In 1926, the United States Highway System was created. US Highway 27 ran through Mt. Pleasant along Mission Road. This would eventually lead to the development of businesses along Mission Road catering to the new traffic, including motels, restaurants, and bars.

Although the Great Depression struck the United States in 1929, Mt. Pleasant was somewhat cushioned from its effects by a fortunate occurrence the previous year. In 1928, the Pure Oil Company discovered oil in the ground east of the city, triggering an oil rush in the region. With wealth "literally (shooting) from the ground," the oil boom brought an influx of money and business to the nearest large city – Mt. Pleasant. The Pure Oil Company built a pipeline leading to the railhead in Mt. Pleasant, and the Roosevelt Refinery opened in Mt. Pleasant in 1930.<sup>67</sup>

Sustained by the oil boom and the post-World War II prosperity, Mt. Pleasant's downtown district would reach its zenith in the 1940s and 50s. The commercial district remained focused on local, home-grown businesses, although national chains like JC Penneys, A&P, and W. T. Grant began to appear in the local storefronts. During this period, the first widespread alterations to the original district buildings became apparent, with mid-century glass and aluminum storefronts beginning to replace the traditional wood and glass entries. Another trend was the installation of faux stone veneers on many of the downtown storefronts. The late nineteenth and early twentieth-century elaborate building cornices began to disappear, although many still remained into the final decades of the century.<sup>68</sup> The brick streets would begin to give way to asphalt in the 1940s and 50s, and parking transition from angled to parallel. The first parking meters began to appear in the 1930s, modern traffic signals were installed at the intersections, fire hydrants were placed on the sidewalks, and the early 1900s street lights were replaced with taller poles with downward facing shades on extension arms in the 1950s.

But while the downtown appeared to thrive in this period, the beginnings of a shift away were apparent. As businesses moved out of the downtown and into new buildings along Mission Street, the focus of activity began to be splintered between downtown and Mission Street. Although this decline in the middle decades of the twentieth century was common in many traditional downtowns, Mt. Pleasant did still retain a few advantages. The growing Central Michigan University to the south sustained a number of downtown businesses and buildings. While the businesses on Mission Road catered to the growing university market, the downtown did still draw students to its two movie theaters and to its bars and entertainments; some students were accommodated in apartments above the downtown buildings. Perhaps more importantly, the university faculty were drawn to the residential neighborhoods south of downtown, away from the student districts immediately north of the campus. Faculty members were more likely to shop in a traditional downtown and

<sup>65</sup> Fancher, *Past and Present*, 375-377.

<sup>66</sup> Fancher, *Past and Present*, 222, 240.

<sup>67</sup> Cron, *Mount Pleasant, 1854-1954*, 47.

<sup>68</sup> A 1963 fire downtown prompted a district-wide evaluation of the stability of building cornices. These evaluations were reported in the city's building permit records.

patronize the downtown restaurants. The oil and gas industry also remained strong in mid-Michigan, and while the business side of the industry was focused elsewhere, the prosperity it continued to bring to the region helped maintain the downtown district.

As the downtown business district struggled to retain vitality, the city invested in a number of facelifts to the downtown to help "modernize" it for the new markets. Early improvements were minor: resurfacing the streets with concrete or asphalt, the installation of new street furnishings like light poles, and some attempts to manage traffic patterns. In general, though, changes to the downtown were gradual through the 1950s and 60s, consisting mainly of storefront alterations.

Mt. Pleasant also avoided the worst depredations of urban renewal programs in the 1960s and 70s, which significantly altered many historic downtowns. The closest the city came was the circa 1975 "Town Center" redesign. Just prior to this, Mosher Street, which had originally dead-ended at Fancher, was extended west to North Main Street, cutting through the south end of Courthouse Square, just north of the district. It then curved to the southwest to align with South Washington Street, which became the city's main one-way street heading south (Main Street was the north-running one-way heading into the downtown). The triangular space between was the former site of the Park Hotel, Campbell Building, and another one-story former restaurant, which had also been earlier demolished. This became a parking area and pedestrian plaza, surfaced with concrete and brick pavers. A large "Mt. Pleasant Town Center" four-sided sign on four tall metal poles was installed to complete the project.

Elsewhere in the downtown, the sidewalks at major intersections were extended out in a semicircular pattern and bumpouts were installed in other sidewalk locations, presumably to calm traffic and provide some protection for the parallel-parked cars on the streets. Conical concrete bollards were installed along the extensions and sidewalks (again presumably to protect those on the sidewalks); these and the large concrete walled planters installed at the same time became known as "tank traps" by the locals. All that new concrete was somewhat softened by brick paving and planting beds and the installation of street trees. A number of reproduction historic street lamps were also installed.

In addition to the loss of the buildings on the west side of Main Street north of Broadway, the 1877 Isabella County Courthouse was demolished just a few years shy of its 100<sup>th</sup> birthday, in 1972, replaced with a new county building complex. Only the cupola was saved.<sup>69</sup> Two other major buildings in the downtown suffered significant losses to their integrity in the early 1970s; the bank buildings at 100-102 and 200 East Broadway were both reclad on their north and west elevations with a combination of granite at the lower level and aluminum screens at the second floor, a common façade treatment of the era. A few other buildings in the downtown also got aluminum screens, although these have subsequently been removed.<sup>70</sup> Also beginning in the 1970s, the fashionable storefront remodel included a mansard or pent roof canopy covered with cedar shakes; a number of downtown buildings received these, and some even carried the shakes onto the building facades. Many of these remain in place, although others have been removed.

Throughout the latter decades of the twentieth century and into the twenty-first, the downtown's landscape changed only incrementally. The most significant change was to street furnishings. Although the concrete sidewalk extensions and bumpouts remain, some of the larger concrete planters have been removed, and the concrete bollards are also gone. The street lights have been changed again, to a more historically appropriate cast iron standard with a curved top and decorative scrollwork (although they do not match the original historic street lights). Angled parking has returned to Broadway and Main Streets, and new benches and planters are present.

Architecturally, the downtown's historic character has been negatively impacted by the recent invasion of EIFS (Exterior Insulation Finishing System) facades on many of the buildings. Like the earlier generation of aluminum screens, the intent has been to "modernize" older buildings and to avoid repairs to the original exterior. However, EIFS is a very short term exterior covering (it is designed for a lifespan of less than ten years) and it can trap moisture behind it which is damaging to the underlying exterior materials and structure.

## Commerce

The theme of commerce is one of great importance to downtown Mt. Pleasant, as its history is primarily that of a commercial district. While the 1875 fire was devastating in the short term, it heralded a significant change in the character of the downtown commercial area and began a period of enormous growth in business. Both the Doughty Brothers and Carr and Granger immediately began building new stores, this time on the south side of Broadway... and in brick.

<sup>69</sup> The cupola currently sits at the north end of the parking lot for the new county complex (on Lincoln Street).

<sup>70</sup> City Building Permits.



Doughty's two-story double store, built on the southeast corner of Main and Broadway and completed in 1876, was the city's first brick building, and housed Jared Doughty's hardware store on the west side and his brother Wilkinson's dry goods store on the east, as well as the offices of the *Isabella Enterprise*. It was quickly followed the next year by Carr and Granger's two-story drug store next door with a public hall above, and the two-story double Fancher Block on the opposite side of the street, in the Doughty store's original location, which housed L. N. Smith's hardware store in the east half and Angel and Wood's dry goods store in the west half.<sup>71</sup>

The blacksmith and wagon trade remained important during this period, with several new establishments opening in the mid-1870s. With farming overtaking lumbering as the principal industry in the region, agricultural implement stores began to appear. One long-running business in that line was Morrison and Dains, who first opened in 1877. Morrison and Dains would remain successful by evolving their business model to accommodate new markets, whether it was their lumber and shingle business, real estate and mortgage services, bicycle repair shop, or, eventually, an automotive garage.<sup>72</sup>

The city's first Sanborn Fire Insurance Map dates to 1884, giving another glimpse of development in the commercial district. The center of commercial activity remained along Broadway and Main streets, but development was expanding farther; the two blocks of Broadway east of Church and Court streets were filling out with businesses, as was the east side of Main Street south of Michigan, where several commercial buildings were noted as under construction. Mt. Pleasant now had four principal hotels: the Bamber House (former Mortons' House), the Peninsular House, on North Main close to the train depot, the Bennett House, built by Cornelius Bennett in 1883 at the northwest corner of Broadway and Court, and the Exchange Hotel, just behind the Upton Opera House on Church street.<sup>73</sup> Lumber remained a big industry, with Walker and Chatterton's saw and shingle mill and the Witt and Pettit Novelty Work and Planing Mill north of the village, and the Mt. Pleasant Novelty Works and Leaton and Upton's saw mill (formerly Owens and Clinton) on the west side, in addition to a number of smaller lumber businesses and specialty works (cooper, hoop factory, etc). Downtown businesses included groceries, fish and meat markets, dry goods, furniture, jewelry, clothing, boots and shoes, hardware, "notions," and drug stores. Services included liverys, barber shops, photographers, millinery, and printing shops.

