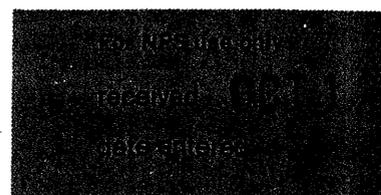


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See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N/A *multiple Resource Area*
Historic Resources of Genesee County, Michigan
and/or common (Partial Inventory: Historic and Architectural Properties)

2. Location

street & number Genesee County, Michigan N/A not for publication
city, town Multiple - see text N/A vicinity of ~~Congressional District~~ 7
state Michigan code 26 county Genesee code 049

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" 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 type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A In process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
<input checked="" type="checkbox"/> Multiple Resource	N/A being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" 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 List" for all Historic Districts and Individual Sites provided on Continuation Sheets #4-3 through #4-37.
street & number
city, town Genesee County N/A vicinity of state Michigan

5. Location of Legal Description

courthouse, registry of deeds, etc. Genesee County Register of Deeds
street & number Genesee County Administration Building, 1101 Beach Street
city, town Flint state Michigan 48502

6. Representation in Existing Surveys

title Genesee County Historic Survey has this property been determined eligible? yes no
and...(see Continuation Sheets #6-38 through #6-40).
date Summer 1978 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 one	Check one	
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>Please see nomination text.</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

Genesee County is an urbanized county with an industrial, automobile-dominated economic base and a population of approximately 450,000 people. An interior land area located in the southeastern section of Michigan's lower peninsula, Genesee County has a relatively flat topography and two major rivers, the Flint and the Shiawassee. After initially examining over 4,000 buildings and structures dispersed throughout the county but located outside of the City of Flint, this Multiple Resource Nomination has identified for nomination to the National Register of Historic Places five historic districts and forty-three individual sites located throughout Genesee County. Four of the districts combine commercial and residential architecture. The Hegel Road Historic District in Village of Goodrich located in the southeastern portion of the county, for example, reflects the original "Main Street" center of town through its twenty buildings located on 5.4 acres of land. Greek Revival, Italianate, and early twentieth century commercial buildings constructed from 1852 to 1916 are included in the district as are examples of Greek Revival, Queen Anne, and Bungalowoid residences built between 1846 and 1922. The Bridge Street/Broad Street Historic District in Village of Linden located south of Flint represents the most intact of Genesee County's milltowns with its forty-three structures on 15.6 acres of land. Greek Revival and Queen Anne residential styles built between 1850 and 1925 dominate the district while commercial structures built between 1840 and 1925 reflect Greek Revival, Italianate, and early twentieth century design influences. The Main Street Historic District in City of Flushing located fifteen miles west of Flint includes a "grand promenade" residential thoroughfare that enters into the town's commercial center. Eighty-two structures located on 22.4 acres of land create the district with commercial buildings reflecting ornate Italianate and early twentieth century styles constructed between 1850 and 1918 and residences exhibiting a wide variety of Greek Revival, Italianate, Queen Anne, Colonial Revival, and Bungalowoid styles and their vernacular derivatives built from 1850 to 1932. Lastly, the Dibbleville/Fentonville Historic District in City of Fenton located south of Flint represents the county's largest and most complex small town. The district includes 130 structures on 49.1 acres of land with the majority of buildings being opulent or modest residences reflecting Greek Revival, Italianate, Queen Anne, Colonial Revival, Mission, and Bungalowoid styles dating between 1837 and 1930; Italianate commercial styles dominate the small group of commercial buildings constructed in the district from 1867 to 1888. The Genesee Avenue/Walker Street Historic District in Village of Gaines located on the southwestern border of the county is the fifth and final district. Unlike the other four districts with their mixed commercial and residential characters, the Genesee Avenue/Walker Street District represents a nineteenth century rail town's business center with its sixteen buildings on 5.6 acres of land. Italianate, early twentieth century commercial, and functional vernacular styles are reflected by the district's shops, depots, and warehouses built between 1875 and 1930. Finally, the nomination includes forty-three individual sites. Thirty-one of

(continued)

(Please see nomination text for descriptions of all historic districts and individual sites on Continuation Sheets #7/8-43 through #7/8-114.)

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these individual sites are urban or rural residential structures, ranging chronologically from Greek Revival styles constructed between 1823 and 1868 to Queen Anne styles built between 1868 and 1893. Additionally, the group of individual sites includes six commercial buildings constructed between 1851 and 1882. Two of these are brick train depots, two are grain elevators, and two are retail commercial structures. Also included in the group of individual sites are a mill built in 1839, two Greek Revival churches built in 1851 and 1882, a Greek Revival town hall built circa 1850-1860, an elaborate private school constructed in stone circa 1868, and an unusual cement block and wood-framed round barn.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input 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 checked="" type="checkbox"/> agriculture	<input 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 type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input checked="" type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input checked="" type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates Resources built between 1823-1932 **Builder/Architect** See nomination text

Statement of Significance (In one paragraph)

