

**United States Department of the Interior
National Park Service**

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

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**EAST SAGINAW
HISTORIC BUSINESS DISTRICT**

National Register Criteria: A, B, C

A. OVERVIEW

The Center Saginaw Multiple Resource Nomination has identified two historic districts along Washington Avenue, the traditional north-south route through the Saginaw River's East Side. The Grove District, as explained in the previous chapter, is residential and institutional in character. The East Saginaw Historic Business District under discussion in this portion of this text is the major commercial, retail, and service center for the East Side and, in fact, the entire City of Saginaw.

This district generally can be described as a dumbbell-shaped area that extends two and one-half blocks eastward from the Saginaw River and three blocks north and south between the Genesee and Johnson Street Bridges. Access to and from the area via the bridges, Washington Avenue, and Dixie Highway aided in its early development. The area presents a mixture of retail and banking establishments, a hotel, a theatre, and a private club. Although development of the area began in the late 1840s, no structures remain which predate 1870. Additionally, fires eliminated many of the district's later buildings, as did reconstruction efforts in the early 1900s. Most recently, urban clearance activities in 1981 leveled two-thirds of the 100 block on the west side of North Washington Avenue; the cleared space is to become an urban park. In spite of these past problems, a fine concentration of late nineteenth and early twentieth century landmark buildings still exists in the East Saginaw Historic Business District. Because several of its buildings exceed three stories in height, the East Side district is the "highrise" center of Saginaw that can be seen from every part of town.

B. DELINEATION OF DISTRICT BOUNDARIES AND CHARACTERISTICS

The East Saginaw Historic Business District roughly covers an area two and one-half blocks wide and three blocks long extending from the Saginaw River eastward past Washington Avenue and from Johnson Street southward toward Federal Street. The majority of this district is oriented onto North Washington Avenue although a fine block of smaller commercial buildings faces onto North Water Street.

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The irregular shape of the area proposed for nomination is the result of the exclusion of non-contributing structures and open spaces which effectively delineate the commercial district's boundaries. For example, the four corners surrounding the intersection of Johnson and North Water Streets at the northwest edge of the district are vacant and committed to the new approaches for the Johnson Street Bridge; the land north of the district also is open space and serves as the buffer between downtown and the I-675 Henry Marsh Bridge. The northeastern boundary of the district is delineated by the Civic Center and a multi-story parking ramp at the northeast and southeast corners, respectively, of the Johnson and North Washington intersection. Built since the 1960s, these two buildings are very modern and, in scale and general appearance, clearly separate from the historic district. The east, south, and west boundaries of the district are delineated by blocks of commercial buildings that, while often similar in age to those within the East Saginaw Historic Business District, fully have lost their architectural integrity. Clearance and renewal activities over the past ten years have left these blocks with a conglomeration of large scale new buildings, deteriorating nineteenth century structures, poorly modernized early twentieth century buildings, and overgrown vacant lots cleared of their nineteenth century buildings for new construction that has not yet materialized. The 100 block on the west side of Washington Avenue is, by far, the most devastated of these blocks. Cleared of two-thirds of its fine nineteenth century commercial structures during the summer of 1981, the block interrupts what was once a fine commercial streetscape stretching the length of Washington Avenue within the district. With concurrence from the Acting Keeper of the National Register of Historic Places (see Appendix B), the block is eliminated and used to define an awkward but necessary boundary for the district. Finally, the northern end of the district's western boundary is defined by the Saginaw River.

The East Saginaw Historic Business District, while admittedly awkward in configuration, still presents a fine concentration of late nineteenth and early twentieth century buildings within its boundaries. The streetscape along Washington Avenue, for example, is altered with the loss of the three commercial buildings within the 100 block. It still offers, however, a grand streetscape view between the High Victorian Italianate facade of the Eddy Building at 100-106 North Washington and the Second Renaissance Revival styling of the Temple Theatre at 201-207 North Washington. Additionally, the major intersection of Washington Avenue and Genesee Street maintains intact its rich turn-of-the-century appearance on all four corners; along North Water Street, modest Italianate commercial facades recall the appearance of Saginaw's early waterfront. Cohesion within the district is created not only by the spectrum of building styles and ages, but by the viable commercial, retail, light industrial, and service activities that draw people into the district by day. At night, residents and visitors alike utilize the entertainment facilities offered in the 200 block of North Washington by the Temple Theatre that now is open to the public for films and stage productions, the Masonic Temple, and the private Saginaw Club.

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PROFILE: East Saginaw Historic Business District*

<u>Total # of Structures</u>	16
# contributing	16
# non-contributing	0
% non-contributing	0

<u>% in Age Categories</u>	
1830-1849	0%
1850-1869	0%
1870-1889	50%
1890-1909	6%
1910-1929	44%
1930 +	0%

<u>Use of Structures</u>	#	%
Religious	0	0
Commercial/Retail	8	50
Service	5	31
Residential	0	0
Public	0	0
Industrial/Warehouse	3	19

Total # of Acres	6.68
Average # of Structures per Acre	2.39

*Estimates first floor uses only, and the use which predominates in the structure. Redevelopment in this district in the next two years should convert two structures on the northeast and southwest corners of Genesee and Washington to residential uses; both projects hope to take advantage of the preservation incentives provided through the Economic Recovery Tax Act of 1981.

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Washington Avenue, Genesee Avenue, and the Genesee and Johnson Street Bridges provide access to and from the East Saginaw Historic Business District; although modern in construction, the two bridges have been in place in various forms since 1864 and 1878, respectively. Washington Avenue is the main East Side corridor connecting Saginaw and Bay City, running adjacent to the Saginaw River for most of the distance between the two cities; it also is known as M-13 or River Road. Genesee Avenue also is known as Dixie Highway and runs along the original route of the plank road which connected Saginaw and Flint.

Many of the buildings which stand within the district were designed by architects or architectural firms well known in Saginaw or in the Midwest. For example, John Wrege, W.T. Cooper, and Frederick Beckbissinger, all of whom were prominent local architects, designed downtown structures. When local businessmen formed the Saginaw Club, they hired Cooper and Beckbissinger to design and oversee construction of their Queen Anne-style building. Lumber barons such as Jesse Hoyt, C.K. Eddy, and Solomon Bliss also could afford to hire competent local architects to design up-to-date commercial buildings. The trend continued into the late 1920s when the Masonic Temple contracted with Osgood and Osgood of Grand Rapids for the exterior design of its theatre building. When viewed as a whole, the district presents a wide range of styles from Italianate, Queen Anne, and Chateausque to Second Renaissance Revival, Chicago School, and Art Deco. All of the buildings, no matter what their era of design, reflect a metropolitan flair representative of the cosmopolitan attitudes of Saginaw's East Side entrepreneurs.

C) COMMUNITY HISTORY

Over the years, Saginaw's East Side downtown area has developed a commercial character distinctively different from that of the West Side. Since its beginning, the East Side commercial community has been interested in providing a wide variety of goods and services in the most modern and elegant surroundings possible. The physical trappings of business were as important to these people as the solid management of their businesses. In the early days, lumber and salt were king to those retailers and wholesalers providing a wide range of goods to lumbermen in the immediate vicinity and in the Saginaw Valley. The riverbank provided the locus for the transfer of goods in and out of the City as well as the site for wood and salt processing. Financiers united, pooled their resources, and formed banks or consortiums to manage bigger and shrewder business deals. While both East and West Side entrepreneurs engaged in these activities, the East Side businesspeople did so with greater flair and larger sums of money.

The intersection of Genesee Avenue and Washington Avenue had its first habitation in 1849 when the American Fur Company erected a log cabin on what was to later become the site of the Bancroft Hotel at 107 South Washington Avenue. Growth focused on an area between the river, Tuscola Street, and Federal Avenue. The East Side community

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essentially was an opening in the forest with bayous to the south, the river to the west, and dark clouds of mosquitos converging from all sides. In 1849, Norman Little purchased for Eli Hoyt and Company of New York the East Side tract which was to become the central business and residential districts. The community grew steadily between 1850 and 1859 and supported development of a tavern, a school, a ferry, lumber mills, machine shops, and ^{grain} mills. Milling, particularly of wheat, was the East Side's most important industry between 1853 and 1858. The Wilcox and Hoyt Mill, located north of the present business district, was one of the leaders in the industry.

The splendor of Saginaw's lumber era generally overshadows the early years when fur trading and agriculture were the backbone of the isolated community. Without a doubt, however, lumber money was the resource that allowed the City literally to spring from the swamps. Property owners threw logs and sawdust into depressions and put soil over the fill in an attempt to stabilize the ground. Early buildings were built on pilings and many surprised store owners discovered "fishing ponds" behind their sinking structures after particularly hard rains. The Kirby House Hotel, built in 1854, was among the first structures in the district and stood on the southwest corner of Washington and Genesee where the fur trading cabin once had stood. In 1858, Jesse Hoyt funded the construction of a four story hotel on the same site. Hoyt imported both furnishings and a proprietor from his home state of New York for the new Bancroft House. Typical of the time period, two entrances were provided; the main entrance on Genesee Avenue and the ladies' entrance on Washington. Through its early life, the Bancroft House was the anchoring structure around which the East Side developed. Within thirty years of its construction, in fact, the hotel was circled by blocks of office buildings, shingle factories, banks, clothiers, hardware stores, and salt factories. Most of these buildings were several stories high and clearly visible from the flat surrounding countryside. Businessmen and laborers lived in adjacent neighborhoods on North Jefferson Street, South Jefferson Street, and to the east of the district. Many of these residents came from New York State or Canada and were of German, Scot, or English descent.