Like many civic commercial districts of the era, Mt. Pleasant's downtown landscape developed to foster commercial activity. The city street grid was centered on a major crossroads that brought customers right into the heart of the city's commercial district, with development expanding out from that center. Built out to the lot lines, commercial buildings were also constructed along narrow lots and set close to each other and to the buildings facing them across the streets, creating compact areas suitable for a high intensity of commercial activity. Businesses used the sidewalks immediately adjacent to their buildings as an extension of their retail space; historic photographs often show goods stacked on sidewalks in front of the buildings and signage projecting into that space to draw business in. Retailers also situated large windows next to the sidewalks to entice pedestrians and street traffic, further emphasizing the flow between exterior and interior space. Public events like parades and street festivals further supported the downtown as a locus of community and commercial activity.

The early decades of the twentieth century saw little alteration in the trajectory of the city's commercial development. Businesses continued to open, construction continued apace, and the residential districts continued to expand. Many of the businesses opened in these years would become long-standing names in the city. Stephen Dondero opened a fruit, nut and confectionery business on South Main Street in 1899; he would later move to 130 South Main, where the store remained into the early 1950s.<sup>74</sup> Henry Dittman opened a boot and shoe store in 1882 on the south side of Broadway; his family would continue the business for over 100 years. In 1897, Babbitt and Nelson, one of the city's first merchants, sold their building at the southwest corner of Main and Broadway to the Foster Furniture Company, who built a three-story brick block on the city's "best corners for business" in 1905.<sup>75</sup> Although the name changed, to Mt. Pleasant Hardware and Furniture around 1920, and later Scott's Ace Hardware, the use remained the same until 1970.

New business types also began appearing in the city in the early decades of the twentieth century. As bicycles and then automobiles became popular and more widespread, a number of bicycle sales and repair shops were opened. Automobile dealers, repair garages, and gas stations also began appearing around the town, with many of the city's well-known automobile dealers starting in small garages on the main streets of downtown. At the same time, horses remained an important mode of transportation, for at least a short time, as testified by the several blacksmith shops still present in the city. The downtown landscape adapted quickly to this new commercial activity; brick streets were installed to

<sup>71</sup> Fancher, *Past and Present*, 352-3.

<sup>72</sup> Fancher, *Past and Present*, 361

<sup>73</sup> There is another unnamed hotel on Michigan Street between Church and Franklin.

<sup>74</sup> Fancher, *Past and Present*, 362; City Directories

<sup>75</sup> Fancher, *Past and Present*, 351.

accommodate the harder surfaces needed by automobiles, the first angled parking for cars appeared, and gas station pumps are visible in period photographs on both Main and Broadway streets.

Mt. Pleasant's oil boom, beginning in the 1930s, brought a number of businesses to the city: attorneys and real estate agents to negotiate the details, hotels and boarding houses to accommodate transient business people and workers, and restaurants and other businesses that also supported the increased population and busy industry. An industry organization, the Michigan Oil and Gas Association, was formed in 1931 and had its offices in Mt. Pleasant until the late 1930s. In 1935 they held a Michigan Oil and Gas Exposition at Island Park; the highlight of the opening parade was the dumping in the river of an effigy of "Ole Man Depression." One of the best known "oil men" in Mt. Pleasant was J. Walter Leonard, who opened a refinery in 1935; he continued to expand his business throughout the 1940s and 50s, including acquiring the Roosevelt Refinery. For many years, Leonard had his offices in the Dusenbury Block at 113-119 East Broadway. His chain of Leonard's gas stations were the predecessor to the Total Gas station chain.

However, by the end of the 1950s, the downtown's commercial dominance was clearly affected by the growing development along Mission Road. With US Highway 27 drawing traffic from outside the city, a number of new businesses began appearing along Mission Road in the 1940s and 50s, in what had previously been farmland. In the beginning, these were clearly catering to transient traffic: motor hotels, restaurants, and gas stations. But there was soon overlap with business that had formerly been located downtown: as the hotels on Mission Road opened, the city's former flagship hotels, the Bennett House and the Park Hotel (formerly the Donovan House), closed and were eventually demolished. Many businesses which had gotten their start in the downtown commercial district eventually moved onto larger premises along Mission Road. The Giant Supermarket had its start in the five-story Campbell Building on North Main Street next to the Park Hotel (Donovan House), and kept its corporate offices on the second floor of 115 South Main Street. By 1949, the store had outgrown its downtown location and moved to a newly constructed store at 317 North Mission. Other groceries, dry goods stores and department stores, a mainstay of the downtown commercial district in its formative years, would gradually move away to larger quarters with more readily available parking. Automobile dealers like Krapohl Ford and Lincoln, who had originally been headquartered on Court Street downtown, also began moving out to larger lots outside the downtown. The WCEN radio station had its original studios on the second floor of 112 East Broadway, first transmitting in 1949, but in 1953 moved to a new building near its transmitter tower on Bluegrass Road. The turn away from the downtown was accelerated in 1961, with the opening of the US 27 (now US 127) freeway in Isabella County. Mission Road would officially become Business Route US 27, cementing its status as the main business corridor in the city.

Although the downtown district is no longer the dominant business area in Mt. Pleasant, it remains a thriving center of commercial activity. A number of long-standing businesses remain in the downtown, supplemented by new restaurants, specialty stores, and professional offices. The sidewalks and streets remain a locus for commercial activity, including sidewalk seating for restaurants, displays of goods and signage to draw customers in, and periodic events bring people downtown and entice them to stay and shop.

### **Banks (subset of Commerce)**

Banking came to Mt. Pleasant in the early 1870s, when Rufus Smith established a small private bank on the west side of Main Street, north of Mortons' Hotel.<sup>76</sup> Banking became larger and more prominent in the 1880s and 90s. Hicks, Bennett, and Co, organized as a private institution in 1876, became the First National Bank of Mt. Pleasant in 1884, headquartered on the first floor of the Upton Opera House.<sup>77</sup> The Exchange State Savings Bank, established as a private bank by G. A. Dusenbury in 1881, began operations on the north side of Broadway, and then moved in 1888 to the Nelson Building on the west side of Main Street south of Broadway, where it incorporated as a state bank in 1894. It would move to a new building it constructed at the southeast corner of Broadway and Main around 1909 (demolishing half of the Doughty's 1876 brick store in the process).<sup>78</sup> Another private bank, Brown, Harris and Company, began operating in 1883 at the southwest corner of Broadway and Church streets; it would be chartered two years later as the Commercial Bank, which would give its name to the three-story brick building constructed on the same site in the late 1880s. The People's Savings Bank, established in the basement of the same building in 1885, consolidated with the Commercial Bank in 1895. Both closed two years later.<sup>79</sup>

While many of Mt. Pleasant's early banks did not last long, particularly during the economically troubled 1890s, one bank became one of the city's most enduring institutions. In 1898 or 99, Webber and Ruel opened a private bank in the Upton

<sup>76</sup> Fancher, *Past and Present*, 196

<sup>77</sup> Cron, *Mount Pleasant, 1854-1954*, 23; Fancher, *Past and Present*, 196. It closed in the financial panic of 1895.

<sup>78</sup> Fancher, *Past and Present*, 198; Cron, *Mount Pleasant, 1854-1954*, 23.

<sup>79</sup> Formerly the site of the St. James Hotel. Fancher, *Past and Present*, 198-99.



Opera House, the site of the old Hicks, Bennett/First National Bank of Mt. Pleasant.<sup>80</sup> In 1903, Webber and Ruel sold the bank to John S. Weidman, who incorporated it in July of that year as the Isabella County State Bank. That bank, as Isabella Bank and Trust, is still in operation in present-day Mt. Pleasant, still owning the building it was chartered in.

