

United States Department of the Interior  
National Park Service

509

# 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.

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JUN 24 2016

Nat. Register of Historic Places  
National Park Service

### 1. Name of Property

Historic name: Quick, James A. and Lottie J. (Congdon), House

Other names/site number: N/A

Name of related multiple property listing:

N/A

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

### 2. Location

Street & number: 120 North Center Street

City or town: Gaylord State: Michigan/MI County: Otsego/137

Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide x local

Applicable National Register Criteria:

\_\_\_ A X B x C \_\_\_ D

<u>Brian M. Miller</u>		<u>6/14/16</u>
Signature of certifying official/Title:		Date
<u>MI SHPO</u>		
State or Federal agency/bureau or Tribal Government		

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
Signature of commenting official:	
Date	
Title :	State or Federal agency/bureau or Tribal Government

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

*Jan Edson K. Beall*  
Signature of the Keeper

*8.4.16*  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

**Category of Property**

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register           

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Single Dwelling

Domestic/Secondary Structure

**Current Functions**

(Enter categories from instructions.)

Vacant

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Queen Anne

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Wood/weatherboard, shingle

### Narrative Description

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

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### Summary Paragraph

The Quick House is a two-story wood frame Queen Anne home constructed in 1900. Standing at the southeast corner of North Center and Huron Streets, the west-facing house is a hip-roof building with gabled two-story projections on either side and a wraparound front porch with gabled second-story porch centered in the front. The house displays clapboard siding, with areas of decorative shingling in the gables and below the second-story window level in the projecting side extensions. The first story contains 1,790 square feet of floor space and the second story 1,479 square feet.

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### Narrative Description

The house is located in a mixed residential and commercial area in the first block of North Center Street north of Main Street. The east-west-running Main Street comprises the heart of Gaylord's downtown commercial area. Center Street intersects Main at the east end of the downtown area. At the time of the house's construction the commercial area of Gaylord was located to the south and southwest along Main Street, and the buildings to the north, west and east were primarily residential. Since then the commercial area of Gaylord has grown to the north along Center Street. At present the part of North Center in which the house is located contains a mixture of modern commercial development and older homes, some of them

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converted to commercial use and substantially altered. The Quick House property backs up to residential development to its east.

The Quick House is a two-story Queen Anne house that stands on a stone foundation and is topped by a hip roof with lower cross gables. The foundation is primarily of un-coursed fieldstone, while the visible stones on the foundation's north and south exterior elevations are dressed. The building is clad in beaded wood clapboard siding and a variety of types of wood shingling. The roof is covered with faux diamond slate asphalt shingles applied over cedar shingles. Unless otherwise stated all windows are one-over-one wood framed double-hung, and the siding is beaded wood clapboards with corner board trim.

The front of the house faces west and features a hip-roof porch across the entire west façade on the first story that wraps around to the north elevation east as far as the house's gabled north projection. A broad wood set of steps led to an angled entry to the porch at the house's northwest corner, but the steps themselves have been removed. The porch entry is angled to the northwest and topped by a gable. The opening is framed by an unfluted Tuscan column on each side (an early photograph shows a paired column treatment each side of the opening, but the outer column on each side is no longer present). The porch gable is faced in diamond butt wood shingling. The open porch, with a turned-baluster railing, spanned the house's entire west front, with three more widely spaced columns. The porch's balustrades are gone and the southern bay was enclosed in the mid-twentieth century and now forms a sunroom that, accessed from the interior of the building, has a set of four windows with three-over-one lights across its front. The porch floor is finished in wood planking as is the porch ceiling. Portions of decorative perforated wood apron panels that fronted the porch below the deck remain in place. The original wood front door with an upper window, lower horizontal bevel-edge panels, and decorative carvings is located near the north end of the front façade near the porch's corner entrance, and there is a large window located to its south. Directly above the porch's middle bay in front a door leads out onto a second-story open porch or balcony. A Tuscan column at each corner supports a tall front-facing gable above with plain rounded-end eavesboards. The gable is faced in diamond-butt shingling in its lower portion and round-butt or fishscale shingling above. The house's front to either side displays a large window. The house's west front is faced in beaded clapboarding except for a small section near the south corner not covered by the porch's hip roof where a strip between the top of the ground story and base of the second-story windows is faced in pointed-butt shingling (which continues around the corner on the house's south side).

The house's north side facing a side street displays a shallow gable-topped two-story projection midway in its length. The first story of the north elevation continues the front's wraparound porch to the west of the projection, and a second open hip-roof porch runs from the projection to the house's northeast corner. This second porch now has only a single turned post support, but an early photo shows two such posts with an arched treatment between and, it appears, a spindlework frieze above – all of this no longer in place. The open porch at the northeast corner of the building is accessed by a set of brick stairs. Two brick piers located at the bottom of the stairs once served as the foundation for posts that supported a no longer existing shed roof covering the stairs.

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The north façade features a window located under the porch near the west corner, and a door similar to the previously mentioned main door accesses the house from the west side of the gabled north-side projection. A horizontal fixed sash wood window is located to the east of a door located within the east porch. The north side projection's first story displays a square-sided bay window with a hip roof. The window rises above a wooden *cyma reversa* base springing from baseboard level. The second story above the bay window contains a central square-head center window flush with the wall plane, and the gable above contains a small wood frame round-headed window. The projection's north face displays beaded wood clapboards up to the top of the ground-floor bay window and on either side of the second-story window, round-butt or fishscale shingling between the bay window's top and bottom of the second-story window, and, in the gable, diamond-pattern shingling below the small window, fishscale shingling either side of the window, and pointed-butt shingling in the apex above the window.

