

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic

Area
Center Saginaw Multiple Resource ~~Nomination~~ (Partial Inventory:
and/or common Historic and Architectural Properties in Saginaw, Michigan)

2. Location

(continued...)

street & number Central portions of the City of Saginaw, N/A not for publication

city, town Saginaw N/A vicinity of congressional district 8th
state Michigan code 26 county Saginaw code 145

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> Multiple Resources	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership - Please see property ownership lists for all
Historic Districts and Individual Sites provided
street & number on Continuation Sheets #4-2 through #4-74.

city, town Saginaw N/A vicinity of state Michigan

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds, Saginaw, Michigan

street & number 111 South Michigan Avenue

city, town Saginaw state Michigan 48602

6. Representation in Existing Surveys

title Center Saginaw Historic Resources Study has this property been determined eligible? yes no

date June, 1979 federal state county local

depository for survey records Michigan History Division, Michigan Department of State

city, town Lansing state Michigan 48918

7. Description

Condition		Check all	Check one	
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	(see text)
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____	

Describe the present and original (if known) physical appearance

(SINGLE PARAGRAPH)

The City of Saginaw is a large urban community (pop. 91,850) located in the east-central section of Michigan's Lower Peninsula. Bisected by the Saginaw River and situated just fifteen miles south of Saginaw Bay, the City is a key agricultural and industrial community within the rich, flat Saginaw Valley region of the State. After focusing on a Study Area including 34 percent of the existing City's core area, this Multiple Resource Nomination has identified ten historic districts and thirteen individual sites within the City of Saginaw for nomination to the National Register of Historic Places. Seven of the districts are residential. The West Side Historic Residential District on the west side of the Saginaw River is a middle class neighborhood of 349 structures located on ninety-one acres of land; the dominant architectural styles are Queen Anne and Italianate with the greatest percentage of structures dating between 1870 and 1889. The North Michigan Avenue Historic District is located to the north of the West Side District and includes 33 structures on twenty-five acres of land; very opulent Queen Anne, Romanesque, and Georgian Revival styles dominate with the greatest number of homes being built between 1870-1889 and 1910-1929. To the south stands the upper-middle class South Michigan Avenue Historic District including 41 elegantly simple structures on fifteen acres; a relatively uniform number of Carpenter Gothic to Bungaloid residences were built in the district each decade between 1870 (continued...)

(Note: Please see the nomination text for expanded descriptions of all historic districts and individual sites on Continuation Sheets #7/8-1 through #7/8-140.)

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and 1929. Four additional residential districts are located on the east side of the Saginaw River with two of the districts centered on Jefferson Avenue. The North Jefferson Avenue Historic Residential District is the smallest of all the nominated districts with just 4 grand homes located on a little over two acres of land; the Queen Anne, Georgian Revival, Tudor Revival, and Italianate homes were built for Saginaw's upper classes between 1870 and 1909. The South Jefferson Avenue Historic District includes 130 structures on thirty-seven acres of land; a wide and flamboyant array of styles from Queen Anne to Mediterranean Revival are represented in this upper-middle class neighborhood with the greatest number of homes dating from between 1910 and 1929. The Grove combines institutional buildings such as the City Hall and the Waterworks with its opulent residences to create a fifty-six acre district with only 18 structures; Italianate, Georgian Revival, and Shingle Styles dominate this stylish upper class neighborhood with the greatest number of homes being built between 1870-1889 and 1910-1929. Finally, the Saginaw Central City Expansion District is a 68 structure, fourteen acre amendment to an earlier National Register district. Including Italianate, Queen Anne, and Georgian Revival homes built primarily between 1870-1889 and 1890-1909, the amendment refines the southern boundary of the original district of early working class to upper class homes. Three districts within the nomination are commercial. The West Side's Saginaw City Historic Business District includes thirty-four acres and 86 structures; Italianate styles predominate in this earliest remaining commercial district in the City with the greatest percentage of structures built between 1870 and 1889. The East Saginaw Historic Business District is part of Saginaw's presentday central business district and includes 16 structures on almost seven acres of land; major architectural styles ranging from Italianate to Art Deco are seen in this continually evolving district. The East Genesee Historic Business District is an ancillary East Side commercial area four acres in size and including 23 structures; Italianate, Queen Anne, and Romanesque styles are represented in the district's modest buildings with the greatest percentage of shops dating from between 1870-1889 and 1890-1909. Finally, the nomination includes thirteen individual sites. Seven of the sites are residential ranging from a very modest, but historically significant settler's home built in 1832 to a grandly opulent 1884 Queen Anne residence. Additionally, the group of individual sites includes an 1881 Queen Anne-style railroad station, an 1883 High Victorian Gothic-style church, a circa 1880 carriage house of Queen Anne design, an 1893 Chicago School-inspired commercial building, a mill-frame constructed warehouse dating from 1913, and a grand Art Deco phone company building dating from 1930.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input checked="" type="checkbox"/> military	<input checked="" type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–1930	<input checked="" type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input checked="" type="checkbox"/> invention		

Specific dates 1832 - 1930 **Builder/Architect** (see text)

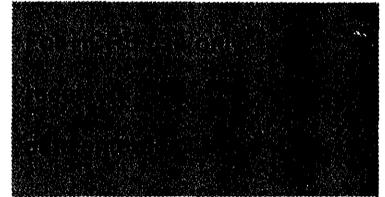
Statement of Significance (in one paragraph)

(SINGLE PARAGRAPH)

The City of Saginaw, Michigan began to develop during the 1830s when after centuries of Indian habitation and years of fur trading activity, army occupation, and unsuccessful European settlement, land on the west side of the Saginaw River finally was platted, sold, and settled by tradesmen and farmers. By the 1850s, two separate communities were growing on opposite banks of the Saginaw River. A keen rivalry quickly developed as the Michigan lumber booms began to effect the local economy and drive each side to see which could grow and prosper the fastest. This competition remained strong even after the two Saginaws were combined by an act of the State Legislature in 1889. Together, and yet with distinctly different outlooks, the progressive East Side and the conservative West Side faced major fires, a series of economic collapses, periods of exciting boom growth, and finally, total collapse of the lumber industry at the turn of the century. The cities grew closer between 1900 and 1930, however, when the local economy demanded that they work together to diversify and attract new industrial, agricultural, and commercial activities to the City. The transition successfully was made and Saginaw stood united. The ten historic districts and thirteen individual sites represented in this

(continued...)

(Note: Please see the nomination text for expanded statements of significance for all historic districts and individual sites on Continuation Sheets #7/8-1 through #7/8-140.)

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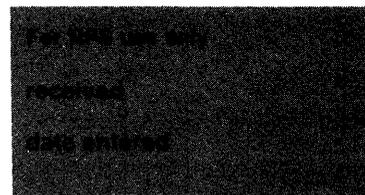
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nomination reflect Saginaw's history and draw their significance from three sources. First, six of the districts and nine of the sites are associated with important events such as the settlement of Saginaw in the 1830s, the early lumber booms of 1850 to 1875, the diversification of the lumber industry from 1875 to 1900, consolidation of the two Saginaws in 1889, the tragic East Side fire of 1893, the collapse of the lumber industry at the turn of the century, and the diversification of the City's economy between 1900 and 1930. These events all made significant contributions to the broad patterns of Saginaw's history. Second, nine of the districts and eight of the sites are associated with such people as Norman Little and James Riley who helped settle the community; Jesse Hoyt, Ammi Wright, Amasa Rust, William Ring, and Wellington Burt who were among the City's wealthiest and most influential lumber "barons;" the Morley Brothers and the Heavenrich Family that helped Saginaw's lumber industry to diversify; and the thousands of craftspeople, entrepreneurs, and workmen who helped diversify the City's economy to include everything from coal mining, automobile parts manufacture, and sugar beet growing and processing, to a thousand additional commercial, industrial, agricultural, and transportation activities. These people all were significant in molding Saginaw's past. And third, all ten of the districts and twelve of the sites embody the distinctive characteristics of a type of architecture, a period of design, or a method of construction in Saginaw's history. From the tiny workers cottages in the West Side Historic Residential District to the mansions of The Grove, from modest Greek Revival homes to elegant twentieth century style residences, from picturesque Queen Anne train stations to functionally designed warehouses, and from buildings designed by locally and regionally prominent architects to those constructed by unknown builders, the districts and sites included in this Multiple Resource Nomination are significant to the architectural heritage of Michigan.

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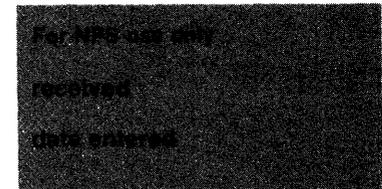
INTRODUCTION TO MULTIPLE RESOURCE NOMINATION
TEXT

The Michigan History Division and the Saginaw County Metropolitan Planning Commission did not find that the separate statements of "Description" (#7) and "Significance" (#8) traditionally required in a nomination to the National Register of Historic Places effectively could be employed for a group of districts and sites presented in a Multiple Resource Nomination. Thus, all of the information required to complete Sections #7 and #8 according to the "Interim Guidelines - How to Complete National Register Multiple Resource Nomination Forms" is provided in the following combined text.

A Table of Contents follows.