In 1908-9, the Exchange State Savings Bank, another long-lived twentieth-century business, demolished the west half of Doughty's old store at the corner of Main and Broadway, which had housed the Marsh and Lewis clothing store since 1895, and constructed a new Classical style two-story bank. They would remain in business until 1971, and the building today remains in the same usage, as the Isabella Community Credit Union.<sup>81</sup>

### Social History/Entertainment

Social activities and entertainment venues were an early feature of city life and thus represent an important theme in the city's history. Fraternal organizations provided some of the city's earliest social life. One of the earliest in the city was a lodge of the Independent Order of Odd Fellows, established in 1874.<sup>82</sup> By the final decades of the nineteenth century and early years of the twentieth century, fraternal organizations were thriving in the city. Typically, they held rooms in the upper stories of various buildings around the downtown. The Harkins Block's upper two stories hosted the Masons and the Knights of Pythias, the Maccabees held meetings in the Commercial Block, and the Elks, chartered in 1909, rented quarters in three buildings in the 200 block of East Broadway. City directories and Sanborn maps from the first half of the century frequently show fraternal organizations tenanted the upper floors of commercial buildings. The Odd Fellows, in contrast, purchased the old Presbyterian church on Court Street in 1907 for their meetings.<sup>83</sup>

From its early days, the village had a generous helping of saloons and billiards halls, while the dance hall attached to the Bamber House and a roller skating rink on the south side of Broadway represented other entertainment options. A major addition to the city's cultural life came in 1880, when Albert Upton build the village's first Opera House at the southeast corner of Broadway and Church streets, described in the usual fashion as the "...finest block in the village and the opera house is conceded to be the finest this side of Detroit..."<sup>84</sup>

The movies came to Mt. Pleasant around 1910. One of the first to open was J. L. Anspaugh's "moving picture show" in a building owned by George Granger on South Main Street. By 1911, there was another theater, noted by Isaac Fancher in his county history as being "just east of the Isabella State Bank." Although Fancher doesn't name it, this may well be the Vaudette Theater. Some local residents believed that the Vaudette was the original theater at the location of the later Broadway Theater, farther down the 200 block of East Broadway. However, the 1910 Sanborn map shows an "electrical theater" at 208 East Broadway, which is indeed "just east" of the Isabella State Bank.<sup>85</sup> Later in 1910, the *Isabella County Enterprise* reported that the owners of the Vaudette had remodeled A. N. Ward's store for the theater and that the Isabella State Bank was expanding into the former Vaudette space. It is unclear exactly which address the Ward building/Vaudette was at, but it was close to the future Broadway Theater as it was later advertised for sale as being across from the Bennett Hotel. However, this was clearly not the Broadway Theater building as a 1920 article notes the "old Vaudette" was being used in conjunction with the Broadway, and the same building was rented the following year to Sid Barber as a pool room and lunch counter.<sup>86</sup>

Another "electric theatre" was present in the 1910 Sanborn map at 216 East Broadway, in a single lot wide building. This was later expanded or rebuilt as a double-wide building, the 480 seat Broadway Theater, which opened in 1920. The square marquee and vertical blade sign seen in early photos were later replaced with a triangular Art Deco marquee and porcelain enamel façade. The Broadway was joined in 1937 by the Ward Theater on South Main, more exuberantly Art Deco and larger with 900 seats. The Ward was designed by a Dearborn, Michigan firm, Bennett and Straight, who were active in movie theater design in the late 1930s and early 1940s. The partnership of Lavern Bennett (1890-1954) and Eugene D. Straight (1898-1969), the firm was responsible for nearly seventy theaters in the Midwest, with most being constructed in Michigan. Several of their theaters are still in use, including the Allen Park Cinema, Landmark Main Art Theatre in Royal Oak, the Monroe Theatre, and the Vassar Theatre. The Majestic Theatre in Detroit was also remodeled

<sup>80</sup> Miller and Seely, *Faces and Places Familiar* says 1898, Fancher, *Past and Present*, 196 says 1899.

<sup>81</sup> Fancher, *Past and Present*, 356.

<sup>82</sup> Fancher, *Past and Present*, 250

<sup>83</sup> Fancher, *Past and Present*, 364, 250.

<sup>84</sup> *Portrait and Biographical Album*, 567.

<sup>85</sup> Fancher, *Past and Present*, 366; 1910 Sanborn Fire Insurance Map.

<sup>86</sup> *Isabella County Enterprise*, June 6, 1920, p. 5; July 1, 1910, p. 1; September 30, 1910, p. 1; August 8, 1919, p. 2; May 28, 1920, p. 1; and May 13, 1921, p. 2.



by Bennett and Straight in the early 1930s.<sup>87</sup> The Broadway Theater remains in its original use as a movie theater, run by a dedicated volunteer group. The Ward is still present downtown, although it now houses a religious congregation.

## Architecture

The Mt. Pleasant Downtown Commercial District contains an architectural stock that spans most of the city's history, from the brick blocks built immediately after the 1875 fire to a handful of mid-twentieth century modern buildings. In general the variety of architectural styles is limited, but contains some fine examples of characteristic styles from each period.

A large portion of the city's building stock consists of late nineteenth to early twentieth century brick Italianate commercial blocks, a common style for commercial downtown buildings in this period in the United States and particularly in the Midwest. Italianate commercial architecture was an exuberant expression of the boom in downtown commercial districts following the Civil War, mirrored in the similar popularity of Italianate residential architecture during the same period (1860s-1880s). Generally, the buildings in Mt. Pleasant display the arc of the style's development from the elaborate examples of the 1870s and 1880s to the more restrained versions in the early 1900s.

The earliest examples of the style were the buildings constructed immediately after the 1875 fire which featured the classic details of the Italianate style: projecting bracketed cornices, corbelled and decorative brickwork, and arched windows with decorative caps and keystones. What were some of the outstanding examples in Mt. Pleasant, including the original Doughty and Carr and Granger Blocks (100-108 East Broadway), and the Upton Opera House/Isabella County State Bank (200 East Broadway), are now obscured by later applied facades, but a number of important examples still exist in the downtown. These include the stretch of buildings from 205 to 217 South Main, with their mostly intact bracketed cornices, segmental arch window hoods with prominent keystones, and brick corbelling. The bracketed storefront cornice at 217 South Main is also a rare survival from the period and retains a key piece of the city's history in its "Fire Hall No. 1" sign.

Other examples from this early period include:

101-103 E. Broadway. Fancher Block, 1877  
121 S. Main. Ca. 1880s  
130 S. Main. 1879

In the closing decades of the nineteenth century and into the first years of the twentieth, the classical Italianate commercial style transitioned into a more free-form style loosely described as Late Victorian. Builders in this period continued to use some elements of Italianate, such as the bracketed cornice, but experimented with different window forms and decorative elements. A number of prominent examples remain intact in the downtown. The Chatterton Block at 118 East Broadway features a large projecting cornice but hints at Classical details with the Adamesque swags in the cornice frieze; its heavy brickwork, rusticated window sills, and square windows also reflect its period of construction. Next door, at 114 East Broadway, a bracketed cornice also remains in place, but the round windows of the third story are also a more Classical than Italianate detailing, while the keystones over the second floor windows are a remnant of Italianate detailing but in a different interpretation. Across the street, the buildings at 111-119 East Broadway (the Thompson and Dusenbury blocks) are similar examples; here, the third story windows are square and the window trim is even less Italianate in character.

Another characteristic of the Late Victorian period was an interest in larger and more varied window types, driven in part by new plate glass technology, which permitted larger windows, and in part by marketing, which favored the lavish display of goods for sale to draw in the sidewalk shopper. This trend was most evident in the large first floor storefronts; in Mt. Pleasant these ranged from single to double and even triple length storefronts, most with a single or series of recessed center entries flanked by large plate glass windows and trimmed by wood surrounds or, later in the period, iron columns. It is rare for storefronts from that period to remain in place, and Mt. Pleasant is no exception, although remnants of some are visible, for instance at the Fancher Block (101-103 East Broadway). The downtown does, however, retain some examples of more unusual window applications; 110 South Main is unique in featuring two second-story oriel windows, and 120 South Main has a massive arched opening on its second floor filled with three large plate glass windows (the windows have been altered, but the opening is still present). Perhaps the preeminent example of the use of glass downtown was the Foster Furniture Company at 102-106 South Main, which combined a prominent corner location with massive plate glass windows on both the first and second floors and wrapping around to the first bay on the north side elevation. Although these have been replaced, their restoration would return this building to its former key place in the downtown.

<sup>87</sup> Rebecca Binno-Savage, "Majestic Theater (Detroit)," National Register of Historic Places nomination, 2008; "Movie Theaters Designed by Bennett & Straight," <http://cinematreasures.org/firms/73>, download July 2014.