The west end of the second story's north facade has a narrower square-head window than those on the first story. A small segmental-arch fixed sash window is located just to the west of the gabled projection, and a diamond-shaped fixed sash window is located within the narrow west face of the second story of the projection. The north side's second story displays a single square-head window centered in the area between the projection and the northeast corner of the building.

An off-center wood frame door with a concrete stairway surrounded by a concrete slab gives access to the (rear) east side of the house. The door is located in the southern one-third of the main mass of the house. Two windows are located to the north of the door. A wooden bulkhead door that sits on a stone foundation accesses the basement, and is located to the south of the stairway. Two windows are located one each at the north and south corners of the house's second story main mass. A small segmental-arch-head dormer is centered on the east elevation of the roof. The south end of the east elevation has a one-story addition with two windows.

The east two-thirds of the south elevation's first story is fronted by the one-story addition. This addition has a low pitched gable roof and sits on an un-coursed stone foundation. All the windows on the addition are three-over-one wood framed ones, with ten of these windows across the addition's south elevation. There is currently no siding on the entire addition as a result of the recent (fall 2015) removal of the asbestos siding. A door centered on the west end of the addition and flanked by two windows is accessed by a brick and concrete stairway. Above the addition on the south face of the back part of the original house's second story are two square-head windows. The west end of the south elevation is formed of another shallow two-story gable-roof projection, with its gable end to the south and its west front aligned with the house's main west facade. The first story of the projection's south side contains a large centered fixed sash window flanked by five sidelights on each side. The projection's second story has a narrow square-head window, and the gable above displays a small wood frame round-headed window. The siding on the projection, like that on the north side one, is of beaded clapboard up to the top of the first-floor windows and on either side of the second-story ones. The south end between the first and second-story windows is sided in hexagon-butt shingling, and the gable is finished in diamond shingling in the lower portion to the window sill, then in round-butt or fishscale shingling on either side of the arched window, and in pointed-butt shingling in the apex.

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The roof is clad in dark gray asphalt shingling in a diamond pattern. A red brick chimney stack rises above the center of the house just to the north of the house's main roof peak. All roof ridges including the roofs covering the porches and oriel window are raised and half rounded.

The house's interior has retained much of its original appearance. The woodwork, which is primarily tiger maple, has never been painted. The wood floors in the entryway, dining room, and front parlor are finished in concentric squares with alternating maple and oak wood planks. The remainder of the house also retains its wood flooring except for the kitchen and bathrooms. The second story wood trim is made of pine. The house has also kept its original cast iron floor and wall registers. The walls are finished in plaster on wood lathe and covered with wallpaper. The ceilings are covered with small square acoustic tiles. Much of the wallpaper and some light fixtures date from the mid-twentieth century. The walls in the addition are covered with paneled wood and the ceiling is coffered. The kitchen and bathrooms also have a mid-twentieth-century look. The interior close to the addition and the east end of the house shows evidence of alterations. Much of this evidence exists in the form of mismatched woodwork and light fixtures that are not centered in rooms. A second stairway at the east end of the house along with a door separating the east end of the second floor is evidence that the house was constructed with the idea of having a servant living there. An electronic stair lift was added to the east end stairway at an unknown date.

The Quick House has seen considerable changes to its appearance since its original construction, though some of these changes have now been reversed. The changes were mostly seen in the siding and the porches, which occurred in the mid-twentieth century. The house was originally clad with its existing wood clapboard and shingle siding, but this was covered by asbestos siding in the mid-twentieth century. The first story was covered with a faux brick siding and the second with a faux shake shingle siding. The wraparound porch originally extended across the entire façade of the building and was supported by Tuscan columns, with the columns occurring singly and in pairs. Some of the columns were removed and the remainder boxed in and covered with the faux brick siding in the mid-twentieth century. All the asbestos siding was removed in October 2015. The fronts of the wraparound porch and balcony were originally enclosed with simple low spindle balustrades. The porch at the east end of the north elevation also contained spindlework spandrels and turned columns. The stairways to the wraparound and northeast corner porches featured wooden newel posts with spindlework balusters. The gables including the gable over the front corner porch entry of the wraparound porch were ornamented with decorative bargeboard, and finials were found at the apexes of each gable. The same finials were found at the east and west ends of the hipped roof's apex. All these decorative pieces were removed when the asbestos siding was added in the mid-twentieth century. A raised line of shingles encircled the lower part of the roof. The roof was originally covered with cedar shingles. All the current doors and windows are original features of the house with the exception of the large window on the south projection's south elevation, which was a mid-twentieth-century addition.

A concrete sidewalk extends along the north elevation of the house from the northeast corner of the porch to the sidewalk along Center Street. The sidewalk along Center Street was not

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constructed until 1905. A portion of the sidewalk originally extended beyond the Center Street sidewalk and contained a small monument with the lettering "J A QUICK." An additional sidewalk runs from the Center Street sidewalk to the entrance of the addition on the south elevation of the house.