Genesee County, located in the southeastern portion of Michigan's lower peninsula, was first settled in the 1820s and 1830s. At first, the influx of settlers was slow due to unfavorable reports of physical conditions and to the presence of Indians, who had occupied the area for centuries. Later, more favorable reports on the region increased the flow of settlers -- as did the signing of the Treaty of Saginaw in 1819, which secured Genesee County's land area from the Chippewa. By the 1840s, people who had migrated from New York State and New England established economically independent milltowns along the county's two important waterways, the Flint and Shiawassee Rivers. Other individuals established isolated, dispersed farm settlements. The 1850s brought the railroad, which increased the prosperity of many existing towns, contributed to the decline of many areas it bypassed, and created completely new settlements. This prosperous railroad era, which lasted until around 1900, increased centralization of markets to places such as the City of Flint. The new century brought the automobile industry and the beginning of the economic dominance of what is now the county's major urban center, the industrial city of Flint. While some of the county's outlying areas adapted to the new economic order by developing auto-related industry, such as the production of cement needed for road building, many of Genesee County's small towns declined or stagnated. The five historic districts and forty-three individual sites represented in this nomination reflect the county's nineteenth century and early twentieth century history and draw their significance from three sources. First, all five districts and ten of the sites are associated with important events such as the settlement between 1834 to 1863 of towns such as Gaines, Goodrich, Linden, Flushing, Fenton, Otisville, Clio, Atlas, and Argentine; the coming of the railroad, first in the Fenton area in 1856, and then in Gaines in 1856, and in Clio in 1864; the prosperous growth and development of many of the county's economically independent settlement areas between 1870 and 1900; the emergence of Flint as Genesee County's major industrial center which later had a large impact upon further urbanization patterns in the county; the establishment of early democratic institutions, including local governments; the establishment by 1876 of one of the State's five school systems accredited by the University of Michigan; and the founding of the county's first religious society, the First Baptist Church of Grand Blanc. These events all made significant contributions to the broad patterns of Genesee County's history. Second, all five districts, and thirty-one of the individual sites, are associated with people such as Henry Walker; Levi, Enos, and Moses Goodrich; the partnership of Warner and Harris; Charles and James Seymour; Clark Dibble; William Fenton; Robert Leroy;

(continued)

(Please see nomination text for descriptions of all historic districts and individual sites on Continuation Sheets #7/8-43 through #7/8-114.)

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James H. Murray; Elijah Bird; Dan O'Sullivan; and John Van Buskirk -- all of whom helped to establish many of Genesee County's villages and townships; Benjamin Bangs, Robert Aitken, H. Elmer Thayer, and Jesse H. Buck, who were involved in early Genesee County government and politics; A. J. Phillips, David Colwell, Edwin Adams, David Latourette, Earl Bunce, Putnam Mauk, William Hammer, E. S. Swayze, and Harry Tinker, who were among the many mill and elevator owners, industrialists, bankers, merchants, and innovators who contributed to Genesee County's commercial, industrial, agricultural, financial, and communications activities; and William Carmer, John McAra, Frank D. Bloss, Alexander McClew, and Isaac Middlesworth, who developed Genesee County's agricultural resources. All of these people significantly affected Genesee County's development during the nineteenth and early twentieth centuries. And third, all five districts and all forty-three individual sites embody the distinctive characteristics of a type of architecture, period of design, or a method of construction in Genesee County's history. From vernacular rural farmhouses to elaborate urban mansions; from modest Greek Revival homes to elegant early twentieth century style residences; and from brick Italianate commercial structures and brick train depots, to functionally designed wood-framed barns, mills, and grain elevators -- the districts and sites included in this Multiple Resource Nomination are significant to the architectural heritage of Genesee County and the State of Michigan.

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PART I: THE GENESEE COUNTY MULTIPLE RESOURCE SURVEY AND STUDY AREA

Genesee County, Michigan is a metropolitan area of 450,000 people located fifty miles north of Detroit. About 160,000 residents live in the central city of Flint, with the remaining 290,000, now a growing majority of the county's population, living in thirty-one other small cities, villages, and townships. Much of the county's over 600 square miles outside of the City of Flint is considered rural or suburban. However, the large population dispersed throughout these suburbs and satellite communities qualifies Genesee County as an "urban county" under standards established by the United States Department of Housing and Urban Development (HUD) for its Community Development Block Grant (CDBG) Entitlement Program.

Since 1975, these small communities have participated in the county's CDBG Program. The primary goal of the Community Development Program is to combat slums and blight and to improve housing and neighborhood facilities for low and moderate income families. One of the biggest challenges facing the county has been meeting the needs of these lower income households, which are largely concentrated in the older portions of these communities.

These needs have been addressed, in part, by targeting physical improvements such as housing rehabilitation, commercial revitalization, and street and utility upgrading. In the early years of the program, this targeting began to raise questions concerning historic environments: (1) How can these older residential and commercial areas be "upgraded" without compromising their historic character? and (2) How can the county meet HUD's environmental review requirements without unnecessary cost or delay when potentially significant physical changes are to be made to an historic area?

As a result of these concerns, Genesee County designed an historic preservation program in 1977 which would generate needed data on historic sites and districts and enable the county to utilize its historic resources effectively in revitalizing older areas of the county. Genesee County's historic preservation efforts were, therefore, tied directly to its urban county CDBG Program. The logical "survey area" and "study area" for the county's historic survey and planning work were the same and included all of Genesee County outside of the City of Flint. The City of Flint was excluded not only because it was not part of the "urban county," but also because the city had already established its own historic preservation program financed under its own CDBG entitlement funding.