Other Late Victorian examples in the district include:

121 E. Broadway. McCarthy Block, 1911  
114-118 S. Main. 1893  
128 S. Main. Ca. 1900  
123-125 S. Main. Ca. 1880s

Mt. Pleasant also has a number of relatively unique buildings that reflect, but do not copy, the variety of styles also popular in the late nineteenth and early twentieth centuries. One of these is the large block at 120-128 East Broadway (the Commercial Block). Although built in 1885 in a nominally Late Victorian style, it had a number of interesting features reminiscent of the Richardsonian Romanesque style, including rusticated stone columns at the storefront, rock-faced stone trim on the upper floors, and large round arches on the third floor end bay windows. Another eclectic example is 122-124 South Main, which combined the massive arches and rock-faced stone trim of Richardsonian Romanesque with Classical elements such as Palladian windows and Ionic columns.

Following the influential Chicago Columbian Exposition in 1893, a fashion for Neoclassicism swept the nation, and Mt. Pleasant was not immune to the impulse, although as with the Late Victorian styles, it was reflected more in the free-form use of styling rather than a self-conscious pure style. The two Classical commercial palazzos downtown are the above-mentioned 102-106 South Main, with the style expressed in the brick corner quoining, cornice dentil molding, and roof balustrades, and the Harkins Block at 222 East Broadway. The Harkins Block, anchoring the east end of the district, is one of the most intact of the district's historic buildings and perfectly reflects the self-conscious prosperity of the city's businesses in this era with its massive two-story window bays featuring brick piers and spandrel panels, the arched windows of the third floor, the two oriel windows on the east elevation, and the bracketed and dentilled cornice with its Adamesque swags in the frieze panel. Another significant example of the Classical style is the Exchange State Savings Bank at 100 East Broadway, but it is hidden behind a 1970s-era metal façade.

Other Neoclassical-influenced buildings in the district include:

114 E. Broadway. 1910  
117 S. Main, The New Yorker, ca. early 1900s

Another prominent architectural style in downtown Mt. Pleasant is Commercial Brick, a style characterized by brick exteriors with little to no ornamental detailing aside from the restrained use of brickwork patterns, simple rectangular panels, and minor stone or concrete trim. In Mt. Pleasant, the style prevailed from the 1910s until the late 1940s, with earlier buildings representing a transitional style in the early period and becoming plainer towards the end of the era. Two excellent examples of the style are the contemporaneous buildings at 206 and 208 South Main Street. The one-story, modest commercial building at 206 South Main is enlivened by a fun checkerboard pattern in the upper frieze, while a more restrained tapestry panel outlined in brick is featured on the upper level frieze of 208 South Main. Good examples of similar brick paneling also include 105 East Broadway, 127-131 South Main, and 107 East Illinois Street.

Other Commercial Brick buildings in the district include:

123 E. Broadway. Ca. 1930s-40s  
201-3 E. Broadway. Ca. 1910s/20s  
205-209 E. Broadway. Ca. 1930s  
215 E. Broadway. Ca. 1910s  
220 E. Broadway. Ca. 1920  
115 S. Main. Ca. 1930s  
219 S. Main. 1915  
223 S. Main. Ca. 1930s-40s  
115-117 South University. Ca. 1900  
121-127 S. University. Ca. 1910s

As the downtown filled out, the pace of building slowed in the early twentieth century, meaning there were fewer opportunities to showcase the styles of the era. However, a few interesting buildings do represent that era. One is the Federal style Post Office building, constructed in 1920, at the south edge of the district. Mt. Pleasant also has two prominent examples of Art Deco architecture, both theaters: the Broadway Theater on East Broadway, constructed 1920, which features a 1930s era projecting Art Deco marquee, and the 1937 Ward Theater on South Main, with a porcelain

enamel façade finished in an Art Deco theme. Their lively and colorful exteriors were designed to draw patrons and to evoke the flavor of the big-city entertainment palaces of the movie era in downtown Mt. Pleasant.

By the middle decades of the twentieth century, downtown Mt. Pleasant's building stock was largely in place. As more modern styles came into fashion, their influence was chiefly seen in alterations to existing buildings, particularly storefronts. Many of the district's storefronts date to the 1940s, 50s, and 60s and feature glass and aluminum display windows and applied stone trim. One of the more interesting examples is the New Yorker building at 117 S. Main, whose ca. 1937 storefront has a deeply recessed entry flanked by zig-zagged glass and aluminum display windows.

Despite the relative lack of mid-century building stock, there are a number of exceptions. Typically, these are stand-alone buildings, with the exception of the stone-fronted 221 South Main (Kirkey Building), constructed in 1949 between two older commercial buildings. Constructed around the same time was the 1950 City Hall on South University. It is a relatively simple expression of mid-century modern design, featuring the clean lines and use of modern materials. Finally, the downtown's most outstanding mid-century modern building is the Isabella Bank and Trust branch at 200 South University. Although relatively modest in scale, it stands out as the most unique of the mid-century buildings in the district, with its folded plate roof, massive hexagonal columns, and projecting canopies.

### **Isaac Fancher**

The downtown district is also significant for its association with prominent local citizen Isaac Alger Fancher. Fancher is associated with the historic district through the extant contributing building at 101-103 East Broadway, which is listed on Michigan's State Register of Historic Places. Fancher was one of the early settlers of Mt. Pleasant, arriving in the early 1860s. Fancher practiced as an attorney and was also active in local politics. He was instrumental in the effort to run a branch of the Flint and Pere Marquette Railroad into the city, and later served as a director and officer of the Pere Marquette company. He also surveyed and laid out hundreds of miles of roads in Isabella County and would write the city's definitive history in 1911. After the 1875 fire destroyed his first offices at the northeast corner of Broadway and Main, Fancher constructed a new double brick building on the same corner. This appears to be the oldest extant building with integrity to the period of significance within the downtown district, and it is the building most associated with Fancher and his contribution to the city's history.



**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Sanborn Fire Insurance Maps. Mt. Pleasant: 1884, 1890, 1895, 1900, 1910, 1924, 1931, 1950.

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Photograph Collections:

- Clarke Historical Library, Central Michigan University, Mt. Pleasant Michigan
- City of Mt. Pleasant Collections
  - 1988-Downtown Mt. Pleasant
  - Christmas in Mt. Pleasant (1940s-50s)
  - Downtown Mt. Pleasant 1988-1993
  - Mt. Pleasant 1970s and 1980s
  - William McEwen Collection

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*Portrait and Biographical Album: Isabella County, Michigan*. Chicago, IL: Chapman Brothers, 1884.

Westbrook, Jack. *The Big Picture Book of Mt. Pleasant Michigan, Yesteryears to 2010*. Mt. Pleasant, MI: ORSB Publishing, 2010.

**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 # \_\_\_\_\_

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

**Veteran's Memorial Library, Clarke Historical Library**

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 15.73  
(do not include previously listed resource acreage)

**UTM References**  
(Place additional UTM references on a continuation sheet)

1	<u>16</u>	<u>679634</u>	<u>4830451</u>	3	<u>16</u>	<u>679311</u>	<u>4830138</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>679641</u>	<u>4830147</u>	4	<u>16</u>	<u>679297</u>	<u>4830430</u>
	Zone	Easting	Northing		Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

Beginning at the center point of the intersection of N. Main and Mosher Streets, thence east in the center of Mosher to the center point of the intersection of Mosher and N. Franklin Streets; thence south along the center line of Franklin Street to the center point of the intersection of S. Franklin and E. Michigan Streets; then west along the center line of E. Michigan Street to the center point of the intersection of E. Michigan Street and the alley between S. Franklin and South University Streets; thence south along the line of the alley to the south line of parcel 00395; thence west along said parcel line, crossing through University Street and continuing west along the south line of parcel 00402 to the alley between S. University and S. Main Streets; thence south along said alley line to the center point of the intersection of the said alley and E. Illinois Streets; thence west along E. Illinois Street to the center point of the intersection of E. Illinois Street and the alley between S. Main and S. Washington Streets; thence north along the line of said alley to the center point of the intersection of the alley and W. Michigan Street; thence west along the center line of W. Michigan Street to the center point of the intersection of W. Michigan Street and S. Washington Street; thence north along the center line of S. Washington Street to the intersection of S. Washington Street and the south line of parcel 00199; thence west along said parcel line to the west line of parcel 00199; thence north along said parcel line to the north line of parcel 00199, thence east along said parcel line to the intersection of said parcel line and the west line of parcel 00205; thence north along the said parcel line to the intersection of the said parcel line with the center line of W. Broadway Street; thence east along the center line of W. Broadway Street to the center point of the intersection of Broadway and Main Streets; thence north along N. Main Street to the place of beginning.