At the northeast corner of the property stands a one-story hip-roof garage. The garage is clad with asbestos siding and is covered with an asphalt shingled roof. The garage's front faces north, fronting on Huron Street, and contains an off-center modern garage door. The east elevation is unadorned, while the west elevation contains two equally spaced eight-light fixed sash wood framed windows. The south elevation has a five-panel wood door located at its west end, a four-light fixed-sash window at its east end, and a four-by-four wood frame casement window in between. The garage was constructed sometime between 1907 and 1916. According to the Sanborn maps the west two-thirds of the garage was originally two-story and the east one-third one-story. It is uncertain as to when the garage was changed from two to one-story.

The Sanborns also indicate the existence of either a gasoline pump or tank on Huron Street just to the west of the garage. This object was placed on the property between 1916 and 1927. It also appears on the 1948 map, but it is unknown when it was removed.

The Delmont Hotel was also located on the southwest corner of the property from about the turn of the twentieth century to the mid-1920s. This was a three-story building with a two-story rear addition.

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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



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D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

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

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

### Areas of Significance

(Enter categories from instructions.)

Commerce

Architecture

### Period of Significance

1900-1909

### Significant Dates

1900 Year building was constructed.

1909 Year James Quick died.

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**Significant Person**

(Complete only if Criterion B is marked above.)

Quick, James A.

**Cultural Affiliation**

N/A

**Architect/Builder**

N/A

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

The house at 120 North Center Street is significant under national register criterion B for its association with James A. Quick. Mr. Quick was a successful businessman during the late nineteenth and early twentieth century in Gaylord. On his own and in partnership with his brother Charles Quick and another local businessman, Almon Comstock, James A. Quick were involved in a broad variety of businesses in Gaylord and the surrounding area – a livery stable, general stores, and banking – and also invested in local real estate, owning and developing local property that included a hotel/boarding house building located near his house. The James Quick House is also significant under criterion C as one of Gaylord’s most distinguished and intact Queen Anne homes.

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

**James Quick**

James A. Quick was born in Oakland County, Michigan, on October 7, 1857. He lived and worked on his father’s farm until he moved to the Gaylord area in 1881, following his older brother Charles A. Quick, who moved to Gaylord in 1879.

Gaylord, which is located in the northern part of Michigan’s Lower Peninsula, was rich in timber in the mid-nineteenth century. In the mid-1860s the first explorations of the area were made by timber cruisers looking for marketable timber. In 1869 Charles Brink looked to set up a lumber operation on the southeast corner of Otsego Lake, a few miles south of today’s Gaylord, but the location proved to be too remote for the time and the effort was abandoned. Full scale cutting of timber would have to wait until a railroad served the region.

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The Jackson, Lansing and Saginaw Railroad was the first railroad line built in this area. It was built as far north as Otsego Lake in 1873. In anticipation of the railroad being built farther north the town of Barnes was platted in 1874 by Orlando M. Barnes of Lansing, a leading figure in the railroad's management, serving as the company's secretary and, beginning in 1872, land commissioner (Durant). When the railroad was completed to Barnes in 1874, the place was renamed Gaylord in honor of Augustine Smith Gaylord, who then served as the railroad's attorney. Three years later, in 1877, the county seat was moved from Otsego Lake Village to Gaylord.

In 1881, the year James Quick moved to Gaylord, the town was incorporated as a village. It had a population of 400, but was experiencing a boom in growth due to the railroad connection and the line's extension north toward Mackinac, which was just beginning. James Quick purchased an eighty-acre farm just outside of Gaylord. Quick's obituary states that about two years after Charles' 1879 arrival, "in 1881 James A. Quick came to Gaylord to engage in business with his brother, C. A. Quick, the two having arranged to establish a livery stable here. Immediately following the arrival of James A. Quick the two set to work to procure the timber and erect a suitable barn and arrange for the conduct of the livery business which they succeeded in establishing in the early part of 1883." Their livery barn was located directly across the street from the future Quick residence on N. Center Street.

The obituary reports that James and Charles Quick continued their livery barn partnership for about eight years (until about 1891) and then disposed of the business while retaining ownership of the building (though the state gazetteers list the Quick Brothers livery through the 1895 edition). They then, the obituary states, relocated to Gould City in Mackinac County in the eastern Upper Peninsula and under the Quick Brothers name operated a "mercantile business" there for about four years, then sold that store and returned to Gaylord.

In 1896 the brothers purchased property in downtown Gaylord and opened a new Quick Brothers store (the 1897 state gazetteer is the first to list their Gaylord general store). They also had a general store at New Toledo/ later called Quick, a lumber camp located about seven miles to the east and one mile south of Gaylord. When the federal government established a post office in New Toledo in 1899 it was located in the Quick Brothers store. The establishment of a post office required a change in the place's name since there was already a New Toledo in Michigan, and there could not be two post offices with the same name. The place acquired the name Quick, and James Quick became the first Postmaster, serving until his death.

Another business partnership of James Quick's involved his brother Charles Quick along with another Gaylord businessman, Almon Comstock. Almon Comstock arrived in Gaylord one year before Charles Quick in 1878. Upon his arrival he opened a hardware and tin shop. The current brick building at the northeast corner of Court and Main Streets was constructed by him after the wood frame building he operated out of was destroyed by fire. Comstock was involved in politics, being elected as the supervisor of Livingston Township, in which most of Gaylord was located, three times, and also served as chairman of the Otsego County Poor Board.

