National Register of Historic Places Inventory—Nomination Form

For NPS use only received JUN | 4 | 1985

date entered JUL 26 1985

	ns in How to Complete N s—complete applicable s			
1. Nam	1e			
	oric Resources of La ial Inventory - Hist	apeer, Michigan: toric and Architectu	ıral Resources	
and/or common	N/A			
2. Loca	ation			
street & number	Incorporation Limi	its of City of Lapee	er	N/A not for publication
city, town Lape	eer	N/A vicinity of 8	Sth Congressional	District
state Mich	nigan cod	e 26 county	Lapeer	code 087
3. Clas	sification			
Category district building(s) structure site object multiple X resources	Ownership public privateX both Public Acquisition N/A in process N/A being considered	Status _X_ occupied _X_ unoccupied _X_ work in progress Accessible _X_ yes: restricted _X_ yes: unrestricted no	Present Use agriculture commercial X educational entertainment X government industrial military	museum park X private residence X religious scientific transportation other:
4. Own	er of Prope	rty		
name Multipl	le Owners and pages	nuation Sheets, pag 3 0-54 for Individua		ict Sites
street & number		NA vicinity of		_
5. Loca	ation of Leg	al Description	on state	e
courthouse, regi	istry of deeds, etc. Lapee	er County Register o	of Deeds	
street & number	Lapeer County Cou	urthouse, Court Stre	et	
city, town	Lapeer		state	e Michigan 48446
6. Rep	resentation	in Existing 9	Surveys	
title Mi ch i gan	State Inventory of	Historic ^{Sites} this pro	perty been determined	eligible?yes _X no
date 1982-19	984		federal _X_ s	state county local
depository for su	urvey records Bureau of	f History/Michigan D	epartment of Sta	te
city, town Lar	nsina		state	e Michigan 48918

7. Description					
Condition X excellent X good X fair	y deteriorated ruins unexposed	Check one X unaltered X altered	Check one X original site moved date	N/A	
Describe the	present and origina	l (if known) phys	sical appearance		

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See Continuation Sheets

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INTRODUCTION

Nomination materials for historically and architecturally significant properties, encompassed in one district and twelve individual sites within the City of Lapeer, comprise this document. The study area for this particular nomination includes all of the present-day incorporation limits of the City of Lapeer, Michigan. Because no archaeological inventory of the city has been made, no consideration was given to potential archaeological sites in this nomination.

These materials and nomination are the result of the growing historic preservation movement in Lapeer, which began nearly twenty years ago with successful efforts to preserve the circa 1840 Lapeer County Courthouse. It is appropriate that the courthouse, which figures so prominently in local history and visually dominates the central business district in the heart of town today, should act as the central focus and catalyst for preservation in the area. During 1964, the Lapeer County Press published a 125th Anniversary edition for both the newspaper and the courthouse, channeling part of the proceeds toward a restoration fund for the old structure. That same year, the Lapeer County Federation of Women's Clubs assisted the project with the money and interest generated by its Lapeer County Heritage Day. These efforts culminated in the organization of the Lapeer County Historical Society at the courthouse in the Spring of 1969. The recognition of the building's regional importance at a rededication ceremony sparked by the nation's bicentennial year and increasing apprehension over the poor condition of the courthouse prompted the Society's request for monies to fund a feasibility study in the mid-1970s. In 1977, a grant from the Bureau of History. Michigan's State Historic Preservation Office, supported such a report on the county courthouse by Charles Terrence McCafferty and Associates, a Detroit architectural firm. Funds were also appropriated by various county and state sources for the needed maintenance of the architecturally and historically significant landmark. At the same time, the Lapeer County Historical Society started programs to inform the citizenry about other architectural and historical resources within the area. House tours were conducted in 1976 and 1977. Also, in 1978, a detailed history of Lapeer County families was published. the work of eight-years research by a local historian.

The election of the historical society president to the City Commission in April, 1981 initiated a new phase of preservation in the City of Lapeer. Representing concerns for the stabilization of Lapeer's older neighborhoods, Paul Chellberg recommended the creation of a comprehensive preservation planning document that would incorporate a Multiple Resource Nomination to the National Register of Historic Places, various methods of public education and technical assistance, the definition of short and long term goals and objectives, and a schedule of potential implementation schemes. The plan's outline was developed and its suggestions were acted upon by the Preservation Task Force, a sub-committee of the City Commission-appointed Citizens District Advisory Commission. In 1982, the City of Lapeer began funding the historic preservation program.

