

United States Department of the Interior  
National Park Service

977

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Peoples National Bank Building  
Other names/site number: Peoples National Building; The Elaine Shop  
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: 101 East Michigan Avenue  
City or town: Jackson State: MI County: Jackson  
Not For Publication:  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.  
In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria.  
I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local  
Applicable National Register Criteria:  
X A \_\_\_ B X C \_\_\_ D

Brian D Conway 10/8/14  
Signature of certifying official/Title: Date  
MI SHPO  
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

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

**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:)

*Patrick Andrus*

*12/2/2014*

Signature of the Keeper

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

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>          </u>	<u>          </u>	sites
<u>          </u>	<u>          </u>	structures
<u>          </u>	<u>          </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/financial institution

COMMERCE/TRADE/specialty store

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/professional

DOMESTIC/multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

---

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Classical Revival

Art Deco

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Principal exterior materials of the property: Brick, Limestone, Terra Cotta \_\_\_\_\_

### Narrative Description

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

---

### Summary Paragraph

The Peoples National Bank Building is a narrow-fronted and deep nine-story commercial and office building with a terra-cotta-trimmed Hytex Cowan gray brick upper portion and two-story golden cream colored Mankato stone base. This three-part vertical block building retains Neoclassical detailing in its upper façade – an entablature with cornice above the eighth floor and broadly projecting metal cornice along the front and side roofline and a terra cotta wave molding band above the second-story windows – while the two-story base, originally a tall single story of Neoclassical design housing banking quarters but rebuilt for the Elaine Shop in 1931, is now finished with an elegant smooth Mankato stone finish that complements the building's Neoclassicism while offering a few suggestions of Art Deco.

---

### Narrative Description

The building stands at the southeast corner of East Michigan Avenue and South Mechanic Street in downtown Jackson. Its narrow, three-bay wide front faces north on East Michigan and the



Peoples National Bank Building

Jackson County, Michigan  
County and State

Name of Property

nine-bay long west side, with its south end entrance to the upper stories, faces west on South Mechanic. The building stands on the sidewalk line on the two street sides and an alley at the rear, south end. It anchors the west end of a block of two and three-story tall commercial buildings.

Above the rectangular base, the building has a very broad U-shaped form, with the north and south ends forming the sides of the U and the west side along Mechanic the base. A shallow light well in the center of the east side is partly filled with an elevator and stair tower that project into that space.

The first and second stories of the Michigan Avenue and Mechanic Street facades reflect the 1931 conversion of the building to the Elaine Shop women's store when the gray terra cotta Neo-classical "stone block" base with two-story tall windows was replaced with an Art Deco design. The walls are clad in large blocks of smooth Mankato stone. Mankato stone, also known as Kasota limestone, is a dolomitic limestone from southern Minnesota near Mankato. The stone base is capped with a simple entablature. The Michigan Avenue (north) façade has a two-story tall central entrance. The opening is framed with an Art Deco stylized architrave with a shallow arch that is slightly flared at the spring line. Inset within the opening, verde antique marble is carved into a second stylized architrave with scrolls at the spring line of a shallow arch matching the one above. Originally, before being pierced with two windows and covered with a painted wood pent-roof canopy, the green marble spandrel panel contained white script letters spelling "The Elaine Shop." Two steps lead to a deeply recessed aluminum and glass storefront door. A wood box to the left of the door marks the former location of an automated teller machine. A white metal paneled soffit is located above the entrance. Art Deco style wall sconces flank the entrance bay.

The two outside bays each contain a single large storefront window framed in brass at the first floor. A brass band above each window contains small metal medallions. The windows are slightly recessed into the wall and three stylized stone lintels step outward above each opening. A metal panel is located below each opening. At the second floor, centered above the storefront window, there is a small rectangular window opening containing a non-original casement window. A wrought iron balconet railing with a floral design in the balustrade extends from each window opening. Prior to the 1972 renovation the window openings had stepped arch tops and each contained a small double-hung window.

The first two stories of the west or Mechanic Street elevation are similar to the front façade. There are seven storefront windows matching those on the front façade with stepped stone lintels and metal base panels. A shallow scalloped fabric canopy runs across the top of the northern five openings, and the southern three windows each have a small metal canopy projecting from the top. The storefront window in the bay just to the north of the recessed side entrance has been replaced with an aluminum and glass door, with side panels, that accesses a barrier-free ramp. The side entrance bay has two steps leading to a pair of deeply recessed aluminum and glass storefront doors. A small fabric canopy extends from the top of the masonry opening. Brass plaques flanking the entrance have script lettering spelling "The Elaine" and may be remnants of the Elaine Shop signage.

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

At the second floor the northernmost and southernmost bays each have a small rectangular window opening with a wrought iron balconet railing matching those on the front façade. Like the front, the openings originally had stepped arch tops and double-hung windows. The remaining seven bays have large openings each containing a pair of casement over awning windows. Originally the openings each contained a pair of double-hung windows.