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I. LOCAL CONCERN FOR HISTORIC PRESERVATION AND PROJECT INITIATION

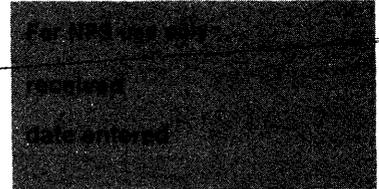
Historic preservation activities within the City of Saginaw have led to the restoration of many homes and businesses, the placement of two individual sites and one residential district on the National Register of Historic Places, the placement of thirteen individual sites on the State Register of Historic Sites, and the designation of two local historic districts under a County ordinance. The involvement of City, County, and State organizations in preservation programs is prompted and strengthened by local private concern for historic preservation. While the role of government (especially on the County level) in the initiation, organization, and implementation of historic programs cannot be ignored, it must also be put in the perspective of responding to a locally felt need. In Saginaw, preservation is a cooperative effort, with home and business owners restoring and rehabilitating their structures while seeking direction and assistance from one another and from County and City planning staffs.

The opportunity for local recognition and control of historic districts was provided in 1973 when Saginaw County utilized Michigan's enabling legislation, Public Act 169 of 1970, to organize its Historic District Commission under County Ordinance 102. Historic districts within the City of Saginaw were organized in 1976 (West Side Residential District) and 1980 (Old Saginaw City District) under this ordinance. The Historic District Commission reviews requests from within the districts for exterior alteration, demolition, and new construction of structures. Seven Commission members evaluate proposed changes in terms of the effects they will have on the historic and architectural character and quality of the structures in question. The Commission remains in close communication with the Heritage Square Association, a home owners' association which frequently provides comments regarding its perspective on activities within the residential district, and with Committees established to provide assistance with reviews within the commercial district.

In addition to local recognition, the combined efforts of the public and private sectors have brought Saginaw's historic assets both State and National recognition. The Saginaw Central City Historic Residential District was placed on the National Register in 1979. This project was spearheaded by the Michigan History Division with assistance from the City of Saginaw, several neighborhood associations, and Saginaw County. Within the Central City District is a building which was placed on the National Register as an individual site in 1972. The building, known as the Castle Station, is owned by Saginaw County, which has been responsible for its restoration, rehabilitation, and reuse. The Castle was acquired by the County with one of its purposes being to house a County historical museum operated by the Saginaw County Historical Society. At present, the Castle is the site of the Historical Museum, the Saginaw Archeological Commission Offices and Interpretive Center, and three governmental offices. Another National Register site within Saginaw is the Passolt House, listed in 1972. Now owned by two individuals interested in its restoration, the Passolt House was previously the location of the County Historical Museum.

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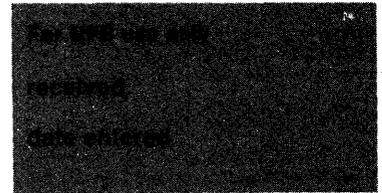
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Eleven sites within the City have been placed on the State Register of Historic Sites but not on the National Register. Specifically, these are: St. Mary's Hospital, Saginaw Valley Lumbering Era Site, Necanto House*, Saginaw Club, Central Warehouse, Site of Fort Saginaw, Sauk Indian Village Site, the Site of the Treaty of 1819, the Presbyterian Church of South Saginaw, the Robert and Edwina Montague House and the Edward and Emma Germain Carriage House.

*The Necanto House has been alternately referred to as the Nacarto, Necanto, Nacarato, and Narcarto House. For purposes of this document, further references will describe it as the Benjamin Cushway House after its original owner.

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Figure 1.
City of Saginaw
Registered Historic Sites and Districts

Name	Registration
Saginaw Central City Historic Residential District	National Register Listing: 79/07/13 0790000 128
Passolt House	Local Site 169: 12/10/71 National Register Listing: 1972
Castle Station	Local Site 125: 6/19/71 National Register Listing: PH0101010 1972
St. Mary's Hospital	Local Site 289: 7/26/74
Saginaw Valley Lumbering Era Site	Local Site 415B: 8/15/75
Necanto Home	Local Site 183: 2/11/72
Saginaw Club	Local Site 219: 3/14/73
Central Warehouse	Local Site 772A: 1/18/80
Site of Fort Saginaw	State Site 58: 8/23/56
Sauk Indian Village Site	State Site 57: 8/23/56
Site of Treaty of 1819	State Site 24B: 2/18/56
Presbyterian Church of South Saginaw	Local Site 921A: 4/24/81
Robert & Edwina Montague House	Local Site 951A: 9/17/81
Edward & Emma Germain Carriage House	Local Site 950A: 9/17/81

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The existing level of interest and activity and the wealth of historic sites and districts within the City prompted Saginaw County to investigate a comprehensive means of cataloguing, identifying, and preserving Saginaw's historic resources. The need for an efficient approach whereby a large number of sites could be evaluated for their significance at the local, state, and national levels was recognized. With grant assistance administered by the Michigan History Division through the U.S. Department of the Interior Historic Preservation grant-in-aid program, Saginaw County became involved with a two year intensive evaluation of the City's historic resources. The first year's activities in 1979 were inventory-oriented and led to the preparation of the Center Saginaw Historic Resources Study. The second year led to the preparation of the Multiple Resource Nomination to the National Register of Historic Places which follows.

Few will debate the necessity for identifying historic structures as important resources in their own right. The survey information collected throughout this two year process, however, has a much broader application than simply historic inventory. Comprehensive planning efforts in both the City of Saginaw and in Saginaw County will benefit greatly from the information. Preservation, re-use, or demolition of these structures can be more fairly evaluated and accounted for in planning strategies now that the majority of the resources have been identified. The inventory and nomination materials also serve as a data base for the Michigan History Division in its comprehensive planning and environmental review activities.

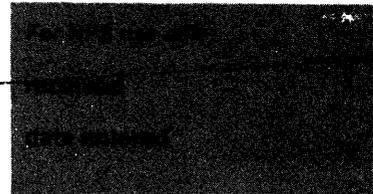
II. DELINEATION OF STUDY AREA

The Center Saginaw Historic Resources Study was divided into three levels of investigation. First, a study area was defined based on knowledge of the City of Saginaw. Within the study area, survey districts and sites were identified and subjected to site by site photodocumentation. Third, from the survey districts and sites, historic districts and individual sites were determined. These historic districts and individual sites were defined as resources potentially eligible for nomination to the National Register. The study, survey, and historic district/individual site organization provided an orderly means of evaluating and "culling" historic resources. The resources which merit historic district and individual site status are Saginaw's finest, exemplifying the contribution Saginaw made to the Great Lakes Region between 1830 and 1930.

Center Saginaw's study area was delineated based on a general knowledge of the City's architectural, historic, cultural, and geographic background. The traditional core of activity in all four contexts was identified by a Citizen Advisory Committee developed for the project and by the County Planning staff (see Figure 6 for participant names, affiliations, and credentials). Information gleaned from published sources, old plat maps, and conversations with local historians and architects was synthesized to create the study area boundaries seen in Figure 2.

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Areas of old East Saginaw and Saginaw City platted before 1880 were included in the study area. Because major development of these early plats usually started ten to twenty years after the plat date, the inclusion of this area provides a thorough review of nineteenth century Saginaw architecture. Additionally, land encircling this core of nineteenth century fabric and platted between the turn of the century and the Depression was included in the study area. With this method, a review of twentieth century architecture within the City of Saginaw is also provided. In essence, the core of old East Saginaw and Saginaw City was studied, an area which is 34 percent of the existing City's area. As defined, the study area includes residential and commercial structures and older industrial features. Several of the areas within the study area have been subjected to redevelopment or urban renewal, with a consequent weakening in the fabric and character of potential districts. Saginaw's automotive industry is located outside of the core area, resulting in a lack of post-1930 industrial complexes within the study.

Additional resources will be added to the Multiple Resource Nomination in the future as their National Register eligibility is determined. Further research, restoration efforts, and the aging process will make the preparation of new additions to the Multiple Resource Nomination a continuing process in the City. Areas such as Golfside, Brockway Place, Delaware Street, and Salina are potential areas of study in the future.

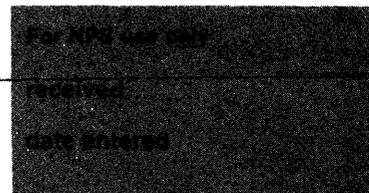
III. IDENTIFICATION OF SURVEY DISTRICTS AND SITES

Within the broad study area, survey districts and sites were identified. Each structure within a survey district and each selected site was photodocumented and historically documented on a Michigan History Division Historic Site Inventory Card. In this process, over 1,300 structures were photographed, mapped, cross-referenced by owner, and identified by date of construction. Where additional historic and/or architectural data was readily available in the field, it was transferred to the card. These cards are now held by the Michigan History Division in its Lansing office.

The first step in developing survey districts was to map Saginaw's known architectural and historic assets. The "Heritage Homes Series" (Saginaw News, 1969), "Saginaw County's Historic Assets" (Saginaw County, 1973), "Guidelines to Preservation in Saginaw County" (Saginaw County, 1979), and discussions with the Citizen Advisory Committee were major resources in the identification of these key structures. Field work was initiated using a process whereby city streets adjacent to the key structures were surveyed to determine if these structures stood alone or were parts of larger districts. Based on the reconnaissance, preliminary survey district boundaries were drafted and refined as the photography was completed or as sites were identified as standing alone. Four criteria developed as part of the Owosso, Michigan Multiple Resource Nomination were used as general standards for identification of survey districts and sites. These criteria are similar to those found in the National Register Criteria for Evaluation (36 CFR 66.6). The criteria define survey districts and sites as those resources where:

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The quality and/or significance of the history, architecture, and culture of Saginaw is illustrated in structures, sites, open spaces, and districts that were constructed in 1930 or before. In these areas, integrity of location, design, setting, materials, workmanship, feeling, and association, has been maintained.