The decline of lumbering at the turn-of-the-century was an economic and psychological blow to the City of Saginaw, especially on the East Side which had relied so heavily upon these resources. As the entire City adjusted, the East Side business district seemed to take the lead in reestablishing commercial, retail, and banking services as well as entertainment and social activities. Downtown became synonymous with the East Side business district and success was heralded by construction of a 4,000 seat auditorium in 1908, establishment of the City park system, and reconstruction of the Bancroft House in 1915. The Bancroft project began when several local entrepreneurs organized and acquired property under the name of the Bancroft Realty Company. The old hotel rapidly was razed and replaced with a Chicago School-style hotel designed by the Chicago architectural firm of Schmidt, Gordon, and Erikson; again, it became a business, social, and cultural center for the City. Its simple exterior appeared strikingly modern when compared to the elaborate Victorian-era Eddy and Mason Buildings on adjacent corners. The Bancroft House saw Saginaw's first

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era of development come to a close; the Hotel Bancroft demonstrated that while lumbering had lost significance in Saginaw, Saginaw was by no means finished.

D) CURRENT PRESERVATION ACTIVITY

Since the late 1960s, the East Side business district has been in a period of stagnation. Now, another era of redevelopment has begun in the downtown area. Typical of East Side Saginaw, the development emphasizes new, modern construction and has supportive funding from sources outside the City. At the same time, however, there is interest in reusing the finest historic structures in this district such as the Bancroft Hotel, the Eddy Building, and the Temple Theatre in an attempt to restore vitality to the downtown. The Eddy and Bancroft Buildings, for example, are being converted to housing units for persons of low and moderate income and for the elderly. Preservation of the exteriors of these buildings has been a major concern of the developers who are interested in taking advantage of the tax incentives provided under the Economic Recovery Tax Act of 1981. The Temple Theatre Steering Committee has been active in supporting the National Register nomination that includes its theatre site and in organizing a management structure through which the building once more can be promoted and used as a theatre. Preservation is not an area-wide concern in this district as it is in the Saginaw City Historic Business District on the West Side. Individual efforts, however, have been successful in adaptively reusing several major buildings.

E) PIVOTAL STRUCTURES

Photo #44
Eddy Building
100 North Washington
1870
National Register Criteria: A, B, C

The Eddy Building, built in 1870, is one of downtown East Saginaw's landmarks of late nineteenth century architecture. This stone-faced building initially was constructed to a height of four stories. Twenty years after its construction, however, two more stories were added. The cool grey-colored High Victorian Italianate building is ornamented at its corners by quoins and between stories by delicate stringcourses which link the sills. The design of the windows changes at each succeeding story with trabeated enframements at the second story level, basket arch windows at the third story level, and rounded arch windows at the fourth, fifth, and sixth levels. The corniceline is detailed with bracketed and molded eaves. Revitalization plans for the structure include rehabilitation of the altered first floor level in a manner sympathetic to the body of the building.

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The Eddy Building occupies the northeast corner of the intersection of Genesee Avenue and Washington Avenue. Originally known as the Hoyt Block, this structure was designed and erected between 1870 and 1871 by John Wrege, a local builder who also had constructed the Bancroft House. The new Hoyt building stood on the site of the Crouse Block, a structure that had housed a successful drugstore, among other enterprises, and burned during the late 1860s. Before the ashes of the burned Crouse Block had cooled, the owner of the drugstore had crossed the street to the Bancroft House and secured temporary space in that building. When the Hoyt Block was finished, the druggist returned to the northeast corner location that he preferred and acquired space in the new building. This type of corner-crossing was common throughout downtown Saginaw's history. Businessmen knew that the East Side's choice commercial locations meant sure success and competed fiercely for them. Always interested in bettering themselves and their businesses whenever the opportunity arose, they repeatedly moved to the newest and most modern space available. Indeed, owners of the Mason Building (Bliss Block), Eddy Building (Hoyt Block), Bancroft House, and Hess Block (now the site of the Second National Bank) which occupied the four corners of the Genesee and Washington intersection periodically remodeled their structures and exchanged ownerships and tenants.

In 1894, with its sale to C.K. Eddy, the Hoyt Block acquired the name by which it is known today. That same year, the local firm of Cooper and Beckbissinger added the top two stories to the building. Throughout the years, commercial and office uses have shared the Eddy Building. Lumber and shingle inspectors and entrepreneurs gave way to bankers and attorneys as the needs of the community changed. As a testimony to this fine structure's durability, it now is under conversion to residential units.

Photo #45
Saginaw Club
219 North Washington

1889
National Register Criteria: A, B, C

The Saginaw Club was organized in 1889 by a group of East Saginaw's most outstanding businessmen and civic leaders. Oscar F. Wisner, William F. Porter, William B. Mershon, and George B. Morley were among the organizers of this social club. Their motto, "We leave the burden of our toil outside the friendly door," gives a subtle indication of the kind of men who organized this males-only bastion. The burdens to which they referred were the lumber, salt, railroad, and commercial empires they had created from the Michigan wilderness; the toil was that of making business decisions involving millions of dollars for dealings in locations as far away as Ontario and Minnesota. Their retreat was a three story clubhouse erected on North Washington Avenue, located adjacent to the business and entertainment districts and a short distance from their homes.

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W.T. Cooper drew the plans for the clubhouse, assisted by his partner, Frederick Beckbissinger. The two men designed a three story, brick Queen Anne-style building complete with a round turret and two polygonal turrets, a wide variety of window shapes and sizes, and a picturesque roofline highlighted by dormers and cresting. Limestone detailing was provided for contrast. Porches were designed to span both the first and second stories of the building's asymmetrically massed front facade. The columns at the first floor were ornately sculpted, while those on the second story level were much simpler in design. In 1905, a grill room and a roof garden were added to the building.

Several alterations to the building's exterior dating from the 1960s have resulted in an obvious, but not drastic, change in the building's appearance. The Club has been painted dark red, masking the original rust-colored brick and the contrasting limestone accents. The two porches were removed and replaced by an entry portico supported by narrow, square columns which extend from the ground to the roofline of the second story level. The porch area was painted white. A round ventilating turret on the southern facade was enclosed and the porte cochere was altered extensively. Changes to the building's interior have been more sensitively handled. With the exception of a mahogany stain placed on blond oak woodwork, the building's interior is little altered and in fine condition. The wealth of the original members aided in the Club's initial interior decoration and upkeep; the wealth of presentday members assures the continued maintenance of the structure. Today, the Saginaw Club could easily be restored to regain its rich Queen Anne character. Although altered, the building stands as an immaculately maintained reminder of the social and architectural preferences of wealthy Saginaw businessmen at the turn-of-the-century.

Photo #46
Bancroft Hotel
107 South Washington
1915
National Register Criteria: A, C

The southwest corner of Genesee Avenue and Washington Avenue traditionally has been a social center and hotel site for the East Saginaw Historic Business District. After Jesse Hoyt, a famous Saginaw lumberman, built the second hotel on the site in 1858 and created a focus for the entire East Side's business development, investors realized the booming market potential of the corner site and constructed a new, larger facility in 1915. Designed by the Chicago architectural firm of Schmidt, Gordon, and Erikson, the six-story, reinforced concrete and brick-sheathed hotel complex included 237 rooms, 14 suites, a restaurant, and a roof garden. Upon reopening, the new Bancroft Hotel again began to serve as the district's social center and a meeting site for activities ranging from smoke-filled political meetings to wedding parties.

The Bancroft Hotel's Chicago School-influenced design contributed to the East Saginaw District's variety of twentieth century styles. Its main facade, facing onto Washington Avenue, featured first floor commercial spaces with large glass display

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areas. At the second story level, tall floor-to-ceiling casement and transom window assemblies allowed maximum amounts of light and air to enter the parlors and meeting rooms of the hotel. Trabeated one-over-one double hung sash pierced the facade at the third, fourth, fifth, and sixth floor levels. Ornamentation of this major facade was limited to the narrow limestone stringcourses that emphasized the horizontality of the building's overall design, a front entryway framed by brick piers that extended up the entire face of the building, and a wide brick fascia and extended eavesline that capped the hotel. A similar facade including these same architectural details was created for the hotel's second major facade facing Genesee Street.

In the 1920s, two sympathetically designed additions were made to the building. The first was a six story addition connected to the east end of the Bancroft Hotel. This new section matched the original building in the configuration of the first floor storefronts, the use of simple one-over-one double hung sash, and the continuation of the fascia and corniceline. Most significantly, the builder carefully continued the limestone stringcourses over the faces of the new addition and, thus, maintained the strong horizontality of the Chicago School-style hotel. The second addition was two stories in height and stood connected to the south end of the hotel. Again, the use of similar store fronts, red brick, and stringcourses was meant to blend the new building addition with the old hotel.