The upper stories of the north and west facades have the same design elements. On the front façade the third through ninth floors have two window openings in the center bay and a single opening in the outside bays. Similarly the west elevation has a single opening at the north and south end bays and a pair of openings in the seven bays in between. The original one-over-one double-hung windows have been replaced with casement windows over an awning window. The wall space between the windows at the third and ninth floors are decorated with sunken vertical brick panels outlined by raised brick strips. The terra cotta band above the third floor windows has a wave molding design while the band between the eighth and ninth floors is a stylized representation of a Doric entablature with a frieze containing alternating triglyphs and plain medallions below a simple cornice. The top of the brick wall has a terra cotta architrave below a deep painted metal cornice. The cornice has brackets with pendants and has a plain metal cap.

The south elevation faces the alley and is four bays wide. The Mankato stone cladding and terra cotta bands wrap around this side of the building for approximately two feet. At the first floor there is a utilitarian metal door toward the east side and a closed-in square window opening near the west. There is one small casement window at the second floor in line with the bays above. The third through ninth floors each have a casement over awning window in three of the four bays. The easternmost bay has no openings as it is the elevator tower which extends above the rest of the roof and has remnants of a painted "Peoples National Bank" sign.

The lower five floors of the east elevation are not visible due to the abutting building. The front section of the building is two bays wide and floors six, seven and nine each contains two, two-over-two double-hung windows, while the eight floor window openings have been bricked in. The center section of the building is recessed. There are two bays of two-over-two double-hung windows at the sixth through ninth floors. A red brick elevator tower addition with no openings fills the remainder of the recessed section of wall. The back section of the wall contains the stair and freight elevator and is devoid of openings. The remnant of a large painted sign reading "Peoples National Bank" is at the top of the tower.

The interior of the building was remodeled in 1971 when the building was converted to apartments on the second through ninth floors. At the front of the first floor there is an open area formerly used by a bank with offices and a conference room on the perimeter. The rear of the first floor is accessed by the west side entrance and has a small lobby area and community room for apartment residents. The corridor accesses a building office towards the rear of the building on the west side. The south end of the corridor contains the original elevator doors and stairway. A newer elevator and second stairway are located near the north end of the corridor. The second through ninth floors each has a north-south running corridor with the original elevator and stair at the south end of the east wall and a newer elevator and stair near the north end of the east wall.

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

The apartment units run across the front and along the west side of the building. The second floor was originally the mezzanine level, has a lower ceiling than the other floors, and does not have the original elevator doors (originally the elevator did not access this floor). Throughout the building the floors are carpeted over concrete, and the walls and ceilings are of painted gypsum board. Two original bank vaults with heavy doors are located in the basement.

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

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

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



Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

**Areas of Significance**  
(Enter categories from instructions.)

Architecture  
Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**  
1916-1964  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**  
1916  
1931  
\_\_\_\_\_

**Significant Person**  
(Complete only if Criterion B is marked above.)  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**  
Hoggson Brothers, construction managers (New York/Chicago)  
Rocker and Vatet, architects (New York)  
\_\_\_\_\_

**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 Peoples National Bank Building is significant under criteria A and C at the local level of significance. It is significant for its place in the development history of downtown Jackson, Michigan, in marking the beginning of the 1915-30 period when the five taller buildings that still

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

dominate the city's downtown skyline were constructed. The building is important under the Commerce theme for initially containing the quarters of the Peoples National Bank, Jackson's only nationally chartered bank until 1929, and for later housing the Elaine Shop, a popular local women's clothing store, from 1931 until 1967. It is significant under Architecture as one of the downtown's landmark tall office tower buildings constructed in the 1915-30 period and the only one of Neoclassical design. The building was designed and built, and the first-floor bank quarters furnished/equipped, under a single contract with Hoggson Brothers of New York City and Chicago. The architects were a New York architectural firm, Rocker & Vatet.

---

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

### **Jackson**

The first Euro-American settler, Horace Blackman, arrived in what was to become Jackson in 1829 and staked his claim with his brother. After clearing their land and constructing a cabin the pair left to bring additional family members. When they returned a year later they found that thirty additional families had settled in what was originally called Jacksonburg. In 1831 the first plat was filed, strategically located near the intersection of the Territorial Road and several trails. In 1838 the town name was changed to Jackson. As was typical for many Michigan communities, in the early days the settlement served the needs of the surrounding settlers by providing goods and services as well as processing and transportation for agricultural products. Early industries included a tannery, shoemaker, and sawmill. The first flour mill, Aetna Mill, was constructed in 1836-37. Michigan opened a state prison in Jackson in 1839.

The arrival of the first railroad in 1841, the Michigan Central, brought even greater opportunity for the export of goods. By 1849 the line reached Chicago and by 1871 was a prominent part of Jackson life. The Michigan Central located their locomotive repair shops in the community and by the early 1870s four additional railroad lines intersected at Jackson, bringing twenty-two express and fifty-three passenger trains a day.

Due in large part to Jackson's location at the intersection of the railroad lines and the Territorial Road, population, industry and commercial opportunities continued to expand during the second half of the nineteenth century. The first steam-powered mill, the Kennedy Mill, was erected in 1847. In 1872 the Jackson City Mills was erected, followed in 1888 by the Eldred Flouring Mill.