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James and Charles Quick and Almon Comstock together established Gaylord's second bank, the Otsego County Bank, in 1892 (the older bank in town was the Gaylord Exchange Bank). Another bank, the Gaylord Savings Bank, followed the next year. Although the Gaylord Savings Bank would grow to be larger than the Otsego County Bank, the Otsego County Bank was still significant to the community. Advertisements for the bank in the first decade of the twentieth century publicized the bank's responsibilities at \$75,000. The Gaylord State Savings Bank on the other hand had deposits of \$200,000 as of 1905. By 1907 another Gaylord businessman, J. Lee Morford, also became a partner (and also was then serving as the bank's cashier). The Quicks, Comstock, and Morford also established as branches of the bank the Vanderbilt Exchange Bank at Vanderbilt, eight miles north of Gaylord, in 1905 and the Peoples Bank of Wolverine at Wolverine, ten miles north of Vanderbilt in the southwest corner of Cheboygan County, in 1906. All three banks proved to be successful. The Otsego County Bank although sound financially was sold to the Gaylord State Savings Bank in 1919. The Vanderbilt Exchange Bank continued into the 1950s, and the Peoples Bank of Wolverine operated until the early part of the 1910s.

The James Quick, Charles Quick and Almon Comstock partnership was also active in the area of real estate. The most significant of their real estate activities for Gaylord itself was the platting of the Comstock & Quick Addition to the city in 1905. This sixteen-lot subdivision was bounded by Petoskey Avenue, Sheldon Street, Center Street, and the no longer existing Chestnut Street. Real estate in general was a major money maker for Quick. Whether solely, in partnership with his brother Charles, or in partnership with Charles and Almon Comstock, James Quick profited through his real estate investments, which included over 1,300 acres of land along with numerous city lots in Gaylord, Vanderbilt, Wolverine, and also property in the "Wah Wah Soo Pleasure Resort" located along the center of the east side of Otsego Lake. It was a resort for the more well to do members of Gaylord's society.

Another of his investments was in a building located on the lot directly south of his house on N. Center Street. When Quick bought the three-story building is unclear, but several newspaper notices during 1906 and 1907 make reference to it. The May 4, 1906, *Otsego County Times* reported that "Workmen are just now putting the finishing touches" on the building, which Quirk "has been remodeling for the past six weeks." The building was to become Mrs. Frank Mack's boarding house. The following month (June 22) the *Times* noted that Mrs. Mack's "hotel and boarding house" would be called the Delmont. Quick's building suffered a fire sometime around May 1907 by which it was "partially destroyed," but was being renovated again into a rooming and boarding house as of early June (*Times*, June 7, 1907). In September 1907 Quick leased the Delmont for three years to Frank Wransky of Traverse City, "for many years connected with the Park Place hotel" there (*Times*, September 2, 1907). The Delmont Hotel continued to operate until the 1920s and was known as "the business man's hotel." The building no longer stands.

In 1902 James Quick's ill health caused him to withdraw from active business and sell his interest in the Quick Brothers store to his brother Charles, who would continue it until 1912, when he sold out to Leon and Harry Parmater. Quick's obituary stated that "Since 1902 Mr. Quick has not been actively engaged in any business except to interest himself in the buggy and cutter business in a small way from time to time more as a matter of occupying his attention than as a matter of real business." Quick bought out the vehicle and cutter stock from another local

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firm in 1906 and, according to a brief newspaper notice from July, is “making a considerable bustle for the business” (*Times*, July 20, 1906). After adding to his stock of vehicles in 1907 he moved his business from the Cook Brothers building on Main Street to the old Quick Brothers livery barn across the street from his residence on Center Street.

Despite James Quick’s illness in 1902 and the comment in his obituary about him not being actively engaged in business thereafter, he did not disengage himself from the affairs of the Gaylord community. In 1903 he was elected to a three-year term on the village council, and was re-elected to a two-year term in 1906. This was not his first experience with public office. At some prior unknown time he held the position of Livingston Township Treasurer.

As a Village Trustee, Quick served on both the Water & Light Committee and the License Committee all of his five years on the Council. He also served on the Fire Department, Rules, and Street Committees during differing years of his service. His time on the Village Council was noted for its upgrading of the village’s infrastructure. Those improvements included the construction of a two-inch galvanized gas pipe with “T” connections to each lot within the village starting in 1903. In 1905 the Council passed a resolution that all new sidewalks be constructed of cement. That same year the sidewalk in front of the Quick residence was constructed. Although James Quick was not on the Street Committee that worked on the sidewalk resolution, he was on the committee the following year, 1906, when the Council voted to discontinue the Village of Gaylord’s role in constructing sidewalks. Instead of directly building sidewalks, the village encouraged the construction of more sidewalks by authorizing a tax rebate of two and one half cents per square foot to any citizen who undertook the replacement or new construction of a cement sidewalk.

A major upgrade of the village’s water system was the main accomplishment of the Village Council while James Quick was a trustee. The replacement of the water storage tank took place in 1906, and new water pumps were installed and connected in January 1907. The original water storage tank was located on the lot immediately to the east of James Quick’s residence. After the old water tank was removed the village authorized the sale of the lot where it was located, and James Quick obtained the lot by submitting his sealed bid.

As part of the License Committee, James Quick assisted in writing the first village ordinance restricting the sale of alcohol within the village limits. The ordinance raised the fee necessary to obtain a liquor license in the village to \$500. The State of Michigan already required a fee of \$500 for a liquor license, and this additional fee would bring the total to \$1,000. Permission from the state legislation was required for this provision of the ordinance, which was easily obtained. In addition, the ordinance limited the number of liquor licenses issued to businesses within the Village of Gaylord to six.