These activities coincided with cultural resource planning taking place on the county level by the Genesee-Lapeer-Shiawassee Region V Planning and Development Commission. Several reconnaissance-level sur-

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veys of the study area conducted by staff members from the Bureau of History and Region V resulted in the intensive-level inventory that is the basis for this Multiple Resource Nomination. Using the selection criteria for the National Register of Historic Places, the Region V and Preservation Task Force representatives recommended the designation of one historic district and twelve individual sites. The City hired two consultants, Grainger Associates of Flint, Michigan and Wigen, Tinckell, and Meyer Associates of Saginaw, Michigan to complete the nomination and a more complete preservation plan for Lapeer. The consultants retained the services of Haynes-Moran of Ann Arbor to finish the National Register Nomination in the Spring of 1984. Another program for the active utilization and preservation of Lapeer's older commercial structures has started recently with the City's acceptance into the Main Street Program of the National Trust for Historic Preservation, a program being administered in seven Michigan cities through the Michigan Department of Commerce.

The structures considered worthy of recognition and continued preservation and included in this nomination do not constitute a final and complete assessment of the cultural resources in the City of Lapeer. It is likely and desirable that future study and sensitive rehabilitation will lead to the nomination of additional historically and architecturally significant properties in Lapeer.

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DESCRIPTION OF THE MULTIPLE RESOURCE STUDY AREA

Lapeer, Michigan, a small city of 6200 people located to the west of Lapeer County's center, is the county seat. The area originally was rich with pine and hardwood forests watered by the Flint River and Hunter, Farmers, and Mill Creeks. Its rolling hills first attracted permanent settlement by white men in 1831. Lumbering activities contributed to the early growth of the Village of Lapeer with agriculture, industry, and county business sustaining later development.

In appearance, Lapeer is a city of contrast and change. The major routes of entry, M-24 (Main Street) and M-21 (Genesee Street), reflect the modern horizontality of strip development and only the scattered presence of early homes that have survived. Within the older, central-city residential neighborhoods marked by narrow streets and tall trees, however, a consistency of building scale, construction materials, and lot size creates a nineteenth-century appearance despite significant alterations to many individual homes. The downtown, separated from the residential areas by several governmental buildings, large parking lots, the Flint River, and waterfront parks, includes blocks of early commercial buildings, most of which have lost their historic integrity through several waves of alteration and modernization.

Lapeer can be divided into several concentric rings of land use represented by the central business district, the older residential neighborhoods, the modern residential developments, and the industrial districts. Once clustered on the banks of the various waterways and at the sides of the railroad, industry now encircles the city and occasionally adjoins older farmsteads. Two industrial parks recently have been located in the southern portion of the city.

Lapeer's downtown business district lines the sides of the southwest to northeast running main street, Nepessing. The brick business blocks largely are two-and three-stories in height and extend in both directions from the highly visible, wood-framed and board and batten sheathed Greek Revival courthouse. Many of the nineteenth-century facades appear to remain in place beneath various coverings of plastic and metal. The large, brick, three-storied county government complex of recent construction is placed a block southeast of Nepessing and behind the old county courthouse where it does not impinge on the smaller scale of the downtown district. Several cross streets have been made into outdoor pedestrian malls with flowers and benches, presenting a pleasant interruption of space and keeping traffic at a slower pace. Parking lots and busy streets parallel Nepessing behind the downtown commercial buildings, isolating the downtown from the surrounding residential areas. On the commercial area's southwestern edge, the change to single-story construction for businesses and the presence of the post office and city hall create a transitional zone to one of the oldest parts of town, the proposed Piety Hill Residential District. On the south and east, the Flint River delineates the change to modern, commercial and industrial development and additional residential areas.

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The residential neighborhoods surround the main commercial street of Lapeer but are isolated from it as explained above. The majority of the nineteenth- and early twentieth-century homes are to the west and north of Nepessing. Most are two-story structures of frame construction that reflect Lapeer's history of lumbering and illustrate many styles of nineteenth-century Midwest American architecture. Notable examples are the Gothic Revival-influenced John and Rosetta Lee house at 823 Calhoun, the large Queen Anne house of Columbus Tuttle at 610 North Main, the simple Greek Revival residence, formerly a tavern, at 237 North Main, and the unusual Romanesque brick home of Jay White at 1109 Genesee. Concentrated in the proposed district within this area are five churches of various denominations. Heavy traffic restricted to M-24 and M-21 allows these neighborhoods to maintain a quiet atmosphere reinforced by narrow streets and large shade trees. To a lesser extent, older neighborhoods can be found to the south of the Main Street district and, ringing these portions of the older city with some intrusion and dispersement, is a mosiac of modern residential and industrial development.