While the interior of the Bancroft Hotel was not elaborate, it was very comfortable. The lobby and restaurant areas of the first floor level and the ballroom above were, by far, the most finely finished rooms. Paneled wainscotting topped by plaster bands, or, completely paneled walls highlighted these public spaces. Richly molded cornices, molded baseboards, and, in the lobby, a modest but nicely detailed metal staircase added yet additional detailing. As the building is converted to residential use, the developers have planned to maintain the early twentieth century elegance of these public spaces.

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F) SUPPORTING GRAPHICS

Non-contributing Structure

None.

Streetscape

Photo #47

100 block of North Washington

District Map #2, Adjacent Land Use and Property Address

AND

Inventory and Nomination Photography

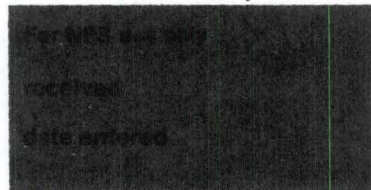
EAST SAGINAW HISTORIC BUSINESS DISTRICT

CITY AND ZIP CODE: Saginaw, Michigan 48602

<u>Property Owner Name and Address</u>	<u>Property Address</u>	<u>Date of Construction</u>	<u>Non- Contributing</u>
Leo A. Kahan 77 Benton Road Saginaw, 48601	100 S. Washington	1915	
Chase Block Corp. J.C. Penny, Lessee 125 N. Washington Saginaw, 48607	110-116 N. Washington	1930	
City of Saginaw 1315 S. Washington Saginaw, 48601	135-141 N. Water	1900	
East Saginaw Club Trustees 219 N. Washington	219-223 N. Washington	1884	
Elf Khurafeh 201 N. Washington	201-207 N. Washington 211 N. Washington	1928 1928	
Michigan National Bank 501 Lapeer Saginaw, 48605	124-126 N. Washington	1874	
Carl & Elaine Schwanbeck 223 N. Water	209 N. Water 217 N. Water 219 N. Water 221-223 N. Water	1912 1883 1874 1884	
Alvin G. Benson, Chair. Second National Bank of Saginaw 101 N. Washington	101-111 N. Washington	1879	
Daniel & Clarice Toshach 122 N. Washington	128-130 N. Washington	1879	
Downtown Building Company c/o Toshach & Sobczak Associates, Inc. 122 North Washington	118-122 N. Washington	1929	
Rosenberg, Freeman and Associates 411 E. Washington St. Suite #100 Ann Arbor, 48104	107 S. Washington 100-106 N. Washington	1915 1870	

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East Saginaw Historic Business District

Acreage: 6.68 acres

UTM Reference: A-10 17/262250/4813110
B-10 17/262150/4812790
C-10 17/261960/4812840
D-10 17/262060/4813180

East Genesee Historic Business District

Acreage: 5.53 acres

UTM Reference: A-11 17/262710/4812590
B-11 17/262710/4812460
C-11 17/262500/4812510
D-11 17/262540/4812640

Benjamin Cushway House

Acreage: Less than one acre

UTM Reference: 12 17/259080/4810390

Ammi and William Wright House

Acreage: Approximately two acres

UTM Reference: 13 17/258280/4810880

Abel Brockway House

Acreage: Less than one acre

UTM Reference: 14 17/258480/4811290

Wenzel House

Acreage: Less than one acre

UTM Reference: 15 17/259300/4810670

Potter Street Railroad Station

Acreage: Approximately two acres

UTM Reference: 16 17/262660/4813720

EAST SAGINAW HISTORIC BUSINESS DISTRICT *

Commencing at the intersection of the rear (west) property line of 217, 219, 221, 223 North Water and the side (north) property line of 217, 219, 221, 223 North Water;

THENCE EASTERLY along the side (north) property line of 217, 219, 221, 223 North Water to the intersection of said property line and the centerline of North Water; THENCE NORTHERLY along the centerline of North Water to the intersection of said centerline with the side (north) property line of 219, 223 North Washington (if extended); THENCE EASTERLY along the side (north) property line of 219, 223 North Washington (if extended) to the intersection of said property line with the centerline of North Washington;

THENCE SOUTHERLY along the centerline of North Washington to the intersection of said centerline with the side (north) property line of 128, 130 North Washington (if extended); THENCE EASTERLY along the side (north) property line of 128, 130 North Washington (if extended) to the intersection of said property line and the rear (east) property line of 128, 130 North Washington; THENCE SOUTHERLY along the rear (east) property line of 128, 130 North Washington, and the rear (east) property lines of 126½, 126, 124, 122, 120, 118, 116, 110, 106, 104, 102, 100 North Washington, and across East Genesee, and along the rear (east) property line of 100 South Washington to the intersection of said rear property lines with the side

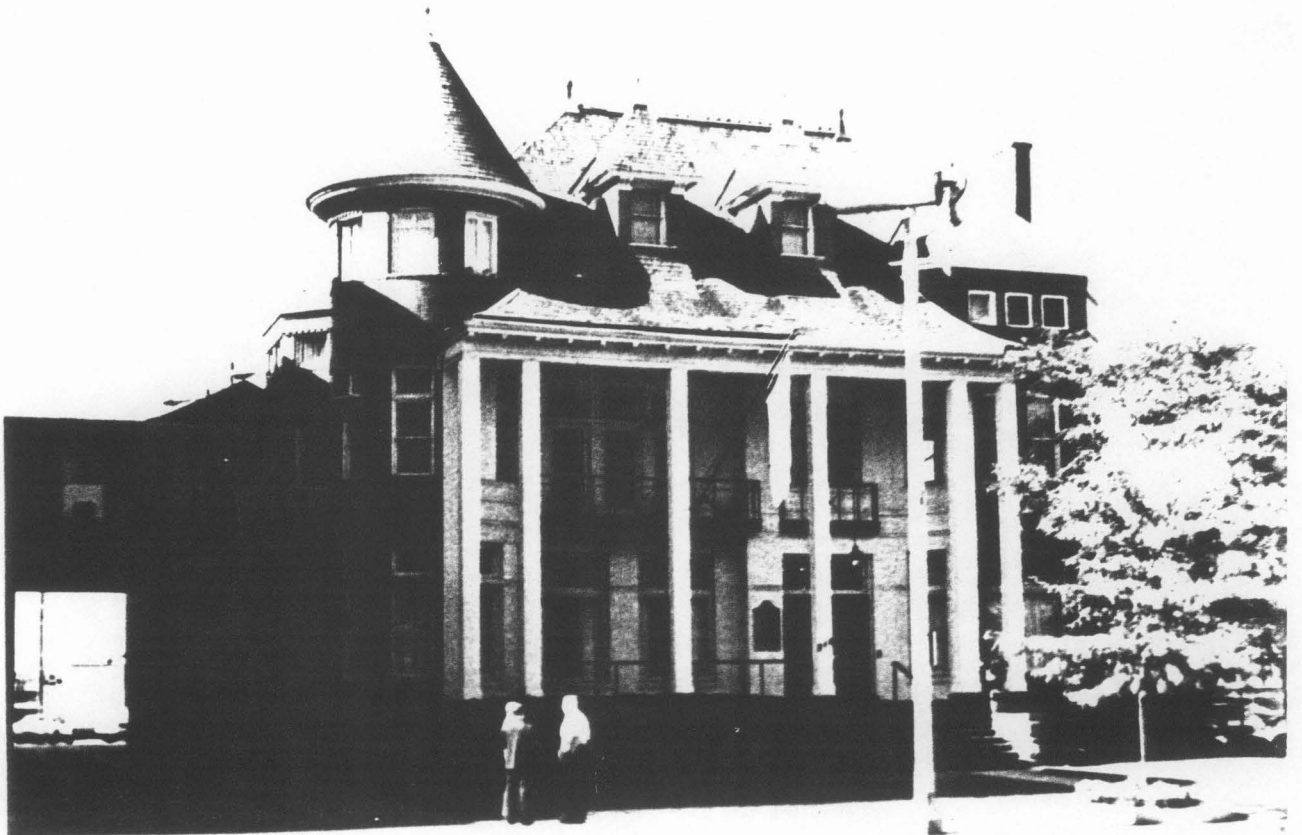
(south) property line of 100 South Washington; THENCE WESTERLY along the side (south) property line of 100 South Washington (if extended) to the intersection of said property line with the centerline of South Washington; THENCE SOUTHERLY along the centerline of South Washington to the intersection of said centerline with the side (south) property line of 107 South Washington (if extended);

THENCE WESTERLY along the side (south) property line of 107 South Washington (if extended) to the intersection of said property line with the centerline of South Water;

THENCE NORTHERLY along the centerline of South Water to the intersection of said centerline with the side (north) property line of 101, 103, 105, 107, 109, 111 North Washington (the same as 108, 110 North Water) (if extended); THENCE EASTERLY along the side (north) property line of 101, 103, 105, 107, 109, 111 North Washington (the same as 108, 110 North Water) (if extended) to the intersection of said property line with the centerline of North Washington; THENCE NORTHERLY along the centerline of North Washington to the intersection of said centerline with the centerline of the street that is located between the Temple Theatre (201,207 North Washington) and the City Park (100 block North Washington); THENCE WESTERLY along the centerline of the street that is located between the Temple Theatre (201, 207 North Washington) and the City Park (100 block North Washington) to the intersection of said centerline with the centerline of North Water; THENCE SOUTHERLY

along the centerline of North Water to the intersection of said centerline with the side (south) property line of 135, 139, 141 North Water (if extended); THENCE WESTERLY along the side (south) property line of 135, 139, 141 North Water (if extended) to the intersection of said property line and the rear (west) property line of 135, 139, 141 North Water; THENCE NORTHERLY along the rear (west) property line of 135, 139, 141 North Water, and the rear (west) property lines of 207, 209, 215, 217, 219, 221, and 223 North Water to the Point of Beginning.