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PART II: THE GENESEE COUNTY HISTORIC PRESERVATION PROGRAM

In 1978, Genesee County conducted a Phase I comprehensive survey of historic sites and districts. Originating the idea for the county-wide survey were Paula Jarvis, Senior Planner for the Genesee County Community Development Program, and Janet Kreger, Regional Preservation Coordinator for the Michigan History Division of the Michigan Department of State, the State Historic Preservation Office. The county committed community development funds for the project and obtained a matching grant from funds allocated to the State from the Heritage Conservation and Recreation Service (HCRS). Richard Neumann, an architect and Historic Preservation Instructor at the University of Michigan, was hired to identify, photograph, and map each potential historic structure and district in the more than 600 square miles of the county outside of the City of Flint. As explained in Part I, Flint was excluded because a separate historic survey of the city was already being conducted. Timothy Leonard, Senior Planner for the Genesee County Community Development Program, was the project coordinator for this Phase I survey, as well as for the subsequent Phase II and Phase III of the program.

In the summer of 1978, Neumann and five architectural graduate students* covered 1,550 miles of highways, streets, and secondary roads, and recorded 4,336 potentially significant individual historic structures and eighty-six potential historic districts. In all, nearly every structure constructed prior to 1930 was recorded. A few buildings of unusual historical or architectural significance constructed between 1930 and 1940 were also recorded, however.

Using individual survey cards, this "first cut" survey provided a complete inventory of the county's potentially significant historic resources: their location, physical description (including a photograph), current use, and outstanding characteristics. The Community Development staff organized the data into separate files for each community. Whenever a planning or environmental question arose concerning a community development project, the appropriate historic survey file was consulted and any potentially significant buildings and districts identified. Similarly, the information was stored in the offices of the Michigan History Division where it regularly was used for environmental review activities, programs with local historical societies, scholarly work, and statewide cultural resource planning functions.

This system worked well as an initial screening tool but did not provide adequate information regarding the significance of the more than 4,000 historic resources. Also, buildings and districts were taken out of their context and it was not possible to assess their relationship to other historic resources or to the total "fabric" of the urban county. Thus, a Phase II survey was conducted the following year to address these two shortcomings.

*Robert Donohue, Jacki Graham, Sally Guregian, Rita Walsh, and Mary Weiland

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The second phase historic survey again was financed by the Genesee County Community Development Program and another State/HCRS matching grant. The county utilized the same consultant* who performed the initial study, and a Phase II survey work program was developed which would meet the objectives of evaluating the identified historic resources and packaging the information for use in planning and environmental review activities.

The consultant was asked to concentrate his review on the most populated areas of the county. These included fourteen small incorporated cities and villages, nine unincorporated early settlement areas, and four larger urban communities adjacent to the City of Flint including the City of Burton and the Townships of Flint, Mt. Morris, and Genesee. When it was found that few of the potentially significant sites were found in the four latter communities, each having been developed in the 1940s or after, the Phase II survey became a study primarily of the county's small towns. The main goal of Phase II was to identify those historic districts and sites which potentially were eligible for Michigan's State Register of Historic Sites or the National Register of Historic Places.

This "second cut" survey of the county's settlement areas yielded a list of nineteen historic districts and 510 sites of potential significance. The study also analyzed the evolution and historic character of each community and evaluated the other physical features of the twenty-three small town areas which make up the historic "fabric" of the county. The end product of the Phase II survey was a 160-page "working document" entitled Genesee County Small Town Historic Character, published by Genesee County, which analyzed each small town, discussed the nature of its historic character, and presented information about tools, techniques, and organizational approaches for local preservation programs. The book has been used as both a guide for environmental reviews and as an informational tool for local communities. A complementary fifteen-minute audiovisual program on local historic resources was also developed by the county.

The Phase II survey provided a good base of information about historic resources in the county's settlement areas. The resulting book and audiovisual presentation enabled the Community Development staff effectively to present this information to the public. Phase II, however, did not result in the formal recognition of the county's most significant historic sites and districts and did not allow property owners potentially to take advantage of federal tax incentives for the rehabilitation of qualified income-producing historic structures. For this reason, Phase III of the historic survey was developed to complete a Multiple Resource Nomination to the National Register of Historic Places. Again, matching funds made available through the county's community development program and the National Park Service were used. All 4,336 individual sites and eighty-six districts were to be reviewed again for their potential National Register eligibility.

*The consultant, Richard Neumann, utilized the services of architect, Doug Kassabaum, and urban planner, Wesley Beck, for this component of Genesee County's program.

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PART III: METHODOLOGY FOR THE IDENTIFICATION OF HISTORIC DISTRICTS AND INDIVIDUAL SITES WITHIN THE GENESEE COUNTY MULTIPLE RESOURCE SURVEY AND STUDY AREA

The five historic districts and forty-three individual sites for this Multiple Resource National Register Nomination were selected jointly by Janet Kreger and other members of the Historic Sites Research Unit of the Michigan History Division, Timothy Leonard, Senior Planner for the Genesee County Community Development Program, and Karen Bean, the consultant selected by Genesee County to produce the Multiple Resource Nomination. The following criteria were utilized following the general guidance of 36 CFR, 60.6:

The quality of significance in the history, architecture, and culture of Genesee County is present in buildings, structures, objects, sites, open spaces, and districts that were constructed in 1932 or before, that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of the county's history, and/or
- B. that are associated with the lives of people significant in the county's past, and/or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Archaeological resources existing within the Genesee County Survey and Study Area were not studied for purposes of the National Register Multiple Resource Nomination due to the lack of expertise available to identify sites. Thus, 36 CFR, 60.6, Criteria (d) was not utilized. When information becomes available through the State Historic Preservation Office, archaeological resources will be recognized and added to the nomination through the amendment process.