Survey district or sites may:

- A. be associated with events that have made a significant contribution to the broad patterns of the City's history, and/or
- B. be associated with the lives of people significant in the City's past, and/or
- C. embody the distinctive characteristics of a type, period, or method of construction, or represent a significant and distinguishable entity whose components may lack individual distinction, and/or
- D. have marked the City's streetscape for so many years that by age alone significance is established

Note: Archaeological resources existing within Saginaw's survey area were not studied due to the lack of expertise available to identify sites. When information becomes available through the State Historic Preservation Office, archaeological resources will be recognized and added to the nomination through the amendment process.

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The field teams, using these general criteria, attempted to identify cohesive districts and distinctive sites illustrative of various periods of development within the City. For districts and their buildings, change in scale and fabric, change in original use, orientation toward and distance from the street, physical features, change in topography, and property lot lines, for example, were factors entering into the delineation of boundaries while in the field. Many of these factors combine to produce an atmosphere in a district which is subjective in expression but none the less real. In all, the field survey teams identified and documented fourteen survey districts and ten sites.

The report, "Central Saginaw Historic Resources Study," fully documents the survey methodology and provides an overview of the history of each district. As a supplement to the Structure-Inventory Cards, the report is a valuable reference document. The report also identifies the relationship between survey districts and sites and the next level of refinement, historic districts and individual sites (Please see a copy of the "Study" in Appendix A).

IV. IDENTIFICATION OF HISTORIC DISTRICTS AND INDIVIDUAL SITES.

Ten historic districts and thirteen individual sites were initially considered eligible for nomination to the National Register. These districts and sites were refined from the survey resources after an on-site inspection by the Michigan History Division during which the resources were again reviewed against the established selection criteria and, for districts, against the guidelines offered in the National Trust publication, "A Guide to Delineating Edges of Historic Districts." The inspection process led to the contraction of some survey districts, the expansion of others, and the identification of other districts as resources not currently eligible for the Register. Changes in district boundaries led to an increase in the number of individual sites from ten to thirteen.

Following the Michigan History Division inspection and the publication of the survey report (June, 1980), six public workshops were held by the Saginaw County Historic District Commission concerning the National Register process. Each workshop focused on one or two districts of similar character (residential vs. commercial) and was held at a location near the district to be discussed. The workshops were preceded by notices in the local newspaper and on the local public service television station. Groups involved with development and historic preservation were informed of the meetings as were many property owners within each district; property owners could not all be notified individually because of the prohibitive costs. In the West Side Business District, however, all property owners were notified because of assistance offered by the West Saginaw Civic Association. Additionally, each owner of an individual site considered for nomination was notified of the process and was asked to comment. From the workshops, persons involved with the nomination gained insights into possible local opposition and support, made contacts which provided historical information on sites and people within the districts, and generally made public and private interests aware of the Multiple Resource Nomination.

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Following the workshops, another on-site inspection was conducted by the Michigan History Division. At this July, 1980 meeting, the decision was made to nominate ten districts and thirteen sites to the National Register. By this time, a thorough grasp of the area's historic and architectural resources made definition of defensible historic districts and individual sites possible. Table 1 profiles each of the historic districts in the nomination.

The methodology used by Saginaw County and the Michigan History Division led to the selection of historic districts and individual sites which provide a balanced representation of the study area's resources. The full range of time periods in Saginaw's development have been represented, as have residential, commercial, and industrial structures. Opulent residential districts, modest residential districts, two downtown commercial areas, an ancillary shopping area, and individual sites were identified which illustrate the full range of Saginaw's historic developments and architectural trends.

Once the historic districts were identified and their boundaries analyzed, pivotal and non-contributing structures within the districts were identified. For the purpose of consistency, clarity, and control over the sheer volume of a nomination involving over 800 structures, any structure built after 1930 was identified as noncontributing. The only exception to this rule is the Saginaw City Hall in the Grove District, built in 1936. In this case, the architecture and landscaping of the building make it so valuable a contribution to the district that its recognition cannot wait for the next generation of buildings dating from the Depression Era to be inventoried and nominated to the National Register through the amendment process. Pivotal structures were selected on the basis of their historic and/or architectural importance to the districts. They represent the best or the most typical structures within each district.

V. ORGANIZATION OF HISTORIC DISTRICT AND INDIVIDUAL SITE TEXTS.

Each historic district is described and its boundaries justified in the individual chapters of the text which deal with the districts. At the beginning of each district description, a brief reference to the National Register Selection Criteria which are met by the district is made. An overview of the history and architecture of the district is provided, followed by a section of text which delineates the district boundaries. In the delineation section, the boundaries are justified, land uses within and adjacent to the district are described, and a summary of architectural styles is presented. The next section on community history focuses upon the events and individuals which make the district important to the City and to Mid-Michigan. An analysis of pivotal structures follows; these structures are arranged by date of construction, working from the oldest to the most modern.

Individual site nominations follow a less rigid format. Unless noted otherwise, an individual site includes the entire property associated with the resource and is named after the most historically prominent or original owner.

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OMR NO. 1024-0018
EXP. 12/31/94

Figure 2.
Historic District Profiles

	North Michigan Avenue Historic District	South Michigan Avenue Historic District	Saginaw Central City Expansion District
Total # of Acres	25.70	15.0	13.80
# of Structures per acre	1.24	2.73	4.92
Total # of Structures	33	41	68
# contributing	27	40	68
# non-contributing	6	1	0
% non-contributing	19%	3%	0%
% in age categories			
1830-1849	0%	0%	0%
1850-1869	6%	5%	4%
1870-1889	31%	37%	31%
1890-1909	9%	34%	51%
1910-1929	35%	22%	14%
1930 +	19%	2%	0%
Uses of Structures	# %	# %	# %
Religious Structures	2 6	0 0	0 0
Commercial/Retail	0 0	3 7	0 0
Service	14 43	2 5	0 0
Residential	15 45	36 88	67 99
Public	2 6	0 0	1 1
Industrial	0 0	0 0	0 0

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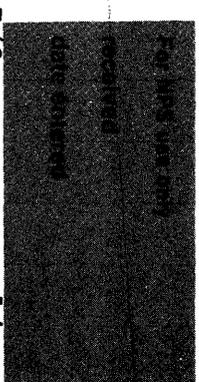
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* Commercial - estimates first floor uses only, the use which predominates in the structure.

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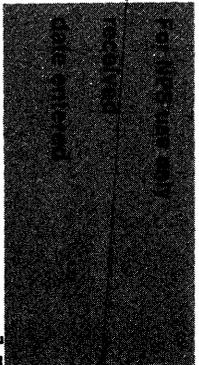
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Figure 2.
Historic District Profiles

	South Jefferson Avenue Historic District	West Side Historic Residential District	North Jefferson Avenue Historic District
Total # of Acres	37.00	91.65	2.26
# of Structures per acre	3.51	3.80	1.76
Total # of Structures	130	349	4
# contributing	121	325	4
# non-contributing	9	24	0
% non-contributing	7%	7%	0%
% in age categories			
1830-1849	0%	1%	0%
1850-1869	2%	12%	0%
1870-1889	16%	44%	50%
1890-1909	30%	24%	50%
1910-1929	44%	12%	0%
1930 +	8%	7%	0%
Uses of Structures	# %	# %	# %
Religious Structures	1 1	2 1	0 0
Commercial/Retail	0 0	9 3	0 0
Service	0 0	14 4	1 25
Residential	129 99	324 92	3 75
Public	0 0	0 0	0 0
Industrial	0 0	0 0	0 0

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* Commercial - estimates first floor uses only, the use which predominates in the structure.

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Figure 2.
Historic District Profiles

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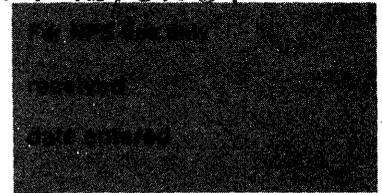
	The Grove	Saginaw City* Historic Business District	East Genesee* Historic Business District	East Saginaw* Historic Business District
Total # of Acres	56.40	33.80	5.53	6.68
# of Structures per acre	.31	2.54	4.15	2.39
Total # of Structures	18	86	23	16
# contributing	17	71	23	16
# non-contributing	1	15	0	0
% non-contributing	4%	17%	0%	0%
% in age categories				
1830-1849	0%	0%	0%	0%
1850-1869	0%	17%	7%	0%
1870-1889	26%	38%	40%	50%
1890-1909	8%	13%	33%	6%
1910-1929	50%	15%	20%	44%
1930 +	16%	17%	0%	0%
Uses of Structures	# %	# %	# %	# %
Religious Structures	3 17	0 0	0 0	0 0
Commercial/Retail	0 0	34 40	9 40	8 50
Service	1 5	31 36	0 0	5 31
Residential	12 67	0 0	0 0	0 0
Public	2 11	3 4	0 0	0 0
Industrial	0 0	18 20	0 0	3 19

Only 40% of the district's buildings presently are in use at the first floor level. Existing uses are commercial/retail.

* Commercial - estimates first floor uses only, the use which predominates in the structure

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Figure 3.