At the same time corset manufacturing arrived in Jackson. In 1868 the factory of the Bortree Corset Company, the inventor of the double corset and the first corset manufacturing facility west of New York City, opened. At its peak Jackson had sixteen corset companies in 1899. However, by 1934 all had closed because corsets were no longer worn. Machinery manufacturing began in Jackson in the late 1800s with the most notable firm being the Wolcott Company founded in 1881. This led to automobile parts manufacturing around the turn of the century. Several automobile models were also manufactured in the city in the industry's early days including the Jackson and Standard Electric (Commonwealth, *City of Jackson*, 2-18).

Peoples National Bank Building

Jackson County, Michigan  
County and State

Name of Property

Jackson's businesses and industries continued to flourish through World War II and into the 1950s. Beginning in the late 1960s and early 1970s downtown Jackson began a slow decline due to the development of shopping centers in suburban areas.

### Peoples National Bank Building

The Peoples National Bank was organized and chartered in 1865 under the new national banking system established by the National Banking Act of 1863. Peoples National was the only national bank in Jackson County. The bank was initially capitalized at \$100,000. Pioneer and leading Jackson businessman Wiley R. Reynolds was one of the bank founders and directors. He arrived in Jackson in 1840 and owned a grocery store as well as a successful dry goods store. He and the first bank president, Henry A. Hayden, had partnered in two of Jackson's flour mills, including the Kennedy Mill. Mr. Reynolds later helped organize the Fort Wayne & Jackson Railroad and the Jackson, Lansing & Saginaw Railroad. Mr. Reynolds was elected bank president in 1898 and served until 1902 (Wendell, *A History of Banks and Banking*, 217-20; *Union & Peoples National Bank*).

By 1912 Jackson was served by five banks, four being state chartered and Peoples still the only nationally chartered bank. In 1927 the Jackson State Savings Bank, which was originally created in 1896, merged with the National Union Bank, which was founded as the Union Bank in 1884. In 1929 the National Union Bank merged with the Peoples National Bank to create the Union & Peoples National Bank. Herbert S. Reynolds, the son of Peoples founder W. R. Reynolds, served as the first president of the newly merged bank. At the time of the merger Peoples was the oldest remaining bank in the city.

In 1929 the new Union & Peoples National Bank became part of the then newly established Guardian Detroit Union Group, Inc., a Detroit-based holding company whose member banks included the Guardian Detroit Bank, established in 1927. It consisted of a bank, investment affiliate and a trust company. Becoming known as an automobile bank because of the business interests of the majority of its shareholders, chief among them being Henry Ford, the Guardian Detroit Bank merged in December, 1929, with Union Commerce Corporation of Detroit to create Guardian Detroit Union Group, Inc. It then took over eight other institutions, including the Union & Peoples National Bank in Jackson.

As a result of the 1929 crash and subsequent depression that resulted in the layoff of many workers, who then defaulted on their mortgages, returns on Guardian and other member bank loans decreased dramatically. While the holding company continued to pay dividends, the member banks were financially drained. By February, 1933, the group was looking to both the federal and state governments, as well as Detroit investors such as Henry Ford, for assistance in staying open. The group, along with their major rival, First National, convinced Michigan's governor to declare an eight day banking holiday beginning on February 14, 1933, so they could develop a plan for reorganization and ask for federal assistance. Much was made of the possibility that if Detroit's banks collapsed it could result in a national bank failure. Although the Michigan banking holiday was extended, the banks hadn't reopened by the time of President Roosevelt's national bank holiday declared for three days on March 6, 1933. The entire Guardian

Peoples National Bank Building

Jackson County, Michigan

Name of Property

County and State

Group, including Union & Peoples National Bank, was found insolvent and did not reopen after the national holiday (Kennedy, *The Banking Crisis of 1933*, pp 77-102).

The Peoples National Bank was initially housed in a four-story mansard roof building on the site of the present bank building. In 1916, in conjunction with the fiftieth anniversary of the bank, it was announced that a new eight-story building would be constructed on the same site. The announcement of the building's construction was heralded by the *Jackson Citizen Press* as the start of a "more business-like appearance" for downtown Jackson. The new building was dedicated as a memorial to the bank's founder W. R. Reynolds. The building opened in April of 1917 and boasted the newest in banking amenities including burglar proof safes and vaults in the basement. An open house was held on April 17<sup>th</sup> and 18<sup>th</sup>, during which thousands of Jacksonians toured the building. The banking vestibule and lobby had Italian Boticino marble walls, terrazzo floors and a separate elevator to access the safety deposit boxes and vaults in the basement and offices in the mezzanine level. The upper floors of the building contained leased offices and were served by an electric elevator, hot and cold water in each space, and an internal vacuum cleaning system. Initial tenants included doctors, dentists, lawyers, insurance agents, and others. The bank officially opened for business in the new building on April 20, 1917.