*For purposes of description, Washington Avenue is assumed to run directly north/south. All other directions are described from this orientation.



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

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET (Center Saginaw MRA) Ref. # 82002867

Property: East Saginaw Historic Business District
State, County: MI, Saginaw
Federal Agency: _____

Working No. 5/27/82-1587
Fed. Reg. Date: 2.1.83
Date Due: 6/25/82 - 7/11/82
Action: ACCEPT 7/9/82
 RETURN _____
 REJECT _____
Entered in the _____
National Register _____
photos _____
maps _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
 see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category _____ Ownership _____ Status _____ Present Use _____
Public Acquisition _____ Accessible _____

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

Condition excellent good fair
 deteriorated ruins unexposed
Check one unaltered altered
Check one original site moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

for NPS

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Address of nominated property _____

Quadrangle name _____

USGS References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



1. Center Saginaw Multiple
Resource Nomination

East Saginaw Historic
Business District

(Eddy Building)

2. 100 North Washington
Saginaw, Michigan
Saginaw County
3. Saginaw County Planning
Department
4. October 8, 1980
5. Michigan History Division
6. Photographer facing East
7. PHOTO #44 of 113



1. Center Saginaw Multiple
Resource Nomination

East Saginaw Historic
Business District

(Saginaw Club)

2. 219 North Washington
Saginaw, Michigan
Saginaw County
3. Saginaw County Planning
Department
4. October 8, 1980
5. Michigan History Division
6. Photographer facing North
7. PHOTO #45 of 113



hotel

BANCROFT

Log

MARK

DINING ROOM

Parking lot

HOTEL BANCROFT

BANCROFT

1. Center Saginaw Multiple
Resource Nomination

East Saginaw Historic
Business District

(Bancroft Hotel)

2. 107 South Washington
Saginaw, Michigan
Saginaw County
3. Michigan History Division
4. January, 1982
5. Michigan History Division
6. Photographer facing North
7. PHOTO #46 of 113



1. Center Saginaw Multiple
Resource Nomination

East Saginaw Historic
Business District

(Streetscape)

2. 100 Block of North
Washington
Saginaw, Michigan
Saginaw County
3. Michigan History Division
4. January, 1982
5. Michigan History Division
6. Photographer facing South
7. PHOTO #47 of 113

East Saginaw Historic Business District

Inventory and Nomination Photography

Adjacent Land Use and Property Addresses

- 1 INVENTORY B/W & EXPOSURE NUMBER
- 30 PHOTOS KEYS TO NOMINATION TEXT
- 49 → SITE NUMBER AND DIRECTION OF PHOTO
- 26 ↗ STREETSCAPES



Scale: 1" = 100'
1 INCH

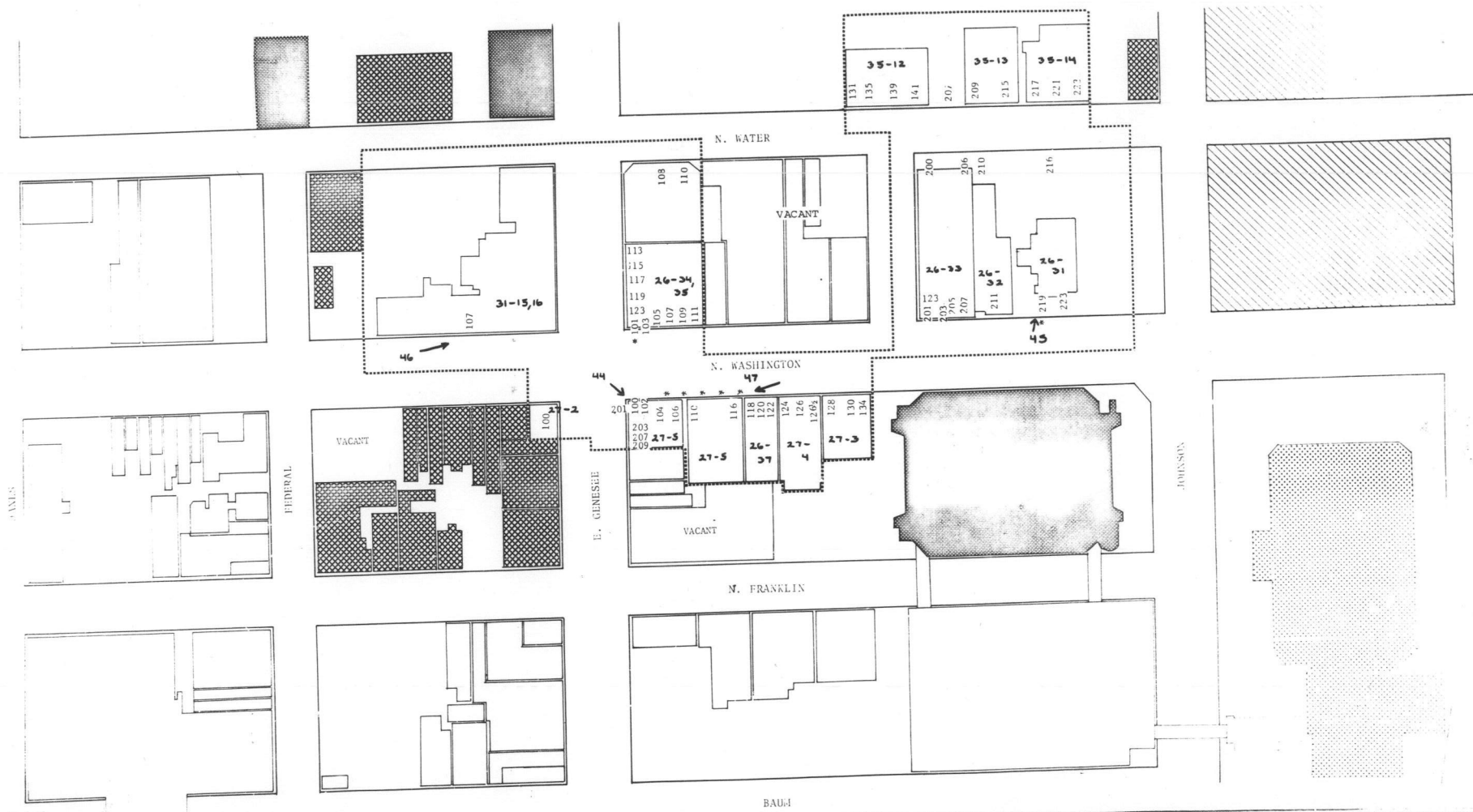
Source: Central Saginaw Multiple Resource Nomination.

Adjacent Land Use

- VACANT
- INDUSTRIAL (SINGLE STORY)
- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- PROFESSIONAL SERVICES
- RETAIL COMMERCIAL
- PARKING
- INDUSTRIAL

Site Address

- PLANNED DEVELOPMENT
- 000 NON-CONTRIBUTING STRUCTURE
- 000 SUPPORTING STRUCTURE

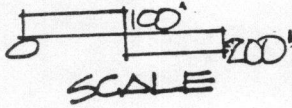
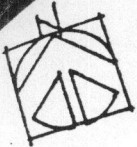




DESCRIPTION OF PHYSICAL APPEARANCE

The East Saginaw Historic Business District roughly covers an area two and one-half blocks wide and three blocks long extending from the Saginaw River eastward past Washington Avenue and from Johnson Street southward toward Federal Street. The majority of this district is oriented onto North Washington Avenue although two smaller commercial buildings face onto North Water Street.

The irregular shape of the area is the result of the exclusion of non-contributing structures and open spaces which effectively delineate the commercial district's boundaries. For example, the four corners surrounding the intersection of Johnson and North Water Streets at the northwest edge of the district are vacant and committed to the new approaches for the Johnson Street Bridge. The northeastern boundary of the district is delineated by the Civic Center and a multi-story parking ramp at the northeast and southeast corners, respectively, of the Johnson and North Washington intersection. Built since the 1960s, these two buildings are very modern and, in scale and general appearance, clearly separate from the historic district. The east, south, and west boundaries of the district are delineated by blocks of commercial buildings that, while often similar in age to those within the East Saginaw Historic Business District, fully have lost their architectural integrity. Clearance and renewal activities over the past ten years have left these blocks with a conglomeration of large scale new buildings, deteriorating nineteenth century structures, poorly modernized early twentieth century buildings, and vacant lots cleared of their nineteenth century buildings for new construction. The 100 block on the west side of Washington Avenue is, by far, the most devastated of these blocks. Cleared of two-thirds of its fine nineteenth century commercial structures during the summer of 1981, the block interrupts what was once a fine commercial streetscape stretching the length of Washington Avenue within the district. With concurrence from the Acting Keeper of the National Register of Historic Places, the block is eliminated and used to define an awkward but necessary boundary for the district. Finally, the northern end of the district's western boundary is defined by the Saginaw River. This request would make the western boundary North Water Street instead of the Saginaw River.