In addition to his business and political interests James Quick also devoted some of his attention to farming. Although he was not actively involved with the day-to-day activities of the farm he purchased in 1882, he was nonetheless involved in its overall operation. By the time of his death the eighty-acre farm had been expanded to one hundred and sixty acres. James’ interest in farming also led him to serve as president of the Otsego County Agricultural Society in 1906 and

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1907. The purpose of the society was to plan for and hold the annual county fair. From the *Otsego County Times* write-up of the 1906 fair, it would seem the fair was ordinary when compared to previous years. However, the paper's 1907 summary of the fair was much longer and much more enthusiastic. The paper exclaimed that it was "Bigger and Better than Ever." Quick's success with the county fair resulted in him being named to head the committee which prepared the Otsego County exhibit for the Michigan State Fair. This was a position he held in 1907 and 1908.

During his life James A. Quick was considered one of the prominent citizens of Gaylord. The *Otsego County Times* printed a special edition in September 1905 for the purpose of attracting new manufacturing industries and settlers to purchase unimproved farm lands in the area. A photograph of James along with a short bio and a photograph of his residence were featured in this edition of the paper. Two years later a small picture pamphlet, *Gaylord Illustrated*, which featured important people and buildings in Gaylord, also featured Quick and his residence.

### **The Quick House**

Review of the local tax records suggests that James A. Quick's house at 120 North Center Street was built in 1900. The lot he built the house on was purchased jointly by him and his brother Charles in January 1890. It was not until January 1903 that James bought out Charles' interest in the property.

James Quick lived in his house from the time of construction until his early death at the age of fifty-two in 1909. His wife Lottie Quick took over his business activities after his death, besides the running of her Gaylord millinery store, which she opened in 1906. By August 1912 she had sold her millinery business and opened a new millinery store in the Detroit area. She continued to manage the business affairs of her former husband into the 1920s. After her move to Detroit the house sat vacant for about one year. In October 1913 Dr. Harry Knapp purchased the house with the intent of using it for his residence and medical office. In November of 1913 Dr. Knapp constructed a separate entrance for his patients on the house's south side. Dr. Knapp sold the house in March 1919 to Dr. William Housen, who owned it for two years and practiced dentistry here. Another dentist, Dr. Charles Saunders, purchased the house in June 1921. Dr. Saunders lived there for forty-nine years until his death in 1970. Charles Saunders practiced dentistry in the house at the start of his ownership, but by 1936 he relocated his dental practice to an office above the Audrain Hardware Store in Gaylord. The 1968-1969 Gaylord City Directory lists him as practicing dentistry out of the house once again. It was Dr. Saunders who constructed the addition on the southeast corner of the house. The 1948 Sanborn map does not show the addition, and no newspaper articles have been located to indicate when the addition was constructed. However, tax records suggest the addition was constructed in 1950. After the death of Dr. Saunders his second wife Helen continued to live in the house until her death in 1999. The house has been vacant since then. Tamara Reeme purchased it in October 1999, and then sold it to JGLA Investments in August 2010. The current owner, Applegate Building, purchased the house in August 2013 and plans a rehabilitation.

Quick, James A. and Lottie J. (Congdon), House  
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County and State

## Architecture

The James Quick House is a well preserved Queen Anne wood frame house. The house was illustrated in the *Otsego County Times* September 1905 Gaylord special edition and the 1907 *Gaylord Illustrated* publication – thus evidently considered one of the town’s showpiece homes when it was new. It is also one of the few “high style” homes from the turn of the twentieth century or prior to still exist in Gaylord.

The Queen Anne style was popular in the United States from approximately 1880 to 1910. The style was very loosely modeled after the later nineteenth-century English domestic architecture of architect Richard Norman Shaw and others. The 1874 Watts-Sherman House in Newport, Rhode Island, is generally considered the first Queen Anne house in America. Queen Anne houses in America typically displayed irregular, rambling footprints with tall hip and gable roofs and exterior finishes that emphasized variety in cladding materials and an abundance of ornament. While the largest and finest American examples often exhibited walls faced in brick and stone along with gables and other areas clad in stucco, slate, and ornamental wood shingling, the style was soon translated via local designers and pattern books into smaller scale house forms that, entirely constructed and finished in wood, used traditional American clapboarding along with patterned shingling accents in upper façade areas and gables and turned spindlework used for porches and often in gables.

The Queen Anne style is known for the variation in surface textures, and also the different ways in which flat surfaces were broken up. The Quick House is mostly clad with beaded horizontal clapboard siding, but it is also ornamented with diamond, fishscale and hexagonal-butt shingling. The patterned shingling forms decorative accents in the north and south sides, within the second-story front porch gable, and within the gable over the front porch’s corner entry. The otherwise roughly rectangular house form is broken up through gabled projections on both sides, a bay window, extensive wraparound porch, and second-story gabled front porch.

The interior of the James Quick house has remained largely unchanged since the 1950s. The dominant wood finish found in the first floor of the house is Tiger Maple. Tiger Maple, also known as curly maple, gets its name from what appears to be curls or stripes in the grain pattern along the length of the board. Because of the process of quarter sawing wood to achieve the best appearance of curls, Tiger Maple is more expensive than ordinary wood.