**Boundary Justification** (explain why the boundaries were selected)

The boundaries have been drawn to include the contiguous historic commercial core of the downtown and to reflect the concentration of buildings that retain integrity to the period of significance. To the east of the district, the commercial corridor along Broadway Street continues, but with buildings outside the period of significance. To the south are a variety of buildings that relate to the historic downtown functionally (church, library, residential buildings adapted for business use), but their degree of integrity is low. Likewise, the areas to the west of the district boundaries transition into residential buildings and the former industrial district, but few of these buildings retain integrity, and those that do are generally separated by large swaths of non-contributing buildings. To the north, the district is bordered by newer county buildings and only widely scattered historic resources.

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**11. Form Prepared By**

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name/title Ruth E. Mills, Megan Gilbert  
organization Quinn Evans Architects date July 2014  
street & number 219 ½ North Main Street telephone 734-663-5888  
city or town Ann Arbor state MI zip code 48104  
e-mail rmills@quinnevans.com

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**Additional Documentation**

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Submit the following items with the completed form:

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

---

**Photographs:**

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

**Name of Property:** Mt. Pleasant Downtown Commercial District  
**City or Vicinity:** Mt. Pleasant  
**County:** Isabella **State:** Michigan  
**Photographer:** Quinn Evans Architects  
**Date Photographed:** July 2013

**Description of Photograph(s) and number:** East Broadway, 100 Block south side (even numbers), looking southeast.  
1 of 44.

**Description of Photograph(s) and number:** East Broadway, 100 Block south side (even numbers), looking southeast.  
2 of 44.

**Description of Photograph(s) and number:** East Broadway, 100 Block south side (even numbers), looking southeast.  
3 of 44.

**Description of Photograph(s) and number:** East Broadway, 100 Block south side (even numbers), alley behind looking west.  
4 of 44.

**Description of Photograph(s) and number:** East Broadway, 200 Block south side (even numbers), looking southeast.  
5 of 44.



**Description of Photograph(s) and number: East Broadway, 200 Block south side (even numbers), looking southeast.**

**6 of 44.**

**Description of Photograph(s) and number: East Broadway, 200 Block south side (even numbers), looking southwest.**

**7 of 44.**

**Description of Photograph(s) and number: East Broadway, 200 Block south side (even numbers), alley behind looking northwest.**

**8 of 44.**

**Description of Photograph(s) and number: East Broadway, 100 Block north side (odd numbers), looking northeast.**

**9 of 44.**

**Description of Photograph(s) and number: East Broadway, 100 Block north side (odd numbers), looking northeast.**

**10 of 44.**

**Description of Photograph(s) and number: East Broadway, 100 Block north side (odd numbers), looking northwest.**

**11 of 44.**

**Description of Photograph(s) and number: East Broadway, 100 Block north side (odd numbers), looking northeast.**

**12 of 44.**

**Description of Photograph(s) and number: East Broadway, 100 Block north side (odd numbers) and North Main Street east side (even numbers), looking northeast.**

**13 of 44.**

**Description of Photograph(s) and number: North Main Street, east side (even numbers) and East Broadway, 100 Block north side (odd numbers), alley behind, looking southeast.**

**14 of 44.**

**Description of Photograph(s) and number: East Broadway, 100 Block north side (odd numbers), alley behind looking southeast.**

**15 of 44.**

**Description of Photograph(s) and number: East Broadway, 200 Block north side (odd numbers), looking northeast.**

**16 of 44.**

**Description of Photograph(s) and number: East Broadway, 200 Block north side (odd numbers), looking northwest.**

**17 of 44.**

**Description of Photograph(s) and number: East Broadway, 200 Block north side (odd numbers), and looking northwest along N. Franklin Street.**

**18 of 44.**

**Description of Photograph(s) and number: Court Street, 100 Block east side (even numbers), looking northeast.**

**19 of 44.**

**Description of Photograph(s) and number: Court Street, 100 Block east side (even numbers), looking southeast.**

20 of 44.

Description of Photograph(s) and number: South Main Street, 100 Block west side (even numbers), looking southwest along West Broadway Street.

21 of 44.

Description of Photograph(s) and number: South Main Street, 100 Block west side (even numbers), looking southwest.

22 of 44.

Description of Photograph(s) and number: South Main Street, 100 Block west side (even numbers), looking northwest.

23 of 44.

Description of Photograph(s) and number: South Main Street, 100 Block west side (even numbers), looking northwest along West Michigan Street.

24 of 44.

Description of Photograph(s) and number: South Main Street, 100 Block west side (even numbers), alley behind looking southeast.

25 of 44.

Description of Photograph(s) and number: South Main Street, 100 Block west side (even numbers), alley behind looking southeast.

26 of 44.

Description of Photograph(s) and number: South Main Street, 200 Block west side (even numbers), looking southwest.

27 of 44.

Description of Photograph(s) and number: South Main Street, 200 Block west side (Ward Theater, looking west.

28 of 44.

Description of Photograph(s) and number: South Main Street, 100 Block east side (odd numbers), looking southeast.

29 of 44.

Description of Photograph(s) and number: South Main Street, 100 Block east side (odd numbers), looking northeast.

30 of 44.

Description of Photograph(s) and number: South Main Street, 200 Block east side (odd numbers), looking southeast.

31 of 44.

Description of Photograph(s) and number: South Main Street, 200 Block east side (odd numbers), looking northeast.

32 of 44.

Description of Photograph(s) and number: South Main Street, 200 Block east side (odd numbers), alley behind looking northwest.

33 of 44.

Description of Photograph(s) and number: South Main Street, 200 Block east side (odd numbers), alley behind looking southwest.

34 of 44.

**Description of Photograph(s) and number: Old City Hall/Fire Department, intersection of E. Michigan and S. University, looking northwest.  
35 of 44.**

**Description of Photograph(s) and number: South University Street, 100 block east side (odd numbers), looking southeast.  
36 of 44.**

**Description of Photograph(s) and number: South University Street, 100 block east side (odd numbers), looking northeast.  
37 of 44.**

**Description of Photograph(s) and number: Isabella Bank and Trust, intersection of E. Michigan and S. University, looking southwest.  
38 of 44.**

**Description of Photograph(s) and number: Old Post Office, 200 Block South University, east side (odd numbers), looking southeast  
39 of 44.**

**Description of Photograph(s) and number: South University Street, 200 block east side (odd numbers), looking northeast.  
40 of 44.**

**Description of Photograph(s) and number: West Broadway Street looking south.  
41 of 44.**

**Description of Photograph(s) and number: West Broadway, at the corner of S. Washington, looking southwest.  
42 of 44.**