SYMPHONY

STREET

McDONALD'S RESTAURANT

AVENUE

CIVIC CENTER

JOHNSON

RIVER

SCHWANBECK BLDG.

SAG. CLUB

TEMPLE THEATRE

PARKING RAMP

CASNAW DOWNTOWN MALL

MORLEY BLDG.

WATER

City Park

Possible bank expansion

WASHINGTON

STREET

STREET

RADIS IN

TU

N.

SECOND NATL BANK

N.

EDDY PLACE

WNEM T.V.

FRANKLIN

BEARINGER BLDG

BAUM

N.

STREET

EAST

BANCROFT HOUSE

AVENUE

STREET

EXISTING HISTORIC DISTRICT BOUNDARY

STREET

FEDERAL

STREET

MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN

SECRETARY OF STATE



LANSING

MICHIGAN 48918

April 20, 1983

MICHIGAN HISTORY DIVISION

Ms. Myra Harrison, Assistant Regional Director
Office of Cultural Programs
Department of the Interior
National Park Service
Mid-Atlantic Regional Office
600 Arch Street-Room #9310

ADMINISTRATION, PUBLICATIONS
RESEARCH, AND HISTORIC SITES

208 N. Capitol Avenue
517-373-0510

STATE ARCHIVES

3405 N. Logan Street
517-373-0512

STATE MUSEUM

208 N. Capitol Avenue
517-373-0515

Dear Ms. Harrison:

Enclosed, please find Part I-Decertification materials for the following project:

Morley Building
131-141 Water Street
Saginaw, Michigan 48601
Saginaw County

The structure is located within the East Saginaw Historic Business District, a district listed on the National Register of Historic Places.

One argument is not clearly developed in the city of Saginaw's application but is, perhaps, the strongest reason supporting decertification. The building now stands isolated from a district in which it once served as a contributing structure. To the north, for example, two neighboring buildings have been lost through fire damage and subsequent removal. Next, the Schwanbeck Building probably shall be removed as part of the city's waterfront development plan. Finally, accessways to a new bridge crossing the Saginaw River have eliminated all other neighbors to the north and visually compromised the waterfront setting of the Morley Building. To the east, the building faces the undistinguished back facades, parking lots, and refuse collection areas of two of the districts pivotal structures facing Washington Avenue. To the southeast and south, the Morley Building is surrounded by open space created through urban clearance. The river runs to the west.

The Saginaw City Council, the Saginaw County Historic District Commission, the Saginaw County Board of Commissioners, and the Saginaw County Chamber of Commerce have all gone on record as viewing the once vital waterfront component of the East Saginaw Historic Business District as an area abandoned and unrelated to the district's Washington Avenue backbone. Even the staff members of the Saginaw County Metropolitan Planning Commission who worked with the Michigan History Division on the National Register nomination feel that the Morley Building is an isolated detraction from the district's sense of time, place, and historical development and that the integrity of

Ms. Myra Harrison, April 20, 1983 page 2

original design and space have been lost. The Michigan History Division staff concurs.

Should you have any questions concerning this application for decertification, please contact Janet Kreger, Architectural Historian (517-373-0510).

Sincerely,

A handwritten signature in cursive script that reads "Martha M. Bigelow". The signature is written in dark ink and is positioned below the word "Sincerely,".

Martha M. Bigelow, Director
Michigan History Division

MMB/JLS/SKS

c.c. David James
Tom Dalton

MICHIGAN DEPARTMENT OF STATE

RICHARD H. AUSTIN

SECRETARY OF STATE



LANSING

MICHIGAN 48918

MICHIGAN HISTORY DIVISION

**ADMINISTRATION, PUBLICATIONS
RESEARCH, AND HISTORIC SITES**

208 N. Capitol Avenue
517-373-0510

STATE ARCHIVES

3405 N. Logan Street
517-373-0512

STATE MUSEUM

208 N. Capitol Avenue
517-373-0515

April 20, 1983

Ms. Myra F. Harrison, Assistant Regional Director
Office of Cultural Programs
Department of the Interior
National Park Service
Mid-Atlantic Regional Office
600 Arch Street-Room #9310
Philadelphia, Pennsylvania 19106

Dear Ms. Harrison:

Enclosed, please find Part I-Decertification Materials for
the following project:

Schwanbeck Building
217-223 Water Street
Saginaw, Michigan 48601
Saninaw County

The structure is located within the East Saginaw Historic
Business District, a district listed on the National Register
of Historic Places.

The Michigan History Division supports decertification of the
building because a structural analysis completed recently indi-
cates that it cannot reasonably be returned to a state of
utility through rehabilitation. A proposal that fits into the
City of Saginaw's plans for waterfront revitalization calls for
demolition of the Schwanbeck Building.

Should you have any questions concerning this application for
decertification, please contact Janet Kreger, architutural
historian (517-373-0510).

Sincerely,

A handwritten signature in cursive script that reads "Martha M. Bigelow".

Martha M. Bigelow, Director
Michigan History Division

MMB/JLK/dp

enc.

cc: David James
Tom Dalton



United States Department of the Interior

NATIONAL PARK SERVICE

MID-ATLANTIC REGION
143 SOUTH THIRD STREET
PHILADELPHIA, PA. 19106

IN REPLY REFER TO:

JUN 30 1983

City of Saginaw, Michigan
1315 S. Washington Avenue
Saginaw, MI 48601

Attn: Harold G. Sheltraw

Dear Mr. Sheltraw:

PROPERTY: The Morley Building, 131-141 Water Street, Saginaw, MI
The Schwanbeck Building, 217-223 Water Street, Saginaw, MI

CONTROL NUMBER: 0150-83-MI
0151-83-MI

The Mid-Atlantic Regional Office of the National Park Service (NPS) has determined that the property listed above contributes to the significance of the East Saginaw Historic Business District. The "Historic Preservation Certification Application" for this property was received in this office on April 24, 1983 as a request for decertification of the property. This certification of significance therefore constitutes a denial of decertification.

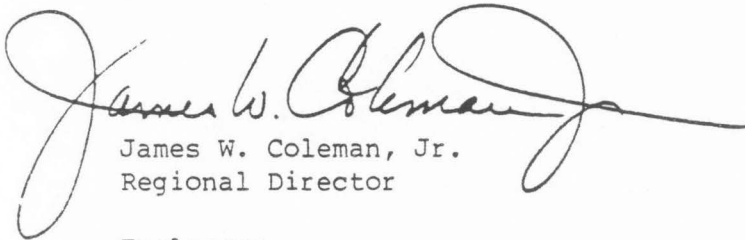
The East Saginaw Historic Business District nomination was prepared, submitted, and approved with a careful boundary justification which included the Schwanbeck and Morley Buildings. The boundary description states that certain inappropriate properties were excluded. Two-thirds of the commercial block of 100 Washington Avenue, the Civic Center and multi-story parking ramp, and "other blocks of commercial buildings, that while often similar in age to those within the East Saginaw Historic Business District, fully have lost their architectural integrity." Given that the boundaries were carefully drawn to exclude the above features and include the Schwanbeck and Morley Buildings, and since these two structures have not suffered loss of integrity since the district was listed in the National Register, they are certified as contributing structures to the significance of the East Saginaw Historic Business District.

This property therefore qualifies as a "certified historic structure" for purposes of Section 2124 of the Tax Reform Act of 1976, Sections 701 (f) and 315 of the Revenue Act of 1978, and Sections 212 and 214 of the Economic Recovery Tax Act of 1981, and is subject to the historic preservation provisions of these Acts which apply to "certified historic structures."

Year of
the
Visitor
11/83

We have enclosed for your information a copy of the U.S. Department of the Interior regulations (36 CFR Part 67, formerly 36 CFR Part 1208) which outline on the last page the process for appealing this decision should you wish to do so. Another option would be to request the Michigan State Historic Preservation Officer to seek a review of the nomination and boundaries for the East Saginaw Historic Business District by the National Register Office in Washington, D.C. If you have any specific questions regarding our review of your application for Certification of Historic Significance, please do not hesitate to contact Ms. Lee Gurney of our office at (215) 597-2284.

Sincerely,

A handwritten signature in cursive script, reading "James W. Coleman, Jr.", written in dark ink. The signature is fluid and extends across the width of the page.

James W. Coleman, Jr.
Regional Director

Enclosure

cc: NR/WASO
MI/SHPO

(DENIAL/DECERT/RHD)



CITY OF SAGINAW, MICHIGAN

CITY HALL - 1315 SOUTH WASHINGTON AVENUE - SAGINAW, MICHIGAN 48601

July 21, 1983

CERTIFIED MAIL

Director
Heritage Conservation and Recreation Service
U.S. Department of Interior
440 G Street, N.W.
Washington, DC 20243

Property: The Morley Building
131-141 N. Water St., Saginaw, MI

The Schwanbeck Building
217-223 N. Water St., Saginaw, MI

Control No.: 0150-83-MI
0150-83-MI

Dear Sir:

On April 20, 1983, the City of Saginaw submitted a Part I application for decertification of two structures in the East Saginaw Historic Business District. This material was sent to Mid-Atlantic Regional Office of the National Park Service by the Michigan History Division of the Michigan Department of State. On June 30, 1983, the Mid Atlantic Region rejected this decertification application.

