

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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center line of Oak Street; from this point, the boundary moves southward along the center line of Oak Street until it intersects the extended east end of the rear (south) property line of #446 East Oliver Street.

The SOUTHERN BOUNDARY of the District begins at the point of intersection between the center line of Oak Street and the extended east end of the rear (south) property line of #446 East Oliver Street; from this point, the boundary moves westward along the rear (south) property lines of the #400, #300, #200, and #100 blocks of East Oliver Street until it intersects the rear (east) property lines of the #400 block of Washington Street; from this point, the boundary moves southward along the rear (east) property lines of the #400 and #300 blocks of Washington Street until it intersects the side (south) property line of #326 Washington Street; from this point, the boundary moves westward along the side (south) property line of #326 Washington Street, the side (south) property line of #327 Washington Street, the side (south) property line of #331 Ball Street, the rear (south) property line of #215 Williams Street, the side (south) property line of #332-334 Water Street, and the rear (south) property lines of the #300 block of Williams Street until it intersects the side (west) property line of #325-327 Williams Street; from this point, the boundary moves northward along the side (west) property line of #325-327 Williams Street until it extends and intersects the center line of Williams Street; from this point, the boundary moves westward along the center line of Williams Street and along the side (south) property line of #419 Shiawassee Street until it intersects the side (east) property line of #621 West Oliver Street; from this point, the boundary moves southward along the side (east) property line of #621 West Oliver Street until it intersects the north bank of the Shiawassee River; from this point, the boundary moves westward along the north bank of the Shiawassee River until it intersects the side (west) property line of #825 West Oliver Street.

The WESTERN BOUNDARY of the District begins at the point of intersection between the north bank of the Shiawassee River and the side (west) property line of #825 West Oliver Street; from this point, the boundary moves northward along the side (west) property line of #825 West Oliver Street until it extends and intersects the center line of West Oliver Street; from this point, the boundary moves westward along the center line of West Oliver Street until it intersects the center line of Third Street; from this point, the boundary moves northward along the center line of Third Street until it intersects the starting point, the extended west end of the rear (north) property line of #900 West Oliver Street.

Boundary Justification: For a complete boundary justification, please see Part V, "Description of Physical Appearance and Statement of Historical and Architectural Significance for the Oliver Street Historic District - Quantification of District Attributes, Boundary Descriptions, and Rationale for Boundary Selection," Continuation Sheet #41.

Mason Street Historic Residential District

Acres: 7 acres

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Quadrangle Name: Owosso South Quadrangle

UTM Reference: A-3 - 16/730930/4764470
B-3 - 16/731270/4764480
C-3 - 16/730930/4764380
D-3 - 16/731270/4764380

Verbal Boundary Description:

The NORTHERN BOUNDARY of the District begins at the point of intersection between the center line of Hickory Street and the extended west end of the rear (north) property line of #401 Mason Street; from this point, the boundary moves eastward along the rear (north) property line(s) of the #400 block of Mason Street until it intersects the rear (east) property lines of the #300 block of Hickory Street; from this point, the boundary moves northward along the rear (east) property lines of the #300 block of Hickory Street until it intersects Laverock Alley; from this point, the boundary moves eastward along Laverock Alley, the side (north) property line of #315 Oak Street, the side (north) property line of #316 Oak Street, and Laverock Alley until it intersects the extended north end of the rear (west) property lines of the #300 block of Dewey Street; from this point, the boundary moves southward along the rear (west) property lines of the #300 block of Dewey Street until it intersects the rear (north) property line(s) of the #500 block of Mason Street; from this point, the boundary moves eastward along the rear (north) property line(s) of the #500 block of Mason Street until it extends and intersects the center line of Dewey Street.

The EASTERN BOUNDARY of the District begins at the point of intersection between the extended east end of the rear (north) property line of #539-539½ Mason Street and the center line of Dewey Street; from this point, the boundary moves southward along the center line of Dewey Street until it intersects the extended east end of the rear (south) property line of #540 Mason Street.