Because a ten-month contract timeframe and funding limitations precluded the documentation of all eligible sites and districts at one time, the following additional guidelines were used:

- D. The oldest historic resources were given highest priority. Although buildings constructed through 1932 met the general age criterion of the National Register, Genesee County and the Michigan History Division decided to concentrate primarily on pre-1900 resources which represented the earliest settlement of the county by persons of European origin.

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E. Resources which best represented nineteenth century architectural styles and nineteenth century settlement patterns were also given priority. This nomination, therefore, includes the most intact examples of early buildings and of early settlement areas whose development was spurred by advances in agricultural, water power, and railroad transportation technology.

Thus, this Multiple Resource Nomination is a partial one and does not include all the sites and districts which may be eligible for the National Register. However, Genesee County views this nomination as simply the first step in an ongoing process. As additional buildings age, as restoration is undertaken, as unsympathetic additions are reversed, as additional historic documentation comes to light, and as funds become available, resources shall be nominated to the National Register by the amendment process.

The resulting Multiple Resource Nomination consists of forty-three sites, and five historic districts which contain 337 buildings. Approximately sixty-four percent of the buildings comprising these sites and districts are residential; twenty-nine percent are commercial; less than one percent are industrial; and seven percent are municipal, religious, open space, and "other" resources. Estimates for the county as a whole indicate that fourteen percent of the county's land area is devoted to residential uses, less than one percent to commercial, less than one percent to industrial, and eighty-four percent to other uses, including agriculture and open space. The districts in the cities of Fenton and Flushing and in the villages of Linden and Goodrich were chosen because they are relatively intact examples of nineteenth century milltowns, the first "industrial" settlement type in the county. The district in the Village of Gaines was selected because it is an intact example of a railroad town which came into prominence in the latter half of the 1800s. The forty-three sites were selected primarily from the sites that were identified in the county's unincorporated areas during Phase I of the historic survey but were not studied in Phase II. These sites were chosen as the best examples of nineteenth century architectural styles and tend to represent the county's rural heritage and balance the more urban orientation of the five selected districts. A few sites in the county's cities and villages were also selected, however.

Judith Burd, a historian, was initially hired by Genesee County as the consultant responsible for researching these sites and districts and writing the Multiple Resource Nomination within a ten-month timeframe. Burd did perform much of the historic research and architectural evaluation of these resources but was not able to complete the nomination. Genesee County then employed Karen Bean, a historic preservation specialist, to complete the historic and architectural documentation and to write the nomination in the remaining five months before the contract end date. Thus, while this document is primarily the work of Bean, it does represent a substantial amount of research performed by Burd. Additionally, David Lang of the Genesee County Metropolitan Planning Commission's Graphics Division and Consultant, Matthew Lampe, assisted in the final black and white photography.

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PART IV: COMMUNITY PARTICIPATION

Genesee County's historic survey work and the production of this Multiple Resource Nomination are direct outgrowths of preservation activities conducted with the involvement of local citizens and preservation organizations. Groups which have been active include the Clio Area Historical Association, the Davison Historical Society, the Fenton Historical Society, the Flushing Area Historical Society, the Gaines Historic Study Committee, the Goodrich Historic Study Committee, the Grand Blanc Historical Society, the Village of Linden Historic District Commission, the Linden Mills Historical Society, the Montrose Area Historical Association, the Otisville Historical Society, and the Genesee County Historical and Museum Society. Special mention should be made of the assistance provided by James Pearson and Robert Barnes of the Flushing Area Historical Society and Kenneth and Donna Seger of the Fenton Historical Society.

These groups, as well as additional individuals and organizations, are also engaging in other preservation activities apart from the production of this nomination. Several recent major accomplishments and present ongoing activities are:

1. The historically sympathetic renovation of the Fenton Grain Elevator into a mixed-use retail-restaurant building by the nonprofit Michigan Craft and Artisan Foundation, Inc., assisted by a grant from the Genesee County Community Development Program;
2. The listing of the Fenton Grain Elevator and the adjacent Vermont House Hotel on the National Register of Historic Places;
3. The restoration of the Clio Depot, a site included in this nomination, into a museum and retail facility by the nonprofit Clio Area Historical Association, assisted by a grant from the Genesee County Community Development Program;
4. The renovation and adaptive reuse of the Atlas Town Hall, a pivotal structure in the Hegel Road Historic District in Goodrich in this nomination, into a library and community center by Atlas Township and the Village of Goodrich, assisted by a grant from the Genesee County Community Development Program;
5. The historically-sensitive renovation of a 1930s former Packard automobile showroom into the Linden Village Hall and Fire Station by the Village of Linden;
6. The establishment of commercial revitalization programs for the historic downtown districts in the Village of Linden and the City of Flushing;

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7. The listing of the Linden Mills on the National Register of Historic Places by the Linden Mills Historical Society and the Village of Linden;
8. The listing of sixteen additional sites and districts on the Michigan State Register of Historic Sites; and
9. The establishment of yearly historic home tours in several Genesee County communities.