The City of Saginaw wishes to appeal that decision under 36 CFR, Part 1208, §1208.10. The reasons for the appeal are as follows:

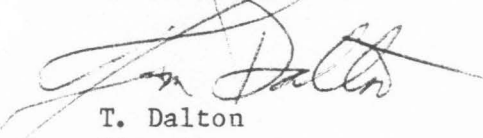
1. The buildings are not pivotal structures in the district. This determination was made by the Saginaw County Historic District who originally nominated the boundaries of the district but in so doing indicated that these two buildings were not pivotal.
2. The three pivotal structures within the district have either been restored or are in the process of being restored.
3. The redeveloper chosen by the City (ITI) has examined the possibility of the historic restoration of the Morley Building but found it was impractical for the proposed uses he intends to house in the building.
4. The buildings proposed to be decertified are a small appendage to a much larger historic district and do not affect the restoration of the three pivotal buildings.

Director
Heritage Conservation and Recreation Service
Page 2
July 21, 1983

5. The timing of the nomination of this district to the National Register made it impossible to request a change of boundaries until it was too late. The redeveloper was being selected at the time the nomination was in its final stages of review.
6. The decertification has been approved by the Saginaw City Council, the Saginaw County Historic Commission, the Saginaw County Board of Commissioners, and the Michigan Historic Division. These are the political and administrative bodies that approved the original nomination. They now have reversed this approval as it applies to the Morley and Schwanbeck buildings. The reasons for this reversal are that the buildings are becoming severely deteriorated and the only chance of rehabilitation is through the ITI proposal.
7. The consulting engineer's evaluation of the structural integrity of the Schwanbeck building concludes that very little could be gained through the preservation of the structure.
8. The Morley Building has had a varied occupancy and ownership history (see attached application materials). The Morley family did not acquire the building until 1939 (it was built in 1903). Morley sold it to the City of Saginaw as part of an urban renewal project. The City has owned it for the last seven years.
9. If the building is not sold at this time, the City of Saginaw will continue to lose local property and income tax revenue. It is estimated that these losses amount to \$120,000 a year.
10. The federal government would also gain by the ITI proposal since the rehabilitation tax credit would be 20 percent instead of 25 percent.
11. If the ITI proposal falls through, there is a good chance both buildings will be demolished since there are no other proposals in the offering and the buildings continue to deteriorate at a rapid pace.

We are including with this appeal the documentation submitted to the National Park Service through the Michigan State Historic Preservation Office. Also included are recent newspaper articles and a letter from Congressman Traxler. Please advise us of the date this appeal will be heard.

Sincerely yours,



T. Dalton
City Manager

Enclosures

memorandum

DATE: 29 July 1983

REPLY TO
ATTN OF: Karen Gordon, National Register

SUBJECT: Part I Appeal Hearing

TO: Division Chiefs, Review Staff

A Part I Appeal Hearing will be held on Thursday, August 11 at 1:30 p.m. in Room 2414 at 1100 L Street, N.W. The properties involved are the Morley Building at 131-141 N. Water Street and the Schwanbeck Building at 217-223 N. Water Street, both in Saginaw, Michigan. A representative of the owner, the City of Saginaw, will attend the hearing.



Buy U.S. Savings Bonds Regularly on the Payroll Savings Plan

OPTIONAL FORM NO. 10
(REV. 7-76)
GSA FPMR (41 CFR) 101-11.6
5010-112

* GPO : 1978 O - 261-647 (3523)

Summary Sheet - Part I Certification Appeal

Properties: Morley Building
131-141 N. Water Street, Saginaw, MI
Control #: 0150-83-MI

Schwanbeck Building (The Creamery Building)
217-223 N. Water Street, Saginaw, MI
Control #: 0151-83-MI

Owner: City of Saginaw
1315 S. Washington Avenue, Saginaw, MI
(City Manager: Tom Dalton)

Historic District: East Saginaw Historic Business District
(Center Saginaw Multiple Resource Area)

Application for decertification received by Region: 4/24/83
Date of certification: 6/30/83
Date of appeal request: 7/21/83
Scheduled date of appeal: 8/11/83

Significance and character of historic district:

"The East Saginaw Historic Business District ... is the major commercial, retail, and service center for the East Side and, in fact, the entire City of Saginaw," which has been the regional center for the entire Saginaw Valley since the beginning of habitation. This area of the city prospered with the success of the lumber industry, which peaked between 1875 and 1900. As the city adjusted to the economic difficulties accompanying the decline of lumbering at the turn-of-the-century, "the East Side business district seemed to take the lead in reestablishing commercial, retail, and banking services as well as entertainment and social activities."

East Saginaw began development in the late-1840s, but a series of fires and early-20th century redevelopment destroyed all buildings predating 1870. The district consists of 16 3-6-story buildings constructed between 1870 and 1930 in a variety of styles popular during that period. All 16 are considered to contribute to the significance of the district.

Character of the Morley Building:

The Morley Building was constructed c. 1903 and housed some of Saginaw's oldest and most prosperous local commercial establishments until 1939 when it was acquired by the prominent Morley family. The 3-story building is constructed of Saginaw-produced yellow brick. Its facade has 7 bays, each of which is articulated by triple window arrangements on the second and third stories. Other major features include 2 round-arched entrances and an elaborate cornice. The majority of the first floor openings appear to have been bricked or boarded up, and small metal balconies have been removed from the corniceline. Otherwise, the exterior integrity appears to be good.

Character of the Schwanbeck Building:

The 3-story Schwanbeck Building consists primarily of 2 brick commercial blocks constructed in 1880. The 4-bay south end of the main facade features round-arched windows, decorative brick string courses, and a bracketed pressed metal cornice. The 6-bay north end of the facade features round-arched windows with corbelled brick hoodmolds, brick pilasters, and a decorative brick cornice. One-story additions were constructed later on the south and west sides of the building.

A structural report included with the appeal request cites several structural problems. The most serious are: a continuous pattern of severe settlement of the foundation for the west 1-story addition, more minor evidence of settlement of the north (main) facade, faster deterioration of the painted soft brick than of the surrounding mortar, and some buckling and warping of floors and other interior wooden structural members. The report concludes that while it would be possible to renovate or restore this building, it may not be economically practical in light of the seriousness of some of the problems and the development goals of the city.

Reason for Region's certification of significance:

Since the boundaries were carefully selected to exclude intrusions and to include the Morley and the Schwanbeck Buildings, and "since these structures have not suffered loss of integrity since the district was listed in the National Register, they are certified as contributing structures to the significance of the East Saginaw Historic Business District."

SHPO's opinion:

The Morley Building now stands isolated from a district in which it once served as a contributing structure. This isolation results from the destruction of 2 neighboring buildings, the probable future demolition of the Schwanbeck Building, and the elimination of other neighboring buildings to the north because of bridge construction. The Michigan History Division staff concurs that the Morley Building "is an isolated detraction from the district's sense of time, place, and historical development, and that the integrity of original design and space have been lost."

The Michigan History Division supports decertification of the Schwanbeck Building because a structural analysis determined that it cannot reasonably be returned to a state of utility through rehabilitation.

Report prepared by:
Beth Grosvenor, Historian
National Register of Historic Places
August 11, 1983

To: Mr. Howard Sheltraw
City of Saginaw
City Hall
1315 South Washington Ave.
Saginaw, MI 48601

1004

Griswold
8/23/83

Dear Mr. Sheltraw,

Thank you for your participation in the ~~meeting~~ ^{National Park Service's} meeting to hear the appeal of the certification of the Morley and Schwanbeck Buildings in Saginaw. This letter confirms our request for additional photographs and also outlines additional information we need concerning the condition of the Schwanbeck Building.

As we stated in the August 11, 1983 meeting, we would like to see more photographs of the East Saginaw Historic Business District, showing the relationship of the Morley and Schwanbeck Buildings to the main section of the district along ^{N.} Washington Avenue. We would also like to see photographs that clearly show the structural damage to the Schwanbeck Building.

In addition, the National Park Service needs additional information on the structural condition of the Schwanbeck Building in order to assess the extent and seriousness of the damage and the feasibility of restoring it. The report by William A. Kibbe and Associates, Inc. that was submitted with the City's request for an appeal meeting was neither detailed nor recent enough to permit this analysis. We have enclosed two publications specifying the information we need: "How to Apply for Certification that a Structure is Not Significant" and "Review of Historic Preservation Projects, Administrative Guidelines, Number 81-02."

~~If you have questions concerning the photographic coverage~~

~~We hope that the~~ look forward to receiving the additional documentation.