The SOUTHERN BOUNDARY of the District begins at the point of intersection between the center line of Dewey Street and the extended east end of the rear (south) property line of #540 Mason Street; from this point, the boundary moves westward along the rear (south) property line(s) of the #500 block of Mason Street until it intersects the rear (west) property lines of the #200 block of Dewey Street; from this point, the boundary moves southward along the rear (west) property lines of the #200 block of Dewey Street until it intersects the rear (south) property lines of the #500 block of Mason Street; from this point, the boundary moves westward along the rear (south) property lines of the #500 block of Mason Street, the side (south) property line of #214 Oak Street, the side (south) property line of #213 Oak Street, and the rear (south) property lines of the #400 block of Mason Street until it intersects the rear (east) property lines of the #200 block of Hickory Street; from this point, the boundary moves northward along the rear (east) property lines of the #200 block of Hickory Street until it intersects the rear (south) property line(s) of the #400 block of Mason Street; from this point, the boundary moves westward along the rear (south) property line(s) of the #400 block of Mason Street until it extends and intersects the center line of Hickory Street.

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The WESTERN BOUNDARY of the District begins at the point of intersection between the extended west end of the rear (south) property line of #408 Mason Street and the center line of Hickory Street; from this point, the boundary moves northward along the center line of Hickory Street until it reaches the starting point, the extended west end of the rear (north) property line of #401 Mason Street.

Boundary Justification: For a complete boundary justification, please see Part VI, "Description of Physical Appearance and Statement of Historical and Architectural Significance for the Mason Street Historic Residential District - Quantification of District Attributes, Boundary Description, and Rationale for Boundary Selection," Continuation Sheet #52.

Michigan Avenue/Genesee Street Historic Residential District

Acreage: 9 acres

Quadrangle Name: Owosso South Quadrangle

UTM Reference: A-4 - 16/730130/4764090
B-4 - 16/730350/4764090
C-4 - 16/730140/4763820
D-4 - 16/730360/4763820

Verbal Boundary Description:

The NORTHERN BOUNDARY of the District begins at the point of intersection between the center line of Shiawassee Street and the extended west end of the rear (north) property line of #436 Genesee Street; from this point, the boundary moves eastward along the rear (north) property lines of the #400 block of Genesee Street until it intersects the rear (west) property lines of the #200 block of Michigan Avenue; from this point, the boundary moves northward along the rear (west) property lines of the #200 block of Michigan Avenue until it extends and intersects the center line of Clinton Street; from this point, the boundary moves eastward along the center line of Clinton Street until it intersects the center line of Michigan Avenue; from this point, the boundary moves southward along the center line of Michigan Avenue until it intersects the extended west end of the side (north) property line of #223 Michigan Avenue; from this point, the boundary moves eastward along the extended side (north) property line of #223 Michigan Avenue until it intersects the rear (east) property line of #223 Michigan Avenue.

The EASTERN BOUNDARY of the District begins at the point of intersection between the side (north) property line of #223 Michigan Avenue and the rear (east) property line of #223 Michigan Avenue; from this point, the boundary moves southward along the rear (east) property lines of the #200, #300, and #400 blocks of Michigan Avenue until it intersects the north edge of the railroad right-of-way.

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PART VI: DESCRIPTION OF PHYSICAL APPEARANCE AND STATEMENT OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE FOR THE MASON STREET HISTORIC RESIDENTIAL DISTRICT

"Quantification of District Attributes, Boundary Description, and Rationale for Boundary Selection"

The Mason Street Historic District is residential in character, an area with boundaries that include within them the forty lots purchased by one investor and developed with modest workers' housing during the early 1890s (PHOTOS #30 and #31) (See Map #5 - "Mason Street Historic Residential District"). Of the forty homes that line the two block length of Mason Street composing the historic district, all but three - or approximately five percent of the total - reflect one of the three tract housing styles used to develop the Mason Street District. In the case of these three residences, however, their "intrusive" character does not stem from a post-1929 construction date as in the other Owosso districts, but rather, from architectural styles different from those used for the tract homes. Fortunately, these three homes - built in 1903, 1917, and 1923 - fit well into the Mason Street neighborhood because of their modest sizes, complementary materials, and appropriate set-backs (PHOTO #32).