When Peoples National Bank merged with the National Union Bank to become the Union & Peoples National Bank in 1929, the combined bank vacated the nominated Peoples National Bank Building quarters, briefly occupying the National Union Bank's old quarters while building a new seventeen-story tall headquarters bank-office tower farther west on Michigan Avenue. The new building, designed by Albert Kahn of Detroit, was completed in 1930 (*Union & Peoples National Bank*, 1930). With the bank offices no longer present, the former Peoples National Bank Building at 101 E. Michigan became known simply as the Peoples National Building.

The banking space remained empty until May 1931, when a women's wear store, the Elaine Shop, moved in after remodeling the ground-story exterior and former banking hall for their new store. The Elaine Shop was originally located at 144 East Michigan Avenue when it opened in 1922. The store was founded and owned by businessman Louis Levinsohn who owned at least one clothing store in Saginaw called the Boston Store. Levinsohn and his wife Ella lived in Saginaw (Polk, *Saginaw City Directory*, 1917, 1919, 1921, 1922, 1923). The Elaine Shop may have been named for his wife. Albert Kantor managed the Elaine Shop and purchased the business from Levinsohn in 1930.

When Kantor moved the Elaine Shop to the Peoples National Building he undertook a complete remodeling of the storefront that included replacing the terra cotta Neoclassical cladding of the first two floors with a stylish front in Mankato stone trimmed in marble. The two-story tall windows were turned into storefront display windows at the first level with smaller windows above at the mezzanine level fronted by wrought-iron balconets. The west side entrance was moved from the south end of the elevation to near the center. On the interior the bank vaults were used for fur storage and the commercial space in the basement was used for the alterations department. The main floor and mezzanine were transformed into what was called a "French" design with elegant new casework, wrought-iron stair railings, and Art Deco lighting fixtures.



Peoples National Bank Building

Jackson County, Michigan

Name of Property

County and State

The numerous storefront windows were used to display new clothing arrivals and newspaper ads encouraged shoppers to view the windows on certain evenings for new special displays.

The store was such a success that by 1943 the Elaine Shop alterations room had taken over the second floor. In 1946 Albert Kantor purchased the building to use all floors for the Elaine Shop. Different departments were located on the various floors. After Albert's death his widow Helen Kantor ran the store and owned the building until 1967 when declining business forced the store into receivership. The business was purchased by Nat Singer, the owner of Leyton's Inc., a women's apparel shop in Detroit. By 1971 the building became vacant and in 1972 its upper stories were converted to the Elaine Apartments. The main floor commercial space has been used in recent years for bank branches but is currently being used only for storage.

### Architecture

The Peoples National Bank Building is the oldest remaining early tall building in downtown Jackson of the five surviving of seven examples constructed in the period 1915-30. The first of these taller buildings in downtown Jackson was being completed for the Central State Bank at the corner of Francis Street and Michigan Avenue in 1916, just as construction of the new Peoples National Bank Building was being announced. No longer extant, the building was nine stories tall with the bank on the first floor and offices above. The Peoples National Bank Building was the second "skyscraper" in the city's downtown. An article in the April 4, 1916, edition of the *Jackson Citizen Press* announcing the project stated, "The new bank building will doubtless mark the opening of an era of large building construction in this city which will be of vast importance in the advancement of Jackson."

The pattern of taller buildings continued through the heyday of the 1920s resulting in even larger buildings in downtown Jackson including the broad-fronted nine-story Hayes Hotel at 228 West Michigan in 1926; the City Bank and Trust Tower at 161 West Michigan in 1928 (now City Hall); the fourteen-story tall Reynolds Building at 180 West Michigan constructed between 1926 and 1929; the now demolished ten-story tall Consumers Power Building at 212-22 West Michigan in 1927; and culminating in the seventeen-story Union & Peoples National Bank Building at 210 West Michigan, designed by Albert Kahn and constructed in 1929-30 (now the Jackson County Tower). Of the surviving five of these tall buildings in Jackson's downtown, the 1916-17 Peoples National Bank Building is the only one of Neoclassical design.

Peoples National and the other downtown Jackson bank/office tower and office buildings built in the 1915-30 period are representative of a broader pattern of tall bank/office building construction that took place in many of Michigan's cities during this early twentieth-century period when Michigan's cities were experiencing rapid population growth and economic development because of booming industrial development, much of it related to the explosive growth of the auto industry. Ann Arbor, Battle Creek, Flint, Grand Rapids, Kalamazoo, Lansing, Saginaw – and especially Detroit – all contain examples of this new generation of tall bank and office towers from this period.