**Description of Photograph(s) and number: South Washington, looking south from West Broadway.  
43 of 44.**

**Description of Photograph(s) and number: West Michigan, looking west from the corner of Main Street.  
44 of 44.**

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



# Downtown Mount Pleasant Historic District Boundary

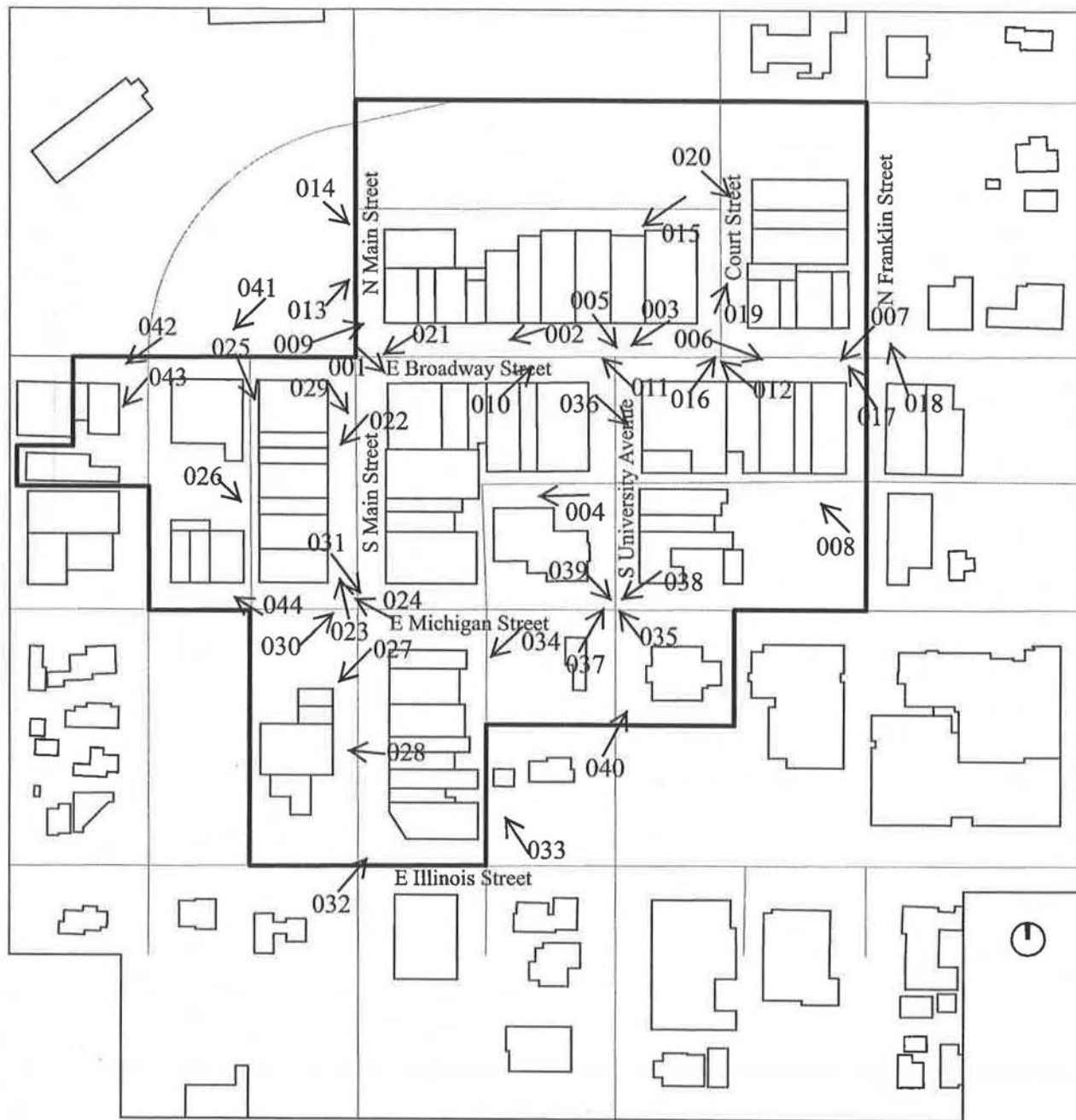


- District Boundary
- Contributing
- Non-Contributing within Period of Significance
- Non-Contributing

# Downtown Mount Pleasant Historic District Boundary

Mount Pleasant, Isabella County, Michigan

## Photo Key

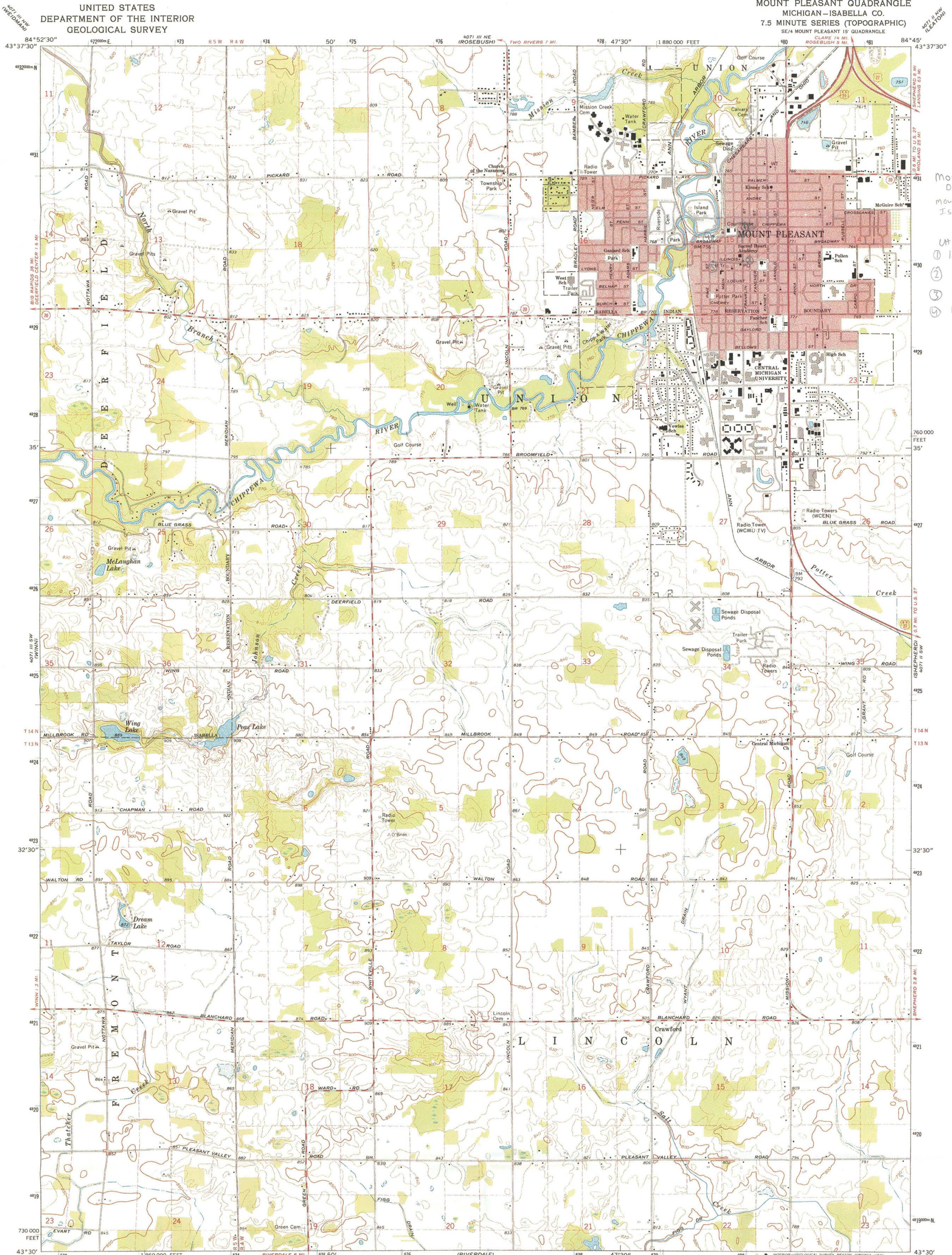


— District Boundary



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

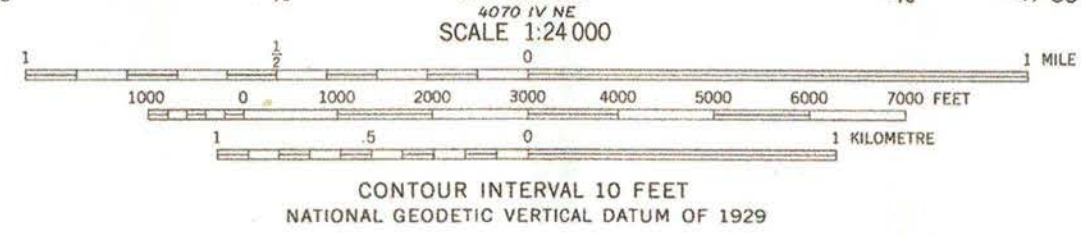
MOUNT PLEASANT QUADRANGLE  
MICHIGAN-ISABELLA CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)  
SE 1/4 MOUNT PLEASANT 15' QUADRANGLE



Mount Pleasant  
Downtown Historic District  
Mount Pleasant  
Isabella Co Michigan

UTMS  
① 16 679 634 4830451  
② 16 679 641 4820147  
③ 16 679 311 4820138  
④ 16 679 297 4830430

Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial  
photographs taken 1972. Field checked 1973  
Projection and 10,000-foot grid ticks: Michigan coordinate  
system, south zone (Lambert conformal conic)  
1000-metre Universal Transverse Mercator grid ticks,  
zone 16, shown in blue 1927 North American datum  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



USGS  
Historical File  
Topographic Division

MOUNT PLEASANT, MICH.  
SE 1/4 MOUNT PLEASANT 15' QUADRANGLE  
144330-148445/7.5  
1973

AMS 4071 III SE-SERIES V882

2800  
APR 11 1977







Central Park

1802

Live Healthy.

Eat Happy.

Northwest Market

1802

Red awning text





UNIVERSITY

UNIVERSITY



Max's Early Childhood Center





Edward Jones | INVESTMENTS

TENNIS PARKING ONLY  
ALL OTHER TIMES

STREETS CLOSED  
EVENT IN  
PROGRESS



200  
EAST  
BROADWAY

2-40

S

R

2-40



COURT

BROADWAY

SCHOOL OF ROCK MAY 18  
MI MAJESTY PAGEANT MAY 19

Car's Furniture







Partial view of a sign on the left edge of the image, showing some illegible text and a logo.

Street sign on the left side of the image, partially obscured by a utility pole.

Gray's Furniture  
FURNITURE

BROADWAY

Small sign on the right side of the image, possibly for a business.