The boundaries of the Mason Street Historic Residential District include within them structures along both sides of Mason between Hickory on the west and Dewey on the east and structures along both sides of Oak two properties' distance north and south of Mason. So defined, the District is approximately seven acres in size. While these boundaries delineate an area of workers' housing within, they also delineate a small working class neighborhood distinct from its immediate surroundings. To the north and west of the district's boundaries, for example, the character of a working class neighborhood continues. However, upon visual inspection of the surrounding streets, it becomes clear that the homes vary widely in size, style, and construction and reflect individual development rather than the tract construction evident in the Mason Street District. To the south of the District, the residential character continues, but the homes reflect individual styling, are larger, and stand on larger lots. Several of these homes, in fact, are as grand as those found along Oliver Street and are recognized as individual resources in this nomination; others are more modest duplex homes of recent vintage.

"Historical Overview of the Mason Street Historic Residential District"

During the decades before construction of the Mason Street District, a fair grounds occupied the land where Mason and its surrounding streets of homes now stand. The large, fenced fair grounds contained an exhibition building, a race track, and a judge's tower. As the City developed, however, the growth of Owosso's population and the subsequent real estate pressures signaled the end of this empty expanse of valuable land.

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During the early 1890s, James Laverock became interested in the fair grounds site and pressed Owosso's city fathers to sell a portion of it to him for immediate tract development. His proposal for development was not idly made. Laverock had come to Owosso in 1878 and worked for three years at the Woodard Furniture Company. Systematically, he had invested in a feed store, several horse and team sheds in the City, insurance businesses, coal and wood operations, and new commercial and residential construction projects. By 1882, Laverock had become prosperous enough to win the hand of Eva Butterfield, a well educated young woman whose wealthy father was an acknowledged power within the Episcopal church. Being recognized since the early 1880s as Owosso's foremost real estate professional and having just completed the construction and marketing of an attractive row of townhouses in 1889, James Laverock certainly was the man to develop the City's first section of tract housing.

Why the Mason Street tract homes sold so successfully is difficult to explain historically. Perhaps Laverock, a well established real estate man married to a prominent native Owossoite, simply controlled and understood the channels for marketing such homes. Perhaps with three years experience at the Woodard furniture factories, Laverock had a circle of working class friends that would be interested in the type of housing he proposed to develop. No matter what the reason, the success of the Mason Street District immediately was recognized. Indeed, Laverock's project was noted in the Illustrated Atlas of Shiawassee County (1895) as "...one of the most attractive resident portions of the city." By 1900, the District served as home to a finisher at Estey's, a machine shop foreman, a dime store owner, a master mechanic for the Ann Arbor Railroad, several carpenters, the principal of the Owosso Business College, a watch-maker at Christian's Department Store, the proprietor of a book and stationery shop, clerks at Christian's and Duff's Grocery Store, a baker, a carriage painter, an agricultural implements salesman, a railroad brakeman, a janitor, a barber, and several widows.

"Architectural Overview of the
Mason Street Homes"

James Laverock stressed that simplicity and economy were the primary objectives of his new housing development. He also emphasized, however, that each home would be given an individual identity through the use of one of three housing styles, and, with each style, the use of different combinations of machine-made wood ornamentation. The effect of such planning on the neighborhood is a pronounced and pleasing rhythm of workers' homes placed evenly along a straight tree-lined street on modestly sized lots.

Laverock built his first tract style nineteen times to represent fifty-one percent of the thirty-seven original structures in the District. The basic home is a two story, L-shaped building of wood balloon-framed construction sheathed in clapboard (PHOTO #33). A gable roof caps the main block of the building with its gable end

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to the street; a gable roof covers the L of the building as well, but its ridgeline runs perpendicular to that of the main block of the home. The fenestration is simple and balanced with a single double hung sash or paired double hung sash centered at both the first and second floor levels of the home's front facade. The main entryway stands in the recessed bay of the front facade so that it opens into the L of the home. A modest porch with a slant roof and simple uprights covers and protects the doorway. Basic detailing for this style of Laverock home includes decorative shingling in the gable end, simple stained glass grid windows in the upper sash of the first floor's window, and, at times, a decorative balustrade on the porch. Variations on this first design theme include the use of a T- rather than an L-shaped floorplan (PHOTO #34), or, the addition of a three story tower up the recessed bay of the front facade and a broad porch across the first floor (PHOTO #35).