8. Significance

Period		community planning conservation	lawliteraturemilitarymusic ntphilosophy _X_politics/government	X_ science sculpture social/ humanitarian theater
Specific dates	Built:1830s-1930s	Builder/Architect See	e text	

Statement of Significance (in one paragraph)

See Continuation Sheets

9. Major Bibliographical References

See General, District, and Individual Property Bibliographies

10. Geographic	al Data					
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Quadrangle name Lapeer			Quadrangle scale 1:24000			
UT M References						
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			se of the City of Lapeer. ces in the City of Lapeer.			
List all states and counties for	properties overlapping	state or coun	nty boundaries			
state N/A	code cou	inty	code			
state N/A	code co	ınty	code			
11. Form Prepa	red By					
name/title Robin A.S. Ha	ynes					
organization Haynes-Moran		date	July 31, 1984			
street & number 537 Third	Street	telep	phone 313/663-4260			
city or town Ann Arbor		state	Michigan			
12. State Histo	ric Preserva	ation O	fficer Certification			
The evaluated significance of this p	roperty within the state is:					
national	stateX loc	al				
As the designated State Historic Pro 665), I hereby nominate this propert according to the criteria and proced	ty for inclusion in the Natio	nal Register and				
State Historic Preservation Officer	signature	itto ;	M. Sigelow			
title Director, Bureau of Hi	story	_	date 5/14/1985			
For NPS use only						
I hereby certify that this prope	erty is included in the Natio	nal Register				
See Continuation	3 Sheets for &	estings	date			
Keeper of the National Register	, ,	•	,			
Attest:			date			
Chief of Registration						

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INTRODUCTORY HISTORICAL OVERVIEW OF THE CITY OF LAPEER

The City of Lapeer, Michigan, located at the base of the Thumb Region of the Lower Peninsula, stands between Port Huron to the east and Flint to the west. The city presently is 4.5 square miles in size and has a population of 6,200 people. Reflecting the Flint River's presence and the sequential waves of occupation, the city's name was derived from "LePierre", a French translation of the Indian word for the flint stones found along the river. Lapeer, established in 1831, was a site selected for settlement by three New York State men, Alvin N. Hart, Oliver B. Hart, and Joseph Morse, who were encouraged by the land's owner, Judge Daniel LeRoy, and a surveyor, G.O. Whitemore, both of Pontiac, Michigan, to explore the area. Upon visiting other potential settlement areas of the Thumb, the three New Yorkers returned to the Lapeer site and camped near the joining of Farmers Creek and the Flint River. Because the men made the decision to settle in the area at that time, their camp site has been marked with an historical marker erected by the Lapeer County Historical Society.

Before Alvin Hart and his partners returned to Lapeer to begin settlement, the Pontiac Mill Company constructed a sawmill on Farmers Creek at the eastern edge of the current city. This mill was the first of many that would prosper in richly forested Lapeer County and firmly establish the early lumber industry of the area. In November of 1831, Hart returned to the designated village site with his wife and child and three additional settlers, George Hall, Joseph Palmer, and Joseph Catout. Also pioneering in the immediate area, Jonathan R. White came to Lapeer in the same month from New York State after purchasing a partial interest in the Pontiac Mill. When additional Hart and White family members journeyed to Lapeer in the Spring of 1832, it became clear that the community's founders were translating their plans into a real settlement.

The Harts and the Whites were to play vital roles in Lapeer's initial growth and development as both families, independently, wanted to establish a town. A tamarack swamp stood at the center of what is now Lapeer and soon became a dividing line when Alvin Hart settled to the east of the swamp and White settled to the west. In 1833, Hart platted Lapeer with a skewed streetplan for maximum access to the Flint River and White platted Whitesville with a simple compass-true grid. Both visions of the community were officially recorded in Pontiac in November, 1833. As noted in the <u>History of Lapeer County</u>, <u>Michigan</u> by H.R. Page and Company of Chicago in 1884:

"The year between 1835 and 1840 brought a wonderful increase of population to the county, mostly an excellent class of people, as regards intelligence and good morals, and natives of New England and eastern New York, as firm and unbending as their own granite hills. Being of this description it is not surprising that various feuds and parties arose and animosities were kindled, which it was the work of many years to subdue. The most serious of these was what has been styled 'The Court House War'."