Pivotal Structures

West Side Historic Residential District

1. 213 S. Granger (George Bullock House)
2. 821 Ames (House)
3. 1021 Court (Charles Bauer House)
4. 803 Adams (John Stenglein House)
5. 1008 Hancock (Edgar Church House)
6. 129 S. Granger (Clarence Brand House)
7. 715 Court (House)

Saginaw City Historic Business District

1. 401 Court (Fordney Hotel)
2. 301 N. Hamilton (Schuch Hotel)
3. 300 S. Hamilton (Benjamin Stable)
4. 423 Court (Merrill Building)
5. 400 Court (Bank of Saginaw Building)

South Michigan Avenue Historic District

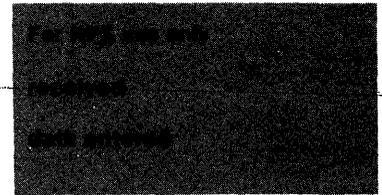
1. 704 S. Michigan (George Stark House)
2. 619 S. Michigan (House)
3. 1003 S. Michigan (House)

North Michigan Avenue Historic District

1. 727 N. Michigan (Hannon House)
2. 1006 N. Michigan (Benton Hanchett House)
3. 1027 N. Michigan (Gilbert Stark House)
4. 1126 N. Michigan (Charles Ring House)

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Saginaw Central City Expansion District

1. 915 Emerson (House)
2. 900 S. Weadock (Central Junior High School)

South Jefferson Avenue Historic District

1. 614 E. Holland (Charles Sommers House)
2. 1105 S. Jefferson (Henry Passolt House)
3. 708 E. Holland (Oliver Morse House)
4. 1415 Brown (Martin Gale House)

North Jefferson Avenue Historic District

1. 503 N. Jefferson (John McTavish House)

The Grove

1. 1446 S. Washington (T.B. Corning House)
2. 1531 S. Washington (Montague House)

East Saginaw Historic Business District

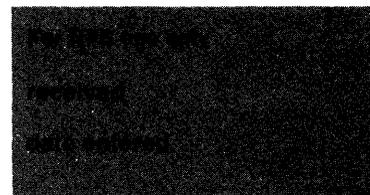
1. 101 N. Washington (Eddy Building)
2. 219 N. Washington (Saginaw Club Building)
3. 107 N. Washington (Bancroft Hotel Building)

East Genesee Historic Business District

1. 802 E. Genesee (Baumgarten Building)
2. 803 E. Genesee (Wegst Building)

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Figure 4.

Non-Contributing Structures

West Side Historic Residential District

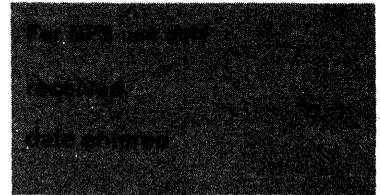
- 812 Adams
- 1207 Adams
- 122 S. Bond
- 821 Court
- 902 Court
- 908 Court
- 220 S. Granger
- 1102 S. Mackinaw
- 416 S. Porter
- 416 S. Webster
- Webster St. Parking Lot
- 112 S. Oakley
- 210 S. Bond
- 213 S. Bond
- 1102 Cass
- 804 Mackinaw
- 1115 Mackinaw
- 902 Ames
- 819 Hancock
- 921-23 Hancock
- 1003 Hancock
- 114 N. Oakley
- 125-127 N. Webster
- 920 Hancock

Saginaw City Historic Business District

- 319 S. Hamilton
- 311 S. Hamilton
- 410 Van Buren
- 318 S. Michigan
- 222 S. Michigan
- Parking Ramp
- Waterworks Plant
- 101 N. Hamilton

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411 Hancock
220 N. Michigan
300 Ames
312-318 N. Michigan
160 S. Niagara
200 S. Niagara

South Michigan Avenue Historic District

1009 S. Michigan

North Michigan Avenue Historic District

625 N. Michigan
710 N. Michigan
926 N. Michigan
1011-13 N. Michigan
903 N. Michigan
905 N. Michigan

Saginaw Central City Expansion District

None

South Jefferson Avenue Historic District

1421 Brown
1404 Cedar
1412 Cedar
1418 Cedar
1513 Cedar
713-15 E. Holland
914 E. Holland
1008 E. Holland
1136 S. Jefferson
1326 Owen
612 E. Remington

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North Jefferson Avenue Historic District

None

The Grove

Convent, Holy Family Church

East Saginaw Historic Business District

None

East Genesee Historic Business District

None

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Figure 5.

The following persons were involved in the preparation of this Multiple Resource Nomination:

DIRECT INVOLVEMENT			
Name	Position	Background	Involvement
Jill Turner	Assistant Planner Saginaw County	BA/Geography/Flint U of M	Survey organization and implementation
Kevin Kline	Student Intern	Jr/Sr/Political Science/Albion College	Survey, individual site nomination
Marlia Hoover	Associate Planner Saginaw County	MA/Geography/Michigan State University	Preparation of nomination
Jon Mersman	Planning Director Saginaw County	MUP/Urban Planning/ Michigan State	Administration, review proposals
Janet Kreger	Regional Coordinator Michigan History Division	MS/Historic Preserva- tion/Columbia University	State level review
Dan Chase	Technician Saginaw County	Education/Western Michigan University	Survey, mapping, property descriptions
Mary Toshach Wells	Planning & Preservation Consultant Toshach & Sobszack Assoc.	MA/Planning/Ball State MA Candidate/Historic Preservation/Ball State	Architectural descriptions

INDIRECT INVOLVEMENT		
Name	Involvement	Relationship
Ralph Stroebel	Review of History	County Historian
Dave Edwards	City/County Liaison	Saginaw City Planning Dept.
Bob Huebler	Citizen Advisory Committee	Heritage Square Neighborhood Assoc.
Leo Kahan	Citizen Advisory Committee	Business District property owner
Pat Novak	Citizen Advisory Committee	Central City District
Don Schwager	Citizen Advisory Committee	Resident, Central City District
Les Tincknell	Citizen Advisory Committee	Architect
Denny Whalen	Citizen Advisory Committee	West Saginaw Civic Association

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GENERAL HISTORY OF THE CITY OF SAGINAW

I. PRECIS

Saginaw, Michigan is best understood if it is evaluated in the perspective of the entire Saginaw Valley. The City, or the site of the City, has been the regional center for the Valley since the beginning of habitation. As a regional center, the function of the site often changed, but it has always been the focal point of the area. Woodland Indians used the site as a gathering place, a place for camping and burying their dead. Fur traders used the site as a transshipment point, gathering furs from the entire Valley before shipping them to Fort Mackinac or Detroit for sale. Lumber interests used Saginaw as a manufacturing and corporate headquarters from which they could manage the exploitation of the entire region's lumber resources. It was at this time that Saginaw as a regional center gained its most obvious prominence. As lumbering declined, Saginaw diversified its manufacturing and corporate interests and entered an era of processing raw materials brought in from outside of the region in a climate of more limited capital investment within the community.

The residential, commercial, and industrial areas which make up the City of Saginaw reflect the City's changing function and fortunes. More than that, the neighborhoods reflect the changes which occurred throughout the region, directed in large part by the City's residents.

The following text serves as a history of the City of Saginaw and, of course, as a history of the 34 percent of the City which comprises the study area.

II. SAGINAW BEFORE 1850

The site of Saginaw was chosen for habitation by Indians, and later by Euro-Americans, because of its location and topography. The process of multiple glaciation left the post-Wisconsinan age Saginaw Valley as a broad lake plain crossed by beach ridges, moraines, outwash deposits, and meltwater channels. Saginaw drew Indian settlement because of its position as the first "dry land" north of Flint and south of Saginaw Bay along the Saginaw River. Areas adjacent to this sandy ridge were water-covered most, if not all, of the year. Pre-historic Indian tribes settled along this ridge, using it as a site for seasonal camps, burials, and limited agriculture.

At the time of European expansion into the Great Lakes region, the Ojibway and Ottawa tribes were the primary inhabitants of north and northeast Michigan. These Indians of the Algonquin culture were primarily woodland groups with an orientation toward hunting and fishing. In organization and attitude, they were closely linked to the tribes located in Northern Upper Michigan and Northern Ontario. As French, English,

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and American interests struggled for control of the Great Lakes and the fur trade, the Indian tribes responded to trading opportunities in a variety of ways. In the mid-1700s, the Ojibway tribes responded to trading opportunities and to competition from other tribes by moving from their traditional northern grounds along the St. Mary's River to the Saginaw River Basin. The Ottawa tribes located in the more southerly lands were assimilated by the Ojibways.

By 1820, several small fur trading posts dotted the Saginaw Valley. One of the most active was at Saginaw, where Indians supplied furs to the post. Saginaw's role was that of a point of accumulation, a node from which the resources of the region were exported to the major fur centers of Detroit and Mackinaw. The growth of the fur industry brought a few white settlers into the area who, in turn, attempted to lure others to the new lands. Before secure white settlements could be developed, local traders and entrepreneurs recognized the need to establish land settlement policy. Transfer of Indian lands to the United States Government, provision of military protection, and initial platting were accomplished between 1819 and 1830.