James Laverock developed his second home style sixteen times to represent forty-four percent of the thirty-seven original structures remaining in the District. The basic home is, again, a two story wood balloon-framed building sheathed in clapboard. With this style, however, the main body of the house is a simple rectangular block capped by a gable roof with the gable end to the street. Toward the back on one or the other sides, each home has a secondary, single story addition with its own gable roof (PHOTO #36). The fenestration is simple with a window and the main entryway sharing the first floor level of the front facade and a single window centered in the second story level; the windows piercing the side and back facades of the home are similarly balanced. This particular style of Laverock home tended to be more elaborately ornamented than the others with fish-scale shingling and bargeboarding being found in the gable end, decorative porches highlighted by spindlework and small carved pediments being built onto the front facade, and decorative secondary porches being used to cover the door that often led directly into the home's side addition; one home even displays an elaborate bay window at the first floor level of the front facade (PHOTO #37).

Laverock built his third style of tract home only twice to represent five percent of the thirty-seven original structures in the Mason Street District. The two homes stand near each other on opposite sides of Mason between Oak and Hickory. The basic structure is simply a two story rectangular block of wood balloon-framed construction sheathed in clapboard (PHOTO #38). A gable roof with gable end to the street covers the block. At the first floor level, the entryway and a three-light window of double hung sash share the front facade. At the second story level, a single window of paired double hung sash stands centered; a small multi-paned window rests in the gable end above. Decorative details include fish-scale shingling used as facing for both the gable end and the entire second story level of the front facade. Lastly, a modestly detailed porch extends across the full width of the first floor.



- 1) Mason Street Historic Residential District Streetscape
- 2) Owosso, Michigan
- 3) Janet L. Kreger
- 4) 10/1979
- 5) Michigan History Division
- 6) Facing southwestward at the south side of Mason Street from Dewey Street
- 7) PHOTO #30

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Owosso Multiple Resource Area/Shiawassee Co.



- 1) Mason Street Historic Residential District Streetscape
- 2) Owosso, Michigan
- 3) Janet L. Kreger
- 4) 10/1979
- 5) Michigan History Division
- 6) Facing northwestward at the north side of Mason Street from Dewey Street
- 7) PHOTO #31

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Owosso Multiple Resource Area/Shiawassee Co.

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- 1) Residence
536 East Mason Street
- 2) Owosso, Michigan
- 3) Owosso Survey Volunteers
- 4) 6/1977
- 5) Michigan History Division
- 6) Facing South East
- 7) PHOTO #32

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Owosso Multiple Resource Area/Shtawasseo Co.

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- 1) Basic Style #1 Residence
425 East Mason Street
- 2) Owosso, Michigan
- 3) Owosso Survey Volunteers
- 4) 6/1977
- 5) Michigan History Division
- 6) Facing North
- 7) PHOTO #33

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Owosso Multiple Resource Area/Shiawasse Co.



- 1) Style #1 Residence with
T-shaped Floorplan
527 East Mason Street
- 2) Owosso, Michigan
- 3) Owosso Survey Volunteers
- 4) 6/1977
- 5) Michigan History Division
- 6) Facing North
- 7) PHOTO #34

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Owosso Multiple Resource Area/Shiawassee Co.



401

- 1) Style #1 Residence with
Tower and Porch
401 East Mason Street
- 2) Owosso, Michigan
- 3) Owosso Survey Volunteers
- 4) 6/1977
- 5) Michigan History Division
- 6) Facing North
- 7) PHOTO #35

Owosso Multiple Resource Area/Shiawassee Co.

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- 1) Basic Style #2 Residence
437 East Mason Street
- 2) Owosso, Michigan
- 3) Owosso Survey Volunteers
- 4) 6/1977
- 5) Michigan History Division
- 6) Facing North
- 7) PHOTO #36

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Owosso Multiple Resource Area/Shiawassee Co.

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- 1) Style #2 Residence with
Bay Window
508 East Mason Street
- 2) Owosso, Michigan
- 3) Owosso Survey Volunteers
- 4) 6/1977
- 5) Michigan History Division
- 6) Facing South East
- 7) PHOTO #37

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Owosso Multiple Resource Area/Shiawassee Co.



- 1) Basic Style #3 Residence
411 East Mason Street
- 2) Owosso, Michigan
- 3) Owosso Survey Volunteers
- 4) 6/1977
- 5) Michigan History Division
- 6) Facing North
- 7) PHOTO #38

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Owosso Multiple Resource Area/Shiawassee Co.