Peoples National Bank Building

Jackson County, Michigan  
County and State

Name of Property

The Peoples National Bank Building was planned, built, and the banking quarters equipped and furnished under a single contract with Hoggson Brothers of New York City. The Hoggson Brothers firm was founded by Noble F. Hoggson Sr. (1865-1939) and his brother William J. Hoggson in 1897. Both were architects and William also practiced independently in Connecticut and Florida. Noble Hoggson graduated from Yale in 1888 and studied architecture in Europe. According to a 1910 company brochure, *The Hoggson Building Method*, the office was equipped to coordinate all aspects of building projects from design to building, interior decoration, and equipping and furnishing. The firm seems to have made a specialty of their bank work and constructed bank buildings across the country. They had branch offices in Chicago, Norfolk, Virginia, Springfield, Massachusetts, and the Hoggsons' home town of New Haven, Connecticut. In an ad in the April 15, 1917, edition of the *Jackson Sunday Patriot*, a special section devoted to the opening of Peoples National Bank, the Hoggson Brothers touted their method as "...the safest, sanest and most logical way to build." The method included one price for design, construction and furnishing and equipping the building, with a limit on costs guaranteed under the contract – this possible, the advertisement explained, because all parts of the work were subject to approval in writing by the owners before construction began.

A website by Kirk Huffaker on the history of the Bank Building and Equipment Corporation of America, a design-build firm that, based in St. Louis, Missouri, and in business from 1913 to 1991, specialized in bank work, makes note of the long history of design-build firms dating back to 1900 and before and makes note of A. Moorman & Sons of Minneapolis, Minnesota (in business from the early 1900s to the late 1970s) as well as Hoggson Brothers as key design-build firms specializing in banks. A. Moorman & Sons' work is largely in the upper Midwest and includes two known Upper Peninsula Michigan bank buildings in Iron Mountain built in the 1920s. Huffaker credits the Hoggson Brothers as having "a major role in the design-build of small and large banks across the country" from about 1905 to 1930.

In Michigan the Hoggson Brothers designed and constructed the remodeling of the Citizens Bank in Saline in 1918. The firm also likely designed the Genesee Bank Building constructed in 1920 in downtown Flint which is attributed to the Hoggson Brothers of New York. Other examples around the country of the firm's work include: the remodeling of the Mercantile Bank Building (1919) in Jonesboro, Arkansas, the Bank of Virginia in Richmond, Virginia (1931), the Salisbury Building, Loan and Banking Association Building in Salisbury, Maryland (1914), Niagara County National Bank (1919) Lockport, New York, and the expansion and remodeling of the First National Bank and Trust of Easton Building (1922) in Easton, Pennsylvania.

For the Peoples National Bank Building project, Hoggson Brothers retained separate architects, Rocker & Vatet of New York, to design the building, according to a story on "Hoggson Method Used" in the April 14, 1917, *The Jackson Citizen Press* (a notice that Rocker & Vatet are preparing plans for the bank also appeared in the June 1916 *The Bridgemen's Magazine*). Philip J. Rocker and Oscar Valentine Vatet established their firm in July 1915 (*American Architect*, vol. 108, July 28, 1915), but no other information about the firm has been located.

Peoples National Bank Building

Jackson County, Michigan

Name of Property

County and State

The "Hoggson Method Used" article made note of various contractors and materials suppliers, mainly Jackson-based, who played a role in building the new building under the Hoggson umbrella:

- Granada Wrecking Co., Jackson, demolished the old bank building
- H. N. De Lamater, Jackson, supplied the brick, lime, plaster, and cement
- Union Foundry Works, Chicago, furnished the structural and ornamental steel and iron work
- The A. E. Knowles plumbing firm, Jackson, installed the plumbing
- Jackson Glass Works, Jackson, glass for windows, doors, etc.
- Smith-Winchester Co., Jackson, supplied the Corbin hardware used.

---

## 9. Major Bibliographical References

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

"Albert K. Kantor Becomes Owner of the Elaine Shop," *Jackson Citizen Patriot*. April 9, 1930, p. 8.

*American Architect*. Notice of Philip J. Rocker and Oscar Valentine Vatet forming a partnership. Vol. 108, July 28, 1915, p 62.

*The Bridgemen's Magazine*. Notice of Rocker & Vatet making plans for Peoples National Bank Building in Jackson. Vol. 16, no. 6, June 1916, p 369.

Commonwealth Cultural Resources Group, *City of Jackson with Intensive Level Survey of Twenty-Five Properties*. City of Jackson Historic District Commission, 2004.

"Court Approves Elaine Shop Sale," *Jackson Citizen Patriot*. October 15, 1967, p. 5.

"Detroit Girl and Jackson Man Wed," *Jackson Citizen Patriot*. November 2, 1924, p. 7.

"Elaine Shop Put in Receivership; Purchaser Sought," *Jackson Citizen Patriot*. September 1, 1967, p. 17.

"First National Bank and Trust Company Building, Flint, Michigan" National Register of Historic Places Nomination Form, 2004.

Hoggson Brothers, *The Hoggson Building Method*. New York: Hoggson Brothers brochure, 1910.

"Hoggson Method Used," *Jackson Citizen Press*. April 14, 1917.

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

Huffaker, Kirk. "A Brief History of the Bank Building & Equipment Corporation of America." *Defining Downtown at Mid-Century: The Architecture of the Bank Building & Equipment Corporation of America*. Website, accessed June 30, 2014, <http://www.midcenturybanks.recentpast.org/history/item/269-a-brief-history-of-the-bank-building-equipment-corporation-of-america>.