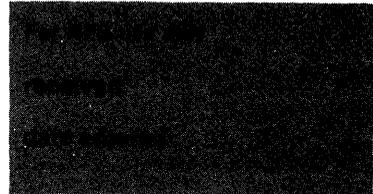
The Treaty of 1819 transferred six million acres of land from the Indians to the United States Government. Among the principals in the negotiations were Louis Campeau, G. Godfrey, James V.S. Riley, J. Whipple, and Conrad Ten Eyck, all of whom had special interest in Saginaw. Signed in Saginaw at a location near Louis Campeau's West Side trading post, the treaty gave the six million acres to the government at a price of \$1,000 dollars per year in perpetuity. In addition to the financial considerations, the Indians were to receive the right to hunt and to receive reimbursement for any Indian-made improvements which had to be abandoned because of the treaty. Special land grants were presented to James, Peter, and John Riley, the sons of James V.S. Riley and Menaweumegoqua, a Chippewa woman. These land grants marked the first white ownership of today's Bay City, Carrollton, and east side Saginaw.

In 1822, the United States Government decided to provide military protection to the Saginaw Valley. General Winfield Scott, commander of the Nation's eastern armies, directed that the new military outpost be constructed near the head of Saginaw Bay. Scott also instructed the commander of the post to consult with Governor Lewis Cass and to take his advice regarding the most suitable location. The troops assigned to Fort Saginaw were brought from Green Bay, Wisconsin under the command of Major Daniel Baker. Baker, an experienced soldier with acknowledged fort building capabilities, consulted Cass and selected a site nearly twenty-one miles upstream from the mouth of the Bay on the west bank of the Saginaw River near the present intersection of Court and Hamilton Streets. In Baker's estimation, the West Side site would provide military protection as well as land suitable for growing food and foddering animals, necessary domestic activities for outposts detached in the wilderness.

Fort Saginaw survived as a military garrison for approximately eighteen months. The major problem was that of illness, brought on by infections carried by the masses of mosquitos endemic to the swampy region. Baker, seeing Saginaw as an important

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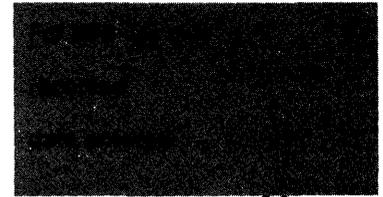
intermediate point between Detroit and the Sault, held his position as long as possible. He was eventually forced to abandon the post with the exception of a small detachment of commissioned and non-commissioned personnel. This detachment left the fort in the spring of 1824. Local residents objected to the abandonment, writing a letter to Secretary of War John C. Calhoun which was published in a Detroit newspaper. Signed by twenty-two people, the letter had no success in convincing the government to re-man the fort. In 1825, Fort Saginaw was sold to Samuel Dexter.

Even though the military interests abandoned Fort Saginaw, the fort complex remained in use. The American Fur Company, then headed by John Jacob Astor, came to Saginaw in 1824 and provided an economic base and protection for the community. The other major fur interest in the community was Louis Campeau who, against considerable forces, resisted being incorporated into the American Fur Company organization. Campeau left Saginaw in 1826 for Grand Rapids and is considered the founder of that community. His move may have been prompted, in part, by a desire to put some distance between himself and the aggressive Astor organization. By 1830, both the American Fur Company and Campeau's business had been acquired by Gardner Williams. Williams, from his buildings on the river near the foot of Mackinaw Street in Saginaw, effectively controlled a large portion of Michigan's fur industry.

When Alexis DeTocqueville visited Saginaw in 1831, he described it as follows:

"...the farthest point inhabited by Europeans to the Northwest of a vast peninsula of Michigan. It may be considered an advanced post, a sort of watchtower placed by the whites in the midst of the Indian nations. . . Thirty persons, men, women, old people and children, comprised this little society, as yet scarcely formed, an opening seed thrown upon the desert, there to germinate. Chance, interest or inclination had called them to this narrow space, no common line existed between them and they differed widely. Among them were Canadians, Americans, Indians, and half-casts."

The description captures the assets, as well as the problems, of the community based on fur trading and frontier subsistence farming.

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Traders and farmers had interest in expanding their community and, to that end, supported the platting of twenty blocks by McCloskey and Farley in 1823. The West Side plat near William's fur post was not successful; only three lots were sold. In 1830, Samuel Dexter platted the area he had acquired based on Fort Saginaw. Again, there was little success in the sale of lots. The Dexter Plat of 1830 was replatted in 1835 and sold to a partnership of Norman Little, John Mackie, Samuel Oakely, and William Jennison, Jr. Sales languished, and the West Side was replatted for the third time in 1837. Little and company aggressively promoted the Currier Plat, drawing approximately 900 people to the area. Between 1837 and 1841, fifty-eight lots were sold. Little and his associates had both East and West Side properties which seemed to defy their best efforts at promotion. In 1841, Little sold the Saginaw properties, dissolved the partnership, and returned to the East Coast. Harvey Williams purchased an East Side parcel in 1836 and constructed a stable, a mill, and two or three residences. A plat bounded by present day Holland, Hayden, and Jefferson Streets and the river followed in 1837. The high and dry location was the best the East Side had to offer, but development was minimal.

Between 1837 and 1850, several events important to the future development of the two Saginaws took place. The statewide economic collapse of 1837 caused a contraction in the fortunes of Saginaw, slowing private and public investment in the area. This retrenchment changed West Saginaw from a trading community to a frontier farming settlement. In slow recovery over the next decade, attention focused on West Saginaw where a community already existed and where investment appeared less risky, rather than on East Saginaw which was essentially an empty plat on an "inferior site." The West Side gained a few years head start over its eastern neighbor in the establishment of homes, industries, and commercial establishments.

In 1849, Norman Little was ready to reinvest in Saginaw, returning to the area with the financial backing of Hoyt & Company of New York. Little purchased land on the East Side and developed the Hoyt Plat of 1850. With the juxtaposition of a strengthening State economy, opportunities to invest in the rapidly accelerating lumber business, and Hoyt's seemingly unlimited funds available for investment, the time was right for promoting an East Side plat. Hoyt and Little funneled the Hoyt Company's monies into establishments based on the East Side, having the latitude to invest as little or as much as they saw fit in any manner they pleased. Their success encouraged others to risk investment not only in East Saginaw, but in eastern Michigan.

III. EARLY LUMBERING PERIOD c. 1850 - c. 1875

Soon, two separate communities grew on the banks of the Saginaw River: East Saginaw, incorporated as a Village in 1855 and as a City in 1859, and Saginaw City, incorporated as a City on the west bank in 1857. Although the two were linked by a common industry and function within the Saginaw Valley, they saw themselves as separate and competing entities. The period from 1850 to 1900 was the heyday of lumbering, with

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the Saginaws serving as one of the primary centers of eastern and northern Michigan's lumber industry. Most lumber interests used the Saginaws as manufacturing and corporate headquarters from which they would manage the exploitation of the area's lumber resources. The purchasing of timber lands, harvesting, timber transporting, processing, distributing, and the manufacturing and marketing of equipment for an area which eventually extended into the Upper Peninsula and western Ontario was most often controlled from this one central location, Saginaw. East Saginaw and Saginaw City experienced phenomenal growth due to lumbering, growth which the respective sets of civic leaders and residents handled in different ways. The period from 1850 to 1900 can be described as the era of greatest competition between the East and West Side communities as well as the era of their greatest bloom.

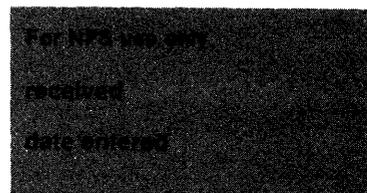
The Saginaw Valley was ideally suited for the development of the large-scale lumber industry. Among its major assets were cohesive stands of softwoods adjacent to rivers which were tributaries to the Saginaw River. The Saginaw River, in turn, provided access to Saginaw Bay and points beyond. Lumbermen were first interested in stands of pines situated on well-drained soils. These stands, especially those along the Cass, Tobacco, and Tittabawassee Rivers were the first to be harvested. East-central Michigan's climate, providing long cold winters, was another asset. The long frozen period gave loggers ample opportunity to transport logs cut in the interior to the riverbanks, where, in the spring, they could be floated to Saginaw for processing. In addition, because of the area's isolation and poor transportation connections to the southerly sections of the State, land was not settled by farmers. It was yet another asset for the lumber interests to have a free rein in the survey, evaluation, purchase, and speculation of properties.

Between 1850 and 1875, Saginaw's lumber industry was based on the harvest and transport of "green" or unfinished timber. Logs were cut and floated to points upstream from Saginaw where they were separated, marked, and brought downstream to the mills in Saginaw City and East Saginaw. In time, the process was expanded to bring logs upstream from the mouth of the Bay. By 1858, East Saginaw had eight sawmills which handled volumes ranging from 1.5 to 4.5 million board feet in that year. Saginaw City had three mills which processed from 2.5 to 7.0 million board feet by 1858. Throughout the period, East Saginaw exceeded Saginaw City in the volume of lumber processed and in the number of mills.

The volume of lumber processed on the Saginaw River grew from 92 million board feet in 1851 to 125 million in 1860, 577 million in 1870, and 582 million board feet in 1875. In 1869, the lumber harvest of the Saginaw Valley was 23 percent of all lumber harvested in Wisconsin, Minnesota, and Michigan. The value of lumber manufactures was approximately \$14 million in 1870. This \$14 million accounted for 42 percent of the total value of the State's lumber manufacturing and 53 percent of the value of all manufactures in the Saginaw Valley. The remaining value of manufactures in the Saginaw Valley were in industries closely linked to lumbering such as salt production, which

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used mill refuse for fuel, and machinery manufacture.