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Both families had courthouses constructed in the neighboring plats and promoted their use for county functions in the early years of settlement. The county finally purchased Hart's courthouse in the eastern plat in November of 1858, the year after the village was incorporated. This insured the rancorous but inevitable union of the two competitive settlements.

Realizing that commercial growth soon was occurring largely around the Hart courthouse, White conceded his loss in 1879 by moving his Opera House from its site near his tavern in Whitesville to the corner of Court and Nepessing Streets across from the courthouse. Known as the White Block, the Opera House still stands today as an aluminum-clad reminder of this emotional and exciting time in Lapeer's history. But even with this appearance of unity, the old competition could be seen as late as the turn-of-the-century with the "rival" construction of two new brick residences – in the east, the home of R.G. Hart one block from his father's courthouse, and in the west, the resident of Jay White within sight of White's Eagle Tavern.

In 1869, Lapeer was incorporated as a city and within three years, boasted 3,000 residents and a commercial district along Nepessing Street including twenty-one brick stores and forty businesses. Prior to the arrival of the railroad in the early 1870s, Lapeer was a self-sufficient community with an economy based on lumber and agriculture. It experienced slow but steady growth because it served a developing hinterland remote from markets and served only by ox teams and lumber wagons. Reflecting its reliance on the natural resources of its region, the county possessed thirty-four manufacturers of lumber products and seventy sawmills. Additional industry within the city included several flouring mills and foundries. With the arrival of the Port Huron and Lake Michigan Railroad in 1871 and the Detroit and Bay City Railroad in 1872, however, new markets were opened to the farmers while, in turn, the railroad promoters depended on local people and businesses for capital and land grants. By 1880, the town's business district had expanded substantially, mirroring the agricultural development and the growth of additional industry. Made confident by local and national growth booms, new residents built homes as well as churches, schools, and a variety of community buildings. The 1890s saw the erection of bridges and roads that further tied the city into neighboring markets. In 1895, the State-established Lapeer Home for Feeble-Minded and Epileptics opened and remained an active care institution into the twentieth-century. By the turn-of-the-century, Lapeer was large enough to warrant proper street signs and house numbers.

Lapeer continued to grow slowly and prosper. After its lumbering industry collapsed during the 1880s, it developed and remained as primarily an agricultural center. One of the major crops during the first half of this century was potatoes, but increasingly, land was devoted to dairy farming. The Michigan Central Railroad arrived in 1904 and further spurred the city's development. Various industries developed after the turn-of-the-century including Bostick Foundry (1900), Lapeer Metal Products (1960), and Vesely Manufacturing Company (1954) which were established to serve the automobile industry based in nearby Flint and Detroit. In addition to these enterprises, Lapeer's industries included Lapeer Manufacturing Company (1932), which began as a producer of machinists' tools, and Aircraft Specialties Company (1934).

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Today, Lapeer boasts 17 industrial plants, 244 commercial establishments, 27 governmental and institutional establishments, 16 churches, 9 schools, and 2,580 housing units - quite different from 1869 when Lapeer became a city. But, as Lapeer has expanded and developed free from damaging spurts of uncontrolled growth, it has retained its past. By continued utilization of many homes, businesses, and institutional structures, Lapeer illustrates the idea that it is possible not to outgrow the past, but to grow with it.

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INTRODUCTORY OVERVIEW OF LAPEER RESIDENTIAL ARCHITECTURE

The earliest surviving homes of Lapeer are Greek Revival in style, frame in construction, and date from the 1830s through the 1850s. They illustrate the repertoire of residential styling and construction methods that the pioneer settlers carried with them from New England and New York State or the interpretations of Eastern styling they found throughout the southern portion of Michigan during this time period. Within the proposed Piety Hill District, for example, the White Family's Eagle Tavern at 237 North Main (photographs 1 and 2) demonstrates a five-bay, side-gabled Greek Revival style still effected by Federal influences, while the home at 309 North Main (photograph 11) exemplifies the common Michigan "gable-fronter" with fully articulated pediment. The residence at 730 Liberty (photograph 12) shows the common variations of a two-story main mass, a single-story, L-shaped wing, and a recessed entryway. The Greek Revival style proved very conducive to additions in the form of side or rear wings. Many of Lapeer's early residents built and expanded such homes and a significant number are seen today within the proposed district.