"Informal Presentation of The Elaine Shop Will Take Place on Thursday Evening," *Jackson Citizen Patriot*. May 27, 1931, p. 18.

Kennedy, Susan Estabrook, *The Banking Crisis of 1933*. Lexington, KY: University Press of Kentucky, 1973.

Kidorf, Kristine. *Capital National Tower*. National Register of Historic Places National Register Nomination form, 2005.

"Magnificent New Structure of Peoples National Bank to be Opened to Public April 17-18." *Jackson Sunday Patriot*. April 15, 1917, Section Three, pp. 17-24.

"Nobel Foster Hoggson," *Wikipedia*. [http://en.wikipedia.org/wiki/Noble\\_Foster\\_Hoggson](http://en.wikipedia.org/wiki/Noble_Foster_Hoggson) accessed May 28, 2014.

"Peoples National Bank" in "Real Estate Dealers and Prospective Home Owners' Edition," *Jackson Citizen Press*. April 22, 1916, p. 6.

"Peoples National Bank to Erect an 8-Story Building." *Jackson Citizen Press*. April 4, 1916, p.1.

Polk, R.L., *Jackson City Directory*. Detroit: R.L. Polk Company, 1918, 1925, 1929, 1930, 1931, 1932, 1941, 1945, 1946, 1972.

Polk, R.L., *Saginaw City Directory*. Detroit: R.L. Polk Company, 1917, 1919, 1921, 1922, 1923.

*Sanborn Fire Insurance Company Maps of Jackson, Michigan*. New York: Sanborn Map Company, 1930.

*Union & Peoples National Bank, Jackson, Michigan*. Souvenir booklet for dedication of new building, [1930].

Weible, Susanne, "Building Had Long History," *Jackson Citizen Patriot*. February 11, 2008. [http://blog.mlive.com/citpat\\_history/2008/02/building\\_had\\_long\\_history.html](http://blog.mlive.com/citpat_history/2008/02/building_had_long_history.html), accessed May 28, 2014

Wendell, Emory, Ed. *Wendell's History of Banking and Banks and Bankers of Michigan*. Detroit: Madeira Publishing Company, 1929.

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

“Will Become Bride Today of Jackson Business Man,” *Jackson Citizen Patriot*. October 26, 1924, p. 7.

**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: Jackson District Library

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

**10. Geographical Data**

**Acreage of Property** .183

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

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

(enter coordinates to 6 decimal places)

1. Latitude: 42.247462 Longitude: -84.405640

2. Latitude: Longitude:

Peoples National Bank Building \_\_\_\_\_

Jackson County, Michigan  
County and State

Name of Property

3. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

4. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: 17N Easting: 219032 Northing: 4682869

2. Zone: Easting: Northing:

3. Zone: Easting: Northing:

4. Zone: Easting : Northing:

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

The West 33 feet of the North 99 feet of Lot 1, Block 1 South, Range 2 East, the Village of Jacksonburgh (now City of Jackson), according to the recorded plat thereof, as recorded in Liber 4 of Plats, Page 2, Jackson County Records.

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

The boundary defines the lot containing the building and the property historically associated with it.

---

**11. Form Prepared By**

name/title: Kristine M. Kidorf  
organization: Kidorf Preservation Consulting  
street & number: 451 E. Ferry Street  
city or town: Detroit state: MI zip code: 48202  
e-mail: kristine@kidorfpreservationconsulting.com  
telephone: 313-6300-9376



Peoples National Bank Building  
Name of Property  
date: May 2014

Jackson County, Michigan  
County and State

## 12. Owner

name/title: Robert Jacobson  
organization: LCT IX  
street & number: 35 Research Drive, Suite 300  
city or town: Ann Arbor state: MI zip code: 48906

## Additional Documentation

Submit the following items with the completed form:

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

## Photographs

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

## Photo Log

Name of Property: Peoples National Bank

City or Vicinity: Jackson

County: Jackson

State: Michigan

Photographer: Kristine M. Kidorf

Date Photographed: May 14, 2014

Peoples National Bank Building  
Name of Property

Jackson County, Michigan  
County and State

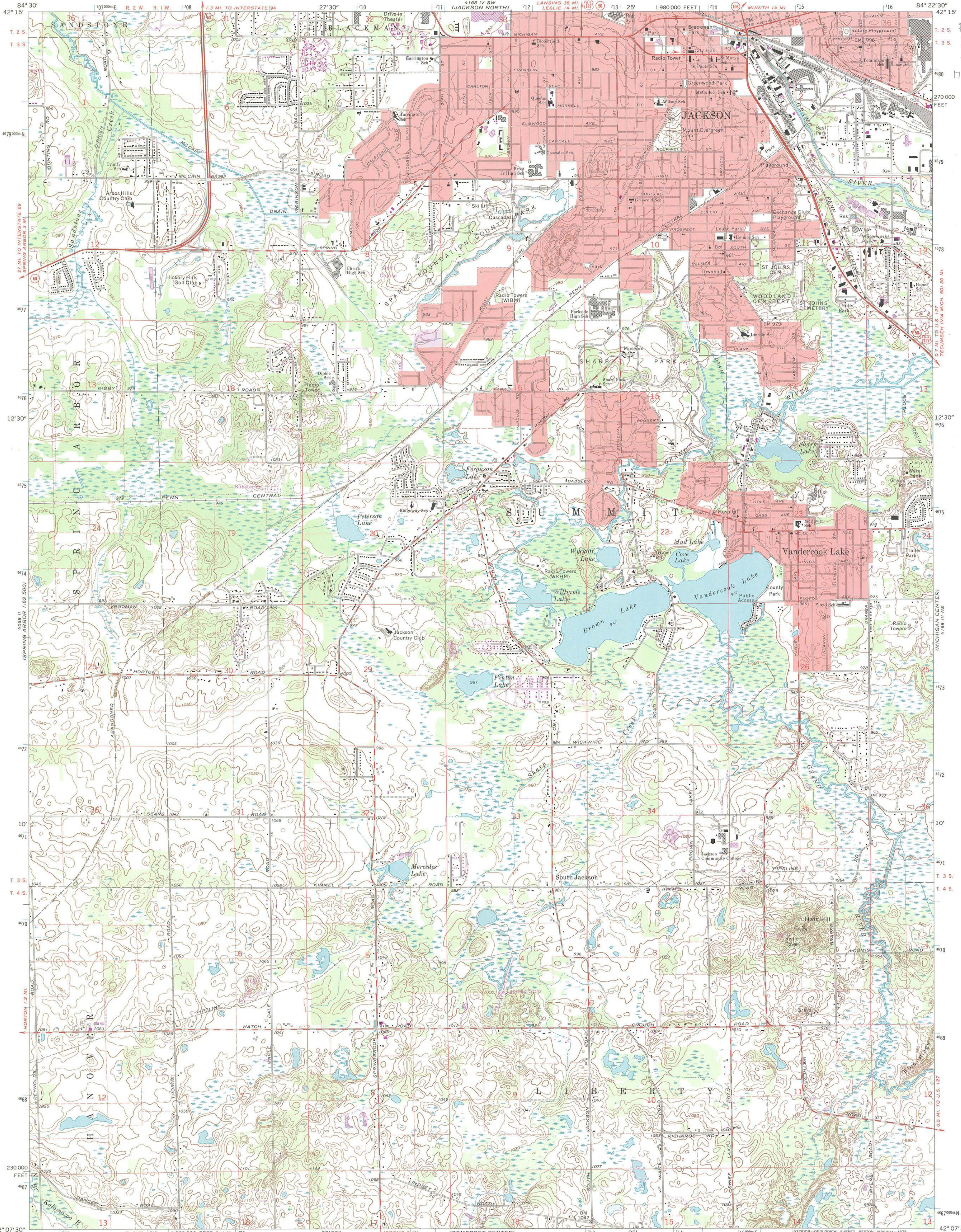
Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 9. Looking southeast at north and west elevations.  
MI\_Jackson County\_Peoples National Bank\_0001.tif
- 2 of 9. Looking southwest at north and east elevations.  
MI\_Jackson County\_Peoples National Bank\_0002.tif
- 3 of 9. Looking southeast at north and west elevations.  
MI\_Jackson County\_Peoples National Bank\_0003.tif
- 4 of 9. Looking northeast at south and west elevations.  
MI\_Jackson County\_Peoples National Bank\_0004.tif
- 5 of 9. Looking southwest at east and north elevations.  
MI\_Jackson County\_Peoples National Bank\_0005.tif
- 6 of 9. Looking south at detail of front storefront.  
MI\_Jackson County\_Peoples National Bank\_0006.tif
- 7 of 9. Looking south in first floor corridor near side entrance.  
MI\_Jackson County\_Peoples National Bank\_0007.tif
- 8 of 9. Looking south in second floor corridor near freight elevator.  
MI\_Jackson County\_Peoples National Bank\_0008.tif
- 9 of 9. Historic postcard depiction of building.  
MI\_Jackson County\_Peoples National Bank\_0009.tif

**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.).

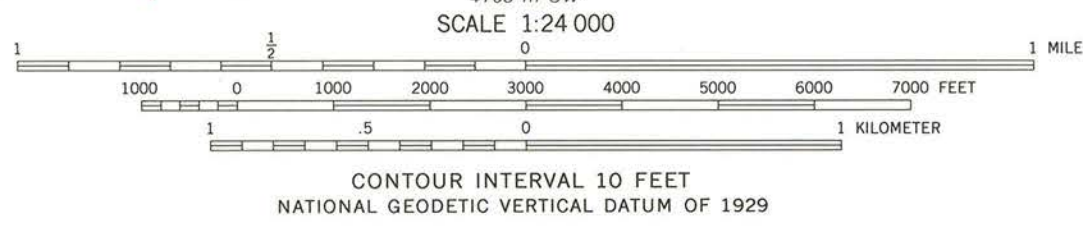
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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