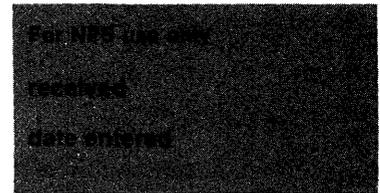
Several major lumber companies were established during this early period of Saginaw's lumbering era. The lumber companies based in Saginaw were amazing in their firm control over all aspects of the industry and in their intercorporate coordination. The business was integrated vertically, with one company holding interests in land purchase, timber harvest, sales, milling, and supply. What was not integrated was made available by some Saginawite well known to the lumbermen. Local entrepreneurs formed partnerships, broke them, recombined, saw laborers leave to start their own firms, joined prior associates, and then redissolved associations. Industrialists worked together, in a spirit of healthy competition, using one another to their individual best advantage. Among the largest lumber barons were Jesse Hoyt, Gardner and Harvey Williams, Aaron T. Bliss, Ammi Wright, A.H. Mershon, Arthur Hill, Amasa Rust, William Ring, and Wellington Burt. In addition to their lumbering concerns, these men left identifiable marks upon the civic and political sectors of both East Saginaw and Saginaw City.

With the Saginaws acting as the major center from which the area's lumber exploitation was managed, the two communities rapidly developed a variety of goods and services. In fact, some claim that the communities, which together created the second largest population center in the state, over-diversified relative to permanent agricultural settlement. The West Side housed the first general commercial establishments. A tannery, saddle shop, and furniture manufacture as well as several grocers, hardware merchants, lawyers, and dry goods dealers were active by 1858. Hotels, restaurants, saloons, music halls, brothels, and other spots catering to seasonal crews of lumberjacks and visiting industrialists could be found. North of the Williams Sawmill (Mackinaw Street), the core of the West Side business district sat on the old site of Fort Saginaw (Court and Hamilton). Simple frame structures, the earliest buildings were easy to construct and expand but were also vulnerable to periodic fires which swept through the lumbering community. The architecture was purely functional, of rough-milled timber assembled by untrained hands. By the 1860s however, brick commercial blocks were beginning to appear on the West Side. Italianate styled commercial blocks, with tall windows, carved stone or wood detailing, and elaborate cornices, were popular.

The West Side residential neighborhoods which evolved during this time period were distinguished by their grand but not ostentatious appearance. Entrepreneurs, clerks, and laborers lived side by side within easy walking distance of the bustling, often rowdy, business and manufacturing districts. First Greek Revival, and then Queen Anne, Italianate, East Lake, and Stick Style structures were constructed on South Michigan Avenue and along Court, Michigan, Mackinaw, and Oakley Streets. As time passed, residential development spread slowly northward. Churches such as St. Andrew's Catholic parish, St. John's Episcopal, and First Presbyterian formed to supply the spiritual needs of the community. Schools, social halls, and newspapers were not far behind.

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The East Side neighborhoods got a later start but bloomed rapidly under the influence of lumber money. By 1858, East Saginaw had a more diverse industrial sector than the West Side, featuring flour mills, machine shops, cabinet shops, furniture manufactures, and lumber mills. Dry goods stores, groceries, and hardware stores existed, as well as book stores and print shops, the later absent in the west. In the 1850s and 1860s, three separate fires destroyed homes, businesses, and industries on the East Side. After each fire, redevelopment and expansion occurred. By 1875, the East Side residential neighborhoods were catering to the needs to young professionals, craftsmen, and fledgling entrepreneurs. Carpenter Gothic style homes were very popular, with Queen Anne, Italianate, Italian Villa, Chateausque, East Lake, and Stick Style homes appearing as neighborhoods expanded and matured.

The two cities were separate physical, political, and ideological entities. East Saginaw had a tendency to be more progressive, promoting community improvements such as cedar block roads and lighting which were not found on the West Side. Saginaw City, usually labeled conservative, was more cautious in its welcome to improvements and new industry. The two cities were physically linked by bridges and street cars, however. Swing and lift spans over the river provided access from the muddy roads of the west to the cedar block avenues of the east. The first bridge was constructed in 1864 at Genesee Avenue, replacing a rope ferry. Between 1864 and 1878, the first bridges at Bristol Street (1865), Mackinaw (1874), and Johnson (1878) Streets were built. Over time, each of these spans was rebuilt to serve the needs of the growing population. Street cars made their first appearance in Saginaw during 1863. Two companies formed on the West Side, followed by the formation of a company on the East Side. By 1865, the initial route structure linking east, west, north, and south Saginaw was in place. Routes ran along Washington Street, from the Potter Street Railroad Station to South Saginaw across the Genesee Avenue Bridge, and, along Michigan Avenue from the intersection of Hamilton and Mackinaw Streets northward to the Genesee Street Bridge.

During the period 1850 to 1874, Saginaw established transportation links to the remainder of the State. Water remained the primary means of transporting lumber and people, but it was gradually supplemented by plank roads and railroads. The first large scale improvement of the Saginaw River occurred in 1869 when the channel was dredged to a depth of ten feet. Snags and sand bars were removed, turning basins were constructed, and portable dams were built. The Saginaw River was improved for two purposes: to provide transportation between communities and to assist the lumbering industry.

Railroad service was provided to Saginaw in 1862 by the Flint & Pere Marquette Railroad. This line, which ran into East Saginaw, was soon supplemented by the Michigan Central line, which extended into the West Side. On the local scale, the railroads provided an additional industry and spurred development around the tracks. The Potter Street Station area, for example, soon supported hotels and groceries as well as fine residences. On the regional scale, the railroads linked Saginaw with other Great Lakes' population centers, decreased the City's reliance upon water transport, and gave some preliminary indications of the change in character that the lumbering industry would

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soon experience. By 1875, the Saginaws were moving into a second phase of their lumbering era based upon the distribution of lumber from sources increasingly distant from Saginaw.

IV. DIVERSIFICATION OF THE LUMBER INDUSTRY c. 1875 - c. 1900

Saginaw as a regional center gained its most obvious prominence between 1875 and 1900. At the beginning of this period, Saginaw's lumbering industry began to diversify products and to move into wholesaling and merchandising as substitutes for sawmilling. Solidly in control of all aspects of production, the lumber barons were secure in their businesses and in their reputations. Saginaw and fine pine were synonymous in the East Coast market place. Recognizing changing market conditions and their own operational sophistication, the lumber interests slowly shifted their emphasis from the distribution of green and unfinished lumber to the distribution of dry and finished lumber. Dealing in finished lumber meant that less waste had to be shipped and that Saginaw could supply the type and volume of lumber requested by Detroit, Toledo, and Lake Erie-based customers. Greater local supplies of finished lumber gave local producers of wood-related products such as shingles, laths, matches, barrels, doors, and sashes a boost. Supporting industries such as ironworks and machine shops increased in sophistication in order to serve the mills.

In 1888, three quarters of the logs processed in Saginaw were harvested along tributaries of the Saginaw River. Lumbermen, however, were slowly being forced to range farther and farther afield into northern Michigan, the Upper Peninsula, and Ontario in order to supply their mills. In time, Saginaw's highly efficient mills could not be cheaply supplied with lumber. The industry's eventual decline was linked to the distance separating sources, mills, and market place. Industrialists moved westward in search of sources of lumber closer to the active western markets. Before lumbering declined, however, the diverse needs and character of the industry initiated widespread changes throughout the social, economic, and architectural fabric of Saginaw. From 1875 to 1895, Saginaw, and especially East Saginaw, bloomed. This era was the high point of investment in private homes, businesses, and public buildings. Saginaw firmly established itself as a cultural center as well as a business center, a focal point of wealth and amenities north of Detroit.

The volume of lumber produced in the Saginaw Basin grew from 736 million feet in 1879 to its peak of over 1 billion board feet in 1882; thereafter, it declined to 851 million in 1889 and 340 million in 1897. This volume was between 18 percent in 1879 and 11 percent in 1897 of the volume of timber harvested in Michigan and from 12 percent in 1879 to 4 percent in 1897 of the volume harvested in Wisconsin, Minnesota, and Michigan. Lumber provided roughly 50 percent of the volume of manufacturing in the Basin until 1900 when the share declined to approximately 25 percent. For the State as a whole, the Saginaw Basin provided 40 percent of the value of lumber manufactured in 1880, 34 percent in 1890, and 20 percent in 1900. By 1888, the manufacturing sector of

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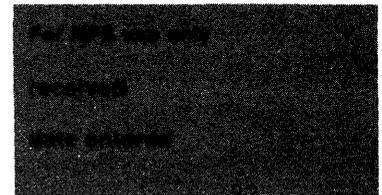
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lumbering was highly developed and provided a significant portion of the value of manufacturing within the Saginaw community. At the same time, it contributed significantly to the value of lumber manufacturing to the State as a whole. Although Bay City gained in importance in sawmilling, the majority of lumber activity, both in manufacturing and marketing, remained based in Saginaw City and East Saginaw.

As the lumber industry diversified, so did the range of goods and services offered in the Saginaws. By 1887, six railroads served the area, making it not only the hub of northeast Michigan but of the northwest United States. Iron works, salt factories, flour mills, print shops, groceries, dry goods shops, cigar manufactures, hardware supply houses, banks, breweries, boot and shoe shops, butcher shops, bakeries, clothing manufactures, hotels, restaurants, jewelry stores, drug stores, and a wide variety of professional, legal, and medical services were in place by 1887. Many of the commercial businesses of this time followed the lumber industry's lead and became involved with wholesale distribution. Saginaw grocers did a wholesale business of approximately \$4 million in 1887, a large portion of it in the Upper Peninsula where lumbering capital was invested. Grocery, hardware, and dry goods dealers of the time boasted of their ability to compete with dealers in Toledo, Detroit, and Chicago. The Saginaw firm of Morley Brothers was well known for its lumbermen's tools and for the railroad step ladder on which it held the patent. The Heavenrich Brothers dealt in lumbermen's clothing, having both wholesale and retail stores. Following the lumber business inland via the railroad lines, they participated in "jobbing," or wholesale distribution.