The structural bracing found in the attic is another distinctive feature of this house. This zig-zag bracing with metal tie rods gives strength to the entire house. The bracing supports the front facing gable to the point that the two columns on the balcony do not bear any weight. At the same time the columns on the wraparound porch bear only a minimal amount of weight.

The house’s designer is unknown. Another house only a few blocks away at 210 E. Main Street, built in 1900 for Dr. Abraham Simmons, is a mirror image of the Quick House, though with siding and all other finishes now clad in vinyl material that obscures or replaced all of the historic exterior finishes. Although no primary source can be found as to who was the builder of the Quick House, one source lists him as William Powers. Little is known of William Powers,

Quick, James A. and Lottie J. (Congdon), House  
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but he is found in the 1900 census as living in nearby Livingston Township, with his occupation listed as contractor/builder.

North Center Street historically was one of the streets in Gaylord where a number of leading and prosperous citizens of the village lived. Heading north on N. Center Street from Main at the east edge of the downtown, the James Quick House is the first of the larger homes encountered along the street. Other large Queen Anne houses on North Center Street include the E. B. Bolton House at 135 North Center, the Sanford Buck House at 206 North Center, the J. M. Brodie House at 207 North Center, and the Frank Kramer House at 221 North Center. The Bolton House now serves as a funeral home, with a modern much expanded ground story and other substantial alterations, the Buck House is being extensively renovated in early 2016, and the Brodie House also has synthetic siding that obscures most historic exterior finishes. Of the other large houses along the street, only the Frank Kramer House, listed in the National Register of Historic Places in 2002, retains a high degree of integrity. The Kramer House is Gaylord's most highly decorative Queen Anne home. Other than it, the Quick House is Gaylord's most intact Queen Anne home.



Quick, James A. and Lottie J. (Congdon), House  
Name of Property

Otsego County, Michigan  
County and State

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## 9. Major Bibliographical References

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Quick, James A. and Lottie J. (Congdon), House  
Name of Property

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Sanborn Fire Insurance Map. *Environmental Data Resources:* Sanborn Map Company, Pelham, NY, Gaylord MI. 1907. Sheets 5 & 7. Print.

Sanborn Fire Insurance Map. *Environmental Data Resources:* Sanborn Map Company, Pelham, NY, Gaylord MI. 1916. Sheets 2 & 7. Print

Sanborn Fire Insurance Map. *Environmental Data Resources:* Sanborn Map Company, Pelham, NY, Gaylord MI. 1927. Sheets 2 & 8 Print.

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Quick, James A. and Lottie J. (Congdon), House  
Name of Property

Otsego County, Michigan  
County and State

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

**Historic Resources Survey Number (if assigned):** N/A

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**10. Geographical Data**

**Acreeage of Property** Less than one acre

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 45.028111 Longitude: -84.673488

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

Quick, James A. and Lottie J. (Congdon), House  
Name of Property

Otsego County, Michigan  
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1. Zone:	Easting:	Northing:
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

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

West 52 Feet of North 2/3 of Lot 6 and Entire Lots 7 & 8 Block 1 Plat of Marshall's Addition City of Gaylord. Sectar 34, Township 31 North, Range 3 West.

**Boundary Justification** (Explain why the boundaries were selected.)

Entire property currently associated with the house.

---

**11. Form Prepared By**

name/title: Kenneth Lingaur  
organization: Lingaur Preservation L.L.C.  
street & number: 313 East Seventh Street  
city or town: Clare state: Michigan zip code: 48617  
e-mail klingaur@gmail.com  
telephone: 989-418-2101  
date: November 20, 2015

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Quick, James A. and Lottie J. (Congdon), House  
Name of Property

Otsego County, Michigan  
County and State

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

## Photographs

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

## Photo Log

Name of Property: Quick House

City or Vicinity: Gaylord

County: Otsego

State: Michigan

Photographer: Kenneth Lingaur

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

1 of 13. (MI\_Otsego\_James Quick House\_0001)

Northwest corner of Quick house looking southeast. Circa 1920

2 of 13. (MI\_Otsego\_James Quick House\_0002)

Northwest corner of Quick house looking southeast. Prior to removal of asbestos siding.

May 6, 2015

3 of 13. (MI\_Otsego\_James Quick House\_0003)

Northwest corner of Quick house looking southeast. October 9, 2015

4 of 13. (MI\_Otsego\_James Quick House\_0004)

North elevation of Quick house looking south. October 9, 2015

5 of 13. (MI\_Otsego\_James Quick House\_0005)

Northeast corner of Quick house looking southwest. October 9, 2015

6 of 13. (MI\_Otsego\_James Quick House\_0006)

East elevation of Quick house looking west. October 9, 2015

7 of 13. (MI\_Otsego\_James Quick House\_0007)

Southeast corner of Quick house looking northwest. October 9, 2015

8 of 13. (MI\_Otsego\_James Quick House\_0008)

Quick, James A. and Lottie J. (Congdon), House  
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Close up of southwest corner of Quick house looking northeast. October 9, 2015

9 of 13. (MI\_Otsego\_James Quick House\_0009)

Southwest corner of Quick house looking northeast. October 9, 2015

10 of 13. (MI\_Otsego\_James Quick House\_0010)

Entryway staircase, north wall, looking southeast. July 22, 2015

11 of 13. (MI\_Otsego\_James Quick House\_0011)