During the 1850s, a few Gothic Revival homes reflecting the styles of Andrew Jackson Downing were constructed by Lapeer's residents. For example, several homes reflect the massing, steep gables, lancet windows, and vergeboards of the modest Gothic Revival residence of John and Rosetta Lee at 823 Calhoun (photograph 17). But this style in its full characterization was never common in this area. Rather, a number of houses possess a single Gothic detail such as a lancet window or porch vergeboard that ornaments an otherwise vernacular dwelling. Italianate styles dating from the 1860s to the early 1880s are more common in Lapeer's landscape than the Gothic Revival. Wood-frame buildings such as the residences at 841 and 605 Calhoun (photographs 18 and 16) reflect typical Italianate design elements including tall, double hung sash, bracketed bay windows, fanciful porches, paired brackets at the eaveslines, and gently pitched gabled or hipped roofs. With the addition of mansard roofs, two Italianate-inspired Lapeer homes were transformed into grand French Second Empire residences. The house of Peter VanDyke built in 1873 at 1091 Pine (photograph 26) and the Ward L. Jennings' residence constructed in 1881 at 924 Nepessing (photograph 4) both manifest the richness of ornamentation commonly found on Second Empire structures. Additionally, the Jennings structure displays Queen Anne characteristics and marks the transition to this style of the 1880s and 1890s.

Queen Ann styles were very popular in Lapeer and represented a shift to asymmetrical massing, visual complexity, and elaborate decoration. While few Lapeer buildings present full-blown interpretations of the style as published in patternbooks of the time, a large number of residences display architectural details clearly derived from such books. The residence of W.B. Williams at 211 North Main (photograph 13) was constructed the same year as the Jennings' house across the street, but is one of the most elaborate Queen Anne homes in the district. It includes details such as carved brackets and hoods over chamfered corner windows and fanciful vergeboards in the gables. In Lapeer, simpler versions such as the home at 277 Fox (photograph 20) abound and display diverse combinations of bargeboards, decorative shingle work in the gable

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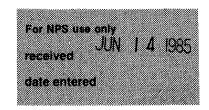
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ends, chamfered windows, wrap-around porches, and irregular fenestration. The Columbus Tuttle House at 610 North Main (photograph 23) illustrates a late example of Queen Ann styling dating from 1890 while R.G. Hart's 1890 residence at 326 West Park (photograph 25) reflects Queen Anne styling executed in brick.

The reaction to the picturesque elements of the Queen Anne style came at the turn-of-the-century and involved a return to symmetrical and simple designs. Various aspects of Classical European and Early American architecture were reinterpreted by American architects at this time to create Revival styles with many interpretations. More frequently in Lapeer, however, design simplification yielded modest homes with such transitional combinations as Revival porches, Queen Anne shingling, and Italianate brackets. The mixed character of homes such as that at 306 Main (photograph 14) was made very clear when compared with a structure such as the Jay White House. The White House (photograph 21) at 1109 Genesee was an outstanding residence of Romanesque design built between 1899 and 1900. It offered the architectural options possible when massing was used sculpturally and decoratively rather than just as the static surface for overlays of ornament.

After 1910, the movement toward directness and simplicity in plan and decoration continued in the Georgian, Prairie, Craftsman, Four-Square, and Bungalow styles. Although these styles exist in Lapeer, they generally are located within older neighborhoods that have lost their architectural integrity or in neighborhoods dominated by new construction. Restoration and additional research that substantiates historic significance may lead to the nomination of some of these homes at a later date. Within the district, this last era of architectural development is best represented by two Georgian Revival-styled public buildings, the Marquerite DeAngeli Branch Library (photograph 7 and 8) built in 1923 on Nepessing at the intersection of M-24 and M-21, and the United States Post Office built in 1932 on Nepessing between Monroe and Calhoun.

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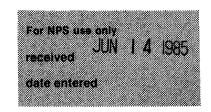
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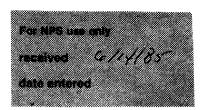
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Elizabeth Butts
Janet Chellberg
Paul Chellburg
Maureen Green
Elmer Holman, Jr.
Evelyn Leonard
Samuel Moray
July 8, 1984
June 19, 1984
June 19, 1984
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2. Dutton, James B., House	Entered to the National Restator	Keeper	Helores Byen 7/26/88
		Attest	
3. Hart, Rodney G., House	Entered in the	Keeper	Accordage 7/20/55
	National Register	Attest	
4. Hevener, John and Julia, H	ouse Latered in the	Keeper	Stelones Byen 7/24/85
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6. Lee, John and Rosetta, House	se Entered in the National Registe	Keeper	Helmen Byen 7/20/05
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Multiple Resource Area Thematic Group

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