In addition to business interests, Saginaw had two conservatories of music, libraries, theatres, and several private clubs which rounded out the finer points of life. The Saginaw Club was established in 1889, opening its doors on Washington Street in 1890. The Saginaw Country Club was formed in 1899 to cater to the few gentlemen of the area who played the then novel game of golf. Several clubs with large memberships from the German population, such as the Teutonia Club, Germania Club, and Arbeiter Societies, were active in promoting cultural events. Among their many activities, these clubs often provided community entertainment and scholarships for worthy students. A Young Men's Christian Association was established in 1865 and soon was joined by a Young Women's Christian Association established in 1890. The medical needs of the communities were served by St. Mary's Hospital in East Saginaw, founded in 1874, and Saginaw General in Saginaw City, established in 1887.

The period from 1875 to 1900 was the high point of Saginaw's Victorian era of public and private construction. Drawing upon the craftsmen and skills available in the community, High Victorian construction developed to its most elegant stage. Many civic buildings were designed after consultation with residents. The designs selected for these buildings reflected the sophisticated tastes of persons who were wealthy and well travelled. With funding assistance from the estate of Jesse Hoyt, for example, a solid Richardsonian Romanesque-style library was constructed on the East Side in 1890. It became an interesting counterpoint to the fanciful Chateausque-style Federal Post Office which then was constructed on an adjacent lot in 1897. The County Courthouse was

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the center of a spirited debate in the early 1880s with the East and West Sides competing vigorously for the governmental center. The West Side retained possession of the county seat, erecting a new courthouse in 1883 to replace the Greek Revival structure which had served the community for fifty years. Privately, home owners were building residences in High Victorian Italianate, Stick Style, East Lake, Shingle, Romanesque, and Chateausque styles. Many of these styles were employed by Saginaw's entrepreneurs for shops and commercial store fronts.

The two Saginaws continued their intense competition until 1889 when an act of the State Legislature forced consolidation into one municipality, the City of Saginaw. The move for consolidation was prompted by a desire to decrease the waste occurring as two separate municipalities functioned. Each City had its own fire and police departments, sewer and water systems, street lighting, street paving, etc. The consolidation which occurred on paper in 1889 took many years to implement. In physical terms, two systems of municipal services had to be joined. The bigger obstacle, however, proved to be the minds of residents who continued to view East and West Side Saginaw as separate entities.

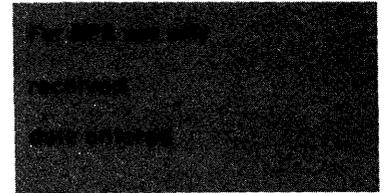
Although Saginaw was a diverse, sophisticated City, it was still river- and lumber-oriented and experienced the problems common to bustling riverside communities. Each year, the annual spring flood inundated the East Side from the riverbank to Jefferson Street. Even with the new municipal water system, water quality remained poor and residents, especially those on the West Side, relied upon deep wells. Each well varied in quality, but wells were still an improvement over the municipal water system which often supplied snails and minnows in addition to water. Plank, cedar block, and paved streets gave some relief from the muddy ground while improved drainage helped eliminate both disease and the "fish ponds" behind stores in the business districts. Bridges were periodically replaced to meet increasing land transportation needs, but remained as lift or swing spans to accommodate river traffic. Fires, the nemesis of lumbering communities, continued to plague the City. One of the most significant fires occurred in 1893, when 257 buildings on the East Side were lost in an area four blocks wide and one mile long. The fire was significant in its size and, indirectly, in the date it occurred. By 1893, the lumbering business was beginning to decline. Many of the structures destroyed in this blaze were not replaced as Saginaw fell out of its boom period and into a time of readjustment. Between 1895 and 1900, Saginaw began to seriously feel the effects of lumbering's decline.

V. DECLINE AND ADJUSTMENT 1900-1930

The decline of lumbering in Saginaw after 1900 was just that, a decrease in the volume and value of lumber products manufactured rather than a total cessation of lumber related activity. After 1900, the volume of lumber sawmilled in Saginaw was negligible but production of wood products including furniture, sashes, doors, matches, and shingles remained active. Saginaw adjusted to lumbering's decline by drawing on the

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diversification which had occurred in the previous quarter century. Between 1900 and 1910, Saginaw doubled its manufacturing production as it expanded into a variety of entrepreneurial activities. Saginaw specialized in metal-based manufacturing such as sheet metal and steering gear production which, in turn, provided a link to the automotive industry. The City's economy made an adjustment but did not become exclusively linked to automobile manufacturing as in the case of its neighbor to the south, Flint. Diverse manufacturing was the key to Saginaw's stabilization at the turn of the century.

Agricultural development of the lands adjacent to Saginaw proceeded rapidly between 1900 and 1920. Recruited by lumber companies, the State, or their own initiative, farmers followed the rail lines into the interior and onto cut-over timber lands. Good soils, as well as poor, were turned to crop and pasture. Farmers provided a market for Saginaw's diverse goods and services and also offered goods for sale. Agricultural implement sales and the processing and sale of agricultural products gained importance. Many of the agricultural commodities were shipped to market on the Saginaw River or by rail.

In the period of transition, capital had to be invested in new enterprises and new markets had to be identified. Some investments were successful while others were not. The sugar beet processing industry, for instance, had a short life within the City limits. Between 1900 and 1904, the Michigan Sugar Company operated a plant at an East Side location. The location was not suitable, so the company reorganized in 1904 and moved to Carrollton located just north of Saginaw. The coal industry experienced a brief period of development in Saginaw, too. Between 1890 and 1910, coal was extracted from mines very close to the City. Much of this coal was used as fuel for salt manufacturing, which, since the decline of lumbering, had been seeking another fuel source. Saginaw's supply of coal was very limited, however, and the industry folded in the 1920s. One of the notable successes in this period was the Wickes Brothers Corporation. Wickes, from its base in boiler manufacture and repair, soon spread into agricultural products, furniture, and baked goods. The Grey Iron Foundry Company, established in 1908, was another success and eventually became part of the General Motors Corporation.

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Saginaw experienced growth during this transition period. Although building and expansion was not boom-like, substantial progress in the improvement of the community was made. On the civic side, Saginaw's park system was greatly improved in the early 1900s. At the time of his death, Jesse Hoyt bequeathed part of the original James Riley Reserve from the Treaty of 1819 to the City for parklands. As was generally the case in park grants, this land was among the most unsuitable and least developable in the community. Plans were made for Hoyt Park in the 1890s and a preliminary grading and gravelling was accomplished. More area was drained in 1904. Rust Park was perhaps the most interesting effort at City beautification. Ezra Rust and William Linton were the proponents of this park. On a low East Side site which required several rounds of filling, the riverbank location was brought above flood level. Real improvements began in 1906 and continued through 1908, resulting in a landscaped riverside park named Ojibway Island and a lake, Lake Linton, to the east. Other civic improvements included the construction of a swimming pool, a 4,000 seat auditorium, and an armory. By 1915, another round of community expansion had begun. Local investors felt secure enough to reinvest in the community. A large part of this feeling of stability was linked to the successful industrial diversification in the area.

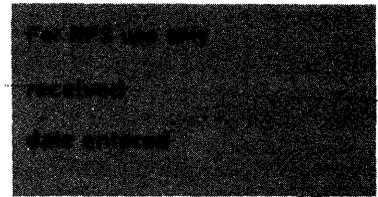
The architecture of the period complemented the styles already existing in residential neighborhoods and commercial areas and reflected a solidifying economy. Revival styles were popular, as were experimental styles offered by the new wave of American architects. Many public and commercial buildings displayed Beaux Arts Classicism, Second Renaissance Revival, Sullivanesque, and Neo Classical Revival styles in their designs; homes built in Georgian Revival, Jacobethan Revival, Prairie, and Bungaloid styles could be seen along Saginaw's streetscapes.

Saginaw's economy in the 1920s was very sensitive to changes in the economy across the State and Nation. Industrial employment fluctuated widely throughout the decade but ended on a strong note. By 1927, manufacturing and transportation employment had grown to approximately 17,500 people, with only 2.4 percent of industrial workers unemployed. The Grey Iron Foundry, with 6,000 employees in 1930, was the world's largest foundry. The wages and business which spread through the community as the result of manufacturing employment made Saginaw economically healthy. During 1927, approximately \$5 million were spent on construction in Saginaw. A bank, a hospital, an office building, and the Temple Theatre were among the most discussed additions to the City's structural wealth.

The stock market crash of 1929 and the decade of adjustment which followed changed Saginaw's economy and its residents' lifestyles dramatically. Unemployment among industrial workers climbed to 44.2 percent in 1932, and did not begin to decline until 1934 and 1935. The advent of the Second World War returned Saginaw's industrial economy to health.

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VI. SAGINAW IN THE 1980s

Saginaw, in the 1980s, is still a regional center although, once again, the manner and scale in which this centrality is expressed has changed. Until the early 1960s, Saginaw was the commercial, retail, financial, and industrial core of east central Michigan. Downtown was healthy, with people from several counties coming to Saginaw to make their major purchases. Since that time, urban pressures common to cities of this size have taken their toll. The downtown commercial areas have suffered greatly from the competition of suburban shopping centers and malls.