Dining room east and south walls. July 22, 2015

12 of 13. (MI\_Otsego\_James Quick House\_0012)

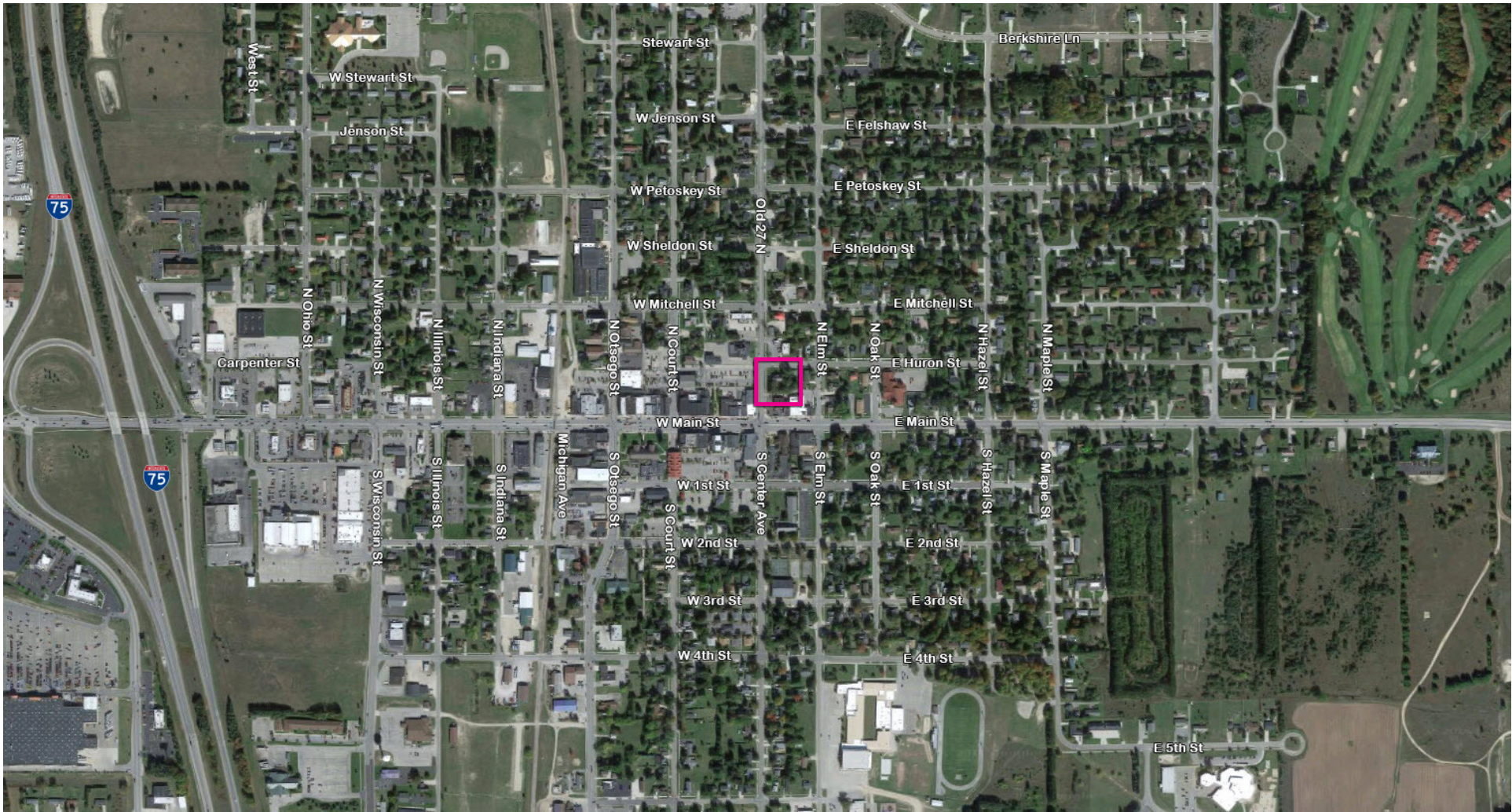
Bracing in attic. July 22, 2015

13 of 13. (MI\_Otsego\_James Quick House\_0013)