RCA VIK

*Gray's Furniture*

FURNITURE APPLIANCES ACCESSORIES

7-425  
**billy's**  
753-7719





Downtown Discount Party Store

Downtown Discount Party Store

CRISPER  
COFFEE

Budweiser

99¢

HOT PIZZA

NO PARKING  
4AM-6PM





McCarthy's  
DOWNTOWN DRUGS  
SINCE 1910

Rx PRESCRIPTIONS

Rx HEALTH PRODUCTS

McCarthy's  
DOWNTOWN DRUGS

McCarthy's  
DOWNTOWN DRUGS

McCarthy's  
DOWNTOWN DRUGS

McCarthy's  
DOWNTOWN DRUGS

2007



Max & Emily's Summer Concert Series

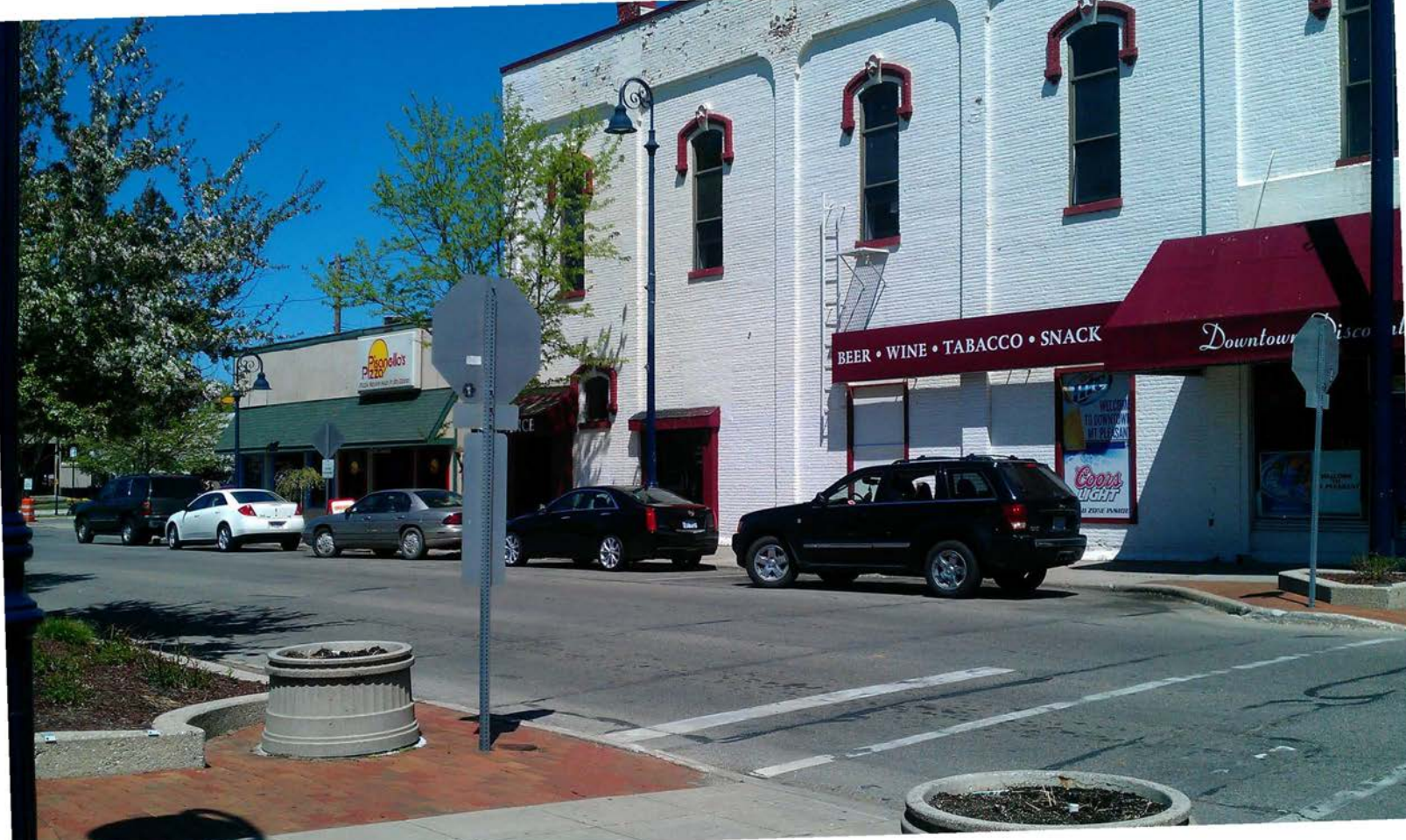
Max & Emily's  
Bakery





ISABELLA BANK AND TRUST





BEER • WINE • TABACCO • SNACK

Downtown Pico's

Pico's Pizzeria  
Pick Me Up In Pico

WELCOME TO DOWNTOWN  
BY PLEASANT  
Coors Light  
THE ZERO PHOSPHORUS





Papa John's  
Pizza

RESTAURANT

RESTAURANT

RESTAURANT

RESTAURANT

RESTAURANT





ISABELLA  
BANK

ONE WAY









FRANKLIN

BROADWAY

American Red Cross

American Red Cross















Firstbank

Firstbank







BOARD CAFE SALMON

213

BOARD CAFE SALMON







DADY PET  
OF MARY

F206

billy's

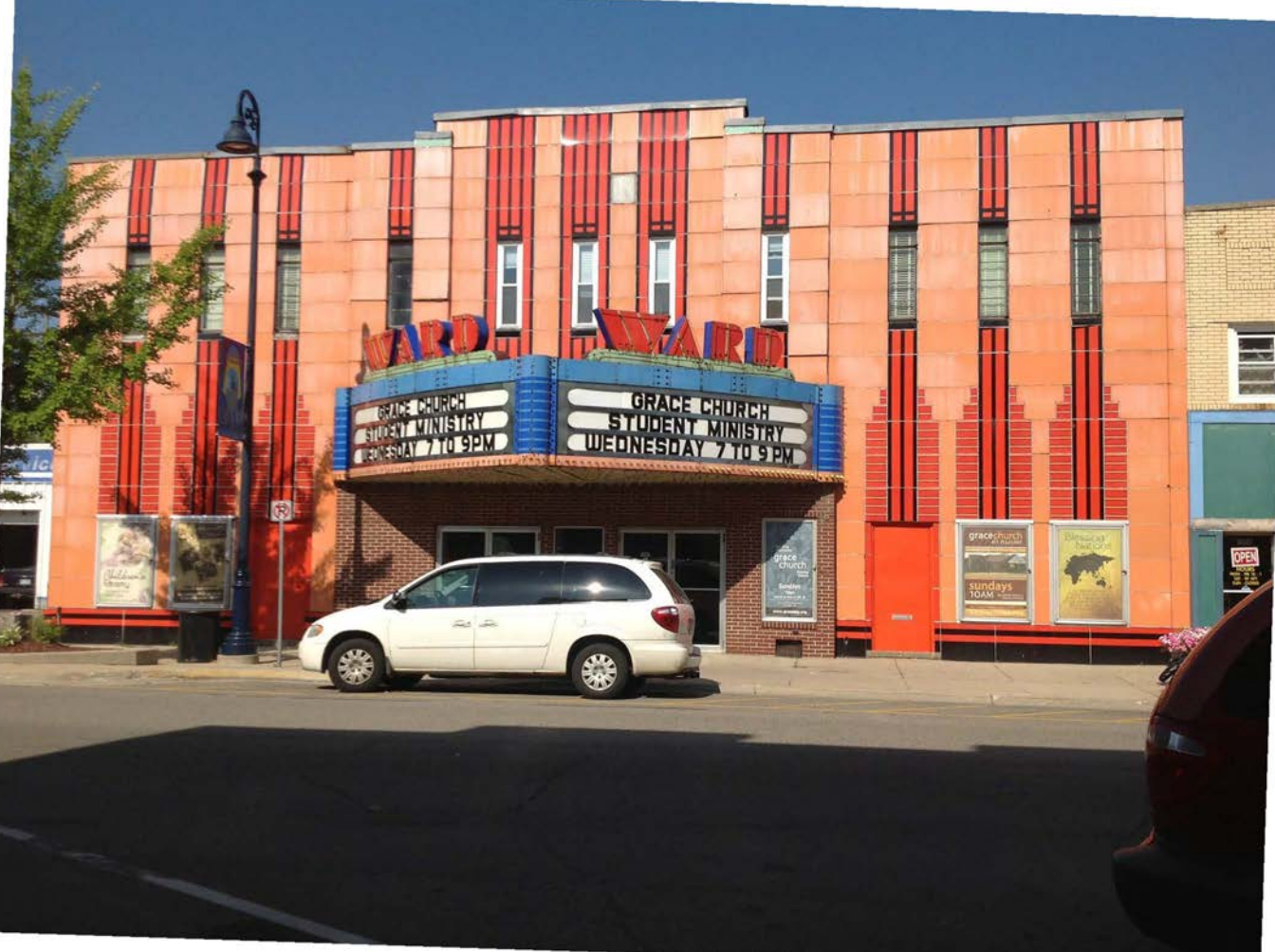
989-753-7719





DANCE CHURCH  
LUCKY MINDSET  
THURSDAY 7 TO 9 PM





WARD WARD

GRACE CHURCH  
STUDENT MINISTRY  
WEDNESDAY 7 TO 9PM

GRACE CHURCH  
STUDENT MINISTRY  
WEDNESDAY 7 TO 9PM

gracechurch  
STUDENT MINISTRY  
sundays  
10AM

gracechurch  
STUDENT MINISTRY  
WORLD MAP

OPEN



**lecco** Sabella Community Credit Union

ATM

Lecco Sabella Community Credit Union  
(909) 371-2222  
leccosabellacreditunion.com

solutions. not problems.