Some industries have left Saginaw in search of space for expansion, for cheaper labor, or for more suitable sites to headquarter their multi-national concerns. Saginaw's residential neighborhoods dating from the mid-nineteenth century have experienced varying degrees of popularity. Some neighborhoods have retained and emphasized their historic character and remain attractive to homebuyers and homeowners while others, equally historic and grand, have been neglected or suffer from some of the problems associated with a mixed racial composition. Property ownership in large dwellings once constructed for single families is changing under pressure from escalating taxes, increased home heating costs, smaller family size, and contradictory government programs.

The residents and businesspeople of each of Saginaw's neighborhoods are attacking their urban problems in manners appropriate for their neighborhoods. The West Side business district and some residential areas are attempting to strengthen themselves by accentuating their historic nature. The East Side business district prefers an emphasis on redevelopment and new construction with some conservation. East Side residential districts vary in their approaches, from some with a clear historic preservation focus to those emphasizing redevelopment.

Many of the structures which remain in Saginaw reflect the City's prior eras of wealth and prominence. However, only shells can remain when residents do not recognize the historical significance of their community and the role it has played. National Register designation is viewed as a way to awaken interest in what Saginaw's historic and architectural resources have to offer for the future.

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Figure 6.
POPULATION
(in thousands)

Selected Michigan Cities

	<u>1850</u>	<u>1860</u>	<u>1870</u>	<u>1874</u>	<u>1884</u>	<u>1894</u>	<u>1900</u>	<u>1910</u>
Saginaw	----	4.7	18.8	27.1	42.8	44.6	42.3	50.5
East Saginaw	----	3.0	11.3	17.1	29.1			
Saginaw City	----	1.7	7.5	10.1	13.8			
Ann Arbor	4.9	5.1	7.4	6.7	7.9	11.1	14.5	14.8
Battle Creek	1.1	3.5	5.8	5.3	10.1	15.5	18.6	25.3
Bay City	----	1.6	7.1	13.7	29.4	30.0	27.6	45.1
Detroit	21.1	45.6	79.6	101.3	133.0	237.8	285.7	465.8
Flint	1.7	2.0	5.4	8.2	9.0	10.4	13.1	38.6
Grand Rapids	2.7	8.1	16.5	25.9	41.9	79.4	87.6	112.6
Kalamazoo	----	----	----	----	13.9	21.1	24.4	39.4
Lansing	1.2	3.1	5.2	7.4	9.8	15.8	16.5	31.2
Muskegon	----	1.5	6.0	8.5	17.8	20.2	20.8	24.1
Pontiac	1.7	2.6	4.9	3.7	5.3	7.3	9.8	14.5

SOURCE: Michigan Census, 1850-1894.

U.S. Bureau of the Census 1900-1970.

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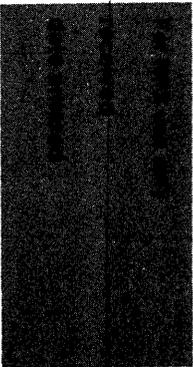
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Figure 6.
POPULATION
(in thousands)

Selected Michigan Cities

	<u>1920</u>	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>
Saginaw	61.9	80.7	82.8	92.9	98.3	91.8
East Saginaw						
Saginaw City						
Ann Arbor	19.5	26.9	29.8	48.3	67.3	99.8
Battle Creek	36.2	43.6	43.5	48.7	44.2	38.9
Bay City	47.6	47.4	48.0	52.5	43.6	49.4
Detroit	993.7	1568.7	1623.5	1849.6	1670.1	1512.9
Flint	91.6	156.5	151.5	163.1	196.9	193.3
Grand Rapids	137.6	168.6	164.3	176.5	177.3	197.6
Kalamazoo	48.5	54.8	54.1	57.7	82.1	85.6
Lansing	57.3	78.4	78.8	92.1	107.8	131.5
Muskegon	36.6	41.4	47.7	48.4	46.5	44.6
Pontiac	34.3	64.9	66.6	73.7	82.2	85.3

SOURCE: Michigan Census, 1850-1894.
U.S. Bureau of the Census 1900-1970.



9. Major Bibliographical References

Please see Continuation Sheet #9-2

10. Geographical Data

Acres of nominated property _____

Quadrangle name Saginaw

Quadrangle scale 1:24,000

UMT References

Please see Continuation Sheets #10-2 through #10-5

A

Zone	Easting		Northing				

B

Zone	Easting		Northing				

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Please see Continuation Sheets #10-6 through #10-29

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title 1) Marlia Hoover, Associate Planner
2) Janet Kreger, Regional Historic Preservation Coordinator

organization 1) Saginaw County Metropolitan Planning Commission
2) Michigan History Division date February, 1982

street & number 1) County Administration Building 1) 517-790-5284
2) Department of State telephone 2) 517-373-0510

city or town 1) Saginaw 1) Michigan 48602
2) Lansing state 2) Michigan 48918

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Maretha M. Bigelow
title Director, Michigan History Division and State Historic Preservation Officer date 5/14/82

For HCRS use only
I hereby certify that this property is included in the National Register
[Signature] date _____
Keeper of the National Register
Attest _____ date _____
Chief of Registration

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received 5.27.82
date entered

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Multiple Resource Area
Thematic Group

dnr-11

Name Central Saginaw Multiple Resource Area
State Michigan

Nomination/Type of Review			Date/Signature
1. Bearlinger Building	Entered in the National Register	Keeper	<u>Delores Byers 7/9/82</u>
		Attest	_____
2. Brockway, Abel, House	Entered in the National Register	Keeper	<u>Delores Byers 7/9/82</u>
		Attest	_____
3. Carriage, Davis, House	Entered in the National Register	Keeper	<u>Delores Byers 7/9/82</u>
		Attest	_____
4. Central Warehouse	Entered in the National Register	Keeper	<u>Delores Byers 7/9/82</u>
		Attest	_____
5. Cushway, Benjamin, House	Substantive Review	Keeper	<u>Tommy MacMurd 7/9/82</u>
		Attest	_____
6. East Genesee Historic Business District	Entered in the National Register	Keeper	<u>Delores Byers 7/9/82</u>
		Attest	_____
7. East Saginaw Historic Business District	Entered in the National Register	Keeper	<u>Delores Byers 7/9/82</u>
		Attest	_____
8. Grove, The (Hist. Dist.)	Entered in the National Register	Keeper	<u>Delores Byers 7/9/82</u>
		Attest	_____
9. House at 1514 N. Michigan	Entered in the National Register	Keeper	<u>Delores Byers 7/9/82</u>
		Attest	_____
10. Michigan Bell Building	Substantive Review	Keeper	<u>Tommy MacMurd 7/9/82</u>
		Attest	_____

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date entered

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Multiple Resource Area
Thematic Group

Name Central Saginaw Multiple Resource Area
State Michigan

Nomination/Type of Review

Date/Signature

11. North Jefferson Avenue
Historic District

Entered in the
National Register

Keeper

Delores Byers 7/9/82

Attest

12. North Michigan Avenue Historic
District

Entered in the
National Register

Keeper

Delores Byers 7/9/82

Attest

13. Peters, Charles, Sr., House

Entered in the
National Register

Keeper

Delores Byers 7/9/82

Attest

14. Potter Street Railroad
Station

DOE/OWNER OBJECTION

Keeper

Deferment eligible
since no work 7/9/82

Attest

15. Sacket, Russell, House

Administrative Review

Keeper

Since no work 7/9/82

Attest

16. St. John's Episcopal Church

Entered in the
National Register

Keeper

Delores Byers 7/9/82

Attest

17. Saginaw Central City
Expansion District

Entered in the
National Register

Keeper

Delores Byers 7/9/82

Attest

18. Saginaw City Historic
Business District

Entered in the
National Register

Keeper

Delores Byers 7/9/82

Attest

19. South Jefferson Avenue
Historic District

Entered in the
National Register

Keeper

Delores Byers 7/9/82

Attest

20. South Michigan Avenue
Historic District

Administrative Review

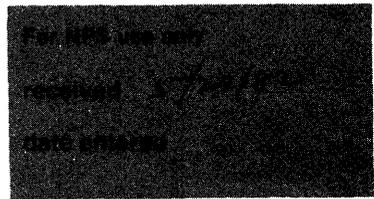
Keeper

Since no work 7/9/82

Attest

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Multiple Resource Area
Thematic Group

Name Central Saginaw Multiple Resource Area
State Michigan

Nomination/Type of Review		Keeper	Date/Signature
21. Wenzel House	Entered in the National Register	Keeper	<u>Melora Byers 7/9/82</u>
		Attest	_____
22. West Side Historic Residential District	Entered in the National Register	Keeper	<u>Melora Byers 7/9/82</u>
		Attest	_____
23. Wright, Ammi and William, House	Entered in the National Register	Keeper	<u>Melora Byers 7/9/82</u>
		Attest	_____
24. East Saginaw Historic Business District (Boundary Decrease)	Substantive Review	Keeper	<u>By Report</u>
		Attest	_____
25.		Keeper	_____
		Attest	_____
26.		Keeper	_____
		Attest	_____
27.		Keeper	_____
		Attest	_____
28.		Keeper	_____
		Attest	_____
29.		Keeper	_____
		Attest	_____
30.		Keeper	_____
		Attest	_____