This Multiple Resource Nomination is, therefore, closely related to previous and on-going preservation activities and represents a significant step in preserving an important part of Genesee County's historic and cultural heritage. The Genesee County Community Development Program is currently developing a Phase IV of its historic preservation program which will involve promoting private investment in the county's National Register listed properties. This Phase IV program will be designed to maximize the potential impact on the county of the twenty-five percent investment tax credit which is now available for the substantial rehabilitation of qualifying historic structures.

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PART V: GENERAL DESCRIPTION OF PHYSICAL APPEARANCE AND OVERVIEW STATEMENT OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE FOR THE GENESEE COUNTY MULTIPLE RESOURCE SURVEY AND STUDY AREA

Genesee County is an urbanized county with an industrial base dominated by automobile production and with a population of approximately 450,000 people. Located in the south-eastern portion of Michigan's lower peninsula inland from the Great Lakes, it is bounded on the north by Saginaw and Tuscola counties, on the east by Lapeer and Oakland counties, on the south by Oakland and Livingston counties, and on the west by Saginaw and Shiawassee counties. Organized in 1835, Genesee County includes one major urban area, the industrial city of Flint, with a population of approximately 160,000 people. Thirty-one smaller governmental units, including townships, villages, and cities, are evenly dispersed throughout the county. Geographically, Genesee County's villages and cities form a spoke or star-like configuration with the hub city of Flint at its center. The current economic structure of the county reinforces this spatial configuration. Most of Genesee County's jobs are found in Flint and adjacent suburbs; additional job markets are centered in Saginaw to the north, the Detroit area to the south, and in Pontiac to the east. Consequently, most county residents living outside the City of Flint commute from the surrounding "bedroom communities" to work in these major markets.

This configuration of Genesee County's small communities and their dependency upon Flint did not develop until the nineteenth century. In the 1800s, these settlements were much more independent of the City of Flint which, itself, was but a small village. Each had local economic systems based on milling, agriculture, and/or shipping and transport via the railroads. Outside of these small settlements, Genesee County was characterized by the development of many isolated and dispersed rural farm settlements whose economies were almost entirely agricultural. Many resources from these settlement and rural community settings still exist and have significant historical importance and nineteenth century architectural character. The Genesee County Multiple Resource Nomination includes districts in the five most architecturally intact small towns and forty-three individual sites which are good examples of nineteenth century industrial, commercial, ecclesiastical, and residential architecture.

In the early years of the nineteenth century, European settlement in Michigan was limited to a concentrated area in and around the City of Detroit. This was due in large part to a misconception that the rest of the territory was primarily swampland unfit for settlement. The Chippewa, who had driven the Sauk from this area of Michigan around 1750, sought to perpetuate this belief in order to stall further settlement by the "white man." Though the Chippewas' major settlement was in the distant northwest corner of Genesee County, in the vicinity of present-day Montrose, they were concerned about any encroachment close to their lands. Favorable reports from Territorial Governor, Lewis Cass, and other travelers to the area, however, dispelled the earlier negative impression of the Michigan territory and encouraged settlers to migrate northwest from Detroit. The 1819 Treaty of Saginaw, through

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which Governor Cass purchased over six million acres of Chippewa lands for the United States government, removed the final barrier to the settlement in Genesee County. Another factor contributing to this settlement was the development of a major transportation route from Detroit to Saginaw along an old Indian trail which had been utilized as a supply route to the military post at Saginaw. This route traversed from southeast to northwest the area later known as Genesee County. The earliest settlement occurred in the 1820s near a long-established Chippewa camping ground located where the Saginaw Turnpike crossed the Flint River, the county's major waterway. This settlement became the City of Flint. Additional settlers from New England, New York State, the Genesee River Valley in the western portion of New York State, and even England and Ireland, flocked to the area in the 1820s and 1830s. By 1840, the county's population exceeded 4,000 people.

Environmental features such as navigable rivers with good water power potential were crucial in determining the location and the success or failure of the county's settlements during this first era of development. These features, when combined with the abundance of lumber in the county, resulted in the development of numerous milltowns along the Flint and Shiawassee river shorelines. The Flint River, with its tributaries, the Kearsley and Thread Rivers, and the Shiawassee River, provided numerous scenic bends convenient for damming and mill construction. Enterprising easterners such as Levi, Enos, and Moses Goodrich, Charles and James Seymour, the partnership of Warner and Harris, and Clark Dibble built lumber and grist mills at such locations and, soon after, platted the villages of Goodrich in the southeast corner of Genesee County, Flushing to the northwest of Flint, and Linden and Dibbleville directly south of Flint. Other similar settlements developed elsewhere. A mill was built in Atlas; James Murray constructed his milling operation at Argentine; Francis and William Otis founded Otisville, another milltown, in the extreme northeast corner of the county. Grand Blanc and Flint Township were the first in the county to attract enough settlers to warrant legal delineation.