PEOPLES NATIONAL BANK  
101 E MICHIGAN AVE  
JACKSON, JACKSON CO., MI  
7 219032 4682869

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1970. Field checked 1971  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Michigan coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue  
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  
Revisions shown in purple compiled from aerial photographs taken 1976. This information not field checked  
Purple tint indicates extension of urban areas



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



JACKSON SOUTH, MICH.  
NW/4 JACKSON 15' QUADRANGLE  
N4207.5—W8422.5/7.5  
1971  
PHOTOREVISED 1976  
AMS 4168 III NW—SERIES V862

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







E. Michigan

INVESTMENTS

Vhase  
PIZZA SPORTS







PEOPLES  
NATIONAL  
BANK

JAMES C. BUTTERFIELD  
IN  
INVESTMENTS

Chase  
PIZZA - SPORTS





RIGHT LANE  
MUST  
TURN RIGHT

W Michigan  
1/2 Block

JAMES C. BUTTRICK  
INVESTMENT

*Chino*

*Chino*

*Chino*





PEOPLES  
NATIONAL  
BANK

STOP

STOP





PEOPLES  
NATIONAL  
BANK

ST  
BANK  
GAMES · CARDS

JAMES C. ...  
INVESTMENT





*Chase*  
PIZZA - SPORTS

No Parking  
On This  
Block  
24 HOURS

CHOP HOUSE  
Chop House





NOTICE  
OPEN MIC NIGHT

EXIT

OFFICE

EXIT

EXIT

EXIT ONLY





STAIRS

Peoples National Bank,  
Jackson, Mich.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Peoples National Bank Building

MULTIPLE NAME:

STATE & COUNTY: MICHIGAN, Jackson

DATE RECEIVED: 10/17/14      DATE OF PENDING LIST: 11/12/14  
DATE OF 16TH DAY: 11/28/14      DATE OF 45TH DAY: 12/03/14  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000977

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT       RETURN       REJECT      12/2/14 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A&C

REVIEWER Patrick Andrus

DISCIPLINE Historian

TELEPHONE \_\_\_\_\_

DATE 12/2/2014

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.



Certified Local Government  
National Register Nomination Review Report

Michigan State Housing Development Authority  
State Historic Preservation Office

Name of Property: Peoples National Bank Building  
Address: 101 East Michigan Avenue, Jackson  
Owner: Mr. Robert Jacobson, LCT IX, 35 Research Drive, Suite 300, Ann Arbor, MI 48906  
Date completed nomination approved by the SHPO: July 18, 2014

\*\*\*\*\*  
The CLG agrees with the SHPO to expedite the review period for this nomination.

YES  (date of agreement) August 18, 2014 NO

  
Signature of CLG Commission Chairperson Date 8/19/14

  
Signature of Elected Chief Official Date 8/20/14

\*\*\*\*\*  
Date(s) of commission meeting(s) when nomination was reviewed: August 18, 2014

Date of written notice to property owner of commission meeting: Packet sent on 8/15/14

The CLG provided the following opportunities for public participation in the review of this nomination:

Meetings of the Jackson Historic District Commission are open to the public per the requirements of Michigan's Open Meetings Act.

Were any written comments received by the CLG? YES  NO   
(Please submit copies with this report.)

Was the nomination form distributed to CLG Commission members? YES  NO

Was a site visit made to the property by CLG Commission members? YES  NO   
If yes, when? \_\_\_\_\_

Did the CLG seek assistance of the Michigan Historical Center in evaluating the eligibility of this property for the National Register? YES  NO

VERIFICATION of Professional Qualifications of Commission in accordance with 36 CFR 61, Appendix 1, of Michigan's Certified Local Government Program.

List those commission members who meet the 36 CFR 61 qualifications required to review this type of resource.

Commission Member	Professional Qualifications
1.	_____
2.	_____
3.	_____
4.	_____
5.	_____
6.	_____
7.	_____

Was an outside consultant used? YES \_\_\_\_\_ NO

If yes, provide the name and list the 36 CFR 61 qualifications the person meets:  
N/A

The CLG Commission finds that the property meets the following national register criteria of significance:

Items A & C from the report's "Statement of Significance."

The CLG Commission finds that the property meets the national register standards of integrity.  
YES  NO \_\_\_\_\_

Recommendation of CLG Commission:

APPROVAL

DENIAL \_\_\_\_\_ (specify reasons on a separate sheet of paper)

Signature of Chief Elected Official \_\_\_\_\_

Date \_\_\_\_\_

Date of transmittal of this report to MHC/SHPO \_\_\_\_\_

Date of receipt of this report by MHC/SHPO \_\_\_\_\_





STATE OF MICHIGAN

RICK SNYDER  
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

WAYNE WORKMAN  
ACTING-EXECUTIVE DIRECTOR



October 7, 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 Peoples National Bank Building in Jackson, Jackson County, Michigan. This property is being submitted for listing in the national register. The City of Jackson is a Certified Local Government. We have enclosed a copy of the city's National Register Nomination Review Report indicating support for this nomination. No other written comments concerning this nomination were submitted to us prior to the submission of this nomination.

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