Northeast corner of garage looking southwest. May 6, 2015

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

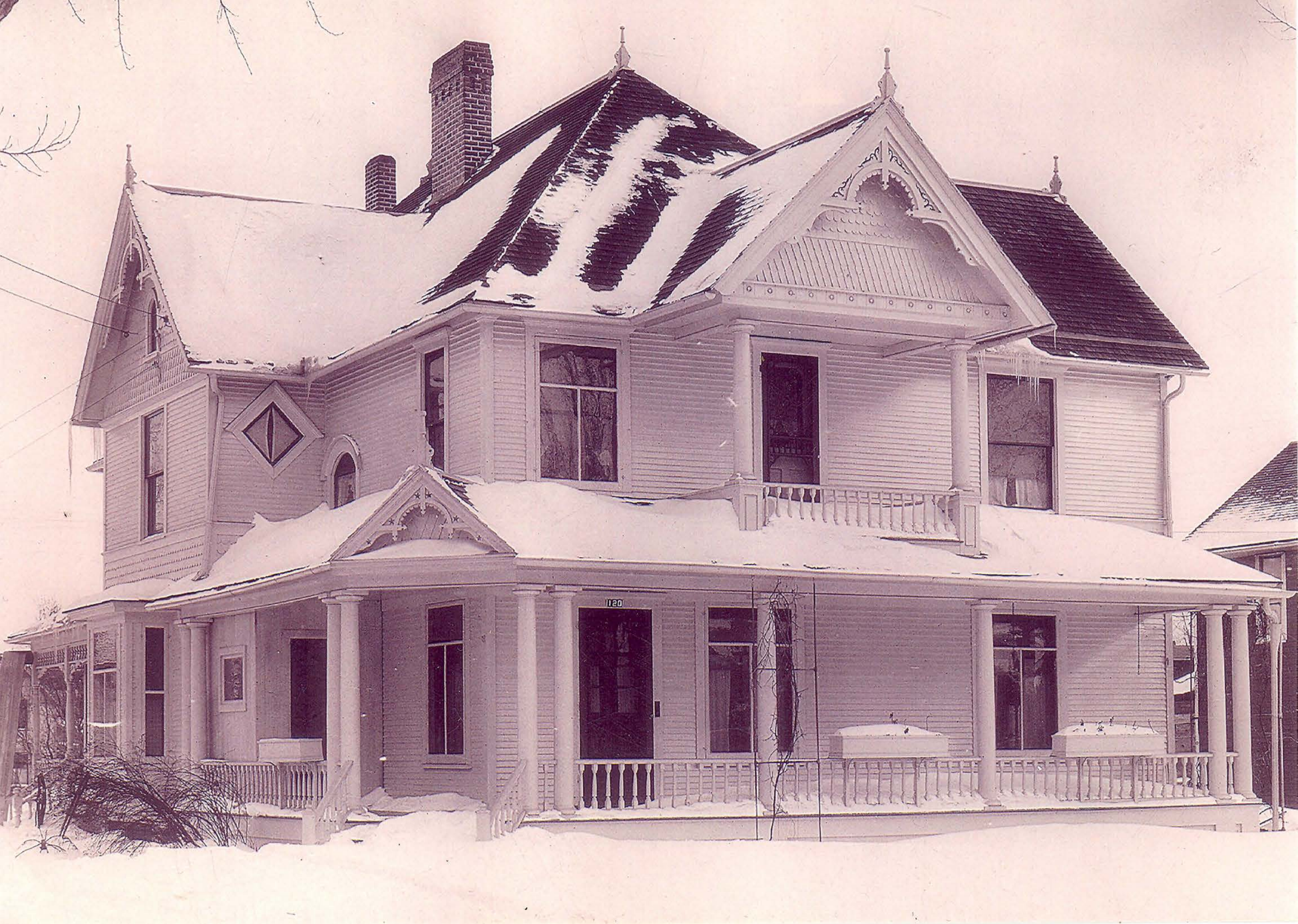


**Quick, James A. and Lottie J. (Congdon), House**  
120 North Center Street, Gaylord, Otsego County, Michigan

Lat./Long.: 45.028111, -84.673488

one inch = 500 feet  
0 250 ft 500 ft















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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Quick, James A. and Lottie J. (Congdon), House  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: MICHIGAN, Otsego

DATE RECEIVED: 6/24/16 DATE OF PENDING LIST: 7/15/16  
DATE OF 16TH DAY: 8/01/16 DATE OF 45TH DAY: 8/09/16  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000509

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 8.4.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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

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



City of  
*Gaylord*

305 E. Main Street  
Gaylord, MI 49735  
989.732.4060  
989.732.8266 Fax  
CityOfGaylord.com



April 28, 2016

Brian D. Conway, State Historic Preservation Officer  
Michigan State Housing Development Authority  
Michigan Library and Historic Center  
702 West Kalamazoo Street  
PO Box 30740  
Lansing, MI 48909-8240

RE: James & Lottie J. (Congdon) Quick House, 120 North Center Street, Gaylord

Dear Mr. Conway:

Please accept this letter of support for the Michigan Historic Preservation Review Board's consideration of nominating the James & Lottie J. (Congdon) Quick House, 120 North Center Street, Gaylord to the National Register of Historic Places.

The Quick House was recently purchased by Go North Properties and they are currently in the process of an extensive restoration project which will restore this historical home to its original beauty. The City Council has reviewed the restoration plans and fully supports this renovation and look forward to it being a beautiful local landmark in our community.

Thank you for yours and the Michigan Historic Preservation Review Boards consideration.

Sincerely,

A handwritten signature in blue ink that reads "John E. Jenkins".

John E. Jenkins  
Mayor



STATE OF MICHIGAN

RICK SNYDER  
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

KEVIN ELSENHEIMER  
EXECUTIVE DIRECTOR

RECEIVED 2280

JUN 24 2016

Nat. Register of Historic Places  
National Park Service

June 13, 2016

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

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the James A. and Lottie J. (Congdon) Quick House in Gaylord, Otsego County, Michigan. This property is being submitted for listing in the National Register of Historic Places. All written comments concerning this nomination submitted to us prior to forwarding this nomination to you are enclosed.

Questions concerning this nomination should be addressed to Robert O. Christensen, National Register Coordinator, at 517-335-2719 or ChristensenR@Michigan.gov.

Sincerely yours,

Brian D. Conway  
State Historic Preservation Officer  
Michigan State Historic Preservation Office  
Michigan State Housing Development Authority

State Historic Preservation Office

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