In the 1850s and 1860s, the arrival of the railroad ushered in a second era of development for Genesee County. Fenton, formerly known as Dibbleville, was the first to benefit when the Detroit and Milwaukee passed through the county in 1856. In 1862, the Flint and Pere Marquette extended a line from Flint to Saginaw. Other lines eventually linked the Flint area to Port Huron to the east, Lansing to the southwest, and Chicago to the far west. The railroad brought significant changes in the urban development of Genesee County. It either caused significant spurts of growth in already existing towns such as Fenton or canceled further development in areas it bypassed, such as Pine Run in Vienna Township which declined when the rail line went through nearby Clio. In some cases, the coming of the railroad caused the evolution of a new town such as the Village of Gaines which came into existence on the southwestern border of the county almost solely because the railroad reached there in 1856. Lumber production boomed with the aid of an improved transportation system until timber supplies were depleted. Consequently, agriculture, which had been the initial impetus for settlement in this portion of Michigan, became a primary economic focus for Genesee County. As the successful growth of cash crops including beans, corn, and wheat promoted further development

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of the railroad, the railroad brought further centralization of markets. Goods were shipped from rural areas to the small towns where the required storage facilities and depots were located. Eventually, these goods were brought to Flint, by then a regional market center, to be sent to other parts of the country via the expanded railroad system. By the 1870s, significant industrial development in the county had taken place. With a good supply of timber nearby, Flint had become a major location of carriage manufacturing. A. J. Phillips in Fenton had established a large wood products business, shipping his products to as far away as Washington, D.C. These enterprises as well as many others relied on and were benefitted by the railroad.

A third period of growth in Genesee County began in the early 1900s with the development of the automobile. At about the same time, marl deposits were discovered in the southeastern portion of the county in the vicinity of Fenton and Linden. Men like Edgar Kennedy of Fenton, recognizing the need for improved roads to accommodate the new motorized machines, built large cement plants near the marl deposits for the production of road surfacing materials. The automotive industry, however, had some negative effects upon Genesee County. For example, favorable auto industry wages induced many small town residents to move to Flint and neighboring Saginaw, Pontiac, and Detroit. This out-migration caused declines in the populations of Goodrich, Gaines, and Flushing. Other changes in the American economy also had their effects. For instance, the demand for the products of Linden's milling and cooperage industries declined when technology made the products from newer facilities less expensive. Genesee County's overall economic character also began to change as agricultural pursuits were deemphasized and "city life" began to affect small town living. Flint, the county's largest city, burgeoned as its smaller neighbors declined. During the decade beginning in 1910, Flint's population grew from 38,500 to 91,600; by 1930, Flint had reached its current size.

All three periods in Genesee County's development had distinctive physical characters. For example, there is a substantial number of extant structures which date from the earliest period of the county's development. Most of these buildings date from the 1840s and actually represent replacement structures which were built soon after the county's initial primitive settlement. They generally are wood-framed and reflect austere Greek Revival styling because settlers from the northeast part of the country brought with them architectural traditions such as those illustrated by New York designer, Minard Lafever, in his patternbook, The Young Builder's General Instructor (1829). Some of the best examples of early Greek Revival buildings are the isolated farmhouses found dispersed throughout the county. Most of these surviving residences, however, are found in the southeastern portions of the county where the earliest settlements occurred. A few frame commercial structures are found in some of Genesee County's small towns as are early religious structures such as the First Baptist Church of Grand Blanc which was built in 1851 as one of the first churches located north of Pontiac. While these Greek Revival structures are modest, the quality of their detailing and construction is high. Their resemblance to buildings in New York State and New England is striking and confirms a cultural transference of building traditions with the migration of settlers.

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Unfortunately, many of the mill structures which originated during this early period in Genesee County's development do not remain because they were often destroyed by fire. The mill structure at Linden is an exception, although even it was the replacement for an earlier mill burned in 1850. Today it is a focal point for community preservation efforts. The Atlas mill was moved in 1977 to Crossroads Village, an historical village in Genesee County meant to depict the county's early milltown era. The Argentine mill is also an exception, distinguished by the fact that it continues in use today on its original site. Wood was the primary building material for these mills, but corrugated metal often was applied later to the wall surfaces. Designs and construction techniques were practical and sturdy with little ornamentation other than a company's name lettered on a prominent facade.

With the coming of the railroad in Genesee County's second developmental phase, new architectural influences, refined building technologies, and additional building types emerged. In terms of architectural influences, the improved transportation system increased the number of new people and ideas coming into the county; current pattern books and architectural plans were more quickly available to local builders and homeowners alike. A general prosperity enhanced the rich wood building tradition already established in the county during its first era of development and residential and commercial buildings in many small towns began to display the Italianate, Second Empire, and Queen Anne designs reflecting the tradition to its fullest. Some of the better residential neighborhoods developed in Fenton and remain in the city today. But even in the remote rural areas of Genesee County, farmhouse architecture often reflected the same styles popular in the cities and documented a general refinement in the public's tastes. In terms of new building technologies, the railroad suddenly made available to Genesee County residents mass produced wood building components and decorative elements that could not be produced locally. New commercial buildings benefitted the most from advancing technology as brick structures replaced earlier frame buildings and boasted a wide assortment of mass-produced, catalog-marketed, and railroad-transported columns, window hoods, and cornices made of cast iron and pressed metal. New building types were also in part a result of the economic influence of the railroad. First, depots were constructed and, later, secondary structures such as grain elevators and warehouses developed to meet the agricultural and shipping demands of the railroad's customers. Often the depots were built first in wood and then later replaced by more elaborate brick buildings. The elevators and warehouses were functional, wood-framed buildings like the mill structures of an earlier era.