Sincerely -
Shutt

cc. : SHPO (MI)
Cong. Bob Traxler

MEETING REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: *Merby + Schwabbeek Bldgs, 2 Seginaw Hist. Bus. Dist., Seginaw Co., MI*

LOCATION OF MEETING:

DATE:

STAFF MEMBER: *Grosvener*

DIVISION:

PARTICIPANT:

ORGANIZATION:

PHONE:

REPORT:

See Part 1 Tax Act appeal files for additional info, including 12/21/83 letter upholding MARO's certification that the Merby and Schwabbeek Buildings contribute to the historic district

APPENDIX
B



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

JAN 13 1982

Dr. Martha M. Bigelow
Director
Michigan History Division
Department of State
Lansing, Michigan 48918

JAN 20 1982

MICHIGAN HISTORY DIVISION

Dear Dr. Bigelow:

The National Register Division has considered the request from Janet Kreger of your staff for technical advice regarding the nomination of the East Saginaw Historic Business District. We agree that the recent demolition of a large portion of the 100 block of North Washington Street is unfortunate. Because the area affected by the demolition no longer contributes to the significance of the district, it should be excluded from the new boundaries. From the basic information and maps provided by your staff, it appears that the remaining area retains sufficient identity and integrity as an historic district to meet the National Register criteria for evaluation.

Ms. Kreger's letter asked how the remaining historic area should be nominated since the demolition has divided it geographically into two distinct concentrations of buildings, each sharing similar historic associations, period of significance, and architectural characteristics. Generally, in cases where a once larger historic area has been fragmented into several geographically separate portions, we recommend that each portion, if it meets the National Register criteria for evaluation, be nominated separately as an historic district or individual property. However, in the case of the East Saginaw Historic Business District, the two remaining portions are essentially interconnected and form one district. The sense of district established along the west side of North Washington Street in the northern portion of the historic area appears to cross to the east side of the street between numbers 201 and 134 and continues into the southern portion of the historic area, thereby linking the two concentrations of historic buildings visually and geographically. Although the district will have an irregular configuration, we recommend that you define and nominate a single district having continuous boundaries. The two distinct portions of the historic area should be linked by a narrow strip of the public right-of-way between 201 and 134 North Washington Street.

We hope this letter is helpful and answers your staff's questions. If your staff has any further questions, they may call Linda McClelland of my staff at 202-272-3504.

Sincerely,
Carol D. Shull
Carol D. Shull
Acting Keeper of the National
Register

This document paid for with State funds

JUL 5 1984

*Giovanna
7/2/84
Shul
L. Wiggins 7/2/84
100
7/2/84
Hansel
7/2*

H32 (413)

Dr. Martha Bigelow
Director, History Division
Department of State
208 North Capitol
Lansing, Michigan 48918

Dear Dr. Bigelow:

Thank you for your request to reduce the boundaries of the East Saginaw Historic Business District (Center Saginaw MRA), Saginaw County, Michigan, to omit the Morley and Schwanbeck buildings.

In accordance with the Department of the Interior regulations 36 CFR Part 67, the National Park Service considered the issue of loss of integrity of the Morley and Schwanbeck buildings, both individually and as part of the East Saginaw Historic Business District, in the city's July 21, 1983, appeal. The decision of the National Park Service at that time, as conveyed in our December 21, 1983, letter to Tom Dalton of Saginaw, was that both buildings retain their historic integrity, "still retain a visual link with the other contributing buildings and streetscapes (of the East Saginaw Historic Business District), and are not isolated to the extent that would justify their exclusion from the district." The Park Service concluded that the two buildings still contribute to the significance of the East Saginaw Historic Business District. Because the National Park Service has conducted a review of the integrity of the Morley and Schwanbeck buildings and has made a decision in the matter, and because there is no new information in your request to reduce the district's boundaries, our decision that these buildings contribute to the significance of the East Saginaw Historic District remains unchanged.

In a March 5, 1984, meeting in Washington with representatives from Saginaw, the Chief of Registration for the National Register and Acting Chief Appeals officer offered to provide the city and potential developers technical assistance from the National Park Service in rehabilitating the Morley Building and the Schwanbeck Building in accordance with the Secretary of the Interior's Standards for Rehabilitation and in such a way that the goals of the developer and the city could also be met. I would like to offer again to provide whatever assistance we can in achieving these goals. Please contact Cynthia MacLeod in the National Park Service's Mid-Atlantic Regional Office if the Park Service can provide any assistance. The address and telephone number for that office are: 143 South Third Street, Philadelphia, Pennsylvania 19106; (215) 597-5129.

If you have any questions concerning your request to reduce the boundaries of the National Register district, the East Saginaw Historic Business District, please call Carol Shull or Beth Grosvenor at (202) 343-9536.

Sincerely

/Sgd/Jerry L. Rogers

Jerry L. Rogers
Associate Director, Cultural
Resources

cc: Senator Carl Evans
P.O. Box 817
Saginaw, Michigan 48606
Attn: Jim Turner

bcc: M A R O
400
413
Reading File
Record Center

FNP BGrosvenor:cdb:06/20/84:343-9536

Sys.8 (A A A) Bigelow

Basic File Retained in 413



December 21, 1981

Consulting Engineers
709 FEDERAL AVE.
SAGINAW, MICHIGAN 48607
517/753-2425

Rex Reittenbach, Architect
933 Howard
Saginaw, Michigan 48607

RE: Riverfront Development
Saginaw Creamery Building
217-223 North Water Street
Structural Review

Dear Rex:

The following is a report written for the purpose of evaluating the structural integrity of the present Saginaw Creamery Building. Several overwhelming conditions have been observed which affect the quality and ultimately the future of the structure which have been considered and are as indicated below.

The Creamery Building is a conglomerate of several separately constructed buildings and additions, emerging as one facility. From on site visits and from a study of recent photographs, it appears likely that the three-story structure was actually built as two separate, although connected, buildings which occupy the northeast quadrant of the property. A one single-story structure to the south and a one single-story lean-to addition later built to the west side of the three-story buildings form the remaining portions of the facility. Each of the three buildings built along North Water Street are separated by common walls.

A foundation supporting the one-story portion of the structure adjacent to the river shows signs of severe settlement. Cracks

in the masonry caused from the settlement may be observed at both north and south walls adjoining this west wall and are very wide as masonry cracks go. These cracks have been repaired at other times as evidenced by the overlapping repair work from tuck pointing or gap filling with mortar in previous years. It was noted that one very large crack occurs in a foundation near the northwest corner of the one-story garage in the north foundation wall. This settlement crack appears to have caused the separation in the masonry as mentioned above. Settlement at this foundation perhaps may be contributed to scouring (undermining) of the bearing soil from beneath the shallow depth footings seen at the water's edge of the buttress-type foundation wall. Other settlement cracks were observed in the north exterior wall which are considered of lesser consequence.

The front wall facing North Water Street shows evidence of settlement at a projecting pier located in the three-story portion of the larger building located in the northeast quadrant of the creamery property. Settlement has resulted in permanent damage to a window arch, located above the third floor window; and window sills adjacent to this pier appear to be tipped downward slightly toward the pier.

One other curious condition occurs in the three-story high wall, again at the north side of the building. The wall at the top and center is bowed inward, perhaps by as much as four inches. While such conditions have been known to be built in as such, it is not likely to have occurred in this structure based upon other forms of deterioration noted. Further study would be required to define or evaluate the affects of this situation. An interior wood floor beam, using the west masonry wall for bearing in the three-story portion of the building, has caused rather severe damage to the wall above a window lintel arch. All other masonry walls appear to be reasonably straight and plumb. Also, stone foundation walls in the basement appear to be in reasonably good condition.

A comment should be made regarding the quality and general condition of the masonry. The brick used for the three-story structure was not a hard surface brick, as used in recent years, and because of its lower density is prone to weathering evidenced by the flecking away of the surface. In this particular building, the mortar used for laying of the brick is of a better quality than the brick itself and has weathered much better. It can be observed that the surface of the brick has weathered, leaving the harder mortar protruding slightly outward from the wall. Further complications of this weathering matter affect the various ornamental masonry corbeling and lintels around windows and at parapets along North Water Street. These projections are more vulnerable to weathering and because of the softer quality of the brick have fared poorly as easily observed.

When situations, such as described, become so bad, it would seem like the most sensible thing a property owner could do would be to simply apply a coat of paint over the whole wall, as was done to this building. However, brick will vent moisture through the wall, especially in older solid-masonry-wall-type structures, such as this, where no vapor barrier exists and any exterior paint applied to the surface of the brick tends to trap the moisture behind the paint film. The result is that deterioration, which was well under way before painting, will now hasten. Note the amount of blistering which is starting to peel from the masonry surface and observe the particles which fleck away when a blister is removed.

The interior structure of the three-story building is constructed principally of wood. Floor joists and beams are heavy, rough-sawn timber and generally are in good condition. Still, several floor areas of the second and third levels are badly buckled, which was caused by a combination of warping of a certain few floor joists, deformation of supporting beams, and settlement of footings under columns.

Certainly it should be said that the present Creamery Building, along with all of its appurtenances, could be renovated or even restored to accommodate a variety of tenant requirements. The question, however, is whether, should it be, rather than, can it be, renovated or restored.