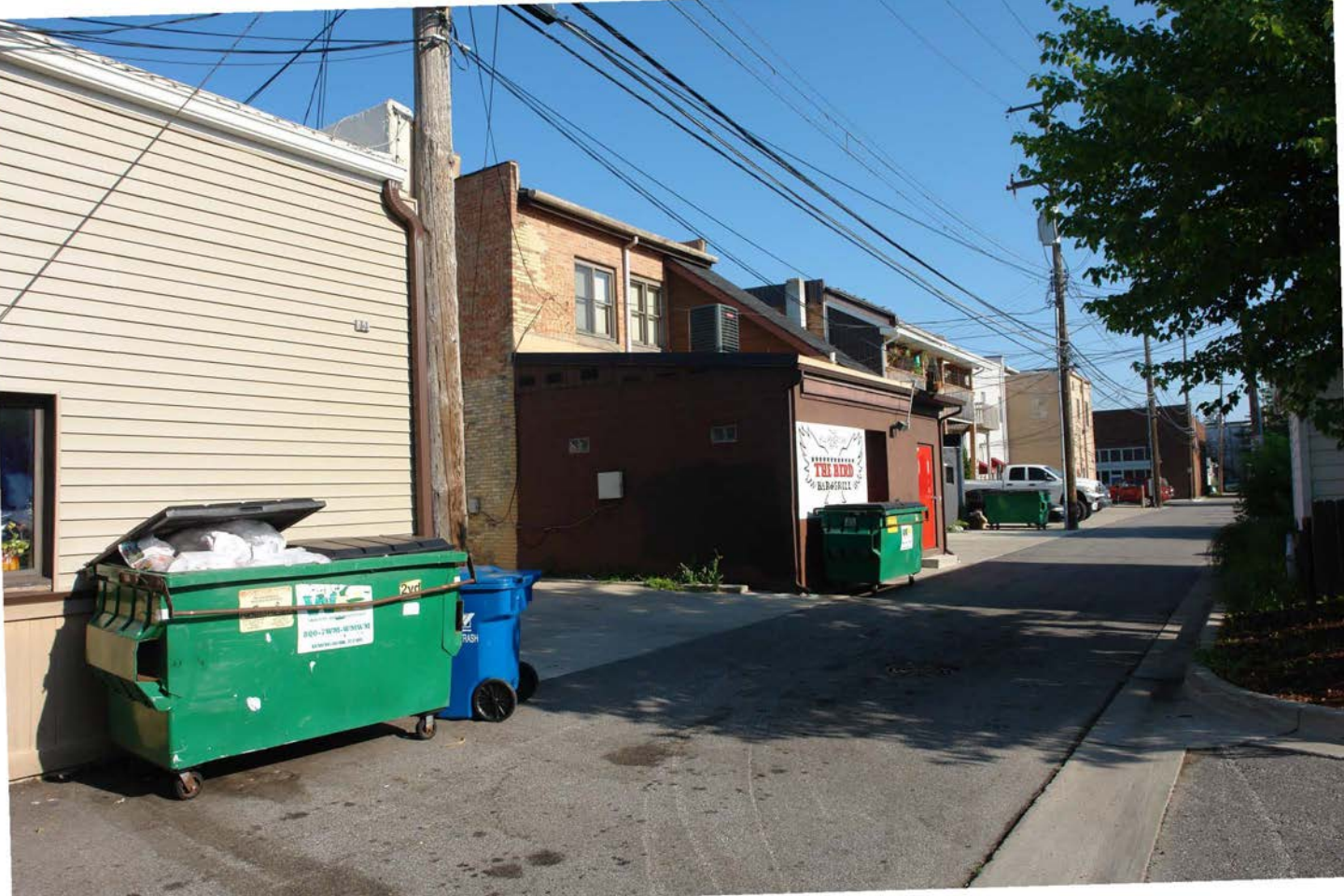




772-2918

LISTENING BAR 772-2918





800-347-6789

THE HERO













BOSS ACCOUNTANCY & TAXATION, PC

127

*Little Italy*

Enables  
the  
Heart



ISABELLA  
BANK





208  
S. Union Valley

Call, Tel.  
Fax, Tel.  
E-mail, Web  
Address, City, State, Zip  
Business Hours  
Parking, Directions

208





PARKING  
21  
SPACES





Mt. Pleasant Area  
Chamber of Commerce  
Visitors Bureau

221 W. Broadway

STOP







M.J. MURPHY  
BEAUTY  
COLLEGE

CONCRETE TO GO





M.J. MURPHY  
**BEAUTY  
COLLEGE**

AMERICAN SEED CO.  
"WE'VE PLANT  
THE BEST"



Yellow banner with a tree logo and illegible text.

DRAGON WAGON  
COTTAGE QTY

Daly's

Yellow banner with illegible text.

Small white sign on the utility pole with illegible text.

SERVICE

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Mount Pleasant Downtown Historic District

MULTIPLE NAME:

STATE & COUNTY: MICHIGAN, Isabella

DATE RECEIVED: 10/31/14      DATE OF PENDING LIST: 11/25/14  
DATE OF 16TH DAY: 12/10/14      DATE OF 45TH DAY: 12/17/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001043

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    12/15/2014 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A, B & C

REVIEWER Patrick Andrews      DISCIPLINE Historian

TELEPHONE \_\_\_\_\_      DATE 12/15/2014

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.



At a regular meeting of the City Commission held Monday, September 8, 2014 at 7:02 p.m., in the City Commission Room the following action was taken:

Moved by Commissioner Kulick and supported by Commissioner Ling to approve the following Resolution in support of the nomination to the National Register of Historic Places for downtown.

WHEREAS, the historical, cultural and aesthetic heritage of the City of Mt. Pleasant is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people; and

WHEREAS, the City desires to stimulate revitalization of the Central Business District and historic preservation is an effective tool for managing growth, providing access to Federal tax credits for contributing properties, revitalizing neighborhoods, fostering local pride and maintaining community character while enhancing livability; and

WHEREAS, The National Register of Historic Places is an official listing of buildings, sites, structures, objects, and districts worthy of preservation; and

WHEREAS, authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people;

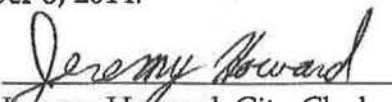
NOW THEREFORE BE IT RESOLVED BY THE City Commission of Mt. Pleasant, Michigan as follows:

That the Commission hereby supports the nomination for designation of the Mt. Pleasant Downtown Historic District to the National Register of Historic Places through the National Park Service.

Motion unanimously adopted.

I, Jeremy Howard, Clerk for the City of Mt. Pleasant, Michigan, do hereby certify that the foregoing is a true and complete copy of action taken by the City Commission at a regular meeting held September 8, 2014.

Dated: September 9, 2014

  
Jeremy Howard, City Clerk



STATE OF MICHIGAN

RICK SNYDER  
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

WAYNE WORKMAN  
ACTING-EXECUTIVE DIRECTOR



October 27, 2014

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

Dear Mr. Loether:

Enclosed is a national register nomination form for the Mount Pleasant Downtown Historic District in Isabella County, Michigan. This property is being submitted for listing in the national register. All written comments concerning this nomination submitted to us prior to the submission of this nomination to you are enclosed.

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](mailto:christensenr@michigan.gov).

Sincerely yours,

Brian D. Conway  
State Historic Preservation Officer

State Historic Preservation Office

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