The third developmental period in Genesee County's history witnessed the influx of new Colonial Revival, Mission, and Bungaloid styles in residential architecture. The county's wood building tradition, while not displaced, was expanded by the increased use of stone, concrete, brick, and metal building components. New construction in most of Genesee County's small towns, however, witnessed a serious decline because the towns themselves were in decline. Flint achieved dominance during this period and caused a population shift in the county. It expanded rapidly while the surrounding and once independently prosperous settlements stagnated or declined in their growth and development. Local industrial, milling, and

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agricultural concerns were quickly surpassed by the burgeoning automobile industry. Only Fenton maintained some prosperity and stability through the continued growth of its cement operations. The railroads ceased being the primary mode of transportation and the new era of highway transportation began. With many nineteenth century settlements isolated from this newly evolving form of transportation, the towns and their buildings suffered a decline. Many depots ceased being used as passenger transportation declined. Agricultural buildings such as elevators and warehouses either were adapted to new uses compatible with the new times or were abandoned and left to decay.

Today, Genesee County and its small towns and settlements are being affected by the general downturn in national economic prosperity. The number of new construction starts is down, state and federal funding for public projects is in jeopardy, farmers face a decline in crop prices, and the decline of the automobile industry has thrown thousands of people out of work. With the loss of their economic prosperity, however, residents of Genesee County are taking a second look at their available resources. Migration to the county's small towns is on the increase as people look for new jobs, lower housing costs, and a less threatening environment. The revitalization and the adaptive reuse of existing building stock is gaining popularity as residents recognize that building costs can be lowered by working with an extant structure. In all, the economic climate has not been damaging to preservation efforts in Genesee County. Perhaps an era of "re-development" is underway.

9. Major Bibliographical References

Please see Continuation Sheets #9-115 through #9-117.

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UMT References

Please see Continuation Sheets #10-118 through #10-133.

A

Zone	Easting	Northing			

C

Zone	Easting	Northing			

E

Zone	Easting	Northing			

G

Zone	Easting	Northing			

B

Zone	Easting	Northing			

D

Zone	Easting	Northing			

F

Zone	Easting	Northing			

H

Zone	Easting	Northing			

Verbal boundary description and justification

Please see Continuation Sheets #]0-]18 through #]0-]33

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 Karen Bean, Consultant
 organization Genesee County Community Development Program
 date May 1982
 street & number 1101 Beach Street
 telephone (313) 257-3010
 city or town Flint
 state Michigan 48502

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 National Park Service.

State Historic Preservation Officer signature *Mason M. Bigelow*
 title Director, Michigan History Division
 date 10/1/82

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

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National Park Service

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Multiple Resource Area
Thematic Group

dnr-11

Name Genesee County Multiple Resource Area
State Michigan

Nomination/Type of Review

Date/Signature

- | | | |
|---|-------------------------------------|--|
| 1. Colwell, David B., House | Entered in the
National Register | for Keeper <u>Melvin Byers</u> 11/26/82 |
| | | Attest _____ |
| 2. Adams-Van Atta House | Substantive Review | for Keeper <u>Elizabeth Grosvonts</u> 11/23/82 |
| DOE/OWNER OBJECTION | | Attest _____ |
| 3. Hinckley, Col. J., House | Entered in the
National Register | for Keeper <u>Melvin Byers</u> 11/26/82 |
| | | Attest _____ |
| 4. Trump, Edwin, House | Entered in the
National Register | for Keeper <u>Melvin Byers</u> 11/26/82 |
| | | Attest _____ |
| 5. Jennings, H. N., House | Entered in the
National Register | for Keeper <u>Melvin Byers</u> 11/26/82 |
| | | Attest _____ |
| 6. Bangs, Benjamin, House | Entered in the
National Register | for Keeper <u>Melvin Byers</u> 11/26/82 |
| | | Attest _____ |
| 7. Riggs, Frederick, House | Substantive Review | Keeper <u>Withdrawn by SHPO - 4/21/83</u> |
| | | Attest _____ |
| 8. Church, Volney-Carlos B.
Shotwell House | Entered in the
National Register | for Keeper <u>Melvin Byers</u> 11/26/82 |
| | | Attest _____ |
| 9. Fenton Seminary | Entered in the
National Register | for Keeper <u>Melvin Byers</u> 11/26/82 |
| | | Attest _____ |
| 10. Fenton Railroad Depot | Entered in the
National Register | for Keeper <u>Melvin Byers</u> 6/26/83 |
| | | Attest _____ |