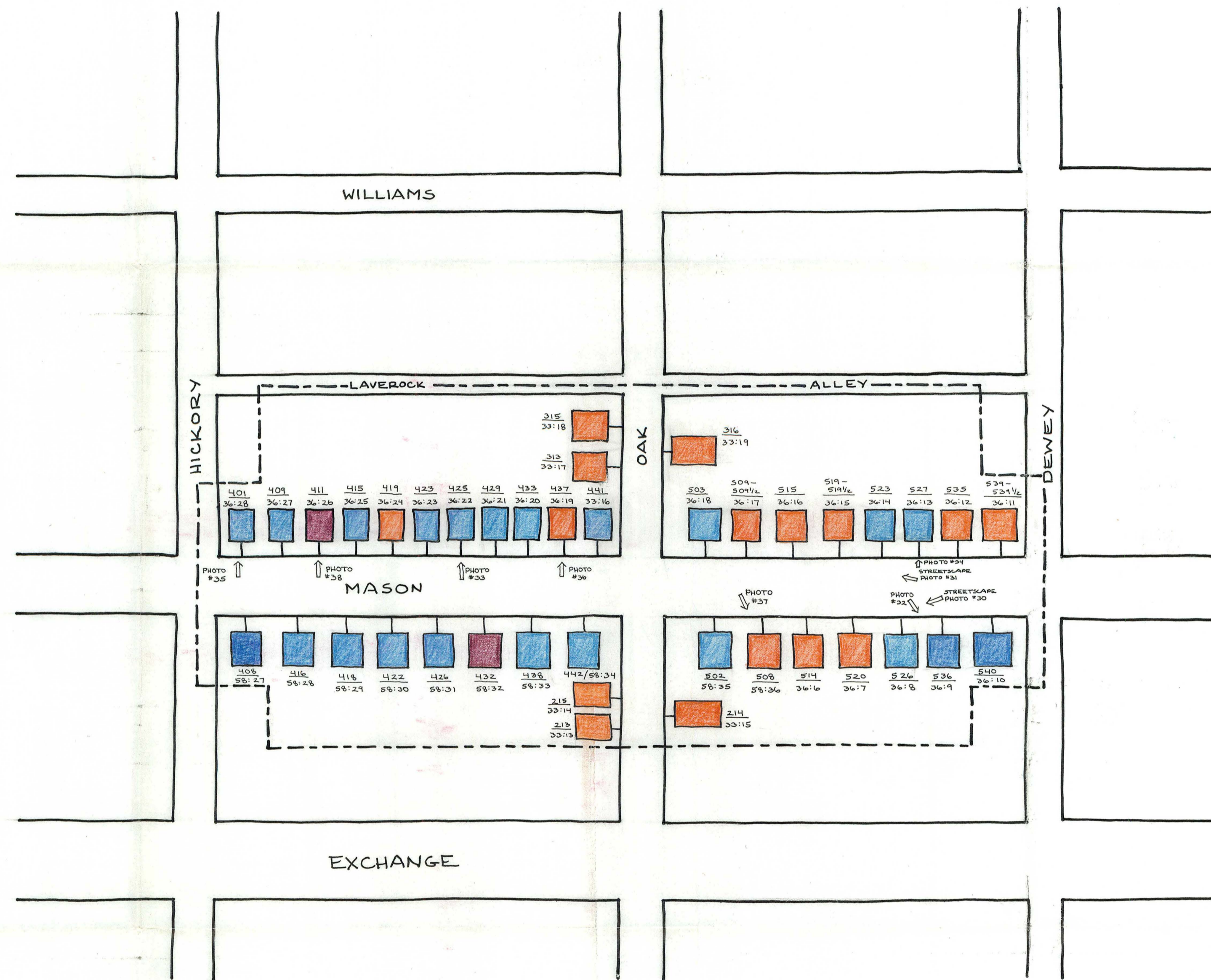
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MASON STREET

RESIDENTIAL

OWOSSO MULTIPLE

OWOSSO, MICHIGAN /



MASON STREET HISTORIC RESIDENTIAL DISTRICT

OWOSSO MULTIPLE RESOURCE NOMINATION
OWOSSO, MICHIGAN / SHIAWASSEE COUNTY



SCALE:
(APPROXIMATELY) 1" = 100'
NOTE: BUILDINGS NOT DRAWN TO SCALE

- KEY:
- STYLE #1
 - STYLE #2
 - STYLE #3
 - INTRUSIONS



Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000330