Several important considerations affecting the practical aspects of whether or not the Creamery Building should be preserved are as follows:

- * Settlement of the west wall of the single-story addition adjacent to the river is permanently damaged and affects that entire portion of the building. Settlement and the effects associated with it as mentioned above have been occurring for a long period of time and it is important to recognize that it is unceasing. The number of times the cracks nearest the west end of the building have been repaired, and that repair work is again needed, tells us that the settlement is unceasing. If left unchecked, settling walls will pull harder and harder upon the low roof structure which will result in damage elsewhere in the building. At some point, it could become catastrophic for that low roof area. Corrective measures to prevent further settlement would require major renovation including rebuilding the foundation.

- * The detail of the two walls of the three-story building are quite different from one another. Renovation of the building would need to take these differences into consideration. (It should also be mentioned that one-half of the original store front of the northernmost building had previously been replaced with a full height one-story masonry wall which does not reflect the vintage character of the original building.)

Because of the deterioration already described above, any restoration of the building fronts with a long-term commitment would require complete replacement of the brick work above the second floor if strict adherence to detail is to be insured.

- * The buckled floors would require replacement and in certain areas this work will be quite extensive.
- * Masonry which has collapsed below beam pockets will require repair.
- * Updating or replacement of electrical and HVAC systems will require extensive work. Renovation to meet barrier free, fire, and local building codes will be of prime consideration.

In the final analysis, it appears that very little may be gained through preservation of this particular structure solely for its antiquity value. A sacrifice of large sums of money will be required and even after such expenditures, many restrictions such as closely spaced columns and wall separations from the aging structure would remain. Considering the emphasis for development of riverfront property as contemplated by the City of Saginaw, perhaps other choices of property usage could better serve to emphasize the riverfront of such a very important asset to the city.

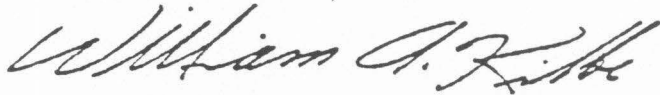
As a final comment, the foregoing evaluation is based on an overview of a somewhat limited site inspection. A more comprehensive investigation will be necessary to detail specific recommendations to restore and renovate the present facility. For example, elevator shafts and roof conditions were not specifically inspected in this initial report.

Such a detailed investigation would precede the assessment of a cost analysis of any work contemplated.

Should you have questions or require clarification of any of the above, please feel free to call.

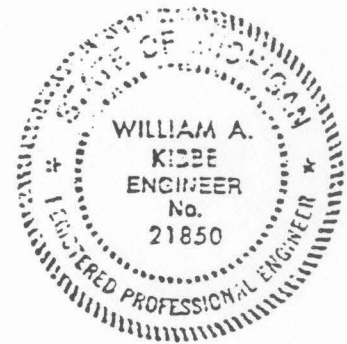
Very truly yours,

WILLIAM A. KIBBE & ASSOCIATES, INC.

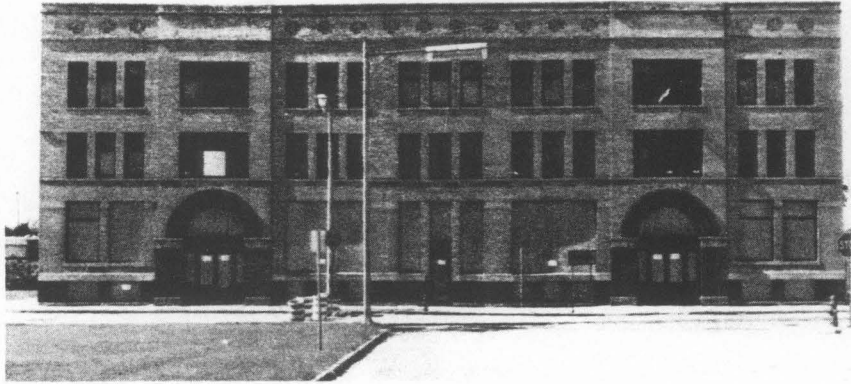


William A. Kibbe, P.E.

WAK:eak

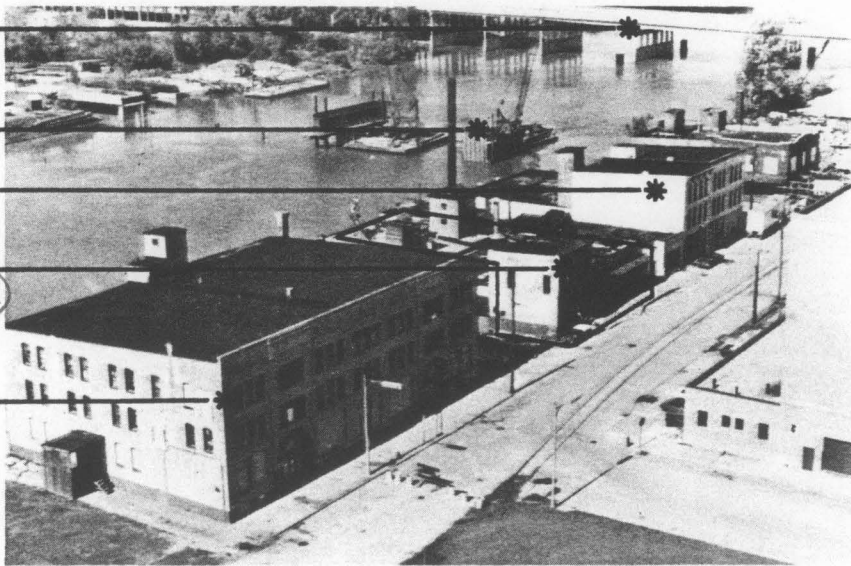


Morley Building
131-141 No. Water St



MB-1

I-675
Johnson St. Bridge
(under construction)
Creamery
(Schwanbeck)
To Be Demolished
(Already demolished)
Morley Building



MB-2



October, 1981

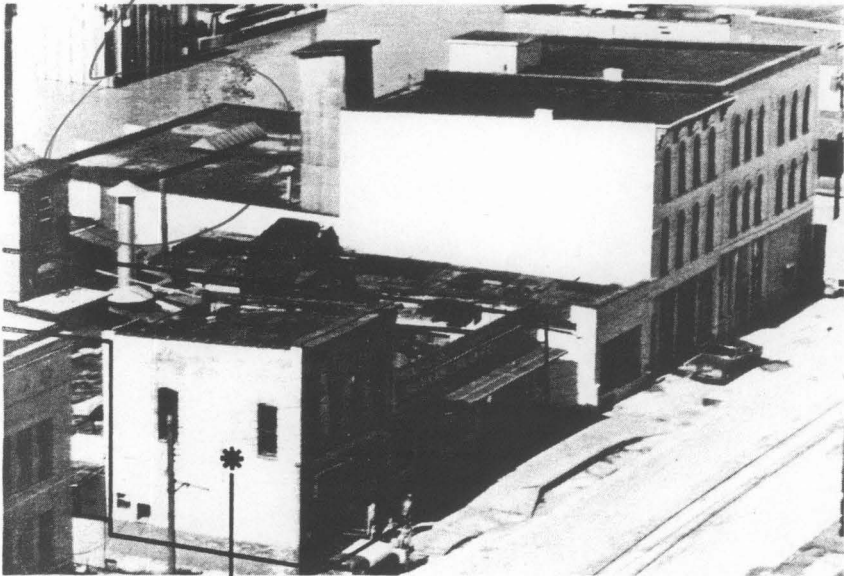
MB-3

Creamery Building
217-223 No. Water St.



CB-1

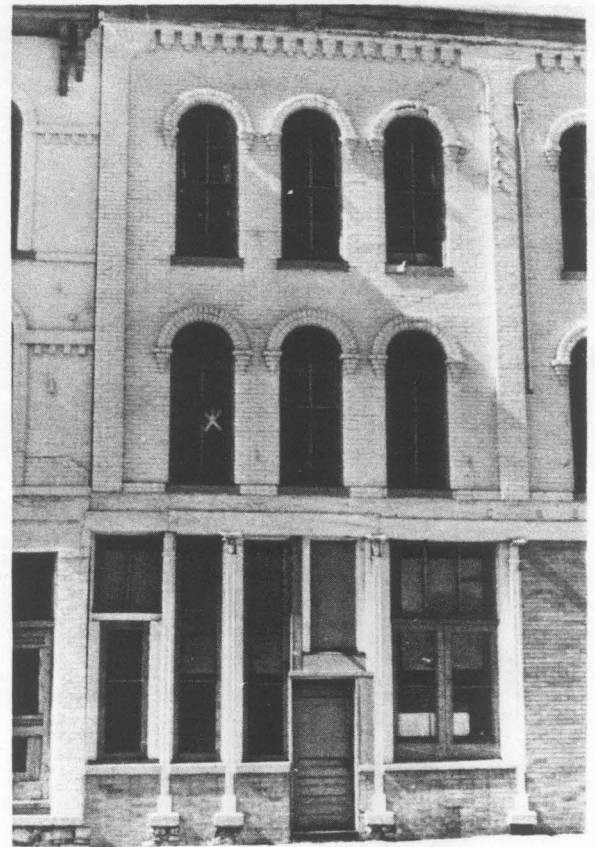
Structural problems - setting



CB-2

To Be Demolished

This portion is the most significant -



CB-3