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State Michigan

Nomination/Type of Review

Date/Signature

11. Montrose Elevator ~~Substructure~~
DOCUMENT COLLECTION

Keeper Withdrawn by SHPO - 4/21/83

Attest _____

12. Genesee Ave.-Walter St. ~~Historic District~~
Historic Bistrict

Keeper Beth Grosvenor 6/20/83

Attest _____

13. Parker and Dunstan Hardware
(Dr. E. D. Lewis Bldg.) *Entered in the
National Register*

for Keeper Helena Byers 11/26/82

Attest _____

14. Swayze, E. S. (Otisville Mason
Lodge #401) *Entered in the
National Register*

for Keeper Helena Byers 11/26/82

Attest _____

15. Hegel Road Historic District
*Entered in the
National Register*

for Keeper Helena Byers 11/26/82

Attest _____

16. Gilbert, Horace/Morgan and
Enos Miller House *Entered in the
National Register*

for Keeper Helena Byers 11/26/82

Attest _____

17. Clio Depot ~~Historic District~~

Keeper Beth Grosvenor 6/20/83

Attest _____

18. Mauk & Hammer/Houghton
Elevator *Entered in the
National Register*

for Keeper Helena Byers 11/26/82

Attest _____

19. Atlas Grange Hall
*Entered in the
National Register*

for Keeper Helena Byers 11/26/82

Attest _____

20. Green, Alanson, Farm House
*Entered in the
National Register*

for Keeper Helena Byers 11/26/82

Attest _____

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Date/Signature

21. Murray, James R., Mill ~~Substantive Review~~
DOE/OWNER OBJECTION

Keeper Elizabeth Beth Grosvenor 6/30/83
Attest _____

— 22. Murray, James H., House ~~Substantive Review~~

Keeper Beth Grosvenor 11/26/82
Attest _____

23. Middlesworth, Isaac R.,
Farm House Entered in the
National Register

~~for~~ Keeper Delores Byers 11/26/82
Attest _____

24. Bird/Boyd Farm House Entered in the
National Register

~~for~~ Keeper Delores Byers 11/26/82
Attest _____

25. McCaslin, William Henry
and Lucinda, Farm House Entered in the
National Register

~~for~~ Keeper Delores Byers 11/26/82
Attest _____

26. House at 7066 Lobdell Road Entered in the
National Register

~~for~~ Keeper Delores Byers 11/26/82
Attest _____

— 27. Barn at 4277 Irish Road ~~Substantive Review~~

Keeper Beth Grosvenor - 11/26/82
Attest _____

28. Aitken, Robert Farm House Entered in the
National Register

~~for~~ Keeper Delores Byers 11/26/82
Attest _____

29. O'Sullivan, Daniel, House/
Halfway House Entered in the
National Register

~~for~~ Keeper Delores Byers 11/26/82
Attest _____

30. McClew, Alexander, Farm House Entered in the
National Register

~~for~~ Keeper Delores Byers 11/26/82
Attest _____

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Date/Signature

31. Bridge Street-Broad Street
Historic District Entered in the
National Register

for Keeper Delora Byers 11/26/82

Attest

32. Main Street Historic District

Keeper Beth Grosvenor 6/20/83

Attest

33. Bloss, Frank D., and Sons
Farm House Entered in the
National Register

for Keeper Delora Byers 11/26/82

Attest

34. First Baptist Church of
Grand Blanc Entered in the
National Register

for Keeper Delora Byers 6/20/83

Attest

35. Buck, Jesse H., Farm House Entered in the
National Register

for Keeper Delora Byers 11/26/82

Attest

36. Tinker, Harry C., House Entered in the
National Register

for Keeper Delora Byers 11/26/82

Attest

37. Van Buskirk, John, Farm House

Keeper ~~Beth Grosvenor 11/26/82~~

Attest

Beth Grosvenor 6/20/83

38. House at 6112 Carpenter
Road Entered in the
National Register

for Keeper Delora Byers 11/26/82

Attest

39. Carmer, William, House Entered in the
National Register

for Keeper Delora Byers 11/26/82

Attest

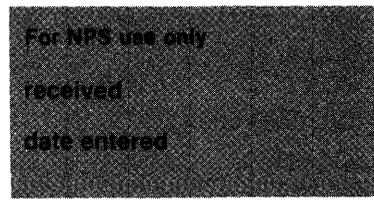
40. House at 5556 Flushing Road Entered in the
National Register

for Keeper Delora Byers 11/26/82

Attest

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State Michigan

Nomination/Type of Review

Date/Signature

- 41. House at 1339 Cummings Road *Entered in the National Register* ^{for} Keeper Melvin Byers 4/26/82
Attest _____
- 42. House at 10410 Stanley Road *Substantive Finding* Keeper Beth Grosvenor - 11/26/82
Attest _____
- 43. House at 4305 South Linden Road *Entered in the National Register* ^{for} Keeper Melvin Byers 4/26/82
Attest _____
- 44. House at 4344 Frances Road *Entered in the National Register* ^{for} Keeper Melvin Byers 4/26/82
Attest _____
- 45. McAra, John, House *Entered in the National Register* ^{for} Keeper Melvin Byers 4/26/82
Attest _____
- 46. West Vienna United Methodist Church *Entered in the National Register* ^{for} Keeper Melvin Byers 6/20/83
Attest _____
- 47. Dibbleville-Fentonville Historic District *Substantive Finding* Keeper Beth Grosvenor - 11/26/82
Attest _____
- 48. Thayer, H. Elmer, House *Entered in the National Register* ^{for} Keeper Melvin Byers 4/26/82
Attest _____
- 49. _____ Keeper _____
Attest _____
- 50. _____ Keeper _____
Attest _____